

**JANUARY 23, 2019 CITY COUNCIL ADDENDUM  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated January 23, 2019. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

  
\_\_\_\_\_  
T.C. Broadnax  
City Manager

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Elizabeth Reich  
Chief Financial Officer

  
\_\_\_\_\_  
Date

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CITY SECRETARY  
DALLAS, TEXAS

**ADDENDUM  
CITY COUNCIL MEETING  
WEDNESDAY, JANUARY 23, 2019  
CITY OF DALLAS  
1500 MARILLA STREET  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TX 75201  
9:00 A.M.**

**REVISED ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.      **INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

**CLOSED SESSION**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 48

**CONSENT ADDENDUM**

Addendum Items 1 - 3

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 49 - 50

Addendum Items 4 - 8

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 51 - 68

## **Handgun Prohibition Notice for Meetings of Governmental 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 pistol 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."*

ADDITIONS:CONSENT ADDENDUM**Office of Economic Development**

1. 19-120 Authorize adoption of the City of Dallas Public/Private Partnership Guidelines (attached to the Resolution as Exhibit A), in order to facilitate and expand the use of public/private partnerships - Financing: No cost consideration to the City

**Office of Environmental Quality & Sustainability**

2. 19-148 A resolution supporting City of Dallas initiatives towards a clean, healthy environment, including ongoing efforts towards a Comprehensive Environmental & Climate Action Plan, participation in the international C40 Cities Organization, and support for effective and equitable Federal actions related to climate change, including support for a market-based carbon fee - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

**Police Department**

3. 19-164 Authorize public hearings to be held on February 6, 2019 and February 13, 2019 to receive comments on the renewal of the Dallas juvenile curfew ordinance, which provides daytime and nighttime curfew hours for minors; and, at the close of the public hearing on February 13, 2019, consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION**Park & Recreation Department**

4. 19-162 Authorize a public hearing to be held on February 27, 2019, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Oak Cliff Founders Park, totaling approximately 59,698 square feet (1.37 acres), located at 900 North Marsalis Avenue, for a land exchange for adjacent land area of equal size to allow for reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park - Financing: No cost consideration to the City

**City Secretary's Office**

5. 19-163 An ordinance ordering a special election to be held in the City of Dallas on Saturday, May 4, 2019, for the purpose of submitting to the qualified voters a proposition of conveying by exchange (also known as a land swap) of approximately 59,698 square feet (1.37 acres) of parkland within the Oak Cliff Founders Park located at 900 North Marsalis Avenue for abutting land of equal size to allow for reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park - Financing: No cost consideration to the City
6. 19-152 A resolution designating absences by Councilmember Philip T. Kingston as being for "Official City Business" - Financing: No cost consideration to the City

**Office of Economic Development**

Note: Addendum Item Nos. 7 and 8 must be considered collectively.

7. 19-150 Authorize **(1)** a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas; and **(2)** a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria - Estimated Revenue Foregone: \$3,582,036.00 over a ten-year period

8. 19-151 Authorize **(1)** a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate located at 2000 North Stemmons Freeway in Dallas, Texas; and **(2)** a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria - Estimated Revenue Foregone: \$6,051,331.00 over a ten-year period

**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]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

# Addendum Date: January 23, 2019

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	All	C	ECO	NC	Authorize adoption of the City of Dallas Public/Private Partnership Guidelines (attached to the Resolution as Exhibit A), in order to facilitate and expand the use of public/private partnerships - Financing: No cost consideration to the City
2.	All	C	OEQ	NC	A resolution supporting City of Dallas initiatives towards a clean, healthy environment, including ongoing efforts towards a Comprehensive Environmental & Climate Action Plan, participation in the international C40 Cities Organization, and support for effective and equitable Federal actions related to climate change, including support for a market-based carbon fee - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
3.	All	C	DPD	NC	Authorize public hearings to be held on February 6, 2019 and February 13, 2019 to receive comments on the renewal of the Dallas juvenile curfew ordinance, which provides daytime and nighttime curfew hours for minors; and, at the close of the public hearing on February 13, 2019, consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City
4.	1	I	PKR	NC	Authorize a public hearing to be held on February 27, 2019, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Oak Cliff Founders Park, totaling approximately 59,698 square feet (1.37 acres), located at 900 North Marsalis Avenue, for a land exchange for adjacent land area of equal size to allow for reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park - Financing: No cost consideration to the City
5.	All	I	SEC	NC	An ordinance ordering a special election to be held in the City of Dallas on Saturday, May 4, 2019, for the purpose of submitting to the qualified voters a proposition of conveying by exchange (also known as a land swap) of approximately 59,698 square feet (1.37 acres) of parkland within the Oak Cliff Founders Park located at 900 North Marsalis Avenue for abutting land of equal size to allow for reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park - Financing: No cost consideration to the City
6.	N/A	I	SEC	NC	A resolution designating absences by Councilmember Philip T. Kingston as



ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					being for "Official City Business" - Financing: No cost consideration to the City
7.	2	I	ECO	REV- \$3,582,036.00	Authorize (1) a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas; and (2) a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria - Estimated Revenue Foregone: \$3,582,036.00 over a ten-year period
8.	2	I	ECO	REV- \$6,051,331.00	Authorize (1) a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate located at 2000 North Stemmons Freeway in Dallas, Texas; and (2) a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria - Estimated Revenue Foregone: \$6,051,331.00 over a ten-year period

**TOTAL \$ 0.00**



Agenda Information Sheet

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**File #:** 19-120

**Item #:** 1.

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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** January 23, 2019

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Economic Development

**EXECUTIVE:** T.C. Broadnax

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**SUBJECT**

Authorize adoption of the City of Dallas Public/Private Partnership Guidelines (attached to the Resolution as Exhibit A), in order to facilitate and expand the use of public/private partnerships - Financing: No cost consideration to the City

**BACKGROUND**

This item is being placed on the addendum per the City Manager's Office.

In 2011, the Texas Legislature enacted the Public and Private Facilities and Infrastructure Act (the "Act") to encourage private investment in public facilities and infrastructure. The Act simply allows another method to procure deal structures in order to monetize public real estate assets by tapping into the creativity and experience of the private sector. The P3 statute authorizes, but does not require, local governments to adopt a formalized process contained in that statute to review public private partnerships.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Economic Development and Housing Committee was briefed on January 7, 2019, to discuss the City of Dallas Public/Private Partnership Guidelines.

**FISCAL INFORMATION**

No cost consideration to the City.

January 23, 2019

**WHEREAS**, the Texas Legislature enacted the Public and Private Facilities and Infrastructure Act of 2011 (the “Act”) under Chapter 2267 of the Texas Government Code in order to facilitate and expand the use of public/private partnerships (“P3s”); and

**WHEREAS**, as stated in Section 2267.002(a) of the Texas Government Code, the Texas legislature has found:

- (1) That there is a public need for timely acquisition, design, construction, improvement, and installation of government facilities in this state that serve a public need and purpose;
- (2) That the public need may not be wholly satisfied by existing methods of procurement in which qualifying projects are acquired, designed, constructed, improved, expanded, equipped, maintained, operated, implemented, or installed;
- (3) That there are inadequate resources to develop new facilities, technology, and other public infrastructure and government facilities for the benefit of the citizens of this state, and there is demonstrated evidence that partnerships between public entities and private entities or other persons can meet these needs by improving the schedule for delivery, lowering the cost, and providing other benefits to the public;
- (4) That the financial incentives exist under state and federal tax provisions that encourage public entities to form public private partnerships to develop qualifying projects; and
- (5) Authorizing private entities or other persons to develop or operate one or more qualifying projects may serve the public safety, benefit, and welfare by making the projects available to the public in a more timely or less costly fashion; and

**WHEREAS**, the Texas Legislature has authorized political subdivisions of this state to enter into public private partnerships for the purposes stated in Section 2267.002(c) of the Texas Government Code, namely:

- (1) To encourage investment in this State by private entities or other persons;
- (2) To facilitate bond financing or other similar financing mechanisms, private capital, and other funding sources that support the development or operation of qualifying projects in order to expand and accelerate financing for such projects; and
- (3) To provide political subdivisions of this State with the greatest possible flexibility in contracting with private entities or other persons to provide public services through qualifying projects; and

**WHEREAS**, the Dallas City Council has determined that the use of P3s will provide the City with an additional tool for developing capital improvement projects; and

January 23, 2019

**WHEREAS**, the Dallas City Council adopts said findings of the Texas Legislature by reference; and

**WHEREAS**, the City is a responsible governmental entity within the meaning of Section 2267.001(11) of the Texas Government Code; and

**WHEREAS**, Section 2267.052(a) of the Texas Government Code requires a responsible governmental entity to adopt publicly available guidelines before considering a proposal for a qualifying project.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Council hereby adopts the City of Dallas Public/Private Partnership Guidelines attached as **Exhibit A**.

**SECTION 2.** That the Guidelines will be effective upon approval by the City Council.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# Public Private Partnership Program Guidelines

## City of Dallas, Texas

Adopted by Resolution No. \_\_\_\_\_  
on \_\_\_\_\_, 2019

### Table of Contents

I. INTRODUCTION .....	2
II. GENERAL PROVISIONS .....	4
III. SOLICITED PROPOSALS .....	9
IV. PROPOSAL PREPARATION AND SUBMISSION.....	11
V. PROPOSAL EVALUATION AND SELECTION CRITERIA .....	19
VI. POSTING AND HEARING REQUIREMENTS .....	21
VII.COMPREHENSIVE AND INTERIM AGREEMENTS.....	23
VIII. CITY COUNCIL AUTHORIZATION AND APPROVAL .....	25
IX. GOVERNING PROVISIONS. ....	25



## I. INTRODUCTION

### A. ACT OVERVIEW

To assist municipalities with their growing infrastructure and government facility needs, the State of Texas enacted the Public and Private Facilities and Infrastructure Act (the “Act”) to allow greater use of public-private partnerships. The Act allows for partnerships between public and private entities as an alternate method of procurement to expedite the timing and reduce the costs of such projects. The purpose of the Act is to provide governmental entities with the greatest possible flexibility in contracting with Private Entities or other persons to provide public services through Qualifying Projects.

By enacting the Act, the Texas Legislature found that:

1. there is a public need for timely acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, and installation of education facilities, technology and other public infrastructure, and government facilities in this state that serve a public need and purpose;
2. the public need may not be wholly satisfied by existing methods of procurement in which Qualifying Projects are acquired, designed, constructed, improved, renovated, expanded, equipped, maintained, operated, implemented, or installed;
3. there are inadequate resources to develop new education facilities, technology and other public infrastructure, and government facilities for the benefit of the citizens of this state, and there is demonstrated evidence that partnerships between public entities and private entities or other persons can meet these needs by improving the schedule for delivery, lowering the cost, and providing other benefits to the public;
4. financial incentives exist under state and federal tax provisions that encourage public entities to enter into partnerships with private entities or other persons to Develop Qualifying Projects; and
5. authorizing private entities or other persons to Develop or Operate one or more Qualifying Projects may serve the public safety, benefit, and welfare by making the projects available to the public in a more timely or less costly fashion.

The Act became effective September 1, 2011 and is codified as Chapter 2267 of the Texas Government Code.



## **B. GUIDELINES OVERVIEW**

On \_\_\_\_\_, 2019, the City Council passed Resolution No. 19-\_\_\_\_\_, electing to utilize public-private partnerships and adopting these Guidelines to encourage Private Entity participation, creativity, and competition, and to guide the selection of Qualifying Projects. The Guidelines will furnish the private sector with a predictable and uniform process to respond to solicitations for Qualified Projects. These Guidelines are intended to encourage competition and guide the selection of Qualifying Projects under the purview of the City. Nothing in these Guidelines shall prevent the City from utilizing other procurement laws or methods at its discretion, including for a project that meets the definition of a Qualifying Project.

## **C. DESIGNATED CONTACT**

The City of Dallas designates the following representative to meet with Private Entities who are considering submitting a Proposal:

Mike Frosch, Director  
Office of Procurement Services  
City of Dallas  
1500 Marilla 3FN  
Dallas, TX  
mike.frosch@dallascityhall.com  
(214) 670-3874

The City's designee is available by appointment only, Monday to Friday between 9:00 a.m. and 5:00 p.m., CST excluding City holidays.

## **D. QUALIFYING PROJECTS**

A public-private partnership is a contractual relationship between a public agency such as the City of Dallas and a Private Entity for the purpose of timely delivering services or facilities in a cost-effective manner that might not otherwise be possible using traditional sources of public financing. Through this contractual agreement, the assets and professional skills of each sector (public and private) are shared to deliver a facility and/or service (e.g., planning, designing, financing, constructing, operating, maintaining, and owning) for the use of the general public and each sector shares in the potential risks of the timely and efficient delivery of the service or facility.

To be considered under the P3 Program a Proposal must meet the definition of a "Qualifying Project" as defined in the Act and these Guidelines. The City may approve as a Qualifying Project the Development or Operation of a facility needed by the City, or the design or equipping of a Qualifying Project, if the City determines that the project serves the public purpose of the Act. This public purpose determination can be made if:



1. There is a public need for or benefit derived from the project;
2. The estimated cost of the project is reasonable in relation to similar facilities; and
3. The plans will result in the timely Development or Operation of the Qualifying Project.

## II. GENERAL PROVISIONS

### A. DEFINITIONS

The following terms shall have the meanings set forth below:

**Act** means the Public and Private Facilities and Infrastructure Act, Chapter 2267, Texas Government Code.

**Affected Jurisdiction** means any county or municipality in which all or a portion of a Qualifying Project is located.

**City** means the City of Dallas.

**City Council** means the governing body of the City of Dallas.

**City Manager** means the City Manager of the City of Dallas, or a designated assistant city manager, chief, or department director.

**Comprehensive Agreement** means the comprehensive agreement between the Contracting Person and the City for the Development or Operation, or both, of a Qualifying Project. Comprehensive Agreements are subject to review and approval of the Oversight Committee and require approval by resolution of the City Council.

**Contracting Person** means a person who enters into a Comprehensive or Interim Agreement with the City.

**Develop** or **Development** means to plan, design, develop, finance, lease, acquire, install, construct, or expand a Qualifying Project.

**Financial Analysis** means a review of a proposed Qualifying Project that includes, at a minimum, a cost-benefit analysis; an assessment of opportunity cost; consideration of the degree to which functionality and services similar to the functionality and services to be provided by the proposed project are already available in the private market; and consideration of the results of all studies and analyses related to the proposed Qualifying Project.





**Guidelines** means this P3 Program guideline document.

**Interim Agreement** means an agreement, before or in connection with the negotiation of the Comprehensive Agreement, between the City and a Contracting Person for the Development or Operation, or both, of a Qualifying Project. The Interim Agreement may authorize the Contracting Person to begin activities or project phases related to the Qualifying Project including, but not limited to, project planning and development, design, engineering, environmental analysis and mitigation, surveying, financial and revenue analysis, including ascertaining the availability of financing for the proposed facility or facilities, or any other phase of the Qualifying Project. Interim Agreements are subject to review and approval of the Oversight Committee and require approval by resolution of City Council.

**Operate** or **Operation** means to finance, maintain, improve, equip, modify, repair, or operate a Qualifying Project.

**Oversight Committee** means a committee formed by the City's designated representative identified in Section I.C, consisting of qualified professionals of the City with expertise in the development and operation of Qualifying Projects in accordance with the Act.

**P3 Program** means the City's public-private partnership program implemented in accordance with the Act.

**Private Entity** means any individual person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, nonprofit entity, or other business entity.

**Proposal** means a requested submittal for a Qualifying Project accepted by the City for a detailed analysis and evaluation in response to an RFP or RFQ that complies with the requirements of Section V.B below.

**Qualifying Project** means:

(A) any ferry, mass transit facility, vehicle parking facility, port facility, power generation facility, fuel supply facility, oil or gas pipeline, water supply facility, public work, waste treatment facility, hospital, school, medical or nursing care facility, recreational facility, public building, technology facility, or other similar facility currently available or to be made available to a governmental entity for public use, including any structure, parking area, appurtenance, and other property required to operate the structure or facility and any technology infrastructure installed in the structure or facility that is essential to the project's purpose; or



(B) any improvements necessary or desirable to real property owned by a governmental entity, including the City.

**RFP** means a request for proposals.

**RFQ** means a request for qualifications.

## **B. GENERAL PROPOSAL SUBMISSION PROCESS**

The City may from time to time identify development opportunities and initiate the process for review and approval of proposals. The process for receipt and review of a proposal is initiated by a solicitation by the City in the form of an RFP or an RFQ.

The P3 Program is a flexible development tool that allows the use of innovative financing techniques. Private Entities are encouraged to include innovative financing methods, including the imposition of user fees or other forms of service payments, in their proposal. The Contracting Person can be involved in a variety of ways, from designing the facility to undertaking its financing, construction, operation, maintenance, and management.

Proposals should include a concise description of the Private Entity's capabilities to complete the Qualifying Project. Proposals must include a scope of work and a financial plan for the Qualifying Project, containing enough detail to allow a Financial Analysis by the City.

As provided in the Act, the City reserves the right, on a case-by-case basis, to conduct the analysis of the Proposal with internal resources or to contract with outside advisors or consultants to provide this service. In either case, the City may request additional financial and/or other relevant information in order to complete its analysis. The City may, at any time, request in writing that the proposer clarify its submission.

The P3 Program is intended to encourage Proposals from the private sector that offer private financing in support of a Qualifying Project, which may include commensurate risk to the Private Entity, but may also benefit the Private Entity through innovative approaches to project financing, development, and use. Proposals may include in-kind consideration, in an amount that is not less than the fair market value of the real property interest; including but not limited to construction of new facilities, alteration and restoration of existing facilities, and environmental remediation. The qualifications, capabilities, resources and other attributes of a Private Entity and its whole team shall be carefully examined for every Qualifying Project. In addition, Private Entities shall be held strictly accountable for representations and information provided regarding their qualifications, experience or other content in their Proposals, including all specific aspects of proposed plans to be performed by the Private Entity.



### **C. TEXAS PUBLIC INFORMATION ACT**

The City is subject to the Texas Public Information Act, Chapter 552, Texas Government Code. Most information collected, assembled, or maintained by the City in connection with the transaction of official business is public information subject to disclosure upon written request. The Public Information Act exempts certain categories of information from required public disclosure. The Office of the Attorney General determines whether information may be withheld, not the City. All information provided to the City will be handled in accordance with the Act and the requirements of the Texas Public Information Act while in the City's possession. All documents submitted under these Guidelines should be regarded as public records and subject to disclosure; provided however, such documents will be held in confidence by the City as required by the Act and to the requirements of the Public Information Act. A Private Entity may identify those specific portions of a Proposal that the Private Entity considers to be trade secrets or confidential commercial, financial, or proprietary information. The City will disregard blanket statements regarding the confidentiality of information.

The City will process any third-party request for disclosure of information comprising all or part of the response to the solicitation or other information in accordance with the procedures prescribed by the Texas Public Information Act. Private Entities are directed to the Attorney General's web site ([www.oag.state.tx.us](http://www.oag.state.tx.us)) which is the City's reference for information concerning the application of the provisions of the Public Information Act.

### **D. ADJUSTMENT OF TIMELINES AND PROCEDURES**

Except for specific time periods and procedures established in the Act, the City Manager may accelerate and modify the solicitation, evaluation, selection, review, and documentation timelines and procedures set out in these Guidelines for proposals involving a Qualifying Project considered a priority by the City; and may extend the timelines for such additional periods of time and add procedures as are determined by the City Manager to be necessary or convenient to provide for a fair and complete evaluation and selection process. In determining whether to authorize additional time and procedures, the City Manager will consider the complexity of the proposed Qualifying Project.

### **E. RESERVATION OF RIGHTS**

The City reserves all rights available to it by law in administering these Guidelines, including without limitation the right in its sole discretion to:



- a. withdraw a solicitation, including an RFP or RFQ, at any time and issue a new request;
- b. reject any and all Proposal submittals at any time;
- c. terminate evaluation of any and all Proposal submittals at any time;
- d. suspend, discontinue, or terminate either Interim or Comprehensive Agreement negotiations with any proposer at any time prior to the actual authorized execution of such agreement by all parties;
- e. negotiate with a proposer without being bound by any provision in its Proposal;
- f. negotiate with a proposer to include aspects of unsuccessful Proposals for the project in the Interim or Comprehensive Agreement;
- g. request or obtain additional information about any Proposal from any source;
- h. modify, issue addenda to, or cancel any solicitation including an RFP or RFQ;
- i. waive deficiencies in a Proposal submittal, accept and review a nonconforming Proposal submittal, or permit clarifications or supplements to a Proposal submittal; or
- j. waive, revise, supplement, or make substitutions for all or any part of these Guidelines.

#### **F. REQUEST FOR INFORMATION**

At any time prior to the City's issuance of an RFQ or RFP, the City may solicit a request for information to assist with the scoping and feasibility analysis of a particular Qualifying Project.

#### **G. CONSENT**

In submitting any Proposal, the proposer shall be deemed to have unconditionally and irrevocably consented and agreed to the provisions of these Guidelines and any applicable solicitation.

#### **H. COSTS**

Except as specifically provided in these Guidelines, under no circumstances will the City or any of its agents, representatives, consultants, directors, officers, or employees be liable for, or otherwise obligated to, reimburse the costs incurred by any proposer, whether or not selected for negotiations, in developing Proposals or in negotiating agreements.



### **III. SOLICITED PROPOSALS**

#### **A. PROPOSAL**

The City, in accordance with the provisions of these Guidelines, may invite bids or Proposals from Private Entities for purposes that constitute a Qualifying Project. The procedures and requirements applicable to any solicited Proposal shall be specified in the solicitation for that Proposal.

#### **B. RFQ**

The City may issue an RFQ for a Qualifying Project setting forth the basic criteria for professional experience, technical competence, and capability to complete a proposed project, and such other information as the City considers relevant or necessary in the RFQ and will publish and advertise it as provided in Section III.D. The City may also elect to furnish the RFQ to businesses in the private sector that the City believes might be interested and qualified to participate in the Qualifying Project which is the subject of the RFQ. At its sole option, the City may elect to furnish conceptual designs, fundamental details, technical studies and reports, or detailed plans of the proposed Qualifying Project in the RFQ. The RFQ may request one or more conceptual approaches to bring the project to fruition.

The City, after evaluating the qualification submittals received in response to a RFQ, will identify and approve a "short-list" that is composed of those Private Entities that are considered most qualified to submit Proposals for a proposed Qualifying Project. In evaluating the qualification submittals, the City will consider objective evaluation criteria that the City considers relevant to the project, which may include among other things the Private Entity's financial condition, management stability, technical capability, experience, staffing, and organizational structure. The RFQ will include the criteria used to evaluate the qualification of submittals and the relative weight given to the criteria. The City shall advise each entity providing a qualification submittal whether it is on the short-list of qualified entities.

#### **C. RFP**

The City may issue an RFP consisting of the submission of detailed documentation regarding the designated Qualifying Project. The response to any RFP shall be a Proposal and include the information and be in the format set out in Section V.B. When the process is commenced with a RFQ, the RFP will be limited to those Private Entities qualified for the short-list in accordance with Section III.B.



## **D. SOLICITATION**

All solicitations of a RFQ or RFP will be by issuance of a written request. The City will publish and advertise a notice on the City's Office of Procurement Services departmental website. The notice shall summarize the Qualifying Project, identify the proposed location of each project, and include specific information and documentation regarding the nature, timing, and scope of the Qualifying Project. The notice shall also state that the City will accept Proposals for a period of 45 days after the initial publication of the notice, or such lesser or additional time as authorized by the City Manager. Only Proposals that comply with the requirements of the Act, these Guidelines, and the City's solicitation and which contain information sufficient for meaningful evaluation will be considered. Proposals will be evaluated by the City after identification of those Proposals determined to be in compliance, based on the evaluation criteria set forth in the solicitation.

In order to (i) provide an effective analysis, and (ii) assist with the negotiation of an Interim and/or Comprehensive Agreement, the City may engage professional financial, technical, legal and other necessary advisors or consultants having appropriate experience in analyzing innovative financing methods, complex real estate development methods, and public-private partnership proposals. For a Proposal with an estimated cost of \$5 million or more for construction or renovation of a Qualifying Project, review by an architect, a professional engineer, and a registered municipal advisor not otherwise employed by the City is mandatory in order to provide independent analyses regarding the specifics, advantages, disadvantages, and long-term and short-term costs of a Qualifying Project, in conformance with Sec. 2267.052 of the Act.

## **E. PROPOSAL EVALUATION AND SELECTION**

All solicited RFP's and RFQ's shall be analyzed by an Oversight Committee appointed by the City's designated representative identified in Section 1.D, and any qualified professionals retained by the City on the recommendation of the Oversight Committee. Based on the evaluation criteria described in Section VI, the Oversight Committee will rank all Proposals that are complete, responsive, and in conformance with the requirements of these Guidelines, and may select the proposer whose Proposal offers the apparent best value to the City.

The Oversight Committee will submit a recommendation to the Economic Development and Housing Committee regarding approval of the Proposal it ranks as providing the apparent best value to the City. The Economic Development and Housing Committee of the City Council may approve or disapprove the recommendation, and if approved, will recommend approval by the City Council. Following receipt of comments from Affected Jurisdictions and the public in response to the City's notice and hearing as provided in Section VII, the City may award the Qualifying Project to the apparent best value proposer



by resolution of the City Council. The Interim or Comprehensive Agreement will be negotiated and signed by the proposer prior to City Council action, but the award will be subject to any necessary federal action, submission of required bonds or any other required documentation, review by the Oversight committee, execution of the agreement by the City Manager, approval as to form by the City Attorney's Office and satisfaction of such other conditions identified in the solicitation.

In the alternative, the Oversight Committee may determine not to proceed further with any Proposal.

#### IV. PROPOSAL PREPARATION AND SUBMISSION

**NOTE: EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THESE GUIDELINES, PRIVATE ENTITIES MAY NOT CONTACT OFFICIALS OR EMPLOYEES OF THE CITY, ANY ELECTED OR APPOINTED OFFICIAL, OR STATE EMPLOYEES ABOUT ANY MATTER IN THIS SOLICITATION DURING THE SOLICITATION.**

The City shall not be liable for any cost incurred by a Private Entity in preparing, submitting or presenting any Proposal and in satisfying any demonstration or other requirements for an unsuccessful Proposal. All submittals, at a minimum, shall provide the following unless a waiver of the requirement or requirements is agreed to in writing by the City.

1. All Proposals must be organized in the manner outlined below and submitted with the applicable review fee defined in Section VI.A of these Guidelines. All Proposals shall be submitted as 1 original, 10 copies, and 10 electronic copies (Word or searchable PDF format on flash drive). The original copy containing original signatures shall be marked ORIGINAL on the cover letter.
2. The Private Entity shall also submit trade secrets, financial records, proprietary or other confidential records exempt from disclosure under Government Code Section 552.101 in a separate, sealed envelope, designated on the cover as CONFIDENTIAL MATERIALS, and include a cover letter listing all exempt material. The Private Entity must clearly mark any material believed to be a trade secret, confidential, or proprietary information protected from disclosure under applicable law. Such material must be clearly marked in all caps as CONFIDENTIAL using a word processing watermark or stamp. Handwritten notices of confidentiality may be disregarded.
3. Proposals shall be packaged and submitted in the following format:
  - i. Pages shall be numbered and organized by paginated table of contents corresponding to the tabbed sections identified below.



- ii. The submittal shall be divided into tabbed sections as follows:
    - **TAB 1: Executive Summary**
    - **TAB 2: Private Entity and Team**
    - **TAB 3: Qualifications and Financial Capacity**
    - **TAB 4: Proposal**
    - **TAB 5: Project Analyses**
    - **TAB 6: Project Financing**
    - **TAB 7: Community Impact**
    - **TAB 8: Miscellaneous**
    - **TAB 9: Addenda**
  - iii. The contents shall be printed on spiral bound 8½" x 11" paper (except A/E drawings and renderings).
  - iv. Drawings shall be printed no larger than 24" x 36".
  - v. Supplemental materials in alternate formats may be included in **TAB 8** to describe the Proposal in more detail.
4. All submissions shall be addressed to the City's designated representative in a sealed envelope marked:
- DO NOT OPEN IN MAILROOM  
Solicitation Number  
Proposer's Name  
Mailing Address
5. To the greatest extent possible, the submitted Proposals shall be sufficient to convey the experience and capacity of the development team, the overall quality and character of the Qualifying Project, as well as the financial and implementation strategies to ensure successful completion of the Qualifying Project. The submittal should be organized in the following order and tabbed in accordance with this section. All submittals, at a minimum, shall provide the following:

**TAB 1: COVER LETTER AND EXECUTIVE SUMMARY.** Provide a cover letter, signed by an authorized representative of the Private Entity representing that all information in the Proposal is true and accurate, and an executive summary that highlights the key components of the Qualifying Project, including but not limited to describing the Private Entity, its qualifications and experience with similar projects, highlights of the Proposal and Qualifying Project analyses, and the community impact and benefits of the Qualifying Project.



**TAB 2: PRIVATE ENTITY AND TEAM****A. Identify the Private Entity:**

- i. Identify the legal structure of the Private Entity or consortium of private entities who will be directly involved in the Qualifying Project and the members or principals of same making the proposal;
- ii. For the Private Entity and each member or partner thereof, provide proof of authority to do business in Texas and, as applicable, a certificate of active status from the Texas Comptroller of Public Accounts;
- iii. Identify the person(s) in charge of negotiations, key personnel who will be involved in decision making, and the representative authorized to sign on behalf of the Private Entity;
- iv. Provide a list of each member, partner, or other principal including the relevant company name, title, address, telephone, and email of each team member; and
- v. Identify any persons known to the Private Entity who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the Qualifying Project.

**B. Identify the Team:**

- i. Provide a list of any selected or prospective professional or consultant which may include, but are not limited to analysts, architects, engineers, contractors, legal counsel, marketing firms, and real estate brokerage and property management firms;
- ii. Identify the persons or entities that will provide design, construction, and completion guarantees and warranties;
- iii. Provide an organizational chart that clearly illustrates the legal structure of the team and identifies the role of each team member, including design professionals, consultants, or major contractors, participating in the Development or Operation of the Qualifying Project; and
- iv. Describe the management structure and the role each team member or partner in the Qualifying Project. Confirm that no team member has a conflict of interest or prohibited employment as described in the Act.

**TAB 3: QUALIFICATIONS AND FINANCIAL CAPACITY**

- A. **Qualification.** The Private Entity must provide demonstrable experience in the Development and Operation of Qualifying Projects of similar complexity, scope, and scale to the proposed project. The submission must describe relevant experience with respect to the Development and Operation of other commercial



or public-private partnership projects, and clearly distinguishing the experience of the Private Entity (including joint venture partners) from that of consultants and other team members. To substantiate experience and ability to perform the following information shall be provided:

- i. Describe the length of time in business, business experience, public sector experience, and other engagements of the Private Entity or consortium of Private Entities;
- ii. Provide resumes and work experience of each team member;
- iii. For the Private Entity or consortium, any joint venture partners, the contractor and all major subcontractors to be involved in the Qualifying Project, provide a statement listing all prior projects and clients for the past 5 years, and contact information for same;
- iv. For the Private Entity or consortium and any joint venture partners, provide the composition of current real estate portfolios, including the size, value, years of ownership, asset performance, and any other relevant information; and
- v. For the Private Entity or consortium and any joint venture partners, provide at least 3 development references (name, title, entity, telephone number and contractual relationship) that can be contacted with respect to current and past project experience;
- vi. For the Private Entity or consortium and any joint venture partners, provide a listing and description of all pending projects under enforceable funded contracts, including the status, development schedule, financing method, sources, and amounts, and financial commitments required of the Private Entity, consortium, or joint venture partner.

**B. Financial Capacity.** The Private Entity must establish and demonstrate access to financial resources such as the ability to raise equity and secure debt capital to deliver the Qualifying Project in a professional and timely manner. To substantiate financial capacity, the following information must be provided:

- i. A qualification statement that reviews all relevant information regarding financial resources of each Private Entity, consortium, or joint venturer, including but not limited to bonding capacities and insurance coverage;
- ii. The most recent credit report or Dun & Bradstreet report and certified financial statements for the past 4 years of each Private Entity, consortium, or joint venturer, and each member or partner of each with an equity interest of 5% or greater; and
- iii. For the Private Entity or consortium and any joint venture partners, provide at least 3 financial references (name, title, entity, telephone number and contractual relationship) that can be contacted with respect to current and past project experience.



#### **TAB 4: PROPOSAL**

Provide an overview of the Qualifying Project including the conceptual design of any facility or a conceptual plan for the provision of services. The conceptual design for facilities, at a minimum, shall include concept renderings, a concept site plan, and elevations that collectively illustrate the location, size, and context of the Qualifying Project. The required renderings and drawings include:

##### **A. Concept Plan**

- i. **Concept Renderings:** Provide a conceptual site plan that characterizes the context of the design of the Qualifying Project, which at a minimum, shall include proposed land use and the approximate location and size of proposed structures or facilities, and the relationship of the Qualifying Project to the principal street and the surrounding area. To the extent the Private Entity has identified the preliminary programming of facilities, including the mix of uses, square footage(s), anticipated total project cost and cost per square foot, total parking spaces, parking allocations (shared or exclusive), and types of parking (e.g. structured or surface); describe the proposal.
- ii. **Concept Site Plan:** The site plan shall encompass the subject property and portions of contiguous parcels, including landscape and urban design concepts. The site plan shall also indicate all major pedestrian entrances, all proposed outdoor areas, and the circulation plan showing how the Qualifying Project relates to public rights-of-way to and within the site for walking, cycling, public transportation, and motor vehicles. Summarize the preliminary programming of facilities, including if any, the mix of uses, square footages, total parking spaces, parking allocations (shared or exclusive), and types of parking (e.g. structured or surface).
- iii. **Elevations:** Provide exterior building elevations, illustrating the massing, openings, and any related elements.

##### **B. Project Development Plan.**

- i. Describe the project development plan, general approach and strategy to advancing project development, the results expected from implementation of the plan and the critical factors for the project's success.
- ii. Provide an implementation plan and strategy to develop, design, construct and deliver the project. Submit a conceptual development implementation plan with a preliminary schedule including construction start and completion dates, final acceptance dates, and other major milestones.
- iii. Describe the qualified personnel, material, and equipment resources available to the proposer that it will commit to the project. Team roles and responsibilities must be specifically described, including the use of major subcontractors and professional consultants. Discuss the current work



backlog of each major participant and the capacity to perform the work. Describe with specificity the turnover history of key personnel during the course of similar projects listed in the submittal.

- iv. Based on knowledge of the surrounding area, adjacent land use and the proposed Qualifying Project, provide a list of factors that may impact the Qualifying Project and the existing neighborhood or landowners, including potential political, economic, transportation, and environmental factors. Identify any anticipated public support or opposition for the project and any Affected Jurisdictions.

### C. Project Financial Plan.

- i. Describe the proposed business arrangements (i.e. performance based infrastructure, participation rent, concessions, parking management agreements, service agreements, etc.).
- ii. Describe the plan for the Development and Operation of the Qualifying Project showing the anticipated schedule of when funds will be required and from what source.
- iii. Describe the level and nature of the City's participation sought by the proposer in connection with the project's development and implementation.
- iv. Provide a preliminary schedule including permits and approvals from any federal, state, or local agencies to the extent such are required, and timing of any contemplated requests for federal, state, or local resources, and the initiation, construction phasing, completion, and opening of the Qualifying Project including major milestones and the proposed major responsibilities and timeline for activities to be performed by the City and the Private Entity.
- v. To the extent the Private Entity has identified federal, state, or local funding sources, describe such sources.
- vi. To the extent the Private Entity has identified the type of user fees, lease payments, and other service payments over the term of any applicable agreement and the methodology for calculation; describe such proposal.

**D. Terms, Special Conditions and Other Considerations.** This section is reserved for a description of any special conditions the proposal may offer to or request from the City.

- i. State the terms offered for the Qualifying Project.
- ii. State any contingencies or conditions requested by the Private Entity.
- iii. Identify any additional terms or conditions to be included as part of the negotiation process. Include a discussion of any trades or swaps of property and special legislation or plan amendments required to facilitate the Qualifying Project.



### **TAB 5: PROJECT ANALYSES.**

In this section include the project analyses that support the business case of the Qualifying Project. The Project Analysis section shall be categorized into four sub-tabbed sections as follows: (1) location and site analysis, (2) marketing and competitive analysis, (3) financial analysis, and (4) political and legal analysis:

- A. **Location and Site Analysis.** Describe how the proposed design of the improvements and the attributes of the site will generate maximum financial, economic, and social benefits, and list any public utility facilities that will be affected by the Qualifying Project and a statement of the plans to accommodate the affected facilities.
- B. **Market and Competitive Analysis.** Provide a market study that supports the revenue assumptions and viability of the Qualifying Project. To indicate feasibility forecast the supply and demand relationship, including but not limited to demographic data, traffic counts, rent levels, and absorption rates. Include any supporting due diligence studies, analyses, or reports.
- C. **Construction Schedule.** Provide a conceptual time line identifying all the stages of project development from design to completion of turn-key project. Provide a construction time line setting out the work schedule for the project from the design stage to project acceptance by the City.
- D. **Political and Legal Analysis.** Provide an explanation of how the Qualifying Project will complement or comply with the City's Market Value Analysis, Comprehensive Housing Policy, Economic Strategic Plan, aviation land use studies, and/or other relevant city plans and policies. List all permits and approvals required for the development and completion of the Qualifying Project from federal, state, or local agencies. Identify any federal, state, or local resources that the Private Entity contemplates requesting for the Qualifying Project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment, both one-time and on-going.

### **TAB 6: PROJECT FINANCING**

#### **A. Financial Analysis**

- i. Explain the financing plan for the Qualifying Project. Identify the sources and amounts of debt and equity to be used to capitalize the Qualifying Project, and the relationship of the Private Entity to each (e.g., outside lender, parent company, etc.).
- ii. Provide the following information:
  1. Loan commitment letters and contact information for funding sources;



2. The sources and anticipated amounts of working capital to cover Operating costs and to adequately maintain operations from the start-up through completion; and
  3. Letters from lending institutions dated within 3 months of the submission that demonstrate the existence of liquid assets or suitable unencumbered lines of credit to carry out the predevelopment activities. Evidence of the Private Entity's liquid assets or some acceptable form of equity shall be equal to the equity requirements of the prospective construction lender.
- iii. To the extent the Private Entity has identified, applied for, or plans to apply for federal, state, or local funding sources, describe such sources.
  - iv. Include any other information necessary for the City to complete a Financial Analysis of the proposal.

#### **B. Project Budget**

- i. Using standard estimating techniques provide a development budget detailing any anticipated land acquisitions, the anticipated pre-development costs, and hard and soft costs from construction through occupancy.
- ii. The budget should include cost estimates to pay for the relocation of any utility facilities which will be displaced as a result of project development.

#### **C. Proforma Financial Statements**

- i. Provide a discounted cash flow analysis, for the duration of the Qualifying Project, including but not limited to: estimates of costs, operating expenses, capital reserves including replacement and re-tenanting reserves, net operating income, debt service, partnership percentages, disposition benchmarks, and calculations of net present value, internal rate of return.
- ii. Provide projected balance sheet, statement of losses and earnings, and income statement for the first year of operation.

#### **D. Bond Requirements**

- i. Provide executed bond as required by the City's solicitation and by the Texas Government Code, Chapter 2267, to proceed with review of proposal.

### **TAB 7: COMMUNITY IMPACT**

- A. State the community benefits, including the economic impact and tax revenues, the Qualifying Project will have on the City.
- B. Estimate the number of jobs to be generated for area residents and level of pay and fringe benefits of such jobs.
- C. Project the number and value of subcontracts generated for area subcontractors.

**TAB 8: MISCELLANEOUS**

Use this section to present additional information such as letters of recommendation, letters of interest from prospective lenders or tenants, additional information concerning the development team, and other information that supports the Proposal.

**TAB 9: ADDENDA**

Use this section to present any item cited or referenced in the proposal.

**V. PROPOSAL EVALUATION AND SELECTION CRITERIA****A. PROPOSAL EVALUATION AND FEE**

Along with the submission of a Proposal, each proposer shall submit to the City a non-refundable review fee in accordance with Section 2267.053(d) of the Act in the amount of Two Thousand Five Hundred and No/100 (\$2,500.00). The review fee shall be made by money order or check made payable to the City of Dallas and shall be used to cover the City's internal costs of processing, reviewing, and evaluating the proposal as permitted by the Act. In addition to the City's review fee, proposers shall pay the fees of any advisors, attorneys, or consultants engaged by the City to complete evaluation of the proposal. Payment shall be made in the manner and amounts set out in the RFQ or RFP as applicable.

Once the proposer has submitted the Proposal and review fee, and the deadline to submit additional proposals has passed, the Office of Procurement will submit each Proposal to the Oversight Committee. Within 90 days from receipt of the Proposals, the Oversight Committee shall evaluate the Proposal, select the most advantageous Proposal, negotiate a contract with the Proposer and present the proposed contract to the Economic Development and Housing Committee for a determination of whether a recommendation to enter into the contract shall be made to the City Council. The proposer shall be notified in writing of the City's decision either to present the Proposal to the Committee or to not pursue the Qualifying Project as presented in the Proposal. At any time during the evaluation, the Office of Procurement may request additional information or a meeting with the proposer to seek clarification regarding the submitted Proposal.

**B. SELECTION CRITERIA AND EVALUATION FACTORS**

The City shall make a "best value" determination in evaluating proposals received and consider the total project cost as one factor in evaluation of the proposals. The City is not required to select the Proposal that offers the lowest total project cost. Factors to be considered in evaluating a Proposal may include some or all of the following:



1. **QUALIFICATIONS AND EXPERIENCE**, such as the following:

- Experience working with the public sector on public-private real estate development projects;
- Experience, training and preparation with projects of similar size, scope and complexity;
- The extent of personnel, logistical resources, bonding capacity, and the ability to complete the Qualifying Project in a timely and professional manner;
- Demonstrated record of successful past performance, including timeliness of project delivery, compliance with plans and specifications, quality of workmanship, cost-control and project safety;
- Demonstrated compliance with applicable laws, codes, standards, regulations, and agreements on past projects;
- Leadership structure;
- Project manager's experience;
- Management and operational plans;
- Financial condition and capacity; and
- Project ownership.

2. **PROJECT CHARACTERISTICS**. Factors to be considered in evaluating the Qualifying Project characteristics may include, but are not limited to:

- Project scope and scale, land use, and product mix;
- The extent that the timing of the Qualifying Project is consistent with the City's Market Value Analysis, Comprehensive Housing Policy, Economic Development Strategic Plan, aviation land use studies, and/or other relevant City plans and policies;
- Operation of the Qualifying Project;
- Technology;
- Technical feasibility;
- Environmental impacts;
- Federal, state and local permits; and
- Maintenance of the Qualifying Project.

3. **PROJECT COST AND FINANCING**. Factors to be considered in evaluating whether the proposed financing allows adequate access to the necessary capital to finance the Qualifying Project may include, but are not limited to:

- Cost and cost-benefit to the City;
- Financing and the impact on the debt or debt burden of the City;
- Financial plan, including overall feasibility and reliability of plan;
- Proposer's past performance with similar plans and similar projects;





- The degree to which the Private Entity has conducted due diligence investigation and analysis of proposed financial plan and the results of any such inquiries or studies;
  - Estimated project cost and life-cycle cost analysis; and
  - The identity, credit history, and past performance of any third party that will provide financing for the Qualifying Project and the nature, amount, and timing of their commitment, as applicable.
4. **COMMUNITY IMPACT.** Factors to be considered in evaluating the Qualifying Project's community impact may include, but are not limited to:
- Community benefits, including the economic impact the Qualifying Project will have on the City and Affected Jurisdictions in terms of tax revenue;
  - The number of jobs generated and level of pay and benefits of such jobs;
  - Community support or opposition, or both;
  - Compatibility with the Proposal's relationship to comprehensive planning or zoning requirements;
  - Compatibility with existing and planned facilities; and
  - Compatibility with local, regional, and state economic development efforts.
5. **OTHER FACTORS.** Other factors that may be considered by the City in the evaluation and selection of proposals may include, but are not limited to:
- The extent the offered consideration generates value and returns to the City and benefits to the public, including in-kind consideration greater than the fair market value of the asset;
  - The proposed cost of the Qualifying Project;
  - The general reputation, industry experience, and financial capacity of the Private Entity;
  - The quality of the proposed design of the Qualifying Project;
  - Opportunity cost of taking an alternative action;
  - The Private Entity's compliance with a minority business enterprise participation plan or good faith effort to comply with the goals of such plan;
  - The Private Entity's plans to employ local contractors and residents;
  - Non-financial benefits of a proposed Qualifying Project;
  - Involvement or impact of the project on multiple public entities; and
  - Other criteria that the City deems appropriate.

## VI. POSTING AND HEARING REQUIREMENTS



## **A. AFFECTED JURISDICTIONS**

In accordance with Section 2267.055, Texas Government Code, a Private Entity submitting a proposal shall notify each Affected Jurisdiction by providing a copy of its Proposal to the Affected Jurisdiction.

A copy of the Proposal shall be sent by certified mail, express delivery or hand delivery, within 5 days after submission of the Proposal to the City. The Private Entity is responsible for documenting delivery of the Proposal. In accordance with Section 2267.055, Texas Government Code, Affected Jurisdiction(s) have 60 days after the date an Affected Jurisdiction receives the notice required by Subsection 2267.055(a), to submit in writing to the City any comments the Affected Jurisdiction has on the Qualifying Project and indicate whether the facility or Qualifying Project is compatible with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government spending plan.

When providing the Proposal to the Affected Jurisdiction(s), the proposer shall clearly mark information deemed to be confidential and not subject to release under the Texas Public Information Act.

## **B. NOTICE AND ACCESS TO ACCEPTED PROPOSALS**

Within 10 days of the Office of Procurement Services accepting a Proposal, the director of that office will ensure that the City provides notice of the Proposal in accordance with Section 2267.066 of the Act by (i) making the Proposal available to the public on the City's official website, (2) publishing in a newspaper of general circulation in the area in which the Qualifying Project is to be performed a summary of the Proposal and a notification that physical copies of the Proposals may be inspected at the City Secretary's Office, and (3) making available a hard copy of each Proposal for inspection at the City Secretary's Office. Trade secrets, financial records, or other designated records excluded from disclosure pursuant to relevant provisions of the Act and under Section 552.101 of the Texas Public Information Act may not be posted or made available for public inspection except as otherwise agreed to by the City and the proposer.

## **C. PUBLIC HEARING**

In accordance with Section 2267.066(d) of the Act, not later than 30 days prior to entering into an Interim or Comprehensive Agreement, the City shall hold a public hearing on the Proposal. The public hearing shall be held in the area in which the proposed Qualifying Project is to be performed.



## VII. COMPREHENSIVE AND INTERIM AGREEMENTS

Sections 2267.058 and 2267.059 provide for the City and Private Entity to enter into a Comprehensive Agreement and, if needed, an Interim Agreement. Any Comprehensive Agreement or Interim Agreement shall define the rights and obligations of the City and the contracting party with regard to the Qualifying Project.

### A. MINIMUM INTERIM AGREEMENT TERMS

Before or in connection with the negotiation of the Comprehensive Agreement, the City may enter into an Interim Agreement with the Contracting Person proposing the Development or Operation of the Qualifying Project. The Interim Agreement may:

- i. authorize the Contracting Person to begin project phases or activities for which the Contracting Person may be compensated relating to the proposed Qualifying Project, including project planning and development, design, engineering, environmental analysis and mitigation, surveying, and financial and revenue analysis, including ascertaining the availability of financing for the proposed facility or facilities of the qualifying project;
- ii. establish the process and timing of the negotiation of the Comprehensive Agreement;
- iii. contain any other provision related to any aspect of the Development or Operation of a Qualifying Project that the parties consider appropriate; and
- iv. contain contracting provisions required by ordinance or statute.

Any Interim Agreement entered into pursuant to the P3 Program between the City and the Contracting Person is subject to approval by City Council.

### B. MINIMUM COMPREHENSIVE AGREEMENT TERMS

Any Comprehensive Agreement entered into pursuant to the P3 Program between the City and the Contracting Person is subject to approval by City Council. Each Comprehensive Agreement shall define the rights and obligations of the City and the Contracting Person with regard to the Qualifying Project. The City shall have not obligation to accept liability for Development or Operation of the Qualifying Project. The terms of the Comprehensive Agreement shall be tailored to address the specifics of the Qualifying Project and shall include but not be limited to:

1. A date by which activities related to the Qualifying Project must begin.
2. The delivery of letters of credit or other security in connection with the Development or Operation of the Qualifying Project, in forms and amounts



- satisfactory to the City, and delivery of performance and payment bonds in compliance with Chapter 2253 for all construction activities;
3. The review of plans and specifications for the Qualifying Project by the City and approval by the City indicating that the plans and specifications conform to standards acceptable to the City, except that the Contracting Person may not be required to provide final design documents for a Qualifying Project before the execution of a Comprehensive Agreement;
  4. The rights of the City to inspect the Qualifying Project to ensure compliance with the development agreement;
  5. The maintenance of a public liability insurance policy, copies of which must be filed with the City accompanied by proofs of coverage, or self-insurance, each in the form and amount satisfactory to the City and reasonably sufficient to ensure coverage of tort liability to the public and project employees and to enable the continued Operation of the Qualifying Project;
  6. The monitoring of the practices of the Contracting Person by the City to ensure that the Qualifying Project is properly maintained;
  7. The terms under which the Contracting Person will reimburse the City for services provided;
  8. The policy and procedures that will govern the rights and responsibilities of the City and the Contracting Person in the event that the Comprehensive Agreement is terminated or there is a material default by the Contracting Person, including the conditions governing assumption of the duties and responsibilities of the Contracting Person by the City and the transfer or purchase of property or other interests of the Contracting Person to the City;
  9. The terms under which the Contracting Person will file appropriate financial statements prepared in accordance with generally accepted accounting principles on a periodic basis but not less than annually;
  10. Terms providing for for any user fee, lease payment, or service payment established by agreement of the parties. In negotiating a user fee under this section, the parties shall establish a payment or fee that is the same for persons using a facility of the Qualifying Project under like conditions and that will not materially discourage use of the Qualifying Project. The execution of the Comprehensive Agreement or an amendment to the agreement is conclusive evidence that the user fee, lease payment, or service payment complies with the Act. A user fee or lease payment established in the Comprehensive Agreement as a source of revenue may be in addition to, or in lieu of, a service payment;
  11. The terms and conditions under which the City may contribute financial resources, if any, for the Qualifying Project;
  12. The terms and conditions under which existing site conditions will be assessed and addressed, including identification of the responsible party for conducting the assessment and taking necessary remedial action;
  13. The terms and conditions under which the City will be required to pay money to the Private Entity and the amount of any such payments for the Qualifying Project.



14. Appropriate protections against potential bankruptcy.
15. A requirement that any change in the terms of the Comprehensive Agreement that the parties agree to must be added to the Comprehensive Agreement by written amendment.
16. A periodic reporting procedure that incorporates a description of the impact of the Qualifying Project on the City and Affected Jurisdictions;
17. A written declaration of the specific public purpose served by the project;
18. Other requirements of the P3 Program, Act, or other applicable law, or that the City otherwise deems appropriate; and
19. Other provisions required by ordinance or statute.

### **C. NOTICE AND PUBLIC HEARING.**

Upon concluding negotiations, the proposed Interim or Comprehensive Agreement shall be posted on the City's website and made available at the City Secretary's Office for inspection by the public for a period of two weeks prior to entering into such agreement in accordance with Section 2267.066(e) of the Act.

In addition, the City shall hold a public hearing on the final version of the proposed Comprehensive Agreement and vote on the proposed Comprehensive Agreement after the hearing. The hearing must be held not later than the 10th day before the date the City enters into a Comprehensive Agreement with a Contracting Person.

## **VIII. CITY COUNCIL AUTHORIZATION AND APPROVAL**

Upon completion of the requirements of these Guidelines and the prescribed notice and hearing requirements, the City may present a Qualifying Project in the form of a resolution approving an Interim or Comprehensive Agreement to its City Council for consideration. No agreements shall be valid prior to the approval of the City Council through a duly passed City resolution.

## **IX. GOVERNING PROVISIONS.**

The laws of the United States and the State of Texas are incorporated in these Guidelines by reference for all purposes. Compliance by each Private Entity is mandatory. In the event of any conflict between these Guidelines and any federal or state statutory or administrative authority, the terms of the respective statutory or administrative authority shall control. The following authorities do not apply to a Qualifying Project under the Act: Chapters 2155, 2156, and 2166, Texas Government Code, and any interpretations, rules, or guidelines developed under Chapter 2262, Texas Government Code.



Agenda Information Sheet

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**File #:** 19-148

**Item #:** 2.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** January 23, 2019  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Environmental Quality & Sustainability  
**EXECUTIVE:** Majed Al-Ghafry

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**SUBJECT**

A resolution supporting City of Dallas initiatives towards a clean, healthy environment, including ongoing efforts towards a Comprehensive Environmental & Climate Action Plan, participation in the international C40 Cities Organization, and support for effective and equitable Federal actions related to climate change, including support for a market-based carbon fee - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

**BACKGROUND**

This item is being placed on the addendum in accordance with support and recommendation of the Quality of Life, Arts, and Culture Committee on January 14, 2019.

The impacts of potential global warming include, but not limited to a greater number of wildfires, more 100-degree days, and more frequent, more intense weather events has been identified as a local and national concern for several decades.

The U.S. Congress passed the U.S. Global Change Research Act of 1990 (Section 102, P. L. 101-606) that requires coordination among 13 federal agencies to coordinate related federal research and investments in understanding the human and natural forces that shape our environment and to assess the impacts of these forces on society. This legislation requires a report of these data to the public in a regular manner.

The fourth programmatic National Climate Assessment, prepared by over 300 scientists, and 60 peer-reviewers that was released on November 23, 2018, indicates the compiled data provides “*significant, clear and compelling evidence that the global average temperature is much higher, and rising more rapidly than at any time in history,*”... and that “*how much the climate changes will depend “on the response of Earth’s climate systems to human - induced warming.”*” Additionally, this report found that such changes more adversely impact the elderly, children, communities of color, and the economically disadvantaged. The report also indicates that Texas, in particular, leads the United States in weather-related economic impacts.

The City of Dallas has been a leader in addressing climate change and other environmental challenges for several years, and has developed several disparate related planning efforts, such as the 2014 Sustainability Plan, the 2014 Balanced Vision Plan, the Neighborhood Revitalization Plan, the Long Range Water Supply Plan and others.

The City has a goal of a 39 percent reduction from 1990 levels of emissions from City operations by 2017. Several City Departments have implemented various initiatives such as 100 percent purchase of renewable energy credits, implementing methane capture from the landfill, and DWU co-generation on the sludge digester that have been effective in reducing the emissions associated with City operations.

The Dallas City Mayor attended the Mayor's National Climate Symposium in June 2017 and committed the City of Dallas towards meeting the goals of the 2017 Paris Climate Agreement towards limiting the global average rise in temperature by 1.5 degrees Celsius by the year 2030, and zero emissions by 2050.

The City participated in the Rockefeller 100 Resilient Cities program that resulted in the Resilient Dallas Plan that was approved by Council in August 2018. Over three years, this plan was developed through an equity lens to form a framework of seven goals, 20 initiatives and 50 actions to make Dallas *"communities and neighborhoods more resistant to the physical, social and economic challenges that are a growing part of the 21st century...from chronic problems to acute shocks."* Identified "problems and shocks" included unprecedented heat, extreme storms and flooding exacerbated by climate change, as well as unhealthy air. One of the seven goals addressed environmental sustainability to improve public health and alleviate adverse environmental conditions.

In September 2017, the City initiated a greenhouse gas inventory of emissions from City municipal operations, and community operations across Dallas using the current International Council for Local Environmental Initiatives (ICLEI) (now known as the "Local Governments for Sustainability") format. This study, as completed in December 2018, found that the City has effectively reduced emissions from City operations by 68 percent since 1990, however, the City's emissions form a small share of total emissions across Dallas so a more robust environmental planning effort towards meeting to goals of the Agreement, within the approach outlined in the Resilience Plan is necessary.

The C40 Cities Organization was formed in 2005 and represents membership of 96+ cities across the globe who have committed to meeting the goals of the Paris Agreement. The group was organized around the recognition that cities form "the primary incubator of cultural, social and political innovations that shape our planet", and that cities consume a majority of energy worldwide, and generate over 70 percent of worldwide greenhouse gas emissions. C40 is focused on tackling climate change and driving urban actions that reduce greenhouse gas emissions and climate risks, while increasing the health, well-being and economic opportunities of urban communities. C40's work is made possible by three strategic funders: Bloomberg Philanthropies, Children's Investment Fund Foundation, and Realdania. The benefits to the City of Dallas from participating in the C40 Organization, are anticipated to be:

1. Maintaining position as leader/innovator relative to environmental quality and climate action
2. Using standard data-driven approach to measuring program effectiveness
3. Obtaining and providing peer-to-peer assistance towards climate adaptation and resilience
4. Potential financial assistance towards implementation for innovative approaches towards resilience

and equity

US Cities participating in the C40 organization include: Boston, Chicago, Washington, DC, Los Angeles, New Orleans, New York, San Francisco and Seattle; Austin and Houston are the only Texas cities that currently participate.

In addition, to C40, the federal response towards climate change has been to initiate legislation to cancel the Clean Power Plan and remove the deadline for increased Corporate Average Fuel Economy (CAFÉ) standards developed to reduce greenhouse gas emissions from vehicles. Additionally, the administration withdrew the United States from the Paris Agreement. While leading the country in economic losses related to climate change, with the exception of allocating funding to rebuild the Texas coast after Hurricane Harvey, the State of Texas has not promulgated policies, legislation or funding towards mitigation of climate change, or adaptation strategies to support community resiliency. The United States Global Change Research Program has indicated that the ability to mitigate and adapt to climate change falls predominantly upon City and local government.

Carbon taxes have been initiated by several communities as an equitable way for the entities directly responsible for emitting the greenhouse gas emissions to contribute towards funding for the communities that are most impacted by these emissions.

#### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 8, 2018, City Council adopted the Resilient Dallas Plan that outlines actions towards addressing equity, resilience economic mobility healthy communities and environmental sustainability by Resolution No. 18-1026.

On September 18, 2018, City Council authorized the Office of Environmental Quality & Sustainability to develop a Comprehensive Environmental and Climate Action Plan by Resolution No. 18 -1337.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on January 14, 2019.

#### **FISCAL INFORMATION**

This action has no cost consideration to the City. Funds for the Environmental & Climate Action Plan have been appropriated in the Office of Environmental Quality & Sustainability's current fiscal year budget. Future year appropriations for other environmental initiatives will be established through the annual budget development process, subject to City Council approval.



January 23, 2019

**WHEREAS**, the City of Dallas is committed to protecting the public health, safety, and welfare of its residents and leading the region in addressing climate change and environmental efforts; and

**WHEREAS**, the City of Dallas remains similarly committed to reducing emissions, improving regional air quality, and addressing the real consequences of climate change through local, state, and federal action; and

**WHEREAS**, climate change has the potential to lead to disruptions in the City of Dallas' operations and poses risk to infrastructure, built environment, and public health; and

**WHEREAS**, Dr. Arne Winguth (UT-Arlington) described our region's significant vulnerability to climate change-driven heat and flooding risks in *Climate Change/Extreme Weather Vulnerability and Risk Assessment for Transportation Infrastructure in Dallas and Tarrant Counties* (2015); and

**WHEREAS**, Dr. Brian Stone (Georgia Tech) found that Dallas' significant urban heat island effect is amplified by climate change, and that Dallas is warming at a rate that is the third highest in the nation in a 2017 report for the Texas Trees Foundation; and

**WHEREAS**, the Fourth National Climate Assessment – released on November 23, 2018 and the work of over 300 scientists and 13 federal agencies – reports that climate is now changing faster than at any point in the history of modern civilization, primarily as a result of human activities; and

**WHEREAS**, 72% of Dallas County residents support regulating CO<sub>2</sub> as a pollutant and 72% of Dallas County residents think that global warming will harm future generations (2016 Yale University community survey); and

**WHEREAS**, the City of Dallas is a climate leader in the region and reduced greenhouse gas emissions from city operations by 68% from 1990 levels, consistent with the goals of the Paris Climate Agreement and Mayor Mike Rawlings' commitment to the Mayor's National Climate Action Agenda; and

**WHEREAS**, actions taken to mitigate climate change can also have the effect of improving regional air quality and otherwise providing better quality of life for current and future generations of Dallas residents; and

**WHEREAS**, the *Resilient Dallas* plan, adopted by Dallas City Council on August 8, 2018, identified efforts to reduce emissions and mitigate the impacts of climate change as part of the strategy to make Dallas neighborhoods and our community thrive; and

January 23, 2019

**WHEREAS**, the Dallas City Council directed the Office of Environmental Quality & Sustainability to begin a comprehensive environmental and climate action plan in FY18-19, and OEQS hosted the inaugural North Texas Climate Change Symposium on March 9, 2018, at the historic Belo Mansion in downtown Dallas; and

**WHEREAS**, the C40 Cities is a network of the world's largest cities committed to addressing climate change, and serves to connect 96 of the world's greatest cities to take bold climate action, leading the way towards a healthier and more sustainable future for the planet; and

**WHEREAS**, the City of Dallas would benefit from joining C40 Cities because it is similarly committed to delivering on the most ambitious goals of the Paris Agreement at the local level, as well as to cleaning the air we breathe; and

**WHEREAS**, climate change is a global phenomenon, and the City of Dallas cannot effectively mitigate climate change without legislation from the U.S. Congress; and

**WHEREAS**, the U.S. Congress has the responsibility to act swiftly and meaningfully on climate change in a manner that does not economically burden the City of Dallas or Dallas residents; and

**WHEREAS**, a carbon fee and dividend proposal as put forth by Citizen's Climate Lobby greatly helps to address climate change, protects Dallas residents from the effects of climate change, and is a net economic boost to Dallas residents.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the Office of Environmental Quality & Sustainability shall continue its efforts to develop a comprehensive environmental and climate action plan with goals that will ensure that the City of Dallas is addressing climate change in a manner that is effective and equitable.

**SECTION 2.** That the City Manager through the Office of Environmental Quality & Sustainability take actions necessary to join and participate in C40 Cities.

**SECTION 3.** That the City of Dallas urges the U.S. Congress to enact a carbon fee and dividend that benefits working families, significantly reduces emissions, and employs a carbon-content based border adjustment to protect the competitiveness of American businesses.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

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**File #:** 19-164

**Item #:** 3.

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**STRATEGIC PRIORITY:** Public Safety  
**AGENDA DATE:** January 23, 2019  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Police Department  
**EXECUTIVE:** Jon Fortune

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**SUBJECT**

Authorize public hearings to be held on February 6, 2019 and February 13, 2019 to receive comments on the renewal of the Dallas juvenile curfew ordinance, which provides daytime and nighttime curfew hours for minors; and, at the close of the public hearing on February 13, 2019, consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum because authorization is needed for the public hearings to be held on February 6, 2019 and February 13, 2019.

The Juvenile Curfew expired on January 18, 2019. The Public Safety and Criminal Justice Committee unanimously determined the ordinance should continue. A motion was made at the Public Safety and Criminal Justice Committee Meeting on Monday, January 14, 2019 for this item to go to council to allow for the call of two public hearings regarding Juvenile Curfew Ordinance. Enforcement of the Dallas juvenile curfew ordinance began May 1, 1994. Section 370.002 of the Texas Local Government Code requires that the curfew ordinance be reviewed every three years after conducting public hearings to receive citizen comments on whether the curfew ordinance should be abolished, continued, or modified. The last renewal of the Dallas juvenile curfew ordinance (which contained nighttime curfew hours) was approved on November 10, 2015 and became effective January 18, 2016. The daytime curfew hours were added to the juvenile curfew ordinance on May 13, 2009 and became effective May 18, 2009.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 10, 2015, City Council authorized public hearings to be held on December 9, 2015 and January 13, 2016 to receive comments on the renewal of the Dallas juvenile curfew ordinance; and, at the close of the public hearing on January 13, 2016, consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew

ordinance to provide daytime and nighttime curfew hours for minors by Resolution No. 15-2138.

The Public Safety and Criminal Justice Committee was briefed on this item on January 14, 2019.

**FISCAL INFORMATION**

No cost consideration to the City.

January 23, 2019

**WHEREAS**, enforcement of the Dallas juvenile curfew ordinance began on May 1, 1994; and

**WHEREAS**, Section 370.002 of the Texas Local Government Code requires that a city's juvenile curfew ordinance be reviewed and re-adopted every three years, after public hearings are conducted to receive comments from residents; and

**WHEREAS**, on April 22, 2009, a public hearing was held to receive comments on the renewal of the Dallas juvenile curfew ordinance; and at the close of the hearing, City Council adopted Ordinance No. 27527 amending Chapter 31 of the Dallas City Code to readopt and continue in effect the Dallas juvenile curfew; and

**WHEREAS**, it has been more than three years since the last renewal of the Dallas juvenile curfew ordinance, which renewal became effective January 18, 2016, and which expired on January 18, 2019; and

**WHEREAS**, another review and re-adoption of the city's juvenile curfew ordinance, which establishes daytime and nighttime curfew hours for minors, must be accomplished for the juvenile curfew ordinance to be reinstated.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That public hearings on re-adopting and continuing in effect Section 31-33 of Chapter 31, "OFFENSES - MISCELLANEOUS," of the Dallas City Code, which establishes the City's juvenile curfew ordinance to provide daytime and nighttime curfew hours for minors, will be held on February 6, 2019, and February 13, 2019, to receive comments from residents on the renewal of the Dallas juvenile curfew ordinance.

**SECTION 2.** That an ordinance to re-adopt and continue in effect Section 31-33 of Chapter 31, "OFFENSES - MISCELLANEOUS," of the Dallas City Code, which establishes the City's juvenile curfew ordinance to provide daytime and nighttime curfew hours for minors, will be considered by the City Council on February 13, 2019 after the public hearings.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

**File #:** 19-162

**Item #: 4.**

**STRATEGIC PRIORITY:** Quality of Life

**AGENDA DATE:** January 23, 2019

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Park & Recreation Department

**EXECUTIVE:** Willis C. Winters

**SUBJECT**

Authorize a public hearing to be held on February 27, 2019, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Oak Cliff Founders Park, totaling approximately 59,698 square feet (1.37 acres), located at 900 North Marsalis Avenue, for a land exchange for adjacent land area of equal size to allow for reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum in order to meet the deadline to call the special election for the land exchange.

The City of Dallas owns municipal parkland known as Oak Cliff Founders Park (approximately 16 acres) located at 1300 North Zang Boulevard, just southwest of downtown Dallas. The City acquired the first parcel in 1975 and additional parcels in the early 1980's to assemble the current park. Park improvements were completed shortly thereafter in the late 1980's. The park currently offers a variety of amenities including: parking, lighted trails, an overlook deck, trellis and landscaping, and a disc golf course.

Nonetheless, the City has not been able to acquire a final parcel as part of the parkland acquisition. Recently, the Park and Recreation Department was approached by the owner of this parcel offering to exchange this parcel for adjacent parkland of equal size. A reconfiguration of the boundaries of Oak Cliff Founders Park would facilitate a safer, more functional park. The parkland to be used for an exchange would be of approximately 59,698 square feet (1.37 acres) of land (Exhibit A) contained within the Oak Cliff Founders Park and located at 900 North Marsalis Avenue. The land would be offered to the public for bid for adjacent land area of equal size to allow the City to reconfigure the park to better serve the recreational needs of Dallas residents with a safer, more functional park.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

Should the land exchange be authorized by the City Council after the public hearing held on February 27, 2019, due to the state law requirements governing an exchange of park land of this type, the City shall not consummate any land exchange (i) before and subject to approval by the voters at the May 4, 2019 general election; (ii) the City's parcel has been advertised for exchange for abutting land in compliance with state notice and bidding requirements to solicit exchange offers; and (iii) subsequent separate action by City Council authorizing an actual land exchange.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On January 10, 2019, the Park and Recreation Board authorized a public hearing to be held on February 27, 2019.

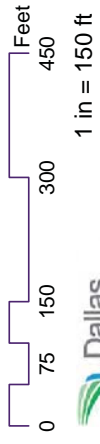
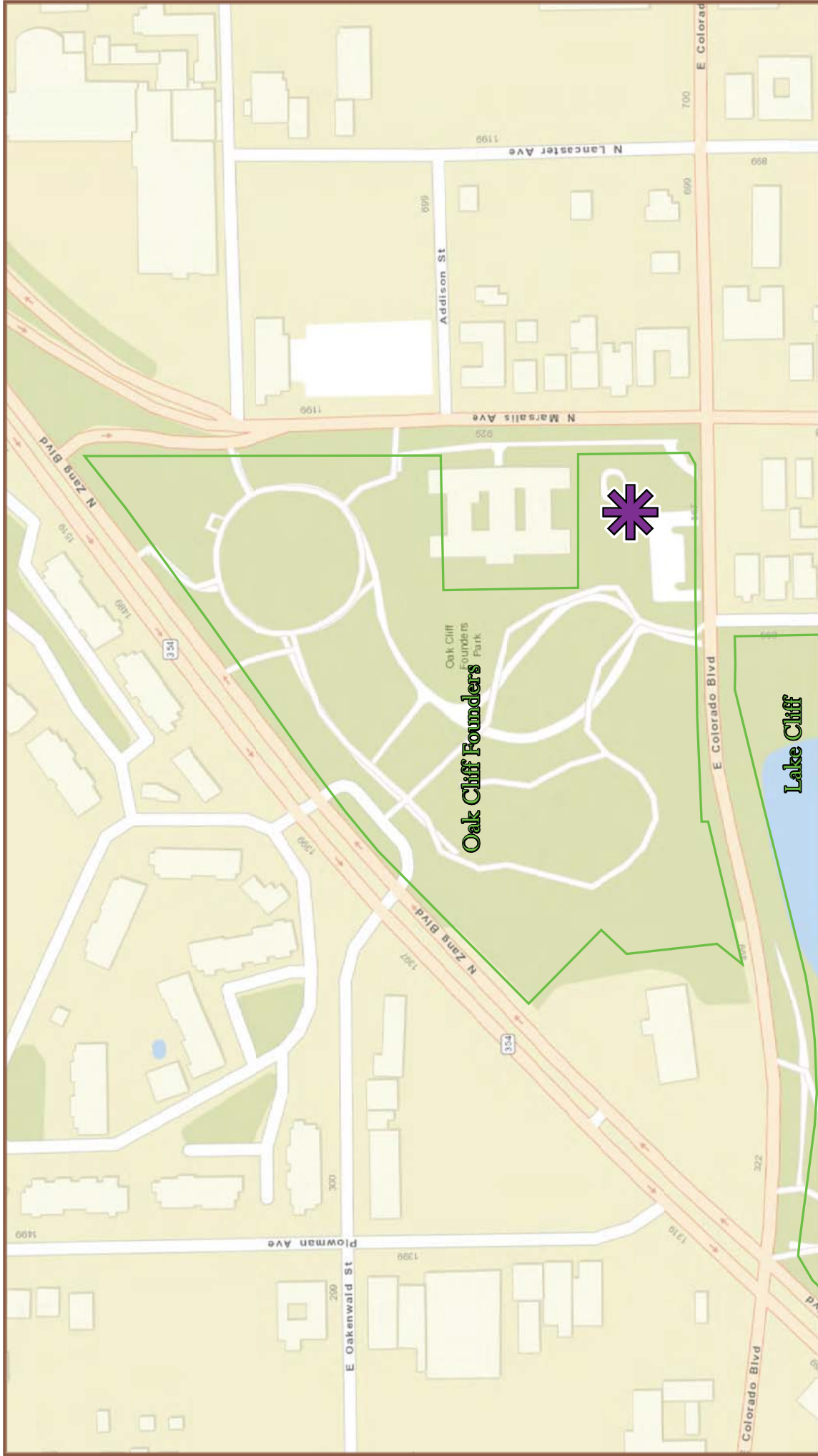
The Quality of Life, Arts and Culture Committee was briefed by memorandum regarding this matter on January 11, 2019.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **MAP**

Attached



**Oak Cliff Founders Park  
(900 N Marsalis Ave)**



# SURVEY EXHIBIT

59,698 SQUARE FEET OR 1.37 ACRE TRACT OF LAND OUT OF  
BLOCKS 3421 AND 21/3002  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Exhibit A

Being a 1.37 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas, also being all of Lot 1A, Block 21/3002 of Oak Cliff Portal Park (Phase No. 1), an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 89020, Page 2025, Deed Records, Dallas County, Texas, and also being a portion of that certain tract of land out of Block 3421 as described in Warranty Deed to the City of Dallas by deed recorded in Volume 105, Page 439, Deed Records, Dallas County, Texas, and also being a portion of the E. Colorado Boulevard (variable width right-of-way), together being more particularly described as follows:

Beginning at an "X" in concrete found, said point being the Northeast corner of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, common with the Southeast corner of Lot 3, Block 21/3002 of the Original Town of Oak Cliff, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 3, Page 516, Map Records, Dallas County, Texas, and lying on the Westerly right-of-way line of N. Marsalis Avenue (80 foot right-of-way), from which a found 5/8 inch iron bears North 83 degrees 22 minutes 00 seconds East, a distance of 0.41 feet for reference;

Thence South 00 degrees 00 minutes 33 seconds East, along the Easterly line of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, also being the Easterly line of the herein described tract, common with the Westerly right-of-way line of said N. Marsalis Avenue, a distance of 199.78 feet to a set 1/2 inch iron rod with yellow cap stamped "TXHS", said point being the Southeast corner of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, also being the Southeast corner of the herein described tract, said point also being the Northwest corner of the intersection of said N. Marsalis Avenue and said E. Colorado Boulevard;

Thence North 89 degrees 51 minutes 03 seconds West, along the Southerly line of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, also being the Southerly line of the herein described tract, common with the Northerly right-of-way line of said E. Colorado Boulevard, passing the most Southerly Southwest corner of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park at a distance of 230.36 feet, traversing over and across said E. Colorado Boulevard for a total distance of 298.82 feet to a set 1/2 inch iron rod with yellow cap stamped "TXHS", said point being the Southwest corner of the herein described tract;

Thence North 00 degrees 00 minutes 33 seconds West, departing the Northerly line of said E. Colorado Boulevard, and traversing through the aforementioned City of Dallas tract in Block 3421, along the Westerly line of the herein described tract, a distance of 199.78 feet to a set 1/2 inch iron rod with yellow cap stamped "TXHS", said point being the Northwest corner of the herein described tract;

Thence South 89 degrees 51 minutes 03 seconds East, along the Northerly line of the herein described tract, passing a PK Nail set at a distance of 69.27 feet, said point being the Southwest corner of aforementioned Lot 3, Block 21/3002 of the Original Town of Oak Cliff, continuing along the Northerly line of the herein described tract, common with the Southerly line of said Lot 3, Block 21/3002 of the Original Town of Oak Cliff, for a total distance of 298.82 feet to the POINT OF BEGINNING and containing 59,698 square feet or 1.37 acres of land.



Gary E. Johnson, R.P.L.S.# 5299



TEXAS HERITAGE SURVEYING, INC.  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

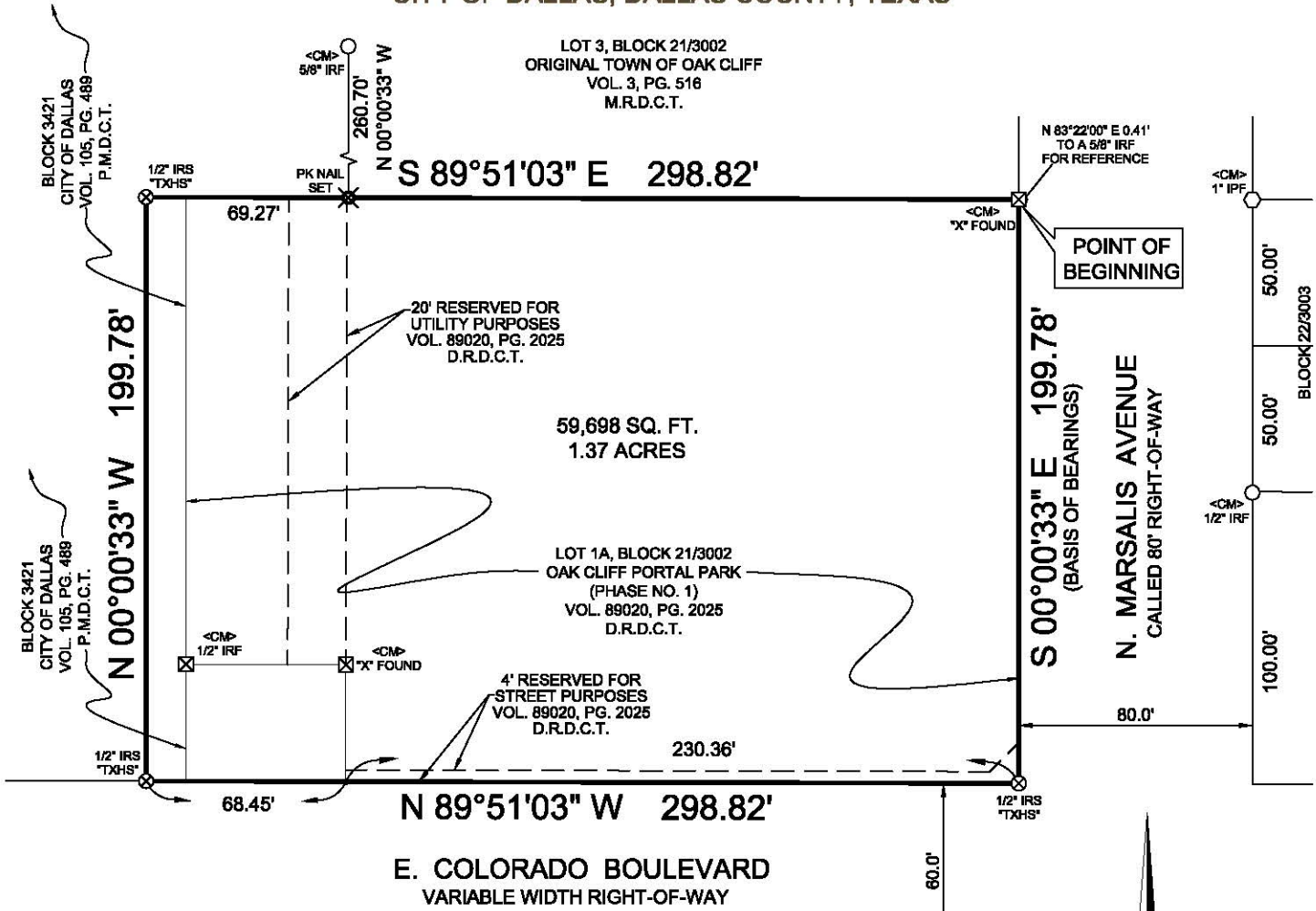
BEARINGS ARE BASED ON THE  
WESTERLY RIGHT-OF-WAY LINE OF N.  
MARSALIS AVENUE ACCORDING TO OAK  
CLIFF PORTAL PARK (PHASE NO. 1) PLAT  
RECORDED IN VOLUME 89020, PAGE  
2025, D.R.D.C.T. (S 00°00'33" E).

JOB# 1803685-1  
DATE: 01/07/2019  
Page 1 of 2  
Drawn by:JAM

# SURVEY EXHIBIT

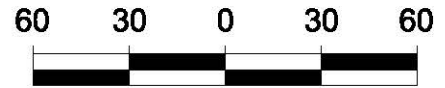
59,698 SQUARE FEET OR 1.37 ACRE TRACT OF LAND OUT OF  
BLOCKS 3421 AND 21/3002  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Exhibit A



**LEGEND:**

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
"X" FND.	X FOUND IN CONCRETE
SQ.FT	SQUARE FEET
VOL. PG.	VOLUME, PAGE
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"



SCALE 1"=60'

Gary E. Johnson

Gary E. Johnson, R.P.L.S.# 5299



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txheritage.com  
Firm No. 10169300

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF N. MARSALIS AVENUE ACCORDING TO OAK CLIFF PORTAL PARK (PHASE NO. 1) PLAT RECORDED IN VOLUME 89020, PAGE 2025, D.R.D.C.T. (S 00°00'33" E).

JOB# 1803685-1  
DATE: 01/07/2019  
Page 1 of 2  
Scale: 1"=60'  
Drawn by: JAM

January 23, 2019

**WHEREAS**, the City of Dallas owns land in Dallas know as Oak Cliff Founders Park, located at 1300 North Zang Boulevard, just southwest of downtown Dallas, which has been maintained by the City as parkland since 1975; and

**WHEREAS**, the City desires to exchange land of approximately 59,698 square feet of parkland in Oak Cliff Founders Park for adjacent area of equal size to allow for the reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park; and

**WHEREAS**, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as parkland, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

**WHEREAS**, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

**WHEREAS**, the City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Oak Cliff Founders Park; and

**WHEREAS**, notwithstanding the outcome of a Chapter 26 public hearing, Section 253.001 of the Texas Local Government Code, as amended, will additionally require that the sale, or exchange of this type of parkland which is also subject to Section 253.001, must be submitted to the qualified voters of the city at an election approved by a majority of the voters received at the election, that the City shall not consummate any land exchange before and subject to approval by the voters, compliance with state law notice and bidding requirements, and by subsequent separate action by City Council authorizing the actual land exchange.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the Park and Recreation Department is hereby authorized and directed to advise in writing of the above mentioned proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on February 27, 2019.

January 23, 2019

**SECTION 2.** That the approval of the above mentioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking and conveyance of parkland, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

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**File #:** 19-163

**Item #:** 5.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** January 23, 2019  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** City Secretary's Office  
**EXECUTIVE:** Bilierae Johnson

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**SUBJECT**

An ordinance ordering a special election to be held in the City of Dallas on Saturday, May 4, 2019, for the purpose of submitting to the qualified voters a proposition of conveying by exchange (also known as a land swap) of approximately 59,698 square feet (1.37 acres) of parkland within the Oak Cliff Founders Park located at 900 North Marsalis Avenue for abutting land of equal size to allow for reconfiguration of the Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum in order to meet the deadline to call the special election for the land exchange.

The City has long desired to reconfigure the boundaries of Oak Cliff Founders Park to facilitate better management and use of the park. A land exchange of approximately 59,698 square feet (1.37 acres) of land (Exhibit C) contained within the Oak Cliff Founders Park and located at 900 North Marsalis Avenue for adjacent land area of equal size would meet this goal and provide for a safer, more functional park.

In accordance with Section 253.001 of the Texas Local Government Code, any sale and conveyance of parkland, which is a park or part of a park that is greater than two acres in size, must be approved by the voters of the municipality where the park land is located. A land exchange is also a sale subject to Section 253.001 and the land acquired through an exchange must only be used for park purposes.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland. In a separate action, the City Council has been requested to authorize the public hearing on February 27, 2019 to satisfy Chapter 26 requirements, and at the close of the public hearing shall act on the question to authorize the change of use.

This action is to request the City authorize the ordinance to order a special election to be held in the City of Dallas on Saturday, May 4, 2019, on the question of pursuing a land exchange of approximately 1.37 of the total 16 acres of Oak Cliff Founders Park for adjacent land area of equal size. If the City Council authorizes the Chapter 26 change of use, and if voters approve the referendum, only after compliance with state law notice and bidding requirements, terms of any exchange offer received will be negotiated to satisfy state law fair market value requirements, and a separate City Council action will be required to authorize and consider the actual land exchange.

The special election that is necessary to facilitate the authorization for potential land exchange would be scheduled for Saturday, May 4, 2019, along with the general election. Staff recommends approval of this land exchange.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On January 10, 2019, the Park and Recreation Board authorized a public hearing to be held on February 27, 2019 and an ordinance ordering a special election to be held in the City of Dallas on Saturday, May 4, 2019.

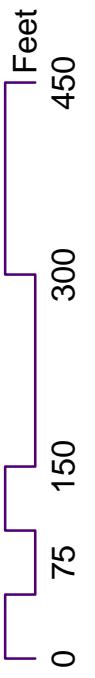
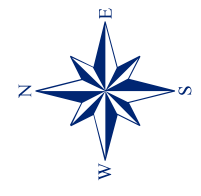
The Quality of Life, Arts and Culture Committee was briefed by memorandum regarding this matter on January 9, 2019.

### **FISCAL INFORMATION**

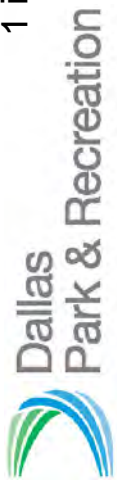
No cost consideration to the City.

### **MAP**

Attached



1 in = 150 ft



# Oak Cliff Founders Park (900 N Marsalis Ave)

District  
1

## ORDINANCE NO. \_\_\_\_\_

An ordinance ordering a special election to be held in the city of Dallas on May 4, 2019, on the question of whether to authorize the conveyance, by exchange of up to approximately 1.37 acres of city park land contained in Oak Cliff Founders Park for abutting land of equal size to allow for the reconfiguration of Oak Cliff Founders Park to better serve Dallas residents with a safer, more functional park; prescribing the form of the ballot; designating polling places; providing for the use of an electronic voting system for early voting by personal appearance, a computerized voting system for early voting by mail, and electronic and computerized voting systems for voting on election day; permitting only resident qualified voters to vote; providing for early voting; providing for an early voting ballot board to process early voting; providing for notice of the election; and providing an effective date.

WHEREAS, the city council wishes to convey by exchange up to approximately 1.37 acres of city park land contained in Oak Cliff Founders Park for abutting land of equal size. Oak Cliff Founders Park is located at the intersection of Marsalis Avenue and Colorado Boulevard and is more specifically described in Exhibit C, (attached to and made a part of this ordinance by reference). The reconfiguration of the Park will better serve Dallas residents with a safer, more functional park;

WHEREAS, Section 253.001 of the Texas Local Government Code, as amended, requires that the sale of any park land by the city must be submitted to the qualified voters of the city at an election and approved by a majority of the votes received at the election, and that any proceeds from the sale must only be used to acquire and improve property for park purposes. A land



exchange is also a sale subject to Section 253.001 and the land acquired through an exchange must only be used for park purposes;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That a special election is ordered to be held in the city of Dallas on Saturday, May 4, 2019, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of submitting to the qualified voters of the city a proposition on whether to authorize the conveyance by exchange, of up to approximately 1.37 acres of city park land contained in Oak Cliff Founders Park for abutting land of equal size to allow for the reconfiguration of Oak Cliff Founders Park to better serve Dallas residents with a safer, more functional park.

SECTION 2. That electronic and computerized voting systems must be used for voting at and on the date of the special election in compliance with the provisions of the Texas Election Code, as amended, and the vote must be upon an official ballot prepared in such a manner as will permit the voters to vote “For” or “Against” on the proposition to be expressed on the official ballot in a form substantially as follows:

**PROPOSITION NO. 1**

Authorizing the city council to: (1) convey by exchange up to approximately 1.37 acres of city park land contained in Oak Cliff Founders Park, located at the intersection of Marsalis Avenue and Colorado Boulevard, for abutting land of equal size; and (2) use the abutting land acquired by exchange for park purposes to reconfigure Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park.

**PROPOSICIÓN NRO. 1**

Autorizar al consejo municipal a: (1) traspasar mediante intercambio un máximo de aproximadamente 1.37 acres de terreno de parques de la ciudad contenidos en el Oak Cliff Founders Park, ubicado en la intersección de Marsalis Avenue y Colorado Boulevard, para colindar terrenos de igual tamaño; y (2) utilizar el terreno colindante adquirido mediante intercambio para propósitos de parques para la reconfiguración del Oak Cliff Founders Park para

atender mejor las necesidades recreativas de los residentes de Dallas con un parque más seguro y funcional.

SECTION 3. That electronic and computerized voting systems must be used for voting on the general election date in compliance with the Texas Election Code, as amended.

SECTION 4. That the manner of conducting the special election must be in accordance with the ordinances and charter of the city of Dallas and the laws of the State of Texas applicable to special elections. The official ballots, together with other election materials required by the Texas Election Code, as amended, must be printed in both English and Spanish and contain all provisions, markings, and language, as may be required by law.

SECTION 5. That the boundaries of the election precincts in which the election is to be held are defined by Ordinance No. 20231, as amended by Ordinance Nos. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937, and 29375. Locations of the polling places in the respective election precincts are as designated in **Exhibit A**, attached to this ordinance, but which locations may be changed by Dallas County, and which changes, if any, are hereby made part of this ordinance by reference and can be found by visiting the Dallas County webpage: <<http://www.dallascountyvotes.org/election-day-information/>> or by contacting:

Dallas County Elections Department  
2377 N. Stemmons Freeway, Suite 820  
Dallas, Texas 75207  
Tel: (214) 819-6389

SECTION 6. That each voter must vote in the precinct in which the voter resides, and only resident qualified voters are entitled to vote.

SECTION 7. That a person qualified to vote and residing in the city of Dallas, but not within any precinct described in Ordinance No. 20231, as amended by Ordinance Nos. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937, and 29375, may vote

in the precinct nearest the person's residence, and for that purpose the person's residence will be considered as part of that city election precinct. A person who has registered in a city election precinct, but whose residence is not in the city of Dallas, is not entitled to vote in the election even though the person may own property subject to taxation in the city.

SECTION 8. That early voting by personal appearance will be by the use of an electronic voting system in accordance with the Texas Election Code, as amended. Early voting by mail will be by the use of a computerized voting system in accordance with the Texas Election Code, as amended. Early voting will be conducted at the locations and during the dates and times established by Dallas County, Texas, as reflected in **Exhibit B**, attached to this ordinance, but which locations may be changed by Dallas County, and which changes, if any, are hereby made part of this ordinance by reference and can be found by visiting the Dallas County webpage: <<http://www.dallascountyvotes.org/early-voting-information/>> or by contacting:

Dallas County Elections Department  
2377 N. Stemmons Freeway, Suite 820  
Dallas, Texas 75207  
Tel: (214) 819-6389

SECTION 9. That applications for early voting ballots to be voted by mail must be mailed to the following:

- For Dallas County: Early Voting Clerk  
Dallas County Elections Department  
2377 N. Stemmons Freeway, Suite 820  
Dallas, TX 75207.
- For Denton County: Early Voting Clerk  
Denton County Elections Administration Office  
P.O. Box 1720  
Denton, Texas 76202.
- For Collin County: Early Voting  
Collin County Elections Administration Office  
2010 Redbud Boulevard, Suite 102  
McKinney, Texas 75069.

Applications for ballots by mail must be received no later than the close of business on Tuesday, April 23, 2019.

SECTION 10. That applications for early voting ballots to be voted by mail may, pursuant to Section 84.007 of the Texas Election Code, be sent to the following email addresses:

- For Dallas County: [evapplications@dallascounty.org](mailto:evapplications@dallascounty.org)
- For Denton County: [elections@dentoncounty.com](mailto:elections@dentoncounty.com)
- For Collin County: [election@collincountytx.gov](mailto:election@collincountytx.gov)

SECTION 11. That the early voting ballots will be processed by an early voting ballot board to be created in accordance with the Texas Election Code, as amended.

SECTION 12. That the mayor or, in the mayor's absence or inability to act, the mayor pro tem, shall give notice of the special election by causing the notice to be published in a newspaper within the city and posted on the city's public meeting bulletin board in accordance with applicable state law.

SECTION 13. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the Dallas City Charter, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

## ORDENANZA NRO. \_\_\_\_\_

Una ordenanza que ordena la realización de una elección especial en la ciudad de Dallas el 4 de mayo de 2019, sobre la pregunta de autorizar o no el traspaso, mediante el intercambio de un máximo de aproximadamente 1.37 acres de terreno de parques de la ciudad contenidos en el Oak Cliff Founders Park para colindar terrenos de igual tamaño a fin de permitir la reconfiguración del Oak Cliff Founders Park para atender mejor a los residentes de Dallas con un parque más seguro y funcional; prescribe la forma de la boleta de votación; designa los lugares de votación; dispone el uso de un sistema de votación electrónica para la votación anticipada en persona, un sistema de votación computarizada para la votación anticipada por correo y sistemas de votación electrónica y computarizada para la votación el día de la elección; permite que solo voten los votantes habilitados residentes; dispone la votación anticipada; dispone que un consejo de boletas de votación anticipada procese los votos anticipados; dispone el aviso de la elección; y dispone una fecha de entrada en vigencia.

EN VISTA DE QUE el consejo municipal desea traspasar mediante intercambio de un máximo de aproximadamente 1.37 acres de terreno de parques de la ciudad contenidos en el Oak Cliff Founders Park para colindar terrenos de igual tamaño. Oak Cliff Founders Park se encuentra en la intersección de Marsalis Avenue y Colorado Boulevard y se describe más específicamente en el Anexo C (adjunto e incorporado a esta ordenanza por referencia). La reconfiguración del Parque atenderá mejor a los residentes de Dallas con un parque más seguro y funcional;

EN VISTA DE QUE la Sección 253.001 del Código de Gobierno Autónomo de Texas y sus enmiendas requiere que la venta de la ciudad de cualquier terreno de parques debe ser

presentada a los votantes habilitados de la ciudad en una elección y aprobada por una mayoría de los votos recibidos en la elección, y que cualquier ingreso de la venta debe ser utilizado únicamente para adquirir y mejorar propiedad para propósitos de parques. Un intercambio de terrenos también es una venta sujeta a la Sección 253.001 y el terreno adquirido a través de un intercambio debe ser utilizado únicamente para propósitos de parques;

Ahora, por tanto,

**EL CONSEJO MUNICIPAL DE LA CIUDAD DE DALLAS ORDENA:**

**SECCIÓN 1.** Que se ordena la realización de una elección especial en la ciudad de Dallas el sábado 4 de mayo de 2019 en el horario de 7:00 a.m. a 7:00 p.m., para el propósito de presentarles a los votantes habilitados de la ciudad una proposición sobre la autorización o no del traspaso, mediante el intercambio, de un máximo de aproximadamente 1.37 acres de terreno de parques de la ciudad contenidos en el Oak Cliff Founders Park para colindar terrenos de igual tamaño a fin de permitir la reconfiguración del Oak Cliff Founders Park para atender mejor a los residentes de Dallas con un parque más seguro y funcional.

**SECCIÓN 2.** Que se deben utilizar sistemas de votación electrónica y computarizada para la votación que se realizará el día de la elección especial de conformidad con las disposiciones del Código Electoral de Texas y sus enmiendas, y el voto debe hacerse en una boleta oficial preparada de manera tal que permitirá que los votantes voten “A favor” o “En contra” de la proposición que será expresada en la boleta oficial de votación básicamente como se muestra a continuación:

### **PROPOSICIÓN NRO. 1**

Autorizar al consejo municipal a: (1) traspasar mediante intercambio un máximo de aproximadamente 1.37 acres de terreno de parques de la ciudad contenidos en el Oak Cliff Founders Park, ubicado en la intersección de Marsalis Avenue y Colorado Boulevard, para colindar terrenos de igual tamaño; y (2) utilizar el terreno colindante adquirido mediante intercambio para propósitos de parques para la reconfiguración del Oak Cliff Founders Park para atender mejor las necesidades recreativas de los residentes de Dallas con un parque más seguro y

funcional.

## PROPOSITION NO. 1

Authorizing the city council to: (1) convey by exchange up to approximately 1.37 acres of city park land contained in Oak Cliff Founders Park, located at the intersection of Marsalis Avenue and Colorado Boulevard, for abutting land of equal size; and (2) use the abutting land acquired by exchange for park purposes to reconfigure Oak Cliff Founders Park to better serve the recreational needs of Dallas residents with a safer, more functional park.

SECCIÓN 3. Que se deben utilizar sistemas de votación electrónica y computarizada para la votación el día de la elección general de conformidad con el Código Electoral de Texas y sus enmiendas.

SECCIÓN 4. Que el modo de realización de la elección especial debe ser de conformidad con las ordenanzas y la carta orgánica de la ciudad de Dallas y las leyes del Estado de Texas aplicables a las elecciones especiales. Las boletas oficiales de votación, junto con los demás materiales para la elección que requiere el Código Electoral de Texas y sus enmiendas, deben imprimirse en inglés y en español y contener todas las disposiciones, las marcas y el lenguaje que exija la ley.

SECCIÓN 5. Que los límites de los precintos electorales en los que se realizará la elección se definen en la Ordenanza Nro. 20231 y sus enmiendas en las Ordenanzas Nro. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937 y 29375. Las ubicaciones de los lugares de votación en los respectivos precintos electorales son como se designan en el **Anexo A**, adjunto a esta ordenanza, pero el Condado de Dallas podría cambiarlos. En caso de haber cambios, por la presente se incorporan a esta ordenanza por referencia y se pueden consultar en la página web del Condado de Dallas: <<http://www.dallascountyvotes.org/election-day-information/>> o comunicándose con:

Dallas County Elections Department  
2377 N. Stemmons Freeway, Suite 820  
Dallas, Texas 75207

Tel: (214) 819-6389

SECCIÓN 6. Que cada votante debe votar en el precinto en el que reside y que solo los votantes habilitados residentes tienen derecho a votar.

SECCIÓN 7. Que una persona habilitada para votar y que resida en la ciudad de Dallas, pero no dentro de alguno de los precintos descritos en la Ordenanza Nro. 20231 y sus enmiendas en las Ordenanzas Nro. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937 y 29375, podrá votar en el precinto más cercano a la residencia de la persona, y que para ese fin se considerará que la residencia de la persona es parte de ese precinto electoral de la ciudad. Una persona que se ha registrado en un precinto electoral de la ciudad, pero cuya residencia no sea en la ciudad de Dallas, no tendrá derecho a votar en la elección aunque la persona tenga una propiedad sujeta a impuestos en la ciudad.

SECCIÓN 8. Que la votación anticipada en persona se realizará por medio del uso de un sistema de votación electrónica de conformidad con el Código Electoral de Texas y sus enmiendas. La votación anticipada por correo se realizará por medio del uso de un sistema de votación computarizada de conformidad con el Código Electoral de Texas y sus enmiendas. La votación anticipada se realizará en los lugares y durante las fechas y horarios establecidos por el Condado de Dallas, Texas, como se reflejan en el **Anexo B**, adjunto a esta ordenanza, pero el Condado de Dallas podría cambiarlos. En caso de haber cambios, por la presente se incorporan a esta ordenanza por referencia y se pueden consultar en la página web del Condado de Dallas: <http://www.dallascountyvotes.org/early-voting-information/> o comunicándose con:

Dallas County Elections Department  
2377 N. Stemmons Freeway, Suite 820  
Dallas, Texas 75207  
Tel: (214) 819-6389



SECCIÓN 9. Que las solicitudes de las boletas de votación anticipada por correo deben enviarse por correo a las siguientes direcciones:

- Para el Condado de Dallas: Early Voting Clerk  
Dallas County Elections Department  
2377 N. Stemmons Freeway, Suite 820  
Dallas, TX 75207.
- Para el Condado de Denton: Early Voting Clerk  
Collin County Elections Administration Office  
P.O. Box 1720  
Denton, Texas 76202.
- Para el Condado de Collin: Early Voting  
Collin County Elections Administration Office  
2010 Redbud Boulevard, Suite 102  
McKinney, Texas 75069.

Las solicitudes de boletas de votación por correo deben ser recibidas a más tardar al cierre del horario de atención del:

Martes 23 de abril de 2019.

SECCIÓN 10. Que las solicitudes de boletas de votación anticipada por correo pueden enviarse, de conformidad con la Sección 84.007 del Código Electoral de Texas, a las siguientes direcciones de correo electrónico:

- Para el Condado de Dallas: [evapplications@dallascounty.org](mailto:evapplications@dallascounty.org)
- Para el Condado de Denton: [elections@dentoncounty.com](mailto:elections@dentoncounty.com)
- Para el Condado de Collin: [election@collincountytx.gov](mailto:election@collincountytx.gov)

SECCIÓN 11. Que las boletas de votación anticipada serán procesadas por un consejo de boletas de votación anticipada que se creará conforme al Código Electoral de Texas y sus enmiendas.

SECCIÓN 12. Que el alcalde o, ante la ausencia o incapacidad de actuar del alcalde, el alcalde interino, deberá dar aviso de la elección especial haciendo que se publique el aviso en un

periódico dentro de la ciudad y se coloque en el tablero de anuncios de asambleas públicas de la ciudad de conformidad con las leyes estatales aplicables.

SECCIÓN 13. Que esta ordenanza entrará en vigencia inmediatamente a partir de su aprobación y publicación de conformidad con las disposiciones de la Carta Orgánica de la Ciudad de Dallas y, por tanto, así se ordena.

APROBADA EN CUANTO A SU LEGALIDAD:

CHRISTOPHER J. CASO, Abogado provisorio de la Ciudad

Por \_\_\_\_\_  
Abogado Asistente de la Ciudad

Aprobada \_\_\_\_\_

# **EXHIBIT A**

## Election Day Polling Locations

**May 4, 2019 Election Day Locations**

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA01	3008	Dallas County Courthouse - Allen	600 Commerce St	Dallas	75202
DA01	3032	Hector P Garcia Middle School -DISD	700 E 8TH ST	Dallas	75203
DA01	3084	Hector P Garcia Middle School -DISD	700 E 8TH ST	Dallas	75203
DA01	3094	Hector P Garcia Middle School -DISD	700 E 8TH ST	Dallas	75203
DA01	4035	Academy Of Dallas School	2324 S Vernon Ave	Dallas	75224
DA01	4036	The Union Church	3410 S Polk St	Dallas	75224
DA01	4056	Palabra De Vida Church	2550 W Illinois Ave	Dallas	75233
DA01	4061	Mountain View Church of Christ	4111 W Illinois Ave	Dallas	75211
DA01	4062	Lelia P Cowart Elem School	1515 S Ravinia	Dallas	75211
DA01	4063	Elmwood-El Buen Samaritano Un Meth	1220 Newport Ave	Dallas	75224
DA01	4066	Anson Jones Elem School	3901 Meredith	Dallas	75211
DA01	4067	George Peabody Elem School	3101 Raydell Pl	Dallas	75211
DA01	4068	Lida Hooe Elem School	2419 Gladstone	Dallas	75211
DA01	4069	Winnetka Elem School	1151 S. Edgefield Ave	Dallas	75208
DA01	4070	John F. Peeler Elem School	810 S Llewellyn Ave	Dallas	75208
DA01	4071	Dallas County Sub-Courthouse	410 S Beckley	Dallas	75203
DA01	4073	Preparing The Way Ministries	2442 W Jefferson Blvd	Dallas	75211
DA01	4074	Sunset High School - Annex Bldg	2021 W Tenth St	Dallas	75208
DA01	4075	John H Reagan School	201 N. Adams Ave	Dallas	75208
DA01	4076	Stevens Park Elem School	2615 W. Colorado Blvd	Dallas	75211
DA01	4077	Rosemont Elem School	719 N Montclair Ave	Dallas	75208
DA01	4078	Kidd Springs Rec Center	711 W Canty St	Dallas	75208
DA01	4079	Kessler Park United Methodist Church	1215 Turner Ave	Dallas	75208
DA01	4080	Kidd Springs Rec Center	711 W Canty St	Dallas	75208
DA01	4107	Harrell Budd Elem School	2121 S Marsalis Ave	Dallas	75216
DA01	4113	Mountain View Church of Christ	4111 W Illinois Ave	Dallas	75211
DA01	4114	Lelia P Cowart Elem School	1515 S Ravinia	Dallas	75211
DA01	4115	Kidd Springs Rec Center	711 W Canty St	Dallas	75208
DA01	4300	Cockrell Hill City Hall	4125 W Clarendon Dr	Dallas	75211

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA02	1014	Multiple Careers Magnet Center	4528 Rusk Ave	Dallas	75204
DA02	1015	Multiple Careers Magnet Center	4528 Rusk Ave	Dallas	75204
DA02	1018	Ben Milam Elem School-DISD	4200 McKinney Ave	Dallas	75205
DA02	1069	Grace United Methodist Church	4105 Junius St	Dallas	75246
DA02	1070	Grace United Methodist Church	4105 Junius St	Dallas	75246
DA02	1073	Junius Heights Baptist Church	5429 Reiger Ave	Dallas	75214
DA02	1074	Samuell Grand Rec Center	6220 E Grand Ave	Dallas	75223
DA02	1075	Samuell Grand Rec Center	6220 E Grand Ave	Dallas	75223
DA02	1078	Bayles Elem School	2444 Telegraph Ave	Dallas	75228
DA02	1112	St. Luke Comm Un. Meth Chur	5710 E R L Thornton Frwy	Dallas	75223
DA02	1119	St. Luke Comm Un. Meth Chur	5710 E R L Thornton Frwy	Dallas	75223
DA02	1120	JFK Learning Center	1802 Moser Ave	Dallas	75206
DA02	1122	Grace United Methodist Church	4105 Junius St	Dallas	75246
DA02	1130	Multiple Careers Magnet Center	4528 Rusk Ave	Dallas	75204
DA02	1131	Grace United Methodist Church	4105 Junius St	Dallas	75246
DA02	1132	Grace United Methodist Church	4105 Junius St	Dallas	75246
DA02	3005	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	3006	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	3008	Dallas County Courthouse - Allen	600 Commerce St	Dallas	75202
DA02	3010	Exall Park Rec Center	1355 Adair St	Dallas	75204
DA02	3011	St Edwards Catholic Church	4033 Elm St	Dallas	75226
DA02	3016	Bill J Priest Institute	1402 Corinth St	Dallas	75215
DA02	3019	James Madison High School	3000 Mlk Blvd	Dallas	75215
DA02	3020	Irma Rangel-Young Women's School	1718 Robert B Cullum Blvd	Dallas	75210
DA02	3089	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	3090	St Edwards Catholic Church	4033 Elm St	Dallas	75226
DA02	4009	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220
DA02	4010	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA02	4011	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA02	4015	North Park Community Corp	4619 W University Blvd	Dallas	75209
DA02	4016	K B Polk Center	6911 Victoria	Dallas	75209
DA02	4017	Maple Lawn Elem School	3120 Inwood Rd	Dallas	75235
DA02	4018	Maple Lawn Elem School	3120 Inwood Rd	Dallas	75235
DA02	4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
DA02	4020	Maple Lawn Elem School	3120 Inwood Rd	Dallas	75235
DA02	4021	Maple Lawn Elem School	3120 Inwood Rd	Dallas	75235
DA02	4022	Esperanza Medrano Elem School	2221 Lucas Dr	Dallas	75219
DA02	4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
DA02	4032	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	4033	Dallas Fire Station #1	1901 Irving Blvd	Dallas	75207
DA02	4086	Grauwlyer Park Rec Center	7780 Harry Hines Blvd	Dallas	75235
DA02	4087	Bachman Rec Center	2750 Bachman Dr	Dallas	75220
DA02	4088	Bachman Rec Center	2750 Bachman Dr	Dallas	75220
DA02	4100	Esperanza Medrano Elem School	2221 Lucas Dr	Dallas	75219
DA02	4102	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	4103	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	4104	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	4105	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA02	4118	Grauwlyer Park Rec Center	7780 Harry Hines Blvd	Dallas	75235
DA02	4119	Bachman Rec Center	2750 Bachman Dr	Dallas	75220
DA02	4120	Bachman Rec Center	2750 Bachman Dr	Dallas	75220

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA03	3001	T W Browne Middle School	3333 Sprague Dr	Dallas	75233
DA03	3002	T W Browne Middle School	3333 Sprague Dr	Dallas	75233
DA03	3003	T W Browne Middle School	3333 Sprague Dr	Dallas	75233
DA03	3004	Daniel Webster Elem School	3815 S Franklin St	Dallas	75233
DA03	3050	H. I. Holland Elem School @ Lisbon	4203 S Lancaster Rd	Dallas	75216
DA03	3051	Fountain Of The Living Word Church	2543 E Ledbetter Dr	Dallas	75216
DA03	3053	Thurgood Marshall Rec Center	5150 Mark Trail Way	Dallas	75232
DA03	3054	WM Hawley Atwell Academy	1303 Reynoldston St	Dallas	75232
DA03	3055	Adelle Turner Elem School	5505 S Polk St	Dallas	75232
DA03	3056	Mark Twain Vanguard	724 Green Cove Ln	Dallas	75232
DA03	3057	T G Terry Elem School	6661 Greenspan Ave	Dallas	75232
DA03	3058	St Paul Lutheran Church	5725 S Marsalis Ave	Dallas	75241
DA03	3059	St Luke Presbyterian Church	5915 Singing Hills Dr	Dallas	75241
DA03	3060	R L Thornton Elem School	6011 Old Ox Rd	Dallas	75241
DA03	3061	New Tech HS @ A Maceo Smith	3030 Stag Rd	Dallas	75241
DA03	3063	Ronald E Mcnair Elem School	3150 Bainbridge Ave	Dallas	75237
DA03	3077	Park In The Woods Rec Center	6801 Mountain Creek Pkwy	Dallas	75249
DA03	3078	Park In The Woods Rec Center	6801 Mountain Creek Pkwy	Dallas	75249
DA03	3088	Daniel Webster Elem School	3815 S Franklin St	Dallas	75233
DA03	3092	Thurgood Marshall Rec Center	5150 Mark Trail Way	Dallas	75232
DA03	3098	H. I. Holland Elem School @ Lisbon	4203 S Lancaster Rd	Dallas	75216
DA03	3104	Collegiate High/Academy Middle	1533 High Pointe Ln	Cedar Hill	75104
DA03	3111	Park In The Woods Rec Center	6801 Mountain Creek Pkwy	Dallas	75249
DA03	4026	Eladio Martinez Learn. Ctr	4500 Bernal Dr	Dallas	75212
DA03	4050	Mountain Creek Library	6102 Mountain Creek Pkwy	Dallas	75249
DA03	4052	Bilhartz Elem School - Gym	6700 Wandt Dr	Dallas	75236
DA03	4053	YWLA @ Arnold Middle School	1204 E Marshall Dr	Grand Prairie	75051
DA03	4054	Leslie Stemmons Elem School	2727 Knoxville St	Dallas	75211
DA03	4055	Leslie Stemmons Elem School	2727 Knoxville St	Dallas	75211
DA03	4056	Palabra De Vida Church	2550 W Illinois Ave	Dallas	75233
DA03	4059	Charley Taylor Rec Center	601 E Grand Prairie Rd	Grand Prairie	75051
DA03	4060	Nancy Jane Cochran Elementary	6000 Keeneland Pkwy	Dallas	75211
DA03	4065	Arcadia Park Elem School	1300 N Justin Ave	Dallas	75211
DA03	4066	Anson Jones Elem School	3901 Meredith	Dallas	75211
DA03	4076	Stevens Park Elem School	2615 W. Colorado Blvd	Dallas	75211
DA03	4090	Leslie Stemmons Elem School	2727 Knoxville St	Dallas	75211
DA03	4093	Leslie Stemmons Elem School	2727 Knoxville St	Dallas	75211
DA03	4111	Leslie Stemmons Elem School	2727 Knoxville St	Dallas	75211
DA03	4112	Leslie Stemmons Elem School	2727 Knoxville St	Dallas	75211
DA03	4113	Mountain View Church of Christ	4111 W Illinois Ave	Dallas	75211
DA03	4300	Cockrell Hill City Hall	4125 W Clarendon Dr	Dallas	75211
DA03	4505	Sam Rayburn Elem School	2800 Reforma Dr	Grand Prairie	75052
DA03	4516	Hector P Garcia Elem Sch- GPISD	2444 Graham St	Grand Prairie	75050
DA03	4519	Ronald W Reagan Middle School	4616 Bardin Rd	Grand Prairie	75052
DA03	4521	Lorenzo De Zavala Academy	3410 Kirby Creek Dr	Grand Prairie	75052
DA03	4535	Sam Rayburn Elem School	2800 Reforma Dr	Grand Prairie	75052

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA04	3016	Bill J Priest Institute	1402 Corinth St	Dallas	75215
DA04	3033	Greater Mt Pleasant Baptist Church	1403 Morrell Ave	Dallas	75203
DA04	3034	Greater Mt Pleasant Baptist Church	1403 Morrell Ave	Dallas	75203
DA04	3035	F D Roosevelt High School	525 Bonnie View Dr	Dallas	75203
DA04	3036	F D Roosevelt High School	525 Bonnie View Dr	Dallas	75203
DA04	3037	The Way-Truth-Life Christian Church	1702 Denley Dr	Dallas	75216
DA04	3038	The Way-Truth-Life Christian Church	1702 Denley Dr	Dallas	75216
DA04	3039	Oliver W Holmes Middle School	2001 E Kiest	Dallas	75216
DA04	3040	Good Street Baptist Church	3110 Bonnie View Rd	Dallas	75216
DA04	3041	CFNI Student Center	444 Fawn Ridge Dr	Dallas	75224
DA04	3042	John Neely Bryan Elem School	2001 Deer Path Dr	Dallas	75216
DA04	3043	John Neely Bryan Elem School	2001 Deer Path Dr	Dallas	75216
DA04	3044	W W Bushman Elem School	4200 Bonnie View Rd	Dallas	75216
DA04	3046	John W Carpenter Elem School	2121 Tosca Ln	Dallas	75224
DA04	3047	CFNI Student Center	444 Fawn Ridge Dr	Dallas	75224
DA04	3048	South Oak Cliff High School	3601 S Marsalis Ave	Dallas	75216
DA04	3049	Clara Oliver Elem School	4010 Idaho Ave	Dallas	75216
DA04	3050	H. I. Holland Elem School @ Lisbon	4203 S Lancaster Rd	Dallas	75216
DA04	3051	Fountain Of The Living Word Church	2543 E Ledbetter Dr	Dallas	75216
DA04	3052	Elisha M Pease Elem School	2914 Cummings St	Dallas	75216
DA04	3054	WM Hawley Atwell Academy	1303 Reynoldston St	Dallas	75232
DA04	3056	Mark Twain Vanguard	724 Green Cove Ln	Dallas	75232
DA04	3057	T G Terry Elem School	6661 Greenspan Ave	Dallas	75232
DA04	3058	St Paul Lutheran Church	5725 S Marsalis Ave	Dallas	75241
DA04	3072	Tommie Allen Rec Center	7071 Bonnie View Dr	Dallas	75241
DA04	3097	Clara Oliver Elem School	4010 Idaho Ave	Dallas	75216
DA04	3098	H. I. Holland Elem School @ Lisbon	4203 S Lancaster Rd	Dallas	75216
DA04	4036	The Union Church	3410 S Polk St	Dallas	75224
DA04	4037	The Union Church	3410 S Polk St	Dallas	75224
DA04	4038	Harrell Budd Elem School	2121 S Marsalis Ave	Dallas	75216
DA04	4039	Bexar Street Baptist Church	2018 S Marsalis Ave	Dallas	75216
DA04	4040	Roger Q Mills Elem School	1515 Lynn Haven Ave	Dallas	75216
DA04	4041	Bexar Street Baptist Church	2018 S Marsalis Ave	Dallas	75216
DA04	4043	The Union Church	3410 S Polk St	Dallas	75224
DA04	4044	Clinton P Russell Elem School	3031 S Beckley	Dallas	75224
DA04	4046	Clinton P Russell Elem School	3031 S Beckley	Dallas	75224
DA04	4047	Boude Storey Middle School	3000 Maryland Ave	Dallas	75216
DA04	4048	Clinton P Russell Elem School	3031 S Beckley	Dallas	75224
DA04	4057	Kiest Rec Center	3080 Hampton Rd	Dallas	75224
DA04	4058	Kiest Rec Center	3080 Hampton Rd	Dallas	75224
DA04	4072	Dallas County Sub-Courthouse	410 S Beckley	Dallas	75203
DA04	4107	Harrell Budd Elem School	2121 S Marsalis Ave	Dallas	75216
DA04	4108	Bexar Street Baptist Church	2018 S Marsalis Ave	Dallas	75216
DA04	4109	Boude Storey Middle School	3000 Maryland Ave	Dallas	75216
DA04	4110	Boude Storey Middle School	3000 Maryland Ave	Dallas	75216

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA05	1083	Colonial Baptist Church	6459 Scyene Rd	Dallas	75227
DA05	1085	Urban Park Elem School	6901 Military Pkwy	Dallas	75227
DA05	1088	Forester Field House	8233 Military Pkwy	Dallas	75227
DA05	1090	San Jacinto Elem School	7900 Hume Drive	Dallas	75227
DA05	1091	Annie Webb Blanton School	8915 Greenmound Ave	Dallas	75227
DA05	1092	Edward Titche Elem School	9560 Highfield Dr	Dallas	75227
DA05	1094	John Ireland Elem School	1515 N Jim Miller Rd	Dallas	75217
DA05	1095	Nathaniel Hawthorne Elem School	7800 Umphress Road	Dallas	75217
DA05	1096	Nathaniel Hawthorne Elem School	7800 Umphress Road	Dallas	75217
DA05	1097	W W Samuell High School	8928 Palisade Dr	Dallas	75217
DA05	1098	Fred F Florence Middle School	1625 N Masters Dr	Dallas	75217
DA05	1099	Fred F Florence Middle School	1625 N Masters Dr	Dallas	75217
DA05	1100	E B Comstock Middle School	7044 Hodde St	Dallas	75217
DA05	1101	Pleasant Grove Library	7310 Lake June Rd	Dallas	75217
DA05	1102	B H Macon Elem School	650 Holcomb Rd	Dallas	75217
DA05	1103	B H Macon Elem School	650 Holcomb Rd	Dallas	75217
DA05	1104	William Anderson Elem School	620 N St Augustine Dr	Dallas	75217
DA05	1105	William Anderson Elem School	620 N St Augustine Dr	Dallas	75217
DA05	1106	Richard Lagow Elem School	637 Edgeworth Dr	Dallas	75217
DA05	1107	Richard Lagow Elem School	637 Edgeworth Dr	Dallas	75217
DA05	1108	H Grady Spruce High School	9733 Old Seagoville Rd	Dallas	75217
DA05	1109	Fireside Drive Baptist Church	8805 Fireside Dr	Dallas	75217
DA05	1110	Richard Lagow Elem School	637 Edgeworth Dr	Dallas	75217
DA05	1113	John Ireland Elem School	1515 N Jim Miller Rd	Dallas	75217
DA05	1135	Fred F Florence Middle School	1625 N Masters Dr	Dallas	75217
DA05	3082	W A Blair Elem School	7720 Gayglen Dr	Dallas	75217
DA05	3409	Floyd Elem School	3025 Hickory Tree Rd	Balch Springs	75180



<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA06	2000	Webb Chapel Un. Meth Church	2536 Valley View Ln	Farmers Branch	75234
DA06	2001	Thomas C Marsh Preparatory	3838 Crown Shore Dr	Dallas	75244
DA06	2012	Walnut Hill Rec Center	10011 Midway Rd	Dallas	75229
DA06	2074	Valley Ranch Elem School	9800 Rodeo Dr	Irving	75063
DA06	2076	Webb Chapel Un. Meth Church	2536 Valley View Ln	Farmers Branch	75234
DA06	2308	Vivian Field Middle School	13551 Dennis Rd	Farmers Branch	75234
DA06	2309	Webb Chapel Un. Meth Church	2536 Valley View Ln	Farmers Branch	75234
DA06	2400	Carrollton Library at Josey Rch	1700 Keller Springs Rd	Carrollton	75006
DA06	2804	Mockingbird Elem School	300 Mockingbird Ln	Coppell	75019
DA06	2807	Lakeside Elem School	1100 Village Pkwy	Coppell	75019
DA06	4000	Caillet Elem School	3033 Merrell Rd	Dallas	75229
DA06	4001	Caillet Elem School	3033 Merrell Rd	Dallas	75229
DA06	4003	Marcus Rec Center	3003 Northaven Road	Dallas	75229
DA06	4004	Marcus Rec Center	3003 Northaven Road	Dallas	75229
DA06	4005	Park Forest Branch Library	3421 Forest Lane	Dallas	75234
DA06	4008	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220
DA06	4009	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220
DA06	4010	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA06	4011	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA06	4012	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA06	4013	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA06	4024	L G Pinkston High School	2200 Dennison St	Dallas	75212
DA06	4025	Amelia Earhart Elem School	3531 N Westmoreland	Dallas	75212
DA06	4026	Eladio Martinez Learn. Ctr	4500 Bernal Dr	Dallas	75212
DA06	4027	Eladio Martinez Learn. Ctr	4500 Bernal Dr	Dallas	75212
DA06	4028	Amelia Earhart Elem School	3531 N Westmoreland	Dallas	75212
DA06	4029	L G Pinkston High School	2200 Dennison St	Dallas	75212
DA06	4030	L G Pinkston High School	2200 Dennison St	Dallas	75212
DA06	4031	C F Carr Elem School	1952 Bayside	Dallas	75212
DA06	4033	Dallas Fire Station #1	1901 Irving Blvd	Dallas	75207
DA06	4060	Nancy Jane Cochran Elementary	6000 Keeneland Pkwy	Dallas	75211
DA06	4065	Arcadia Park Elem School	1300 N Justin Ave	Dallas	75211
DA06	4076	Stevens Park Elem School	2615 W. Colorado Blvd	Dallas	75211
DA06	4081	Eladio Martinez Learn. Ctr	4500 Bernal Dr	Dallas	75212
DA06	4082	Sidney Lanier Elem School	1400 Walmsley Ave	Dallas	75208
DA06	4083	Sidney Lanier Elem School	1400 Walmsley Ave	Dallas	75208
DA06	4084	Anita Martinez Rec Center	3212 N. Winnetka Ave	Dallas	75212
DA06	4085	Anita Martinez Rec Center	3212 N. Winnetka Ave	Dallas	75212
DA06	4086	Grauwlyer Park Rec Center	7780 Harry Hines Blvd	Dallas	75235
DA06	4087	Bachman Rec Center	2750 Bachman Dr	Dallas	75220
DA06	4094	Park Forest Branch Library	3421 Forest Lane	Dallas	75234
DA06	4097	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220
DA06	4098	Stephen Foster Elem School	3700 Clover Lane	Dallas	75220
DA06	4101	L G Pinkston High School	2200 Dennison St	Dallas	75212
DA06	4116	Anita Martinez Rec Center	3212 N. Winnetka Ave	Dallas	75212
DA06	4117	Arlington Park Recreation	1505 Record Crossing	Dallas	75235
DA06	4120	Bachman Rec Center	2750 Bachman Dr	Dallas	75220
DA06	4627	Irving Fire Station #8	650 E Las Colinas Blvd	Irving	75039
DA06	4637	Mustang Park Rec Center	2223 Kinwest Parkway	Irving	75063
DA06	4646	Barbara Cardwell Career Prep	101 E. Union Bower	Irving	75061

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA07	1063	George Truett Elem School	1811 Gross Rd	Dallas	75228
DA07	1064	George Truett Elem School	1811 Gross Rd	Dallas	75228
DA07	1065	George Truett Elem School	1811 Gross Rd	Dallas	75228
DA07	1067	Zack Motley Elem School	3719 Moon Dr	Mesquite	75150
DA07	1078	Bayles Elem School	2444 Telegraph Ave	Dallas	75228
DA07	1079	S S Conner Elem School	3037 Green Meadow Dr	Dallas	75228
DA07	1080	S S Conner Elem School	3037 Green Meadow Dr	Dallas	75228
DA07	1081	Owenwood Un Methodist Church	1451 John West Road	Dallas	75228
DA07	1082	Colonial Baptist Church	6459 Scyene Rd	Dallas	75227
DA07	1083	Colonial Baptist Church	6459 Scyene Rd	Dallas	75227
DA07	1084	Edna Rowe Elem School	4918 Hovenkamp	Dallas	75227
DA07	1085	Urban Park Elem School	6901 Military Pkwy	Dallas	75227
DA07	1086	Owenwood Un Methodist Church	1451 John West Road	Dallas	75228
DA07	1087	Skyline High School	7777 Forney Road	Dallas	75227
DA07	1088	Forester Field House	8233 Military Pkwy	Dallas	75227
DA07	1089	Forester Field House	8233 Military Pkwy	Dallas	75227
DA07	1091	Annie Webb Blanton School	8915 Greenmound Ave	Dallas	75227
DA07	1092	Edward Titche Elem School	9560 Highfield Dr	Dallas	75227
DA07	1093	Nueva Vida Life Assembly	10747 Bruton Rd	Dallas	75217
DA07	1100	E B Comstock Middle School	7044 Hodde St	Dallas	75217
DA07	1114	Owenwood Un Methodist Church	1451 John West Road	Dallas	75228
DA07	1119	St. Luke Comm Un. Meth Chur	5710 E R L Thornton Frwy	Dallas	75223
DA07	1134	Forester Field House	8233 Military Pkwy	Dallas	75227
DA07	1303	George Truett Elem School	1811 Gross Rd	Dallas	75228
DA07	1307	Range Elem School	4060 Emerald	Mesquite	75150
DA07	1308	Range Elem School	4060 Emerald	Mesquite	75150
DA07	3012	Evangelist Temple Church	2627 Dorris St	Dallas	75215
DA07	3016	Bill J Priest Institute	1402 Corinth St	Dallas	75215
DA07	3017	Martin Luther King Jr Learning Ctr	1817 Warren Ave	Dallas	75215
DA07	3018	Park South YMCA	2500 Romine Ave	Dallas	75215
DA07	3019	James Madison High School	3000 Mlk Blvd	Dallas	75215
DA07	3020	Irma Rangel-Young Women's School	1718 Robert B Cullum Blvd	Dallas	75210
DA07	3021	Irma Rangel-Young Women's School	1718 Robert B Cullum Blvd	Dallas	75210
DA07	3022	Irma Rangel-Young Women's School	1718 Robert B Cullum Blvd	Dallas	75210
DA07	3023	James Madison High School	3000 Mlk Blvd	Dallas	75215
DA07	3024	Mt. Horeb Baptist Church	3306 Carpenter Ave	Dallas	75215
DA07	3025	Mt. Horeb Baptist Church	3306 Carpenter Ave	Dallas	75215
DA07	3026	St Paul Baptist Church	1600 Pear St	Dallas	75215
DA07	3027	Lincoln High School -CHM	2826 Elsie Faye Heggins St	Dallas	75215
DA07	3028	Evangelist Temple Church	2627 Dorris St	Dallas	75215
DA07	3029	Evangelist Temple Church	2627 Dorris St	Dallas	75215
DA07	3036	F D Roosevelt High School	525 Bonnie View Dr	Dallas	75203
DA07	3040	Good Street Baptist Church	3110 Bonnie View Rd	Dallas	75216
DA07	3045	Gethsemane Baptist Church	4600 Solar Ln	Dallas	75216
DA07	3072	Tommie Allen Rec Center	7071 Bonnie View Dr	Dallas	75241
DA07	3090	St Edwards Catholic Church	4033 Elm St	Dallas	75226

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA08	1100	E B Comstock Middle School	7044 Hodde St	Dallas	75217
DA08	1108	H Grady Spruce High School	9733 Old Seagoville Rd	Dallas	75217
DA08	1109	Fireside Drive Baptist Church	8805 Fireside Dr	Dallas	75217
DA08	1111	Fireside Drive Baptist Church	8805 Fireside Dr	Dallas	75217
DA08	1124	Fireside Drive Baptist Church	8805 Fireside Dr	Dallas	75217
DA08	1136	Richard Lagow Elem School	637 Edgeworth Dr	Dallas	75217
DA08	3013	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3014	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3015	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3031	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3053	Thurgood Marshall Rec Center	5150 Mark Trail Way	Dallas	75232
DA08	3060	R L Thornton Elem School	6011 Old Ox Rd	Dallas	75241
DA08	3061	New Tech HS @ A Maceo Smith	3030 Stag Rd	Dallas	75241
DA08	3062	J N Ervin Elem School	3722 Black Oak Dr	Dallas	75241
DA08	3063	Ronald E McNair Elem School	3150 Bainbridge Ave	Dallas	75237
DA08	3064	Friendship West Baptist Church	2020 W Wheatland Rd	Dallas	75232
DA08	3065	Umphrey Lee Elem School	7808 Racine Dr	Dallas	75232
DA08	3066	Martin Weiss Elem School	8601 Willoughby Blvd	Dallas	75232
DA08	3067	Friendship West Baptist Church	2020 W Wheatland Rd	Dallas	75232
DA08	3068	Singing Hills Rec Center	1909 Crouch Rd	Dallas	75241
DA08	3069	Cornerstone Community Church	2817 Cherry Valley	Dallas	75241
DA08	3070	Tommie Allen Rec Center	7071 Bonnie View Dr	Dallas	75241
DA08	3071	Highland Hills Un Methodist Church	3800 Simpson Stuart Rd	Dallas	75241
DA08	3072	Tommie Allen Rec Center	7071 Bonnie View Dr	Dallas	75241
DA08	3073	Tommie Allen Rec Center	7071 Bonnie View Dr	Dallas	75241
DA08	3074	Friendship West Baptist Church	2020 W Wheatland Rd	Dallas	75232
DA08	3075	Cornerstone Community Church	2817 Cherry Valley	Dallas	75241
DA08	3079	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3080	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3082	W A Blair Elem School	7720 Gayglen Dr	Dallas	75217
DA08	3083	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3093	Kleberg/Rylie Rec Center	1515 Edd Rd	Dallas	75253
DA08	3099	Cornerstone Community Church	2817 Cherry Valley	Dallas	75241
DA08	3317	A C New Middle School	3700 S Belt Line Rd	Mesquite	75181
DA08	3407	Balch Spring Rec Center	4372 Shepherd Ln	Balch Springs	75180
DA08	3800	Houston Elem School -LISD	2929 Marquis Ln	Lancaster	75134
DA08	3801	Houston Elem School -LISD	2929 Marquis Ln	Lancaster	75134
DA08	3922	First Baptist Church -Seagoville	108 E Farmers Rd	Seagoville	75159
DA08	3950	Hutchins Senior Center	500 W Hickman St	Hutchins	75141

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA09	1000	Dan D Rogers Elem School	5314 Abrams Rd	Dallas	75214
DA09	1045	Highland Meadows Elem School	8939 Whitewing Ln	Dallas	75238
DA09	1047	Martha T Reilly Elem School	11230 Lippitt Ave	Dallas	75218
DA09	1048	Martha T Reilly Elem School	11230 Lippitt Ave	Dallas	75218
DA09	1051	Alex Sanger Elem School	8410 San Leandro Dr	Dallas	75218
DA09	1052	Lochwood Branch Library	11221 Lochwood Blvd	Dallas	75218
DA09	1054	Casa View Elem School	2100 N Farola Dr	Dallas	75228
DA09	1055	Casa View Elem School	2100 N Farola Dr	Dallas	75228
DA09	1056	Charles A Gill Elem School	10910 Ferguson Rd	Dallas	75228
DA09	1057	St Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
DA09	1058	Bryan Adams High School	2101 Millmar Dr	Dallas	75228
DA09	1059	Reinhardt Elem School	10122 Losa Dr	Dallas	75218
DA09	1060	Alex Sanger Elem School	8410 San Leandro Dr	Dallas	75218
DA09	1061	W H Gaston Middle School	9565 Mercer Drive	Dallas	75228
DA09	1062	Edwin J. Kiest Elem School	2611 Healey Dr	Dallas	75228
DA09	1068	Charles A Gill Elem School	10910 Ferguson Rd	Dallas	75228
DA09	1078	Bayles Elem School	2444 Telegraph Ave	Dallas	75228
DA09	1079	S S Conner Elem School	3037 Green Meadow Dr	Dallas	75228
DA09	1082	Colonial Baptist Church	6459 Scyene Rd	Dallas	75227
DA09	1115	St Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
DA09	1116	Edwin J. Kiest Elem School	2611 Healey Dr	Dallas	75228
DA09	1121	Living Waters Church of God	11110 Shiloh Rd	Dallas	75228
DA09	1125	Living Waters Church of God	11110 Shiloh Rd	Dallas	75228
DA09	1133	Alex Sanger Elem School	8410 San Leandro Dr	Dallas	75218
DA09	1137	Edwin J. Kiest Elem School	2611 Healey Dr	Dallas	75228
DA09	1300	Ed Vanston Middle School	3230 Karla	Mesquite	75150
DA09	1709	Austin Academy	1125 Beverly Dr	Garland	75040
DA09	2036	Zion Lutheran Church	6121 E Lovers Ln	Dallas	75214
DA09	2065	Victor Hexter Elem School	9720 Waterview Rd	Dallas	75218
DA09	2066	White Rock Elem School	9229 Chiswell Rd	Dallas	75238
DA09	2067	L L Hotchkiss Elem School	6929 Town North Dr	Dallas	75231
DA09	2068	Dan D Rogers Elem School	5314 Abrams Rd	Dallas	75214
DA09	2069	Ridgewood Rec Center	6818 Fisher Road	Dallas	75214
DA09	2070	Northridge Presby Church	6920 Bob-O-link Dr	Dallas	75214
DA09	2071	Lakewood Elem School	3000 Hillbrook St	Dallas	75214
DA09	2072	Northridge Presby Church	6920 Bob-O-link Dr	Dallas	75214
DA09	2073	Bath House Cultural Center	521 E Lawther Dr	Dallas	75218
DA09	2713	Club Hill Elem School	1330 Colonel Dr	Garland	75043
DA09	2714	Lyles Middle School	4655 S Country Club Rd	Garland	75043
DA09	2922	Liberty Grove Elem School	10201 Liberty Grove Rd	Rowlett	75089
DA09	2924	Rowlett City Hall - Annex	4004 Main St	Rowlett	75088
DA09	2925	Rowlett Elem School	3315 Carla Dr	Rowlett	75088
DA09	2928	Rowlett Elem School	3315 Carla Dr	Rowlett	75088
DA09	3501	Sunnyvale Town Hall	127 Collins Rd	Sunnyvale	75182
DA09	3700	Lyles Middle School	4655 S Country Club Rd	Garland	75043
DA09	3702	Toler Elem School	3520 Guthrie Rd	Garland	75043
DA09	3703	Toler Elem School	3520 Guthrie Rd	Garland	75043

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA10	1003	Hamilton Park Pacesetter	8301 Town St	Dallas	75243
DA10	1004	Forest Meadow Jr High School	9373 Whitehurst Dr	Dallas	75243
DA10	1005	New Mount Zion Baptist Church	9550 Shepherd Rd	Dallas	75243
DA10	1006	Moss Haven Elem School	9202 Moss Farm Lane	Dallas	75243
DA10	1007	Moss Haven Elem School	9202 Moss Farm Lane	Dallas	75243
DA10	1026	Richland College	12800 Abrams Road	Dallas	75243
DA10	1027	Audelia Creek Elem School	12600 Audelia Rd	Dallas	75243
DA10	1028	Audelia Creek Elem School	12600 Audelia Rd	Dallas	75243
DA10	1029	Richland College	12800 Abrams Road	Dallas	75243
DA10	1030	A M Aikin Elem School	12300 Pleasant Valley Dr	Dallas	75243
DA10	1038	A M Aikin Elem School	12300 Pleasant Valley Dr	Dallas	75243
DA10	1039	Lake Highlands High School	9449 Church Road	Dallas	75238
DA10	1040	Dallas Fire Station #57	10801 Audelia Road	Dallas	75238
DA10	1041	Dallas Fire Station #57	10801 Audelia Road	Dallas	75238
DA10	1042	A M Aikin Elem School	12300 Pleasant Valley Dr	Dallas	75243
DA10	1043	Skyview Elem School	9229 Meadowknoll Dr	Dallas	75243
DA10	1044	Lake Highlands High School	9449 Church Road	Dallas	75238
DA10	1045	Highland Meadows Elem School	8939 Whitewing Ln	Dallas	75238
DA10	1046	Highland Meadows Elem School	8939 Whitewing Ln	Dallas	75238
DA10	1049	Merriman Park Elem School	7101 Winedale Dr	Dallas	75231
DA10	1128	Lake Highlands High School	9449 Church Road	Dallas	75238
DA10	1129	Highland Meadows Elem School	8939 Whitewing Ln	Dallas	75238
DA10	1503	Richland Elem School	550 Park Bend Dr	Richardson	75081
DA10	1504	Richland Elem School	550 Park Bend Dr	Richardson	75081
DA10	1706	Bradfield Elem School -GISD	3817 Bucknell Dr	Garland	75042
DA10	1707	A R Davis Elem School	1621 McCallum Dr	Garland	75042
DA10	2020	Arthur Kramer Elem School	7131 Midbury	Dallas	75230
DA10	2059	Wallace Elem School	9921 Kirkhaven Dr	Dallas	75238
DA10	2060	Northlake Elem Sch -RISD	10059 Ravensway	Dallas	75238
DA10	2061	Lake Highlands Elem School	9501 Ferndale Rd	Dallas	75238
DA10	2062	Lake Highlands Jr High	10301 Walnut Hill Ln	Dallas	75238
DA10	2063	Wallace Elem School	9921 Kirkhaven	Dallas	75238
DA10	2064	Highland Meadows Elem School	8939 Whitewing Ln	Dallas	75238
DA10	2066	White Rock Elem School	9229 Chiswell Rd	Dallas	75238

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA11	1003	Hamilton Park Pacesetter	8301 Town St	Dallas	75243
DA11	1010	Lee Mcshann Jr. Elem School	8307 Meadow Rd	Dallas	75231
DA11	1029	Richland College	12800 Abrams Road	Dallas	75243
DA11	1032	Northwood Hills Elem School	14532 Meandering Way	Dallas	75254
DA11	1033	Spring Valley Elem School	13535 Spring Grove Rd	Dallas	75240
DA11	1035	RISD Academy	13630 Coit Road	Dallas	75240
DA11	1036	RISD Academy	13630 Coit Road	Dallas	75240
DA11	1037	RISD Academy	13630 Coit Road	Dallas	75240
DA11	1127	RISD Academy	13630 Coit Road	Dallas	75240
DA11	1502	Math/Science Technology Magnet	450 Abrams Road	Richardson	75081
DA11	2004	Nathan Adams Elem School	12600 Welch Rd	Dallas	75244
DA11	2015	Ewell D Walker Middle School	12532 Nuestra Dr	Dallas	75230
DA11	2016	Unity Church of Dallas	6525 Forest Lane	Dallas	75230
DA11	2017	Unity Church of Dallas	6525 Forest Lane	Dallas	75230
DA11	2019	George B Dealey Vanguard	6501 Royal Ln	Dallas	75230
DA11	2020	Arthur Kramer Elem School	7131 Midbury	Dallas	75230
DA11	2022	George B Dealey Vanguard	6501 Royal Ln	Dallas	75230
DA11	2023	Benjamin Franklin Middle School	6920 Meadow Road	Dallas	75230
DA11	2024	Benjamin Franklin Middle School	6920 Meadow Road	Dallas	75230
DA11	2041	Presbyterian Medical Office N.	17110 Dallas Pkwy-ste 120	Dallas	75248
DA11	2048	Fire Station #7 Dallas	6010 Davenport Rd	Dallas	75248
DA11	2049	Prestonwood Elem School	6525 La Cosa Dr	Dallas	75248
DA11	2050	Prestonwood Elem School	6525 La Cosa Dr	Dallas	75248
DA11	2051	Spring Creek Elem -RISD	7667 Round Rock Rd	Dallas	75248
DA11	2052	Northwood Hills Elem School	14532 Meandering Way	Dallas	75254
DA11	2053	Anne Frank Elem School	5201 Celestial Rd	Dallas	75254
DA11	2054	Anne Frank Elem School	5201 Celestial Rd	Dallas	75254
DA11	2055	Anne Frank Elem School	5201 Celestial Rd	Dallas	75254
DA11	2056	King of Glory Church	6411 LBJ Freeway	Dallas	75240
DA11	2057	Spring Valley Elem School	13535 Spring Grove Rd	Dallas	75240
DA11	2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240
DA11	2077	Ewell D Walker Middle School	12532 Nuestra Dr	Dallas	75230
DA11	2079	Anne Frank Elem School	5201 Celestial Rd	Dallas	75254

County	DIST	PCT	Location	Address	City	Zip
Collin	DA12	0024	Mitchell Elementary School	4223 Briargrove Ln.	Dallas	75287
Collin	DA12	0036	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
Collin	DA12	0073	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
Collin	DA12	0074	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
Collin	DA12	0079	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
Collin	DA12	0084	Mitchell Elementary School	4223 Briargrove Ln.	Dallas	75287
Collin	DA12	0088	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
Collin	DA12	0104	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
Collin	DA12	0115	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
Collin	DA12	0132	Mitchell Elementary School	4223 Briargrove Ln.	Dallas	75287
Collin	DA12	0136	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
Collin	DA12	0142	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
Collin	DA12	0164	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
Denton	DA12	2000	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
Denton	DA12	2001	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
Denton	DA12	2002	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
Dallas	DA12	2041	Presbyterian Medical Office N.	17110 Dallas Pkwy-ste 120	Dallas	75248
Dallas	DA12	2042	Parkhill Jr High School	16500 Shadybank Dr	Dallas	75248
Dallas	DA12	2043	Brentfield Intermediate School	6767 Brentfield	Dallas	75248
Dallas	DA12	2044	Texas A&M Research Ext Ctr	17360 Coit Road	Dallas	75252
Dallas	DA12	2045	Parkhill Jr High School	16500 Shadybank Dr	Dallas	75248
Dallas	DA12	2046	James Bowie Elem School -RISD	7643 La Manga Dr	Dallas	75248
Dallas	DA12	2047	James Bowie Elem School -RISD	7643 La Manga Dr	Dallas	75248
Dallas	DA12	2048	Fire Station #7 Dallas	6010 Davenport Rd	Dallas	75248
Dallas	DA12	2406	Keller Springs Baptist Church	3227 Keller Springs Rd	Carrollton	75006
Dallas	DA12	2500	Greenwood Hills Elem School	1313 West Shore Dr	Richardson	75080
Dallas	DA12	2902	Addison Fire Department	4798 Airport Pkwy	Addison	75001

<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA13	1000	Dan D Rogers Elem School	5314 Abrams Rd	Dallas	75214
DA13	1001	Vickery Baptist Church	5814 Ridgecrest Rd	Dallas	75231
DA13	1002	Vickery Baptist Church	5814 Ridgecrest Rd	Dallas	75231
DA13	1008	Lee Mcshann Jr. Elem School	8307 Meadow Rd	Dallas	75231
DA13	1009	Vickery Baptist Church	5814 Ridgecrest Rd	Dallas	75231
DA13	1011	Vickery Baptist Church	5814 Ridgecrest Rd	Dallas	75231
DA13	1012	Vickery Baptist Church	5814 Ridgecrest Rd	Dallas	75231
DA13	1049	Merriman Park Elem School	7101 Winedale Dr	Dallas	75231
DA13	1126	Vickery Baptist Church	5814 Ridgecrest Rd	Dallas	75231
DA13	2002	Thomas C Marsh Preparatory Academy	3838 Crown Shore Dr	Dallas	75244
DA13	2003	W T White High School	4505 Ridgeside	Dallas	75244
DA13	2004	Nathan Adams Elem School	12600 Welch Rd	Dallas	75244
DA13	2005	Degolyer Elem School	3453 Flair Dr	Dallas	75229
DA13	2006	Harry C Withers Elem School	3959 Northaven Rd	Dallas	75229
DA13	2007	John Calvin Presbyterian Church	4151 Royal Ln	Dallas	75229
DA13	2008	John J Pershing Elem School	5715 Meaders Lane	Dallas	75229
DA13	2009	L G Cigarroa Elem School	9990 Webb Chapel Rd	Dallas	75220
DA13	2010	Edward Cary Middle School	3978 Killion Dr	Dallas	75229
DA13	2011	Walnut Hill Rec Center	10011 Midway Rd	Dallas	75229
DA13	2013	Lovers Lane United Methodist Church	9200 Inwood Rd	Dallas	75220
DA13	2014	Lovers Lane United Methodist Church	9200 Inwood Rd	Dallas	75220
DA13	2015	Ewell D Walker Middle School	12532 Nuestra Dr	Dallas	75230
DA13	2018	Northaven Methodist Church	11211 Preston Rd	Dallas	75230
DA13	2021	Preston Hollow Un Methodist Church	6315 Walnut Hill	Dallas	75230
DA13	2025	Hillcrest High School	9924 Hillcrest Rd	Dallas	75230
DA13	2026	Hillcrest High School	9924 Hillcrest Rd	Dallas	75230
DA13	2027	Our Redeemer Lutheran Church	7611 Park Lane	Dallas	75225
DA13	2029	Westminister Presbyterian Church	8200 Devonshire Dr	Dallas	75209
DA13	2030	The Museum of Biblical Art	7500 Park Lane	Dallas	75225
DA13	2033	Village Country Club	8308 Southwestern	Dallas	75206
DA13	2034	Henry W Longfellow - CEA	5314 Boaz St	Dallas	75209
DA13	2077	Ewell D Walker Middle School	12532 Nuestra Dr	Dallas	75230
DA13	4001	Caillet Elem School	3033 Merrell Rd	Dallas	75229
DA13	4002	Caillet Elem School	3033 Merrell Rd	Dallas	75229
DA13	4003	Marcus Rec Center	3003 Northaven Road	Dallas	75229
DA13	4004	Marcus Rec Center	3003 Northaven Road	Dallas	75229
DA13	4006	Degolyer Elem School	3453 Flair Dr	Dallas	75229
DA13	4007	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220
DA13	4014	Sudie Williams Elem School	4518 Pomona	Dallas	75209
DA13	4018	Maple Lawn Elem School	3120 Inwood Rd	Dallas	75235
DA13	4092	David G Burnet Elem School	3200 Kinkaid Dr	Dallas	75220
DA13	4094	Park Forest Branch Library	3421 Forest Lane	Dallas	75234
DA13	4095	Degolyer Elem School	3453 Flair Dr	Dallas	75229
DA13	4096	Degolyer Elem School	3453 Flair Dr	Dallas	75229
DA13	4099	Sudie Williams Elem School	4518 Pomona	Dallas	75209



<b>DIST</b>	<b>PCT</b>	<b>Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
DA14	1013	North Dallas High School	3120 N Haskell Ave	Dallas	75204
DA14	1015	Multiple Careers Magnet Center	4528 Rusk Ave	Dallas	75204
DA14	1016	JFK Learning Center	1802 Moser Ave	Dallas	75206
DA14	1017	JFK Learning Center	1802 Moser Ave	Dallas	75206
DA14	1018	Ben Milam Elem School-DISD	4200 McKinney Ave	Dallas	75205
DA14	1019	Dallas Fire Station # 17	6045 Belmont Ave	Dallas	75206
DA14	1020	Ben Milam Elem School-DISD	4200 McKinney Ave	Dallas	75205
DA14	1021	Oaklawn Branch Library	4100 Cedar Springs Rd	Dallas	75219
DA14	1022	Oaklawn Branch Library	4100 Cedar Springs Rd	Dallas	75219
DA14	1023	The Fathers Church	2707 Abrams Road	Dallas	75214
DA14	1050	Eduardo Mata Elem School	7420 La Vista Dr	Dallas	75214
DA14	1071	Lakewood Branch Library	6121 Worth Street	Dallas	75214
DA14	1073	Junius Heights Baptist Church	5429 Reiger Ave	Dallas	75214
DA14	1075	Samuell Grand Rec Center	6220 E Grand Ave	Dallas	75223
DA14	1076	Eduardo Mata Elem School	7420 La Vista Dr	Dallas	75214
DA14	1117	North Dallas High School	3120 N Haskell Ave	Dallas	75204
DA14	1118	J W Ray Elem School	2211 Caddo St	Dallas	75204
DA14	1120	JFK Learning Center	1802 Moser Ave	Dallas	75206
DA14	1131	Grace United Methodist Church	4105 Junius St	Dallas	75246
DA14	2031	Village Country Club	8308 Southwestern	Dallas	75206
DA14	2032	Village Country Club	8308 Southwestern	Dallas	75206
DA14	2033	Village Country Club	8308 Southwestern	Dallas	75206
DA14	2035	Stonewall Jackson Elem School	5828 Mockingbird Ln	Dallas	75206
DA14	2036	Zion Lutheran Church	6121 E Lovers Ln	Dallas	75214
DA14	2037	John S Armstrong Elem	3600 Cornell Ave	Dallas	75205
DA14	2038	Robert E Lee Elem School -DISD	2911 Delmar Ave	Dallas	75206
DA14	2039	Robert E Lee Elem School -DISD	2911 Delmar Ave	Dallas	75206
DA14	2040	St Andrews Presbyterian Church	3204 Skillman St	Dallas	75214
DA14	2068	Dan D Rogers Elem School	5314 Abrams Rd	Dallas	75214
DA14	2071	Lakewood Elem School	3000 Hillbrook St	Dallas	75214
DA14	2201	John S Bradfield Elem School	4300 Southern	Dallas	75205
DA14	3000	William B Travis Vanguard	3001 McKinney Ave	Dallas	75204
DA14	3006	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA14	3007	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA14	3008	Dallas County Courthouse - Allen	600 Commerce St	Dallas	75202
DA14	3009	Exall Park Rec Center	1355 Adair St	Dallas	75204
DA14	3010	Exall Park Rec Center	1355 Adair St	Dallas	75204
DA14	3081	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA14	3086	William B Travis Vanguard	3001 McKinney Ave	Dallas	75204
DA14	3089	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA14	4032	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA14	4102	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219
DA14	4106	Reverchon Recreation Center	3505 Maple Ave	Dallas	75219

# **EXHIBIT B**

## Early Voting Polling Locations

**MAY 4, 2019 GENERAL ELECTION  
EARLY VOTING LOCATIONS**

<b>DALLAS COUNTY</b>			
<b>Voting Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
ADDISON FIRE STATION #1	4798 AIRPORT PKWY.	ADDISON	75001
BALCH SPRINGS CIVIC CENTER	12400 ELAM RD.	BALCH SPRINGS	75180
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238
BETTY WARMACK LIBRARY	760 BARDIN RD.	GRAND PRAIRIE	75052
CARROLLTON FARMERS BRANCH ISD ADMIN. BUILDING	1445 N. PERRY RD.	CARROLLTON	75006
CARROLLTON LIBRARY @ HEBRON & JOSEY	4220 N. JOSEY LN.	CARROLLTON	75010
CEDAR HILL GOVERNMENT CENTER	285 UPTOWN BLVD.	CEDAR HILL	75104
COCKRELL HILL CITY HALL	4125 W. CLARENDON DR.	COCKRELL HILL	75211
COPPELL TOWN CENTER	255 PARKWAY BLVD.	COPPELL	75019
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050
DALLAS ISD ADMINISTRATION BUILDING	9400 CENTRAL EXPY	DALLAS	75231
DISCIPLE CENTRAL COMMUNITY CHURCH	901 N. POLK ST.	DESOTO	75115
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS	802 S. BUCKNER	DALLAS	75217
EL CENTRO COLLEGE-WEST CAMPUS	3330 N. HAMPTON RD.	DALLAS	75212
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234
FRETZ PARK LIBRARY	6990 BELT LINE RD.	DALLAS	75254
FRIENSHIP WEST BAPTIST CHURCH	2020 W. WHEATLAND RD.	DALLAS	75232
GEORGE L. ALLEN SR. COURTS BUILDING	600 COMMERCE ST.	DALLAS	75202
GRAUWYLER PARK RECREATION CENTER	7780 HARRY HINES BLVD.	DALLAS	75235
HARRY STONE RECREATION CENTER	2403 MILLMAR RD.	DALLAS	75228
HPISD ADMINISTRATION OFFICE	7015 WESTCHESTER DR.	DALLAS	75205
HIGHLAND HILLS LIBRARY	6200 BONNIE VIEW RD.	DALLAS	75241
HUTCHINS CITY HALL	321 N. MAIN ST.	HUTCHINS	75141
IRVING ARTS CENTER	3333 N. MACARTHUR BLVD.	IRVING	75062
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060
J. ERIK JONSSON CENTRAL LIBRARY	1515 YOUNG ST.	DALLAS	75201
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149
LAKEWOOD BRANCH LIBRARY	6121 WORTH ST.	DALLAS	75214
LANCASTER VETERANS MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134
LOCHWOOD LIBRARY	11221 LOCHWOOD BLVD.	DALLAS	75218
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229
MARTIN LUTHER KING CORE BLDG.	2922 MLK BLVD.	DALLAS	75215
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL	DALLAS	75211
METHODIST RICHARDSON MEDICAL CENTER	2831 E. PRESIDENT GEORGE BUSH HWY.	RICHARDSON	75082
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK PKWY.	DALLAS	75249
OAK CLIFF SUB COURTHOUSE	410 S. BECKLEY	DALLAS	75203
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY (Replaces Veterans Admin. Medical Center)	2008 E. KIEST BLVD.	DALLAS	75216
PRESTON ROYAL LIBRARY	5626 ROYAL LN.	DALLAS	75229
REVERCHON RECREATION CENTER	3505 MAPLE AVE.	DALLAS	75219
RICHARDSON CIVIC CENTER	411 W ARAPAHO	RICHARDSON	75080
RICHLAND COLLEGE-GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040
RICHLAND COLLEGE-MAIN CAMPUS "G" BLDG	12800 ABRAMS RD	DALLAS	75243
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088
SACHSE CITY HALL	3815 SACHSE RD., BUILDING B	SACHSE	75048
SAMUELL GRAND RECREATION CENTER	6200 E. GRAND AVE.	DALLAS	75223
SEAGOVILLE CITY HALL	702 N. HIGHWAY 175	SEAGOVILLE	75159
SOUTH GARLAND BRANCH LIBRARY	4845 BROADWAY BLVD.	GARLAND	75043
SUNNYVALE TOWN HALL	127 N. COLLINS RD.	SUNNYVALE	75182
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063
WILMER COMMUNITY CENTER	101 DAVIDSON PLAZA	WILMER	75172

**MAY 4, 2019 GENERAL ELECTION  
EARLY VOTING LOCATIONS**

<b>COLLIN COUNTY</b>			
<b>Voting Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252

<b>DENTON COUNTY</b>			
<b>Voting Location</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
FRANKFORD TOWNHOMES	18110 MARSH LN.	DALLAS	75287

# SURVEY EXHIBIT

59,698 SQUARE FEET OR 1.37 ACRE TRACT OF LAND OUT OF  
BLOCKS 3421 AND 21/3002  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Exhibit C

Being a 1.37 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas, also being all of Lot 1A, Block 21/3002 of Oak Cliff Portal Park (Phase No. 1), an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 89020, Page 2025, Deed Records, Dallas County, Texas, and also being a portion of that certain tract of land out of Block 3421 as described in Warranty Deed to the City of Dallas by deed recorded in Volume 105, Page 439, Deed Records, Dallas County, Texas, and also being a portion of the E. Colorado Boulevard (variable width right-of-way), together being more particularly described as follows:

Beginning at an "X" in concrete found, said point being the Northeast corner of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, common with the Southeast corner of Lot 3, Block 21/3002 of the Original Town of Oak Cliff, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 3, Page 516, Map Records, Dallas County, Texas, and lying on the Westerly right-of-way line of N. Marsalis Avenue (80 foot right-of-way), from which a found 5/8 inch iron bears North 83 degrees 22 minutes 00 seconds East, a distance of 0.41 feet for reference;

Thence South 00 degrees 00 minutes 33 seconds East, along the Easterly line of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, also being the Easterly line of the herein described tract, common with the Westerly right-of-way line of said N. Marsalis Avenue, a distance of 199.78 feet to a set 1/2 inch iron rod with yellow cap stamped "TXHS", said point being the Southeast corner of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, also being the Southeast corner of the herein described tract, said point also being the Northwest corner of the intersection of said N. Marsalis Avenue and said E. Colorado Boulevard;

Thence North 89 degrees 51 minutes 03 seconds West, along the Southerly line of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park, also being the Southerly line of the herein described tract, common with the Northerly right-of-way line of said E. Colorado Boulevard, passing the most Southerly Southwest corner of said Lot 1A, Block 2/3002 of Oak Cliff Portal Park at a distance of 230.36 feet, traversing over and across said E. Colorado Boulevard for a total distance of 298.82 feet to a set 1/2 inch iron rod with yellow cap stamped "TXHS", said point being the Southwest corner of the herein described tract;

Thence North 00 degrees 00 minutes 33 seconds West, departing the Northerly line of said E. Colorado Boulevard, and traversing through the aforementioned City of Dallas tract in Block 3421, along the Westerly line of the herein described tract, a distance of 199.78 feet to a set 1/2 inch iron rod with yellow cap stamped "TXHS", said point being the Northwest corner of the herein described tract;

Thence South 89 degrees 51 minutes 03 seconds East, along the Northerly line of the herein described tract, passing a PK Nail set at a distance of 69.27 feet, said point being the Southwest corner of aforementioned Lot 3, Block 21/3002 of the Original Town of Oak Cliff, continuing along the Northerly line of the herein described tract, common with the Southerly line of said Lot 3, Block 21/3002 of the Original Town of Oak Cliff, for a total distance of 298.82 feet to the POINT OF BEGINNING and containing 59,698 square feet or 1.37 acres of land.



Gary E. Johnson, R.P.L.S.# 5299



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txheritage.com  
Firm No. 10169300

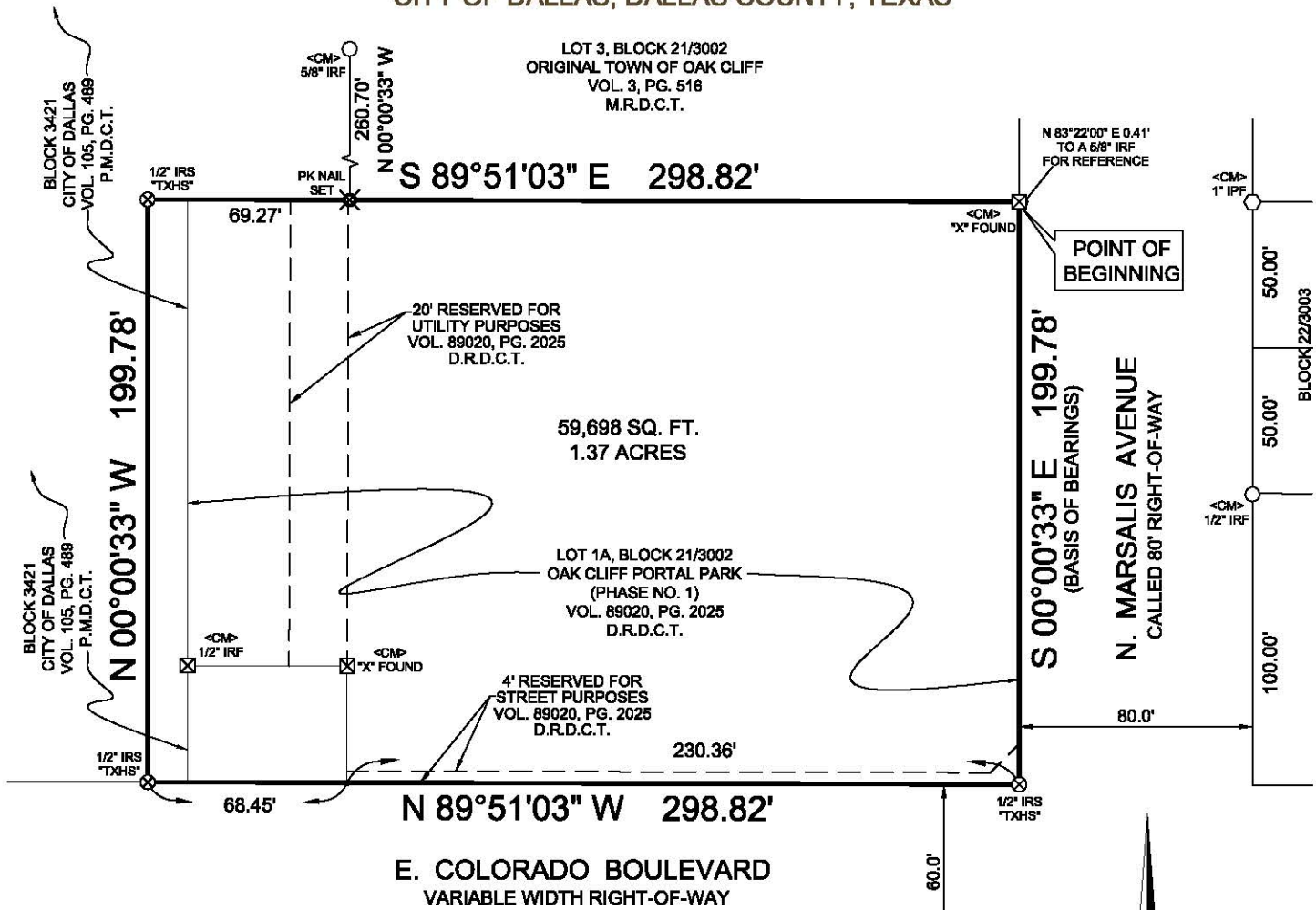
BEARINGS ARE BASED ON THE  
WESTERLY RIGHT-OF-WAY LINE OF N.  
MARSALIS AVENUE ACCORDING TO OAK  
CLIFF PORTAL PARK (PHASE NO. 1) PLAT  
RECORDED IN VOLUME 89020, PAGE  
2025, D.R.D.C.T. (S 00°00'33" E).

JOB# 1803685-1  
DATE: 01/07/2019  
Page 1 of 2  
Drawn by: JAM

# SURVEY EXHIBIT

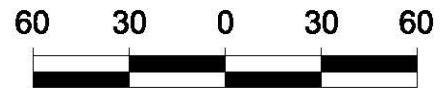
59,698 SQUARE FEET OR 1.37 ACRE TRACT OF LAND OUT OF  
BLOCKS 3421 AND 21/3002  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Exhibit C



**LEGEND:**

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
"X" FND.	X FOUND IN CONCRETE
SQ.FT	SQUARE FEET
VOL. PG.	VOLUME, PAGE
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"



SCALE 1"=60'

Gary E. Johnson

Gary E. Johnson, R.P.L.S.# 5299



TEXAS HERITAGE SURVEYING, INC.  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF N. MARSALIS AVENUE ACCORDING TO OAK CLIFF PORTAL PARK (PHASE NO. 1) PLAT RECORDED IN VOLUME 89020, PAGE 2025, D.R.D.C.T. (S 00°00'33" E).

JOB# 1803685-1  
DATE: 01/07/2019  
Page 1 of 2  
Scale: 1"=60'  
Drawn by: JAM



Agenda Information Sheet

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**File #:** 19-152

**Item #:** 6.

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** January 23, 2019

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Secretary's Office

**EXECUTIVE:** Bilierae Johnson

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**SUBJECT**

A resolution designating absences by Councilmember Philip T. Kingston as being for "Official City Business" - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business".

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's

absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City.



January 23, 2019

**WHEREAS**, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

**WHEREAS**, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

**WHEREAS**, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

**WHEREAS**, Councilmember Philip T. Kingston participated in an event(s) and/or meeting(s), as described in **Exhibit A** attached, which required him to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Councilmember Philip T. Kingston because of his participation in any event(s) and/or meeting(s) will not be counted against him in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

January 23, 2019

**SECTION 2.** That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Councilmember Philip T. Kingston in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 3.** That the City Secretary is hereby authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in **Exhibit A**, if applicable, to reflect that the absence(s) by Councilmember Philip T. Kingston as described in **Exhibit A**, were for "official city business," and no further city council action or approval of those minutes is required.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT A

CITY COUNCIL MEMBER(S)  
 REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	DATE	MEETING(S) MISSED	PURPOSE/LOCATION	ABSENCE TYPE
Philip T. Kingston	1/7/2019	Government Performance and Financial Management Committee	Attended a TML meeting	Absent
Philip T. Kingston	1/14/2019	Public Safety and Criminal Justice Committee	Attended a NALEO Texas Statewide Policy Institute on Higher Education and the Workforce in San Antonio.	Absent

DALLAS, TX

# Memorandum

RECEIVED

2019 JAN -7 PM 1:53

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

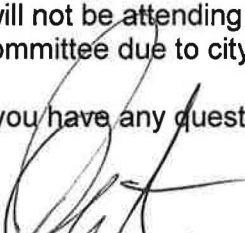
DATE January 7, 2019

TO Jennifer Gates, Chair

SUBJECT **Absence from Government Performance and Financial Management Committee on January 7, 2019**

I will not be attending the January 7, 2019 Government Performance and Financial Management Committee due to city business. I will be attending a TML meeting.

If you have any questions, please contact my liaison, Connie Sanchez at 214 670-5415.



Philip T. Kingston

c: Bilierae Johnson, City Secretary  
Members of the Government Performance & Financial Management Committee

# Memorandum

RECEIVED

2019 JAN 10 AM 9:42

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE January 7, 2019

TO Adam McGough, Chair

SUBJECT **Absence from Public Safety and Criminal Justice Committee on January 14, 2019**

I will not be attending the January 14, 2019 Public Safety and Criminal Justice Committee due to city business. I will be attending a NALEO Texas Statewide Policy Institute on Higher Education and the Workforce in San Antonio.

If you have any questions, please contact my liaison, Connie Sanchez at 214 670-5415.

A handwritten signature in black ink, appearing to read 'P. Kingston'.

Philip T. Kingston

c: Billerae Johnson, City Secretary  
Members of the Public Safety and Criminal Justice Committee



Agenda Information Sheet

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**File #:** 19-150

**Item #:** 7.

---

**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** January 23, 2019

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Office of Economic Development

**EXECUTIVE:** T.C. Broadnax

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**SUBJECT**

Authorize **(1)** a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas; and **(2)** a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria - Estimated Revenue Foregone: \$3,582,036.00 over a ten-year period

**BACKGROUND**

This item is being placed on the addendum per request by the City Manager's Office.

Since June 2018, city staff has been in discussions with Equinix LLC ("Equinix") regarding the potential development of a new mega data center project ("Project PACE"). With Project PACE, Equinix has been in the process of evaluating, scoring, and prioritizing sites to select where to deploy capital investment over the next five years. The proposed site in Dallas for Project PACE is approximately 7 acres of property located at 2000 North Stemmons Freeway. The Dallas site is in competition with at least seven other sites across the United States and globally.

Founded in 1998, Equinix is a multinational company headquartered in Redwood City, California. Equinix owns and operates data centers and specializes in inter-connection and related services. Currently, Equinix operates more than 200 data centers in 52 major metropolitan areas within 24

countries on five continents. By market share, Equinix is the leading provider globally of colocation data centers and serves more than 9,500 customers, including many Fortune 100 enterprises. In early 2018, Equinix purchased the Dallas Infomart as well as the adjacent site now under consideration for Project PACE.

As proposed at the Dallas site, Project PACE would involve Equinix's development and operation of a new mega data center ("Facility") to be constructed in at least two phases over the next five years. The total size of the Facility will be a minimum 380,000 square feet. The total required investment is \$358 million, and the total required job creation is 40 full-time equivalent ("FTE") jobs for both phases combined.

Specifically, in Phase One (2019-2020), Equinix is planning the new construction of a three-story office building and an attached four-story data center (Tower 1) with an integrated loading dock. With Phase One, Equinix will be required to invest a minimum of \$108 million in any combination of real property site improvements, building construction, security systems, electrical infrastructure, and finish-out and/or business personal property investment in furniture, fixtures, equipment, and machinery. Additionally, with Phase One, Equinix must create 20 net new full-time permanent jobs with a minimum average annual salary of \$60,000.00 (and full benefits).

For Phase One, staff is recommending City Council approval of the following incentive:

- (1) a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase One of the proposed new data center development (the Phase One portion of the site being approximately 3.35 acres); and
- (2) a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase One of the proposed new data center development (the Phase One portion of the site being approximately 3.35 acres).

The tax abatement agreement for Phase One shall include, among other provisions, the following key conditions:

- (a) Equinix shall invest a minimum of \$108,000,000.00 in hard and soft costs in the ground-up new construction of a minimum 30,000 square feet front-of-house/office and an attached 175,000 square foot data center (Tower 1). The minimum investment required in Phase One may be achieved in any combination of real property improvements and business personal property but shall be substantially completed by December 31, 2020. The City's Director of the Office of Economic Development ("Director") may, at his or her sole discretion, extend the substantial completion date for Phase One for a period of six months for just cause.
- (b) By December 31, 2020, Equinix shall create a minimum of 20 net new full-time equivalent ("FTE") jobs with a minimum average annual salary of \$60,000.00. Once this requirement is achieved, it shall remain in full force for the full term of both abatements.
- (c) By December 31, 2020, Equinix shall host a minimum of one job recruitment event at a location in the city of Dallas approved by the Director to facilitate the recruitment and hiring of residents of the city of Dallas.

- (d) A minimum 50 percent (i.e. 10) of the net new FTE jobs hired by Equinix with Phase One shall be residents of the city of Dallas.
- (e) Equinix shall comply with the City's Business Inclusion and Development ("BID") good faith effort goal of 25 percent participation by Minority/Women-owned Business Enterprises ("M/WBE") for construction and construction-related expenditures associated with Phase One and meet all reporting requirements.
- (f) Equinix shall execute a formal agreement with the Dallas Independent School District ("DISD") by December 31, 2020 to participate as an Industry Partner in the Pathway to Technology Early College High School (P-TECH) Program or a comparable program.
- (g) Equinix shall, upon request, permit staff from the Office of Economic Development access to the front office and Tower 1 to review and document all records and related investment obligations contained therein to monitor and confirm compliance with any and all incentive agreements.
- (h) Equinix shall provide written annual reports to the Office of Economic Development certifying the progress of the terms noted herein and the associated annual compliance with any and all incentive agreements awarded by the City.
- (i) None of the property subject to the tax abatements shall be owned or leased by a member of City Council of the City of Dallas or by a member of the City Plan Commission.
- (j) Development of the site shall conform to all requirements of the City's zoning ordinance, and the use of the property shall be consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatements are in effect.
- (k) The tax abatements shall be personal to Equinix and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.
- (l) If Equinix fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of either abatement, Equinix shall forfeit the relevant abatements for that year. If any condition is not performed or if any existing breach remains uncured in the subsequent year, Equinix shall again forfeit the relevant abatements for the subsequent year, and the abatement agreement shall terminate.

The estimated ten-year total value of the proposed tax abatements for Phase One is \$3,582,035.00 (\$2,793,344.00 over the ten-year period of the real property tax abatement and \$788,692.00 over the five-year period of the business personal property tax abatement). Based on an analysis of Phase One's fiscal impact to the City over a ten-year period, the present value of net revenues to the City is an estimated \$4,102,856.00.

In the context of the City's Market Value Analysis (MVA), the proposed project is located in a non-residential tract and is generally surrounded by residential market types C, E, and F. Market types E and F reflect a mid-range residential real estate market, while market type C is a stronger residential real estate market. The proposed project will provide additional local employment opportunities to



these surrounding residential areas.

The proposed project is located in a Texas Enterprise Zone. Pursuant to Section 312.2011 of the Texas Tax Code, designation of an area as a Texas Enterprise Zone constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements.

Pursuant to the City's Public/Private Partnership Program (P/PPP) Guidelines and Criteria (effective for the period January 1, 2019 through June 30, 2019), the proposed development is located in a Non-Target Area. With the project's private investment exceeding \$5 million, the project meets minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria for a Non-Target Area. Additionally, the proposed real property tax abatement of 50 percent for ten years and the business personal property tax abatement of 50 percent for five years comply with the P/PPP Guidelines and Criteria for tax abatements in a Non-Target Area.

The proposed incentive is intended to help the City seize an opportunity to secure a capital-intensive infill development on the Stemmons Freeway corridor that will provide critical core infrastructure to support the information technology sector and continued business growth.

To facilitate two separate and distinct tax abatement agreements (i.e. one abatement agreement for Phase One and one abatement agreement for Phase Two), Equinix has provided separate metes and bounds legal descriptions for the Phase One tract and the Phase Two tract. A separate agenda item to consider the abatement agreement for Phase Two appears next on the City Council agenda. Both agenda items must be considered collectively.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	May 2019
Complete Construction	December 2020

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Economic Development and Housing Committee was briefed in Executive Session on January 7, 2019 to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

### **FISCAL INFORMATION**

Estimated Revenue Foregone: \$3,582,036.00 over a ten-year period

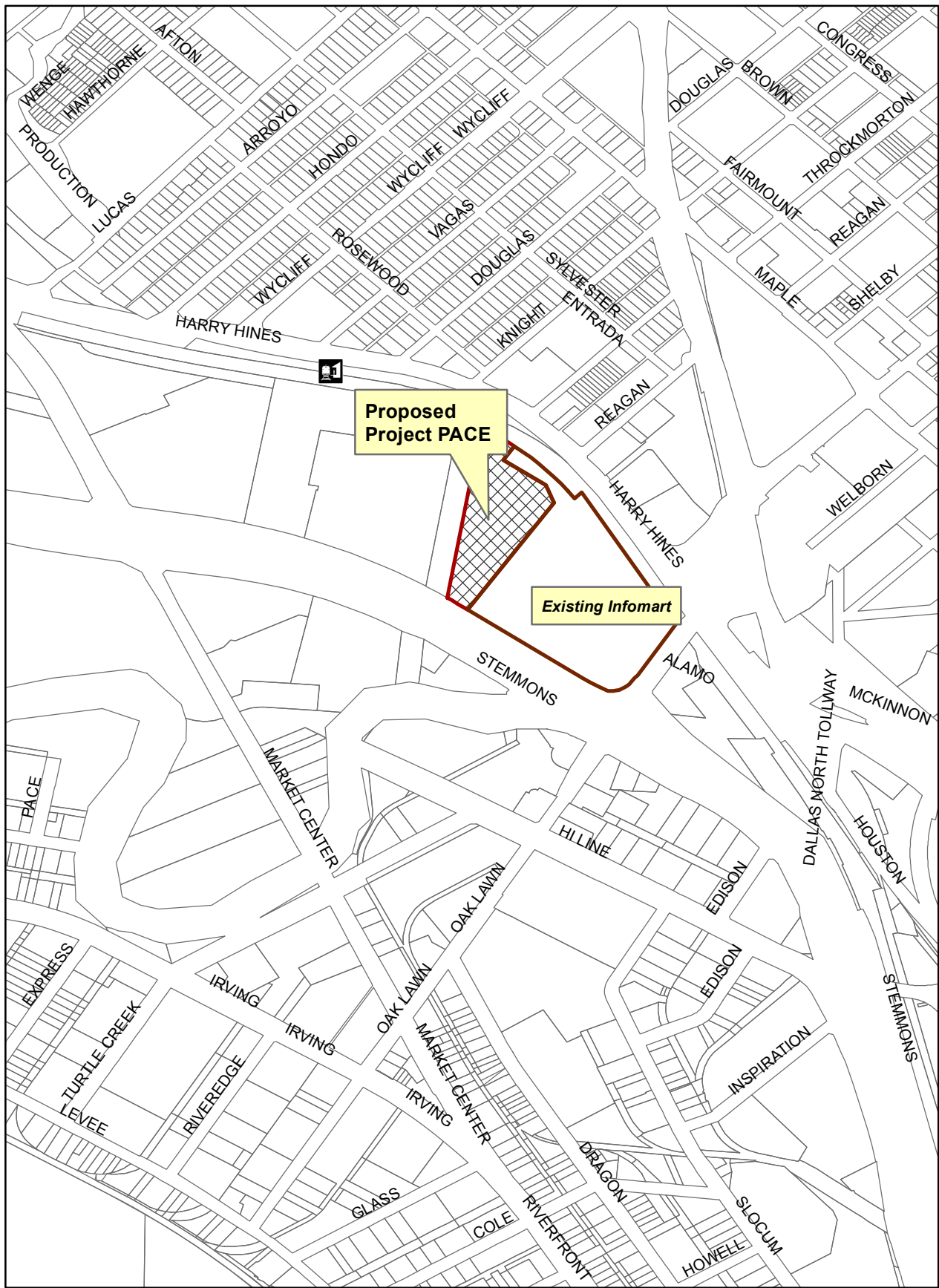
### **COMPANY REPRESENTATIVE**

**Equinix LLC**

Alex Para, Regional Director of Asset Management - Central US

### **MAP**

Attached



**Project PACE Location**



DART/TRE Light Rail Stations



CITY OF DALLAS

Office of Economic  
Development  
November 2018

January 23, 2019

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City for development of new data center facilities; and

**WHEREAS**, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

**WHEREAS**, the City desires to support and secure new employment opportunities and taxable revenue that new data center facilities will bring for Dallas residents; and

**WHEREAS**, the proposed project will not occur within the city of Dallas without an offer of economic development incentives from the City; and

**WHEREAS**, pursuant to Resolution No. 18-1433, authorized by the City Council on December 12, 2018, the City: (1) elected to continue its participation in economic development incentives and re-adopted its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects, (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

**WHEREAS**, the proposed project complies with the City's Public/Private Partnership Program - Guidelines and Criteria; and

**WHEREAS**, the proposed project site is located in an existing Texas Enterprise Zone; and

**WHEREAS**, pursuant to Section 312.2011 of the Texas Tax Code, the Property Redevelopment and Tax Abatement Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

January 23, 2019

**WHEREAS**, consistent with the authority granted under the Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, staff recommends that the City enter into a real property and business personal property tax abatement agreement and provide this incentive as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the city.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager is hereby authorized to execute **(1)** a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas; and **(2)** a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase One of a proposed new data center development, the first phase (situated on approximately 3.35 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, approved as to form by the City Attorney.

**SECTION 2.** That at least seven days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

**SECTION 3.** That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

**SECTION 4.** That the real property subject to the real property tax abatement agreement is depicted on the attached site map **Exhibit A (Map)** and is more particularly described by **Exhibit B (Metes and Bounds Legal Description)**.

January 23, 2019

**SECTION 5.** That the business personal property subject to the business personal property tax abatement agreement will be located on the real property depicted on the attached site map **Exhibit A (Map)** and is more particularly described by **Exhibit B (Metes and Bounds Legal Description)**.

**SECTION 6.** That the tax abatement agreement shall include, among other provisions, the following:

- (a) Equinix shall invest a minimum of \$108,000,000.00 in hard and soft costs in the ground-up new construction of a minimum 30,000 square feet front-of-house/office and an attached 175,000 square foot data center (Tower 1). The minimum investment required in Phase One may be achieved in any combination of real property improvements and business personal property but shall be substantially completed by December 31, 2020. The City's Director of the Office of Economic Development ("Director") may, at his or her sole discretion, extend the substantial completion date for Phase One for a period of six months for just cause.
- (b) By December 31, 2020, Equinix shall create a minimum of 20 net new full-time equivalent ("FTE") jobs with a minimum average annual salary of \$60,000.00. Once this requirement is achieved, it shall remain in full force for the full term of both abatements.
- (c) By December 31, 2020, Equinix shall host a minimum of one job recruitment event at a location in the city of Dallas approved by the Director to facilitate the recruitment and hiring of residents of the city of Dallas.
- (d) A minimum 50 percent (i.e. 10) of the net new FTE jobs hired by Equinix with Phase One shall be residents of the city of Dallas.
- (e) Equinix shall comply with the City's Business Inclusion and Development ("BID") good faith effort goal of 25 percent participation by Minority/Women-owned Business Enterprises ("M/WBE") for construction and construction-related expenditures associated with Phase One and meet all reporting requirements.
- (f) Equinix shall execute a formal agreement with the Dallas Independent School District ("DISD") by December 31, 2020 to participate as an Industry Partner in the Pathway to Technology Early College High School (P-TECH) Program or a comparable program.
- (g) Equinix shall, upon request, permit staff from the Office of Economic Development access to the front office and Tower 1 to review and document all records and related investment obligations contained therein to monitor and confirm compliance with any and all incentive agreements.

**SECTION 6.** (continued)

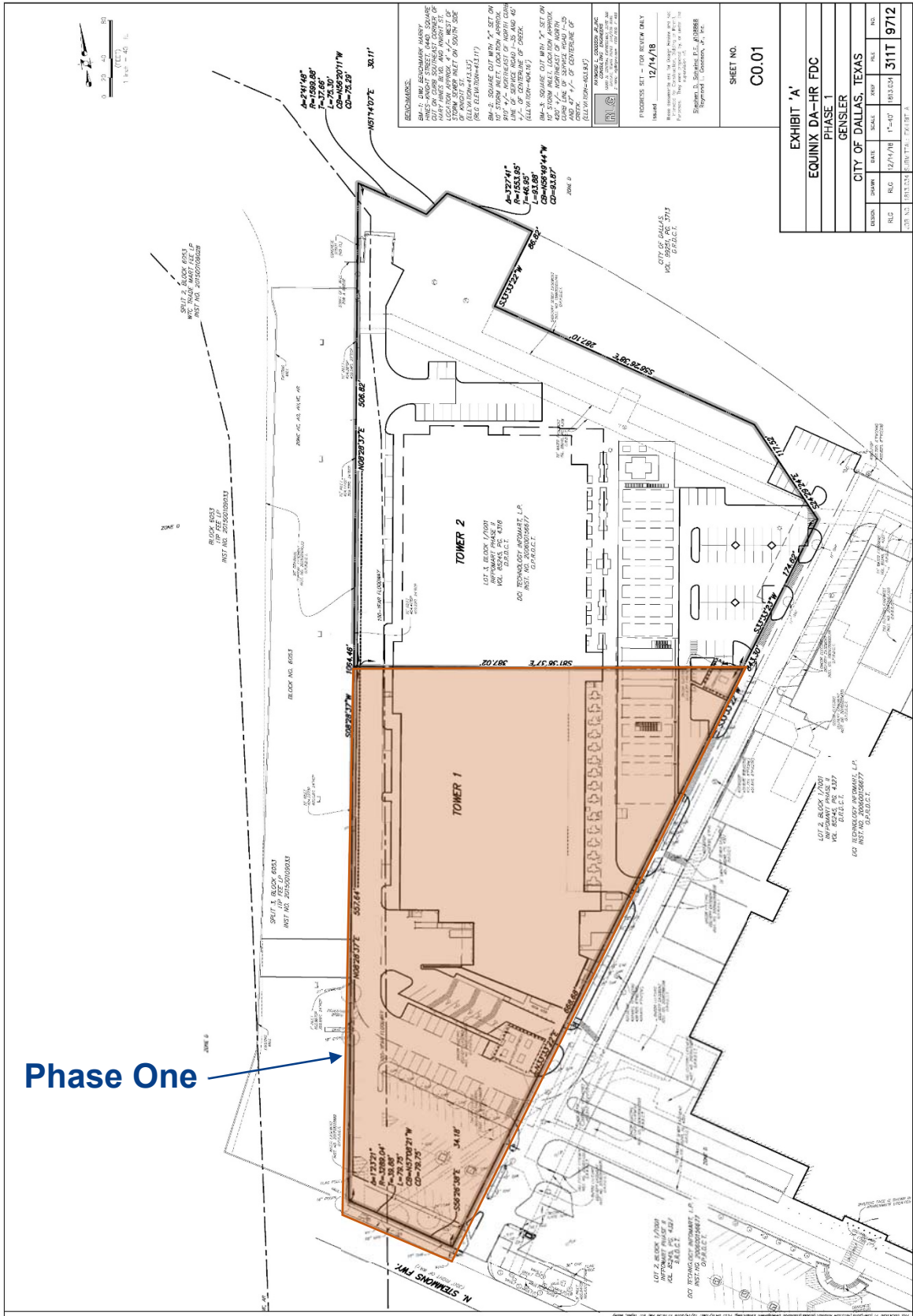
- (h) Equinix shall provide written annual reports to the Office of Economic Development certifying the progress of the terms noted herein and the associated annual compliance with any and all incentive agreements awarded by the City.
- (i) None of the property subject to the tax abatements shall be owned or leased by a member of City Council of the City of Dallas or by a member of the City Plan Commission.
- (j) Development of the site shall conform to all requirements of the City's zoning ordinance, and the use of the property shall be consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatements are in effect.
- (k) The tax abatements shall be personal to Equinix and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.
- (l) If Equinix fails to perform any condition listed above and/or otherwise breaches its tax abatement agreement and fails to cure such breach during any year of the term of either abatement, Equinix shall forfeit the relevant tax abatements for that year. If any condition is not performed or if any existing breach remains uncured in the subsequent year, Equinix shall again forfeit the relevant tax abatements for the subsequent year, and the tax abatement agreement shall terminate.
- (m) The Dallas City Council may terminate or modify the tax abatement agreement if the property owner fails to comply with the tax abatement agreement.
- (n) A proportionate percentage of the real property tax revenue foregone by the City as a result of the tax abatement agreement shall be recaptured by the City if improvements to real property are not made and maintained as provided by the tax abatement agreement.
- (o) A proportionate percentage of the business personal property tax revenue foregone by the City as a result of the tax abatement agreement shall be recaptured by the City if improvements to business personal property are not made and maintained as provided by the tax abatement agreement.

**SECTION 7.** That the tax abatement agreement is designated as Contract No. ECO-2019-00008807.

January 23, 2019

**SECTION 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# EXHIBIT A (MAP) Phase One



**Phase One** →

EXHIBIT 'A'	
EQUINOX DA-HR FCC	
PHASE 1	
GENSLER	
CITY OF DALLAS, TEXAS	
REVISION	DATE
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## Exhibit B (Metes and Bounds Legal Description) Phase One

Being a tract of land situated in the James A Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, being a part of Lot 3, Block 1/1001, Infomart Phase II, an addition to the City of Dallas according to the plat recorded in Volume 85245, Page 4318, Deed Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Lot 3, being in the southerly line of the Dallas Area Rapid Transit right-of-way (variable width), formerly the Missouri, Kansas and Texas Railroad, being in the easterly line of a tract of land (Parcel 5) conveyed to ITP Fee, L.P. by Special Warranty Deed recorded in Instrument No. 201500109033, Official Public Records, Dallas County, Texas;

**THENCE** South 08° 28' 37" West, along the common line between said Lot 3 and said Parcel 5, a distance of 506.82 feet to the **POINT OF BEGINNING**;

**THENCE** South 81° 36' 37" East, departing said common line, a distance of 387.02 feet to a point in the easterly line of said Lot 3 and the westerly line of Lot 2, Block 1/1001, Infomart Phase I, an addition to the City of Dallas according to the plat recorded in Volume 85245, Page 4327, Deed Records, Dallas County, Texas;

**THENCE** South 33° 33' 22" West, along the common line between said Lot 3 and said Lot 2, a distance of 668.68 feet to a point in the northerly line of Interstate Highway No. 35 (variable width right-of-way), being the southeast corner of said Lot 3 and a southwest corner of said Lot 2;

**THENCE** North 56° 26' 38" West, along the northerly line of said Interstate Highway No. 35, a distance of 34.18 feet to a point, being the beginning of a curve to the left;

**THENCE** in a northwesterly direction, along the northerly line of said Interstate Highway No. 35 and said curve to the left, whose chord bears North 57° 08' 21" West a distance of 79.75 feet, having a radius of 3289.04 feet, a delta angle of 01° 23' 21" and an arc length of 79.75 feet to a point, said point being the southwest corner of said Lot 3 and the southeast corner of said Parcel 5;

**THENCE** North 08° 28' 37" East, along the common line between said Lot 3 and said Parcel 5, a distance of 557.64 feet to the **POINT OF BEGINNING** and containing 145,969 square feet or 3.351 acres, more or less.



Agenda Information Sheet

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**File #:** 19-151

**Item #: 8.**

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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality  
**AGENDA DATE:** January 23, 2019  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** T.C. Broadnax

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**SUBJECT**

Authorize **(1)** a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate located at 2000 North Stemmons Freeway in Dallas, Texas; and **(2)** a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria - Estimated Revenue Foregone: \$6,051,331.00 over a ten-year period

**BACKGROUND**

This item is being placed on the addendum per request by the City Manager's Office.

Since June 2018, city staff has been in discussions with Equinix LLC ("Equinix") regarding the potential development of a new mega data center project ("Project PACE"). With Project PACE, Equinix has been in the process of evaluating, scoring, and prioritizing sites to select where to deploy capital investment over the next five years. The proposed site in Dallas for Project PACE is approximately 7 acres of property located at 2000 North Stemmons Freeway. The Dallas site is in competition with at least seven other sites across the United States and globally.

Founded in 1998, Equinix is a multinational company headquartered in Redwood City, California. Equinix owns and operates data centers and specializes in inter-connection and related services. Currently, Equinix operates more than 200 data centers in 52 major metropolitan areas within 24

countries on five continents. By market share, Equinix is the leading provider globally of colocation data centers and serves more than 9,500 customers, including many Fortune 100 enterprises. In early 2018, Equinix purchased the Dallas Infomart as well as the adjacent site now under consideration for Project PACE.

As proposed at the Dallas site, Project PACE would involve Equinix's development and operation of a new mega data center ("Facility") to be constructed in at least two phases over the next five years. The total size of the Facility will be a minimum 380,000 square feet. The total required investment is \$358 million, and the total required job creation is 40 full-time equivalent ("FTE") jobs for both phases combined.

Specifically, in Phase Two (2021-2024), Equinix is planning the new construction of an additional four-story data center (Tower 2) that would be connected to Tower 1 and would share the front office component and loading dock. With Phase Two, Equinix will be required to invest a minimum of \$250 million in any combination of real property site improvements, building construction, security systems, electrical infrastructure, and finish-out and/or business personal property investment in furniture, fixtures, equipment, and machinery. Additionally, with Phase Two, Equinix must create 20 net new full-time permanent jobs with a minimum average annual salary of \$60,000.00 (and full benefits).

For Phase Two, staff is recommending City Council approval of the following incentive:

- (1) a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase Two of the proposed new data center development (the Phase Two portion of the site being approximately 3.645 acres); and
- (2) a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase Two of the proposed new data center development (the Phase Two portion of the site being approximately 3.645 acres).

The tax abatement agreement for Phase Two shall include, among other provisions, the following key conditions:

- (a) Equinix shall invest a minimum of \$250,000,000.00 in hard and soft costs in the ground-up new construction of a minimum 175,000 square foot data center (Tower 2) to be connected to Tower 1 and share the front office component constructed in Phase One. The minimum investment required in Phase Two may be achieved in any combination of real property improvements and business personal property but shall be substantially completed by December 31, 2024. The City's Director of the Office of Economic Development ("Director") may, at his or her sole discretion, extend the substantial completion date for Phase Two for a period of six months for just cause.
- (b) By December 31, 2024, Equinix shall create a minimum of 20 net new full-time equivalent ("FTE") jobs with a minimum average annual salary of \$60,000.00. Once this requirement is achieved, it shall remain in full force for the full term of both abatements.
- (c) By December 31, 2024, Equinix shall host a minimum of one job recruitment event at a location in the city of Dallas approved by the Director to facilitate the recruitment and hiring of residents of the city of Dallas.

- (d) A minimum 50 percent (i.e. 10) of the net new FTE jobs hired by Equinix with Phase Two shall be residents of the city of Dallas.
- (e) Equinix shall comply with the City's Business Inclusion and Development ("BID") good faith effort goal of 25 percent participation by Minority/Women-owned Business Enterprises ("M/WBE") for construction and construction-related expenditures associated with Phase Two and meet all reporting requirements.
- (f) Equinix shall remain in a formal agreement with the Dallas Independent School District ("DISD") to participate as an Industry Partner in the Pathway to Technology Early College High School (P-TECH) Program or a comparable program.
- (g) Equinix shall, upon request, permit staff from the Office of Economic Development access to the front office, Tower 1, and Tower 2 to review and document all records and related investment obligations contained therein to monitor and confirm compliance with any and all incentive agreements.
- (h) Equinix shall provide written annual reports to the Office of Economic Development certifying the progress of the terms noted herein and the associated annual compliance with any and all incentive agreements awarded by the City.
- (i) None of the property subject to the tax abatements shall be owned or leased by a member of City Council of the City of Dallas or by a member of the City Plan Commission.
- (j) Development of the site shall conform to all requirements of the City's zoning ordinance, and the use of the property shall be consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatements are in effect.
- (k) The tax abatements shall be personal to Equinix and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.
- (l) If Equinix fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of either abatement, Equinix shall forfeit the relevant abatements for that year. If any condition is not performed or if any existing breach remains uncured in the subsequent year, Equinix shall again forfeit the relevant abatements for the subsequent year, and the abatement agreement shall terminate.

The estimated ten-year total value of the proposed tax abatements for Phase Two is \$6,051,331.00 (\$4,211,050.00 over the ten-year period of the real property tax abatement and \$1,840,281.00 over the five-year period of the business personal property tax abatement). Based on an analysis of Phase Two's fiscal impact to the City over a ten-year period, the present value of net revenues to the City is an estimated \$7,520,823.00.

In the context of the City's Market Value Analysis (MVA), the proposed project is located in a non-residential tract and is generally surrounded by residential market types C, E, and F. Market types E and F reflect a mid-range residential real estate market, while market type C is a stronger residential

real estate market. The proposed project will provide additional local employment opportunities to these surrounding residential areas.

The proposed project is located in a Texas Enterprise Zone. Pursuant to Section 312.2011 of the Texas Tax Code, designation of an area as a Texas Enterprise Zone constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements.

Pursuant to the City's Public/Private Partnership Program (P/PPP) Guidelines and Criteria (effective for the period January 1, 2019 through June 30, 2019), the proposed development is located in a Non-Target Area. With the project's private investment exceeding \$5 million, the project meets minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria for a Non-Target Area. Additionally, the proposed real property tax abatement of 50 percent for ten years and the business personal property tax abatement of 50 percent for five years comply with the P/PPP Guidelines and Criteria for tax abatements in a Non-Target Area.

The proposed incentive is intended to help the City seize an opportunity to secure a capital-intensive infill development on the Stemmons Freeway corridor that will provide critical core infrastructure to support the information technology sector and continued business growth.

To facilitate two separate and distinct tax abatement agreements (i.e. one abatement agreement for Phase One and one abatement agreement for Phase Two), Equinix has provided separate metes and bounds legal descriptions for the Phase One tract and the Phase Two tract. A separate agenda item to consider the abatement agreement for Phase One precedes this item on the City Council agenda. Both agenda items must be considered collectively.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	May 2021
Complete Construction	December 2024

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Economic Development and Housing Committee was briefed in Executive Session on January 7, 2019 to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

### **FISCAL INFORMATION**

Estimated Revenue Foregone: \$6,051,331.00 over a ten-year period

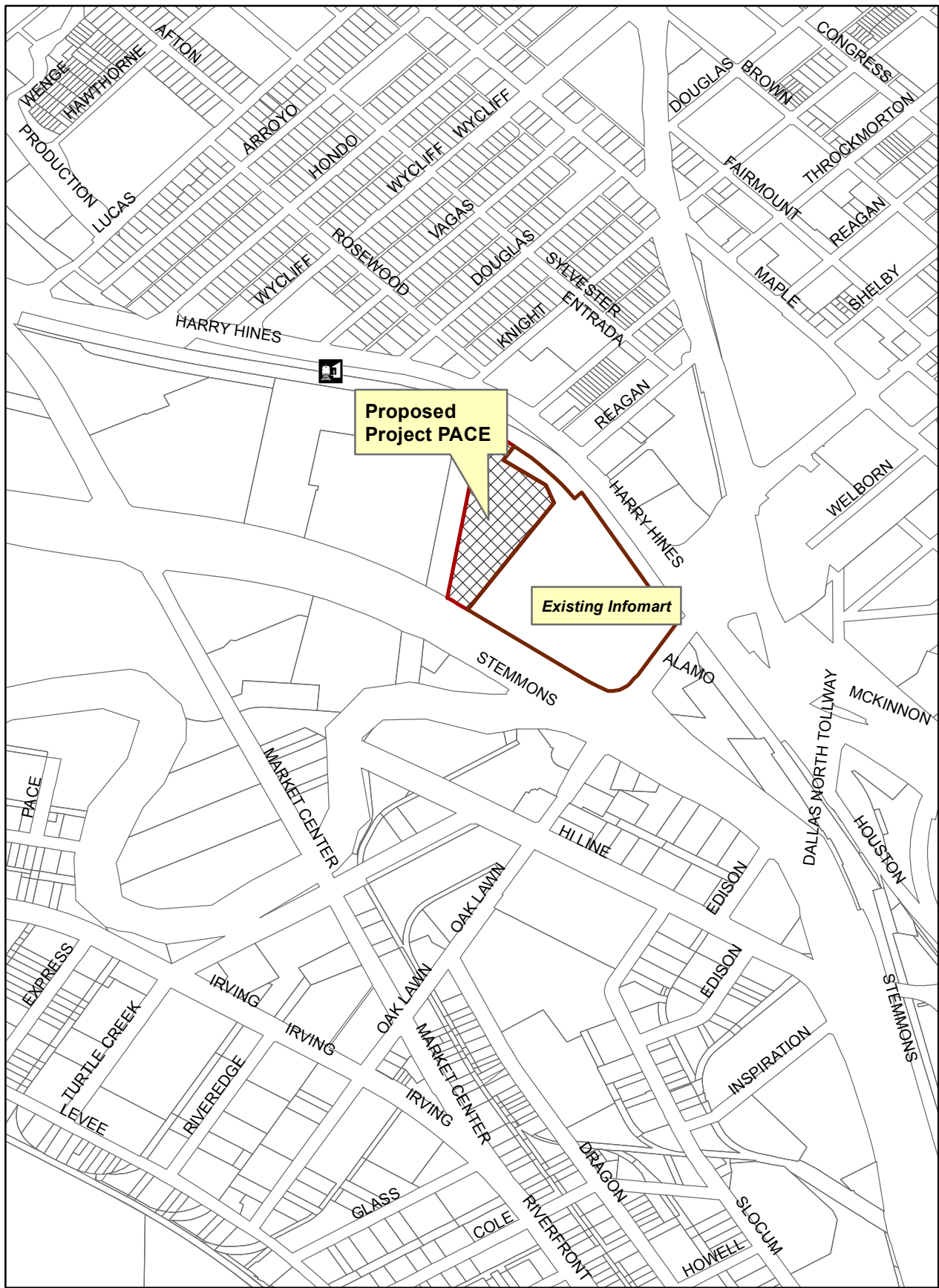
### **COMPANY REPRESENTATIVE**

**Equinix LLC**

Alex Para, Regional Director of Asset Management - Central US

### **MAP**

Attached



**Project PACE Location**



DART/TRE Light Rail Stations



CITY OF DALLAS

Office of Economic  
Development  
November 2018

January 23, 2019

**WHEREAS**, the City recognizes the importance of its role in local economic development; and

**WHEREAS**, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City for development of new data center facilities; and

**WHEREAS**, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

**WHEREAS**, the City desires to support and secure new employment opportunities and taxable revenue that new data center facilities will bring for Dallas residents; and

**WHEREAS**, the proposed project will not occur within the city of Dallas without an offer of economic development incentives from the City; and

**WHEREAS**, pursuant to Resolution No. 18-1433, authorized by the City Council on December 12, 2018, the City: (1) elected to continue its participation in economic development incentives and re-adopted its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects, (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

**WHEREAS**, the proposed project complies with the City's Public/Private Partnership Program – Guidelines and Criteria; and

**WHEREAS**, the proposed project site is located in an existing Texas Enterprise Zone; and

**WHEREAS**, pursuant to Section 312.2011 of the Texas Tax Code, the Property Redevelopment and Tax Abatement Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

January 23, 2019

**WHEREAS**, consistent with the authority granted under the Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, staff recommends that the City enter into a real property and business personal property tax abatement agreement and provide this incentive as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the city.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager is hereby authorized to execute **(1)** a real property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas; and **(2)** a business personal property tax abatement agreement with Equinix LLC or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with Phase Two of a proposed new data center development, the second phase (situated on approximately 3.645 acres) of a proposed two phase data center development located within a Texas Enterprise Zone on approximately 7 acres in the aggregate at 2000 North Stemmons Freeway in Dallas, Texas, in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, approved as to form by the City Attorney.

**SECTION 2.** That at least seven days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

**SECTION 3.** That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

**SECTION 4.** That the real property subject to the real property tax abatement agreement is depicted on the attached site map **Exhibit A (Map)** and is more particularly described by **Exhibit B (Metes and Bounds Legal Description)**.



January 23, 2019

**SECTION 5.** That the business personal property subject to the business personal property tax abatement agreement will be located on the real property depicted on the attached site map **Exhibit A (Map)** and is more particularly described by **Exhibit B (Metes and Bounds Legal Description)**.

**SECTION 6.** That the tax abatement agreement shall include, among other provisions, the following:

- (a) Equinix shall invest a minimum of \$250,000,000.00 in hard and soft costs in the ground-up new construction of a minimum 175,000 square foot data center (Tower 2) to be connected to Tower 1 and share the front office component constructed in Phase One. The minimum investment required in Phase Two may be achieved in any combination of real property improvements and business personal property but shall be substantially completed by December 31, 2024. The City's Director of the Office of Economic Development ("Director") may, at his or her sole discretion, extend the substantial completion date for Phase Two for a period of six months for just cause.
- (b) By December 31, 2024, Equinix shall create a minimum of 20 net new full-time equivalent ("FTE") jobs with a minimum average annual salary of \$60,000.00. Once this requirement is achieved, it shall remain in full force for the full term of both abatements.
- (c) By December 31, 2024, Equinix shall host a minimum of one job recruitment event at a location in the city of Dallas approved by the Director to facilitate the recruitment and hiring of residents of the city of Dallas.
- (d) A minimum 50 percent (i.e. 10) of the net new FTE jobs hired by Equinix with Phase Two shall be residents of the city of Dallas.
- (e) Equinix shall comply with the City's Business Inclusion and Development ("BID") good faith effort goal of 25 percent participation by Minority/Women-owned Business Enterprises ("M/WBE") for construction and construction-related expenditures associated with Phase Two and meet all reporting requirements.
- (f) Equinix shall remain in a formal agreement with the Dallas Independent School District ("DISD") to participate as an Industry Partner in the Pathway to Technology Early College High School (P-TECH) Program or a comparable program.
- (g) Equinix shall, upon request, permit staff from the Office of Economic Development access to the front office, Tower 1, and Tower 2 to review and document all records and related investment obligations contained therein to monitor and confirm compliance with any and all incentive agreements.

**SECTION 6.** (continued)

- (h) Equinix shall provide written annual reports to the Office of Economic Development certifying the progress of the terms noted herein and the associated annual compliance with any and all incentive agreements awarded by the City.
- (i) None of the property subject to the tax abatements shall be owned or leased by a member of City Council of the City of Dallas or by a member of the City Plan Commission.
- (j) Development of the site shall conform to all requirements of the City's zoning ordinance, and the use of the property shall be consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatements are in effect.
- (k) The tax abatements shall be personal to Equinix and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.
- (l) If Equinix fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of either abatement, Equinix shall forfeit the relevant abatements for that year. If any condition is not performed or if any existing breach remains uncured in the subsequent year, Equinix shall again forfeit the relevant abatements for the subsequent year, and the abatement agreement shall terminate.
- (m) The Dallas City Council may terminate or modify the tax abatement agreement if the property owner fails to comply with the tax abatement agreement.
- (n) A proportionate percentage of the real property tax revenue foregone by the City as a result of the tax abatement agreement shall be recaptured by the City if improvements to real property are not made and maintained as provided by the tax abatement agreement.
- (o) A proportionate percentage of the business personal property tax revenue foregone by the City as a result of the tax abatement agreement shall be recaptured by the City if improvements to business personal property are not made and maintained as provided by the tax abatement agreement.

**SECTION 7.** That the tax abatement agreement is designated as Contract No. ECO-2019-00008808.

January 23, 2019

**SECTION 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# EXHIBIT A (MAP) Phase Two

Phase Two

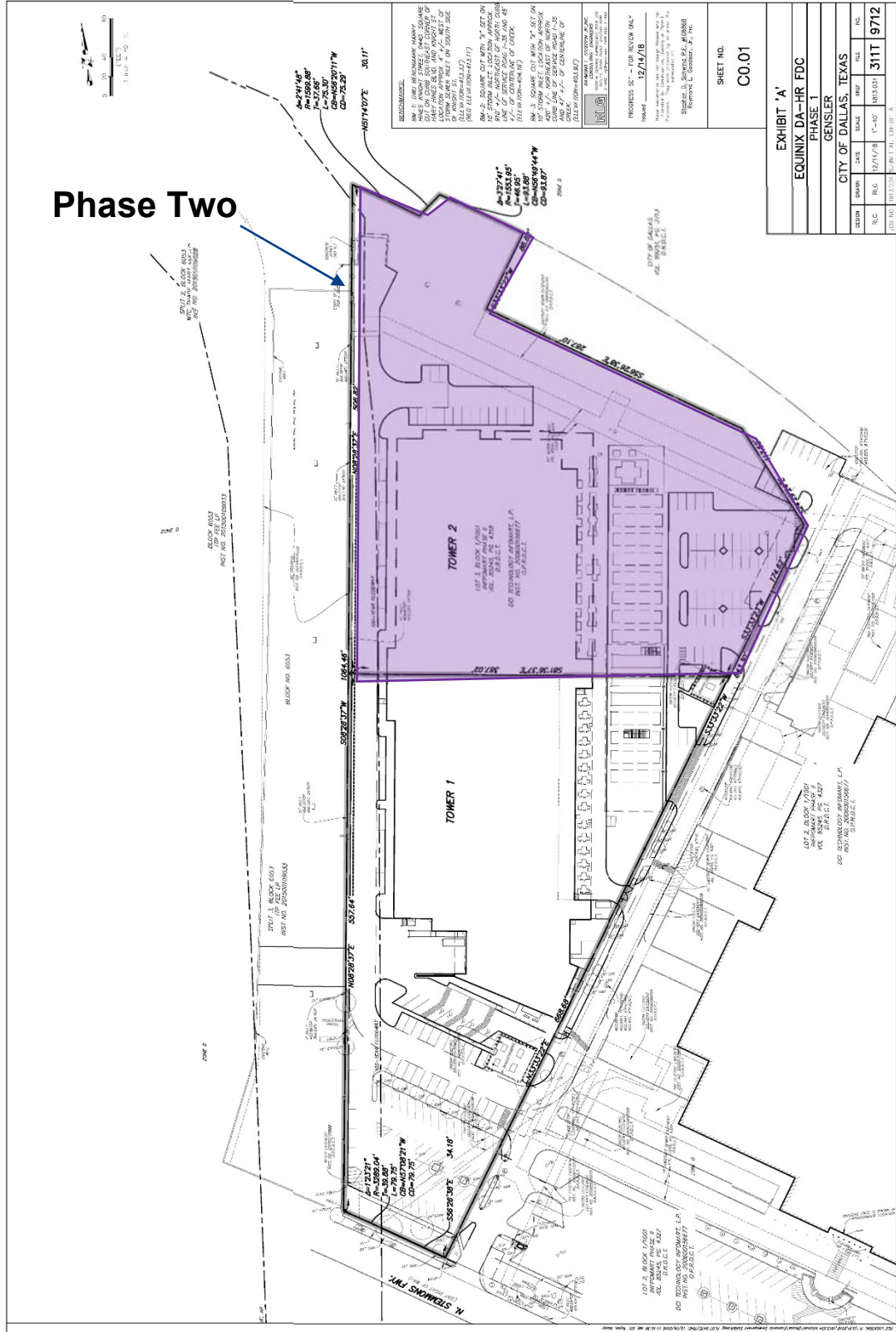


EXHIBIT 'A'	
EQUINOX DA-HR FDC	
PHASE 1	
GENSLER	
CITY OF DALLAS, TEXAS	
SECTION	DATE
NO.	12/14/18
SCALE	1"=40'
FILE	1813.01
DATE	3/11/18
NO.	9712

PROGRESS SET - FOR REVIEW ONLY  
 DATED 12/14/18  
 THESE PLANS ARE TO BE USED FOR THE PURPOSES OF THE CITY OF DALLAS. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND ANY OTHER AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND ANY OTHER AGENCIES.

# EXHIBIT B (Metes and Bounds Legal Description)

## Phase Two

Being a tract of land situated in the James A Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, being a part of Lot 3, Block 1/1001, Infomart Phase II, an addition to the City of Dallas according to the plat recorded in Volume 85245, Page 4318, Deed Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at the Northwest corner of said Lot 3, being in the southerly line of the Dallas Area Rapid Transit right-of-way (variable width), formerly the Missouri, Kansas and Texas Railroad, being in the easterly line of a tract of land (Parcel 5) conveyed to ITP Fee, L.P. by Special Warranty Deed recorded in Instrument No. 201500109033, Official Public Records, Dallas County, Texas and being the beginning of a curve to the right;

**THENCE** along southerly line of said Dallas Area Rapid Transit right-of-way and said curve to the right, whose chord bears South 56° 20' 11" East a distance of 75.29 feet, having a radius of 1599.88 feet, a delta angle of 2° 41' 48" and an arc length of 75.30 feet to a point at the end of said curve to the right;

**THENCE** North 51° 14' 07" East, continuing along the southerly line of said Dallas Area Rapid Transit right-of-way, a distance of 30.11 feet to a point at the beginning of a curve to the right;

**THENCE** continuing along the southerly line of said Dallas Area Rapid Transit right-of-way and said curve to the right, whose chord bears South 56° 49' 44" East a distance of 93.87 feet, having a radius of 1553.95 feet, a delta angle of 3° 27' 41" and an arc length of 93.88 feet to a point, being a northeast corner of Lot 3 and a northwest corner of Lot 2, Block 1/1001, Infomart Phase I, an addition to the City of Dallas according to the plat recorded in Volume 85245, Page 4327, Deed Records, Dallas County, Texas;

**THENCE** along the common line between said Lot 3 and said Lot 2 the following courses and distances;

South 33° 33' 22" West, a distance of 86.82 feet, to a point;

South 56° 26' 38" East, a distance of 287.10 feet, to a point;

South 24° 29' 24" East, a distance of 117.52 feet, to a point;

South 33° 33' 22" West, a distance of 174.62 feet, to a point;

**THENCE** North 81° 36' 37" West, departing the common line between said Lot 3 and said Lot 2, a distance of 387.02 feet, to a point in the west line of said Lot 3 and the east line of said Parcel 5;

**THENCE** North 08° 28' 37" East, along the common line between said Lot 3 and said Parcel 5, a distance of 506.82 feet to the **POINT OF BEGINNING** containing 158,780 square feet or 3.6451 acres, more or less.