

**NOVEMBER 9, 2016 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated November 9, 2016. 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.



A.C. Gonzalez
City Manager

11-4-16

Date



M. Elizabeth Reich
Chief Financial Officer

11-4-16

Date

RECEIVED

2016 NOV -4 PM 4:48

CITY SECRETARY
DALLAS, TEXAS

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 9, 2016
CITY OF DALLAS
1500 MARILLA
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 - 31

CONSENT ADDENDUM

Items 1 - 9

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 32 - 38

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 39 - 47

Handgun Prohibition Notice for Meetings of Government Entities

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

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

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

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

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 9, 2016
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues related to the Dallas Police & Fire Pension System.
- City of Dallas v. DCSJ Edwards, LLC, et al., Cause No. CC-13-05440-C.

CONSENT ADDENDUM

Business Development & Procurement Services

Parking Collections Contract

Note: Addendum Item Nos. 1 and 2 must be considered collectively.

1. * Authorize Supplemental Agreement No. 10 to extend the service contract with Xerox State and Local Solutions, Inc. for services related to citation payments and delinquent collections, from September 15, 2016 through December 15, 2016 - Estimated Revenue: \$618,555
2. * Authorize **(1)** a five-year service contract, with a one-year renewal option, for the collection of delinquent parking citations - Xerox State and Local Solutions, Inc., most advantageous proposer of five - Estimated Annual Revenue: \$813,960; and **(2)** payment for services related to automated license plate reader hosting, on-site service and wireless connectivity - Not to exceed \$100,000 - Financing: Current Funds (subject to annual appropriations)

Housing/Community Services

3. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by City Wide Community Development Corporation for the construction of a house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to City Wide Community Development Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 9, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services (Continued)

4. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Life Changing Community Development Corporation for the construction of houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Life Changing Community Development Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City
5. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Princess Palace, LLC for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Princess Palace, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

Office of Emergency Management

6. Authorize an Interlocal Agreement with the North Central Texas Council of Governments for use of the Dallas Fire-Rescue Training Facility located at 5000 Dolphin Road, Dallas, TX 75223 as a host site for the 2016 North Central Texas Full Scale Exercise ("Big X") - Financing: No cost consideration to the City

Police

7. Authorize a Memorandum of Understanding between the City of Dallas and the Society for the Prevention of Cruelty of Animals (SPCA) of Texas authorizing the SPCA to provide investigative follow-up for offenses reported as Cruelty to Non-Livestock Animals as specified under Section 092 of Chapter 42 of the Texas Penal Code - Financing: No cost consideration to the City
8. Authorize **(1)** an application for and acceptance of the Office of Community Oriented Policing Services Hiring Program Grant from the U.S. Department of Justice for the hiring of twenty five police officers in the amount of \$3,125,000 over a three-year grant period from September 1, 2016 through August 31, 2019; **(2)** a local match in the amount of \$1,909,268; **(3)** adding twenty five (25) police officer positions; and **(4)** execution of the grant agreement - Total not to exceed \$5,034,268 - Financing: U.S. Department of Justice Grant Funds (\$3,125,000) and Current Funds (\$1,909,268) (subject to annual appropriations)

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 9, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

9. An ordinance abandoning a portion of an alley to Dallas Independent School District, the abutting owner, containing approximately 1,702 square feet of land, located near the intersection of Brooklyn and Montclair Avenues; and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

CORRECTION:

Sustainable Development and Construction

34. An ordinance abandoning a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner, containing approximately 36,127 square feet of land, located near the intersection of Abrams Road and Northwest Highway; authorizing the quitclaim and providing for the dedication of approximately 17,00~~2~~ 23 square feet of land needed for an easement - Revenue: \$975,068, plus the \$20 ordinance publication fee

DELETION:

Trinity Watershed Management

33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Veterans Land Board of the State of Texas and King E. Rhodes, of an unimproved tract of land containing approximately 65,699 square feet, three slope easements containing a total of approximately 35,859 square feet, and two drainage easements containing a total of approximately 3,693 square feet, located on East Wheatland Road near its intersection with Lancaster Road for the Wheatland Road Improvement Project - Not to exceed \$92,176 (\$88,176 plus closing costs and title expenses not to exceed \$4,000) - Financing: General Obligation Commercial Paper Funds

**Land Bank (DHADC) Sale of Lot to
City Wide Community Development Corporation
Addendum Item # 3**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3723 Opal	65C	4	\$11,483.09

**Land Bank (DHADC) Sale of Lots to
Life Changing Community Development Corporation
Addendum Item # 4**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3204 Carl	46U	7	\$8,443.74
2. 1115 E. Hobson	55S	4	\$9,135.94
3. 3361 Springview	56T	4	\$8,260.63

**Land Bank (DHADC) Sale of Lots to
Princess Palace, LLC
Addendum Item # 5**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5868 Bluffman	66P	8	\$ 8,012.73
2. 4116 Gladewater	65C	4	\$ 5,486.04
3. 2141 Kathleen	65C	4	\$ 6,547.67
4. 3516 Keyridge	66K	8	\$13,714.96
5. 2211 Moffatt	65D	4	\$ 7,916.74
6. 2235 Moffatt	65D	4	\$ 6,280.27
7. 2410 Moffatt	65D	4	\$ 6,471.75
8. 2431 Moffatt	65D	4	\$ 6,137.15
9. 2242 Moffatt	65D	4	\$ 9,727.55
10. 2314 Moffatt	65D	4	\$10,525.94

ADDENDUM DATE November 9, 2016

ITEM	IND	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK								
1			All	C	PBD, POL	REV \$618,555	NA	NA	Parking Collections Contract: Authorize Supplemental Agreement No. 10 to extend the service contract with Xerox State and Local Solutions, Inc. for services related to citation payments and delinquent collections, from September 15, 2016 through December 15, 2016 – Estimated Revenue: \$618,555
2			All	C	PBD, POL	REV \$813,960	NA	NA	Parking Collections Contract: Authorize (1) a five-year service contract, with a one-year renewal option, for the collection of delinquent parking citations - Xerox State and Local Solutions, Inc., most advantageous proposer of five - Estimated Annual Revenue: \$813,960; and (2) payment for services related to automated license plate reader hosting, on-site service and wireless connectivity – Not to exceed \$100,000 – Financing: Current Funds (subject to annual appropriations)
3			4	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by City Wide Community Development Corporation for the construction of a house; (2) the sale of 1 vacant lot from Dallas Housing Acquisition and Development Corporation to City Wide Community Development Corporation; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City
4			4, 7	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Life Changing Community Development Corporation for the construction of houses; (2) the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to Life Changing Community Development Corporation; and (3) execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City
5			4, 8	C	HOU	NC	NA	NA	Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Princess Palace, LLC for the construction of houses; (2) the sale of 10 vacant lots from Dallas Housing Acquisition and Development Corporation to Princess Palace, LLC; and (3) execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City
6			2	C	OEM	NC	NA	NA	Authorize an Interlocal Agreement with the North Central Texas Council of Governments for use of the Dallas Fire-Rescue Training Facility located at 5000 Dolphin Road, Dallas, TX 75223 as a host site for the 2016 North Central Texas Full Scale Exercise (“Big X”) - Financing: No cost consideration to the City
7			All	C	POL, CCS	NC	NA	NA	Authorize a Memorandum of Understanding between the City of Dallas and the Society for the Prevention of Cruelty of Animals (SPCA) of Texas authorizing the SPCA to provide investigative follow-up for offenses reported as Cruelty to Non-Livestock Animals as specified under Section 092 of Chapter 42 of the Texas Penal Code - Financing: No cost consideration to the City
8			N/A	C	POL	\$1,909,268.00	NA	NA	Authorize (1) an application for and acceptance of the Office of Community Oriented Policing Services Hiring Program Grant from the U.S. Department of Justice for the hiring of twenty five police officers in the amount of \$3,125,000 over a three-year grant period from September 1, 2016 through August 31, 2019; (2) a local match in the amount of \$1,909,268; (3) adding twenty five (25) police officer positions; and (4) execution of the grant agreement - Total not to exceed \$5,034,268 - Financing: U.S. Department of Justice Grant Funds (\$3,125,000) and Current Funds (\$1,909,268) (subject to annual appropriations)
9			1	C	DEV	REV \$5,400	NA	NA	An ordinance abandoning a portion of an alley to Dallas Independent School District, the abutting owner, containing approximately 1,702 square feet of land, located near the intersection of Brooklyn and Montclair Avenues; and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

TOTAL \$1,909,268.00

KEY FOCUS AREA: E-Gov

AGENDA DATE: November 9, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Police

CMO: Elizabeth Reich, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Parking Collections Contract

- * Authorize Supplemental Agreement No. 10 to extend the service contract with Xerox State and Local Solutions, Inc. for services related to citation payments and delinquent collections, from September 15, 2016 through December 15, 2016 – Estimated Revenue: \$618,555
- * Authorize **(1)** a five-year service contract, with a one-year renewal option, for the collection of delinquent parking citations - Xerox State and Local Solutions, Inc., most advantageous proposer of five - Estimated Annual Revenue: \$813,960; and **(2)** payment for services related to automated license plate reader hosting, on-site service and wireless connectivity – Not to exceed \$100,000 – Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This item is on the addendum in order to allow for services to continue under the current contract.

Supplemental Agreement No. 10 will provide for continuous citation payments and delinquent collections during the transition period between service contracts. This extension will allow customers to make payments by walk-in, mail, payment by phone, payment by web, and setup payment plans. A vendor fee schedule by method of payment was negotiated with the City to continue providing numerous payment options for our customers.

BACKGROUND (Continued)

On June 15, 2016, the City Council awarded seven of eight components of the City’s parking system. The delinquent collections service System component is the final of eight parking services components in the City’s Parking System.

This service contract for the delinquent collections component of the City’s parking system will provide for the collection and processing of fines and fees associated with parking violations enforced within the City limits. Cases which are unresolved and become delinquent are assigned to a private vendor for collection. This service contract will enable the continued timely collection of delinquent amounts for parking violations.

In FY 2015-16, approximately \$793,902 in revenue was generated by the collection of delinquent accounts. The awarded vendor will warranty at least a 15% minimum collection rate for all delinquent parking citations assigned for collections.

If the owner of a vehicle has three or more unpaid parking tickets in a year, their vehicle becomes boot eligible. Parking Enforcement has a sport utility vehicle that is used to apply parking boots to vehicles. This vehicle is equipped with an automated license plate reader that is used to identify these boot eligible vehicles while on-street. This contract will provide hosting, on-site, and wireless connectivity services for the operation of this vehicle.

Per state law the private collections vendor, Xerox State and Local Solutions, Inc., will receive a 30% add-on commission which is paid by the defendant on cases originating on or after June 18, 2003. No commission will be paid on cases preceding that date, in accordance with current interpretation of state law. Xerox State and Local Solutions, Inc. proposal brings the highest net revenue to the City of the four vendors submitting proposals.

An eight member committee from the following departments reviewed and evaluated the proposals:

- Police (1)
- Office of Financial Services (1)
- Office of Economic Development (1)
- Communication and Information Services (1)
- Planning and Urban Design (1)
- Mobility and Street Services (1)
- Business Development and Procurement Services (2)*

*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and revenue.

BACKGROUND (Continued)

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- | | |
|---|-----------|
| ● Approach | 30 Points |
| ● Revenue | 30 Points |
| ● Value added services | 20 Points |
| ● Business Inclusion and Development Plan | 15 Points |
| ● Qualifications | 5 Points |

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 946 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, BDPS' ResourceLINK Team (RLT) sent notifications to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized a sixty-month professional services contract, with one sixty-month renewal option, for meter operation and parking management information system by Resolution No. 05-1331.

On April 26, 2006, City Council authorized Supplemental Agreement No. 1 to the professional services contract with ACS State and Local Solutions, Inc., for the provision of license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers by Resolution No. 06-1220.

On May 12, 2010, City Council authorized the renewal option to the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and a parking management information system for the period June 1, 2010 through May 31, 2015, by Resolution No. 10-1257.

On September 26, 2012, City Council authorized to amend the contract with ACS State and Local Solutions, Inc., to provide for pay-by-phone or wireless application services for all metered parking spaces in the City by Resolution No. 12-2426.

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

On March 25, 2015, City Council authorized Supplemental Agreement No. 7, to exercise the option of a one-year renewal to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016, by Resolution No. 15-0549.

On April 27, 2016, City Council authorized Supplemental Agreement No. 8 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from May 2, 2016 through August 2, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-0689.

Information about this item was briefed by memorandum to the Public Safety Committee on May 23, 2016.

On May 25, 2016, this item was deferred by Councilmember Adam McGough.

On June 15, 2016, City Council authorized a service contract with SP Plus Corporation, Xerox State and Local Solutions, Inc., Ace Parking III, LLC and ParkMe, Inc. for parking services for a term of five years, with a one-year renewal option by Resolution No. 16-1007.

On June 22, 2016, City Council authorized Supplemental Agreement No. 9 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from August 3, 2016 through September 14, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-1130.

Information about this item will be provided to the Budget, Finance and Audit Committee on November 7, 2016.

FISCAL INFORMATION

\$1,432,515.00 - Estimated Annual Revenue

M/WBE INFORMATION

- 199 - Vendors contacted
- 199 - No response
 - 0 - Response (Bid)
 - 0 - Response (No Bid)
 - 0 - Successful

946 M/WBE and Non-M/WBE vendors were contacted

M/WBE INFORMATION (Continued)

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Xerox State and Local Solutions, Inc.

White Male	940	White Female	901
Black Male	279	Black Female	759
Hispanic Male	269	Hispanic Female	684
Other Male	237	Other Female	204

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BKZ1521A. We opened them on October 30, 2015. We recommend the City Council award this service contract in its entirety to the most advantageous proposer by group. On June 15, 2016, the City Council awarded seven of eight components of the City’s parking system.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Collection Warranty</u>
*Xerox State and Local Solutions, Inc.	1860 Willow Oaks Corporate Dr. Fairfax, VA 22031	73.50%	15.0%
SP Plus Corporation	1700 Pacific Ave. Suite 1840 Dallas, TX 75201	64.17%	11.0%
Professional Account Management, LLC	633 W. Wisconsin Ave. Suite 1600 Milwaukee, WI 53203	64.07%	10.7%
Data Ticket, Inc.	4600 Campus Dr. Suite 200 Newport Beach, CA 92660	37.83%	4.0%
Inet, Inc.	P.O. Box 60309 San Diego, CA 92106	Non-responsive**	

**Inet, Inc. was deemed non-responsive due to not meeting specifications.

OWNER

Xerox State and Local Solutions, Inc.

David A. Amoriell, President

Michael M. Davis, Vice President

November 9, 2016

WHEREAS, on April 27, 2005, City Council authorized a sixty-month professional services contract, with one sixty-month renewal option, for the meter operation and parking management information system by Resolution No. 05-1331; and,

WHEREAS, on April 26, 2006, City Council authorized Supplemental Agreement No.1 to the professional services contract with ACS State and Local Solutions, Inc., for the provision of license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers by Resolution No. 06-1220; and,

WHEREAS, on April 12, 2007, Administrative Action No. 07-1107 authorized Supplemental Agreement No. 2 to the contract with ACS State and Local Solutions, Inc., to provide for the ability to adjust the revenue guarantee scale and alter the minimum guarantee; and,

WHEREAS, on May 12, 2010, City Council authorized the renewal option to the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and a parking management information system for the period June 1, 2010 through May 31, 2015, by Resolution No. 10-1257; and,

WHEREAS, on September 26, 2012, City Council authorized an amendment to the contract with ACS State and Local Solutions, Inc., to provide for pay-by-phone or wireless application services for all metered parking spaces in the City by Resolution No. 12-2426; and,

WHEREAS, on November 20, 2012, Administrative Action No. 12-2862 authorized Supplemental Agreement No. 5, to the contract with Xerox State and Local Solutions, Inc., to provide for the purchase of 10 multi-space meters and related items; and,

WHEREAS, on June 10, 2014, Administrative Action No. 14-6037 authorized Supplemental Agreement No. 6, with Xerox State and Local Solutions, Inc., to provide for meter operations and parking system management of the Dallas Parking Technology Pilot; and,

WHEREAS, on March 25, 2015, City Council authorized Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016, by Resolution No. 15-0549; and,

WHEREAS, on April 27, 2016, City Council authorized Supplemental Agreement No. 8 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from May 2, 2016 through August 2, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-0689; and,

November 9, 2016

WHEREAS, on June 15, 2016, City Council authorized a service contract with SP Plus Corporation, Xerox State and Local Solutions, Inc., Ace Parking III, LLC and ParkMe, Inc. for parking services for a term of five years, with a one-year renewal option by Resolution No. 16-1007; and,

WHEREAS, on June 22, 2016, City Council authorized Supplemental Agreement No. 9 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from August 3, 2016 through September 14, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-1130;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute Supplemental Agreement No. 10 to the contract with Xerox State and Local Solutions, Inc. to extend the contract term from September 15, 2016 through December 15, 2016 for services related to citation payments and delinquent collections, estimated revenue amount of \$618,555.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Xerox State and Local Solutions, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Xerox State and Local Solutions, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to pay Xerox State and Local Solutions, Inc. \$3 per transaction for credit card payments, \$1 per transaction for non-credit card payments, and \$1.50 per transaction for payment plans in an amount not to exceed \$150,000 from gross revenues collected for program expenses related to collection related services.

Section 3. That the Chief Financial Officer is hereby authorized to deposit revenues into Fund 0001, Dept. DPD, Unit 2109, Revenue Sources 8007 and 8530.

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.

November 9, 2016

WHEREAS, on April 27, 2005, City Council authorized a sixty-month professional services contract, with one sixty-month renewal option, for the meter operation and parking management information system by Resolution No. 05-1331; and,

WHEREAS, on April 26, 2006, City Council authorized Supplemental Agreement No.1 to the professional services contract with ACS State and Local Solutions, Inc., for the provision of license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers by Resolution No. 06-1220; and,

WHEREAS, on April 12, 2007, Administrative Action No. 07-1107 authorized Supplemental Agreement No. 2 to the contract with ACS State and Local Solutions, Inc., to provide for the ability to adjust the revenue guarantee scale and alter the minimum guarantee; and,

WHEREAS, on May 12, 2010, City Council authorized the renewal option to the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and a parking management information system for the period June 1, 2010 through May 31, 2015, by Resolution No. 10-1257; and,

WHEREAS, on September 26, 2012, City Council authorized an amendment to the contract with ACS State and Local Solutions, Inc., to provide for pay-by-phone or wireless application services for all metered parking spaces in the City by Resolution No. 12-2426; and,

WHEREAS, on November 20, 2012, Administrative Action No. 12-2862 authorized Supplemental Agreement No. 5, to the contract with Xerox State and Local Solutions, Inc., to provide for the purchase of 10 multi-space meters and related items; and,

WHEREAS, on June 10, 2014, Administrative Action No. 14-6037 authorized Supplemental Agreement No. 6, with Xerox State and Local Solutions, Inc., to provide for meter operations and parking system management of the Dallas Parking Technology Pilot; and,

WHEREAS, on March 25, 2015, City Council authorized Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016, by Resolution No. 15-0549; and,

WHEREAS, on April 27, 2016, City Council authorized Supplemental Agreement No. 8 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from May 2, 2016 through August 2, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-0689; and,

November 9, 2016

WHEREAS, on June 15, 2016, City Council authorized a service contract with SP Plus Corporation, Xerox State and Local Solutions, Inc., Ace Parking III, LLC and ParkMe, Inc. for parking services for a term of five years, with a one-year renewal option by Resolution No. 16-1007; and,

WHEREAS, on June 22, 2016, City Council authorized Supplemental Agreement No. 9 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from August 3, 2016 through September 14, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-1130;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Xerox State and Local Solutions, Inc. (VS0000005027) for the collection of delinquent parking citations for a term of five years, with a one-year renewal option, estimated revenue amount of \$813,960.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Xerox State and Local Solutions, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Xerox State and Local Solutions, Inc. under the contract.

Section 2. Pursuant to Chapter 103.0031 of the Code of Criminal Procedure, the City of Dallas may authorize the addition of a collection fee in the amount of 30% on each parking ticket with a balance that is 60 days or greater past due and has been referred to the vendor for collection. Xerox State and Local Solutions, Inc. shall retain those collection fees from amounts collected and remit the remainder of funds received to the City of Dallas.

Section 3. That the Chief Financial Officer is hereby authorized to pay Xerox State and Local Solutions, Inc. for automated license plate reader system services including; \$525 per month for hosting, \$560 per month for on-site service, \$50 monthly for wireless connectivity with an annual escalator not to exceed 3% annually from Fund 0001, Dept. DPD, Unit 2109, Object 3072 from service contract number XEROXPARKING in an amount not to exceed \$100,000 (subject to annual appropriations).

Section 4. That the Chief Financial Officer is hereby authorized to deposit revenues into Fund 0001, Dept. DPD, Unit 2109, Revenue Sources 8007 and 8530.

Section 5. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65C

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by City Wide Community Development Corporation for the construction of a house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to City Wide Community Development Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum because additional review time was required after council review regarding property redevelopment.

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

City Wide Community Development Corporation has submitted a proposal and development plan to DHADC for 1 lot shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 1 lot, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by City Wide Community Development Corporation to DHADC, the sale of that lot from DHADC to City Wide Community Development Corporation and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to City Wide Community Development Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by City Wide Community Development Corporation and construction financing is not closed within three years of conveyance.

City Wide Community Development Corporation will build a single family house on the lot. The approximate square footage and sales price of the house will be from 1,400 to 1,700 square feet and from \$130,000 to \$150,000. The lot will be deed restricted for sale to an eligible family.

DHADC will receive \$5,000.00 for the sales price of the vacant lot to City Wide Community Development Corporation, as calculated from the 2016-17 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On October 20, 2016, the DHADC board of directors approved the development plan and sale of 1 lot from DHADC to City Wide Community Development Corporation.

Information about this item will be provided to the Housing Committee on November 7, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

City Wide Community Development Corporation

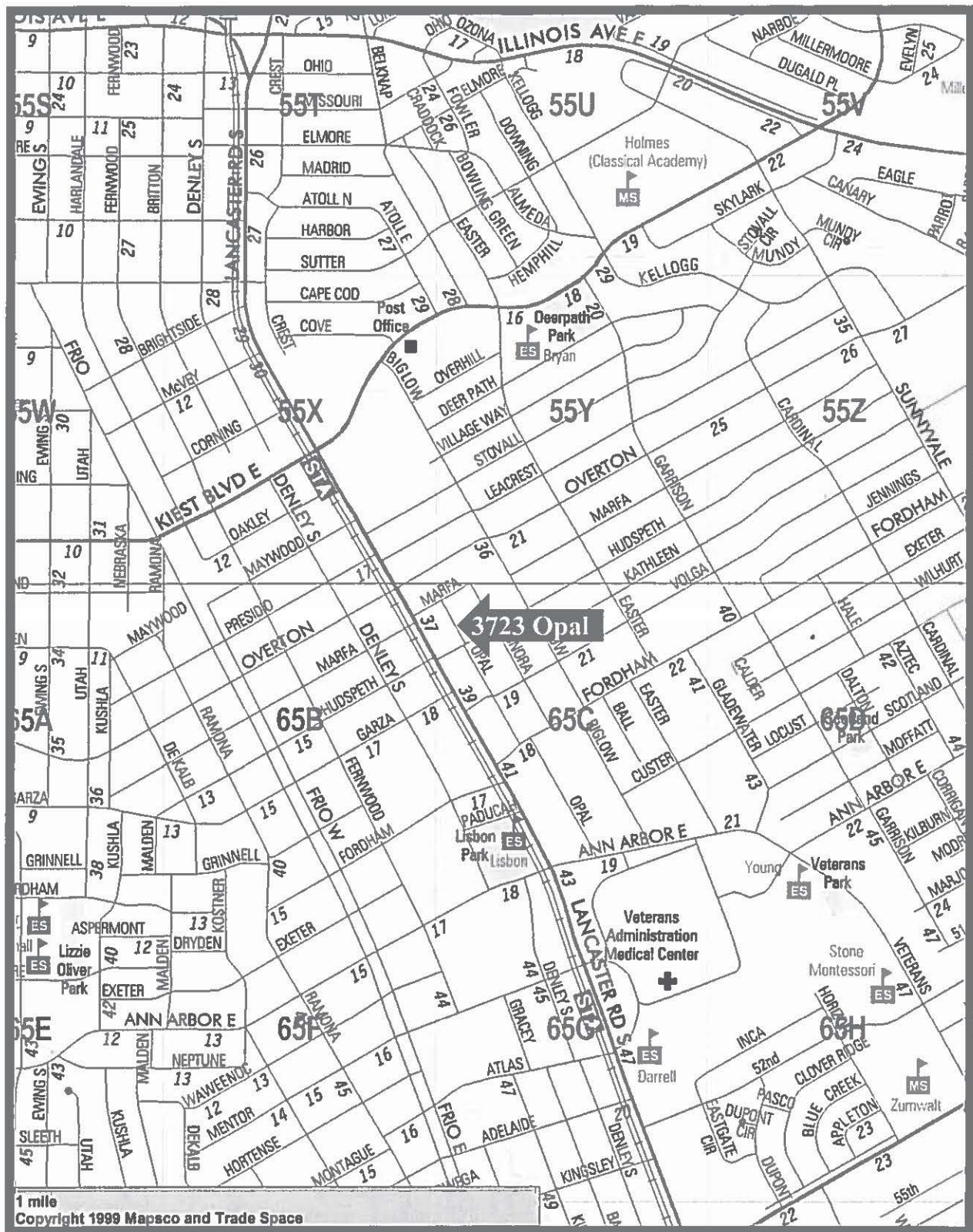
Sherman Roberts, President

MAP

Attached

**Land Bank (DHADC) Sale of Lot to
City Wide Community Development Corporation**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3723 Opal	65C	4	\$11,483.09



MAPSCO 65C

November 9, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, City Wide Community Development Corporation submitted a proposal and development plan to DHADC for 1 lot shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed house submitted by City Wide Community Development Corporation and authorize the sale of 1 lot from DHADC to City Wide Community Development Corporation to build a house;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed house submitted by City Wide Community Development Corporation and the sale of 1 lot shown on Exhibit "A" from DHADC to City Wide Community Development Corporation is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lot shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3723 Opal Lot 3, Fonville Addition Block 4102	City Wide Community Development Corporation	1	\$5,000.00
TOTAL				\$5,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 1
- (2) Land Bank name for this parcel of lots. OPAL Ave
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). 3723 Opal Ave. , Dallas, TX 75216

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built on lots 1
Square Footage of each home 1,400 - 1,700
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer Brick Which sides All
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$130,000
- \$150,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home _____ / _____
Number of Garages ___ Number of Carports ___ Detached ___ Attached ___
Type of Exterior Veneer _____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer _____
Buyer _____

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a two year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Commencement of Construction 90 days
Completion of Construction 120 days
Sale of first affordable housing unit to low income households 180 days
Sale of last affordable unit to low income households 365 days

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 4, 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46U 55S 56T

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Life Changing Community Development Corporation for the construction of houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Life Changing Community Development Corporation; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum because additional review time was required after council review regarding property redevelopment.

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Life Changing Community Development Corporation has submitted a proposal and development plan to DHADC for 3 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 3 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Life Changing Community Development Corporation to DHADC, the sale of those lots from DHADC to Life Changing Community Development Corporation and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to Life Changing Community Development Corporation will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Life Changing Community Development Corporation and construction financing is not closed within three years of conveyance.

Life Changing Community Development Corporation will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,400 to 1,600 square feet and from \$130,000 to \$150,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$15,000.00 for the sales price of the vacant lots to Life Changing Community Development Corporation, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 3 lots from DHADC to Life Changing Community Development Corporation.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on November 7, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Life Changing Community Development Corporation

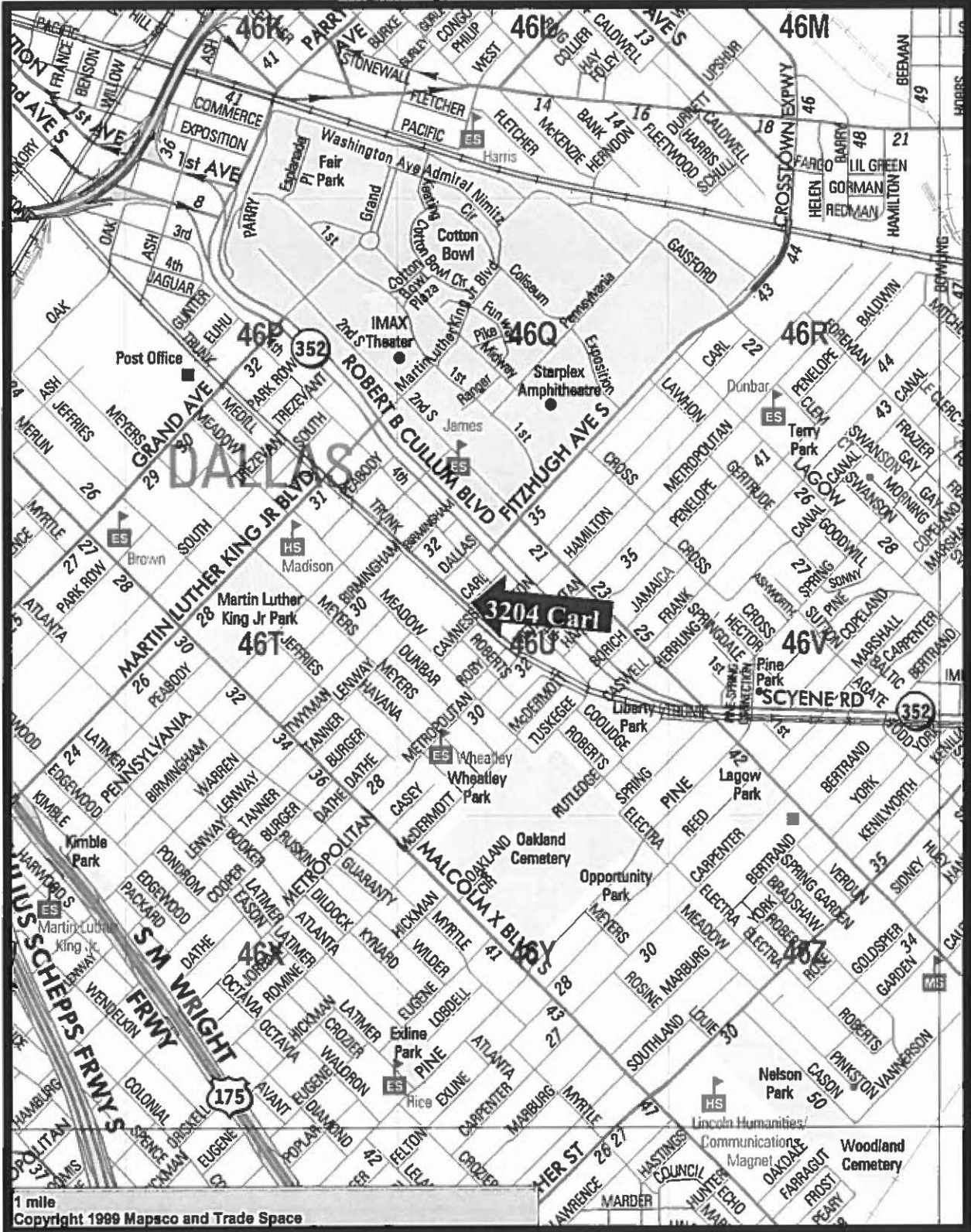
Angelia Dunbar, Director

MAPS

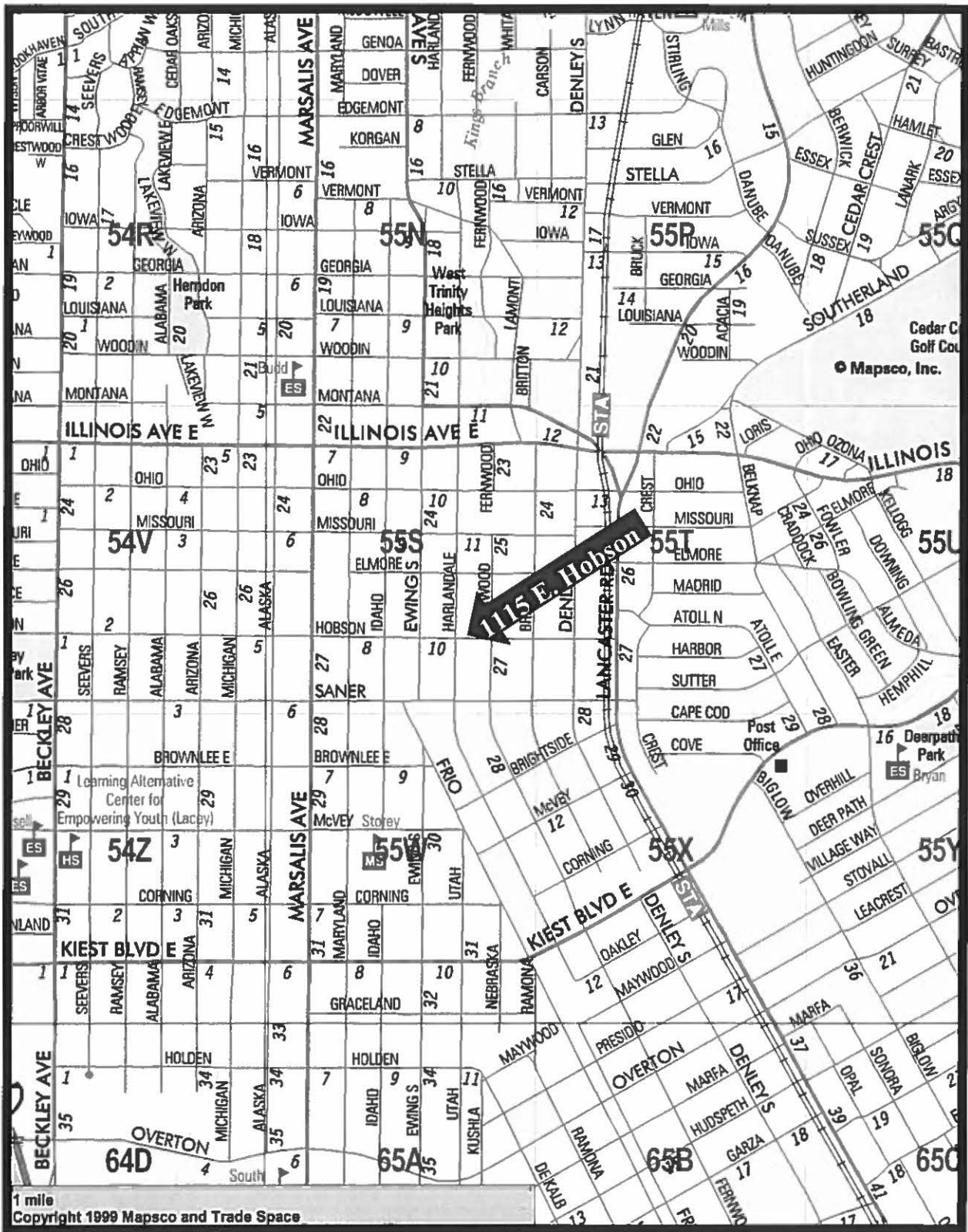
Attached

**Land Bank (DHADC) Sale of Lots to
Life Changing Community Development Corporation**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3204 Carl	46U	7	\$8,443.74
2. 1115 E. Hobson	55S	4	\$9,135.94
3. 3361 Springview	56T	4	\$8,260.63

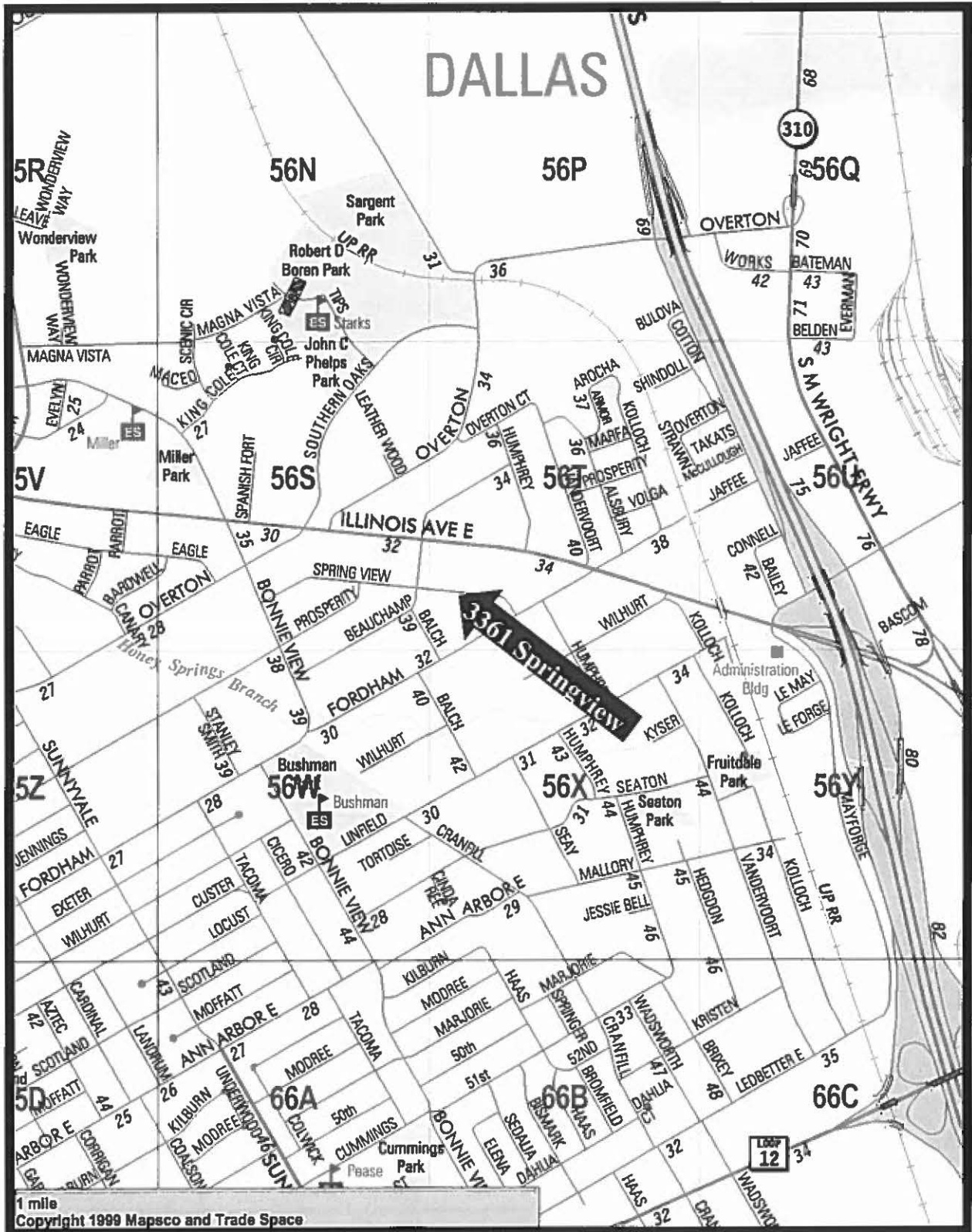


MAPSCO 46U



MAPSCO 55S

DALLAS



1 mile
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MAPSCO 56T

November 9, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Life Changing Community Development Corporation submitted a proposal and development plan to DHADC for 3 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Life Changing Community Development Corporation and authorize the sale of 3 lots from DHADC to Life Changing Community Development Corporation to build houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed houses submitted by Life Changing Community Development Corporation and the sale of 3 lots shown on Exhibit "A" from DHADC to Life Changing Community Development Corporation is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
1	3204 Carl Part of Lots 7 & 8, J. H. Power's Revised Plat Block 20/1551	Life Changing Community Development Corporation	1	\$5,000.00	
2	1115 E. Hobson 50x100 Foot Tract off the West End of Lots 23 & 24, Broadmoor Addition Block 24/4219	Life Changing Community Development Corporation	1	\$5,000.00	
3	3361 Springview Avenue Lot 45, First Section of Bonnie View Gardens Addition Block F/6088	Life Changing Community Development Corporation	1	\$5,000.00	
TOTAL				\$15,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 3
- (2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). SEE ATTACHED

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built 1
 Square Footage range of each home 1400-1600
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 2 Number of Carports Detached Attached X
 Type of Exterior Veneer Siding Which sides all
 Your Sales Price range without Subsidies to Qualified Low Income Buyer \$130-150,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 1
 Square Footage range of each home 1400-1600
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 2 Number of Carports Detached Attached x
 Type of Exterior Veneer Siding Which sides all
 Your Sales Price range without Subsidies to Qualified Low Income Buyer \$130-150,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 1
 Square Footage range of each home 1400-1600
 Number of Bedrooms/Baths in each home 3 / 2
 Number of Garages 2 Number of Carports Detached Attached x *right back siding*
 Type of Exterior Veneer brick - siding Which sides brick front, portion of back
 Your Sales Price range without Subsidies to Qualified Low Income Buyer \$130-150,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 30-45 days after receiving the deed to the property

Completion of Construction: 120-180 days after start of construction

Sale of first affordable housing unit to low income household: 30-45 days after completion of construction

Sale of last affordable unit to low income households: 120-180 days after completion of first house

LIFE CHANGING COMMUNITY DEVELOPMENT CORPORATION

EXHIBIT A

ADDRESS OF LOTS	CITY AND ZIP	LOT AND BLOCK	
3204 Carl St	Dallas, 75210	Lot 7	
1115 E Hobson	Dallas, 75210	Lot 23 - Blk 24/42	
3361 Springview	Dallas, 75216	Lot 18 - Blk F-6088	

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 65C D 66K P

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Princess Palace, LLC for the construction of houses; **(2)** the sale of 10 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Princess Palace, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 10 properties that may have been filed by the City - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum because additional review time was required after council review regarding property redevelopment.

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Princess Palace, LLC has submitted a proposal and development plan to DHADC for 10 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 10 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Princess Palace, LLC to DHADC, the sale of those lots from DHADC to Princess Palace, LLC and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

BACKGROUND (continued)

DHADC's Deed without Warranty to Princess Palace, LLC will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Princess Palace, LLC and construction financing is not closed within three years of conveyance.

Princess Palace, LLC will build single family houses on the lots. The approximate square footage and sales price of the houses will be from 1,400 to 1,600 square feet and from \$130,000 to \$150,000. The lots will be deed restricted for sale to eligible families.

DHADC will receive \$50,000.00 for the sales price of the vacant lots to Princess Palace, LLC, as calculated from the 2015-16 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of housing as allowed under Chapter 379C of the Texas Local Government Code.

On August 25, 2016, the DHADC board of directors approved the development plan and sale of 10 lots from DHADC to Princess Palace, LLC.

On September 19, 2016, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on November 7, 2016.

FISCAL INFORMATION

No cost consideration to the City

DEVELOPER

Princess Palace, LLC

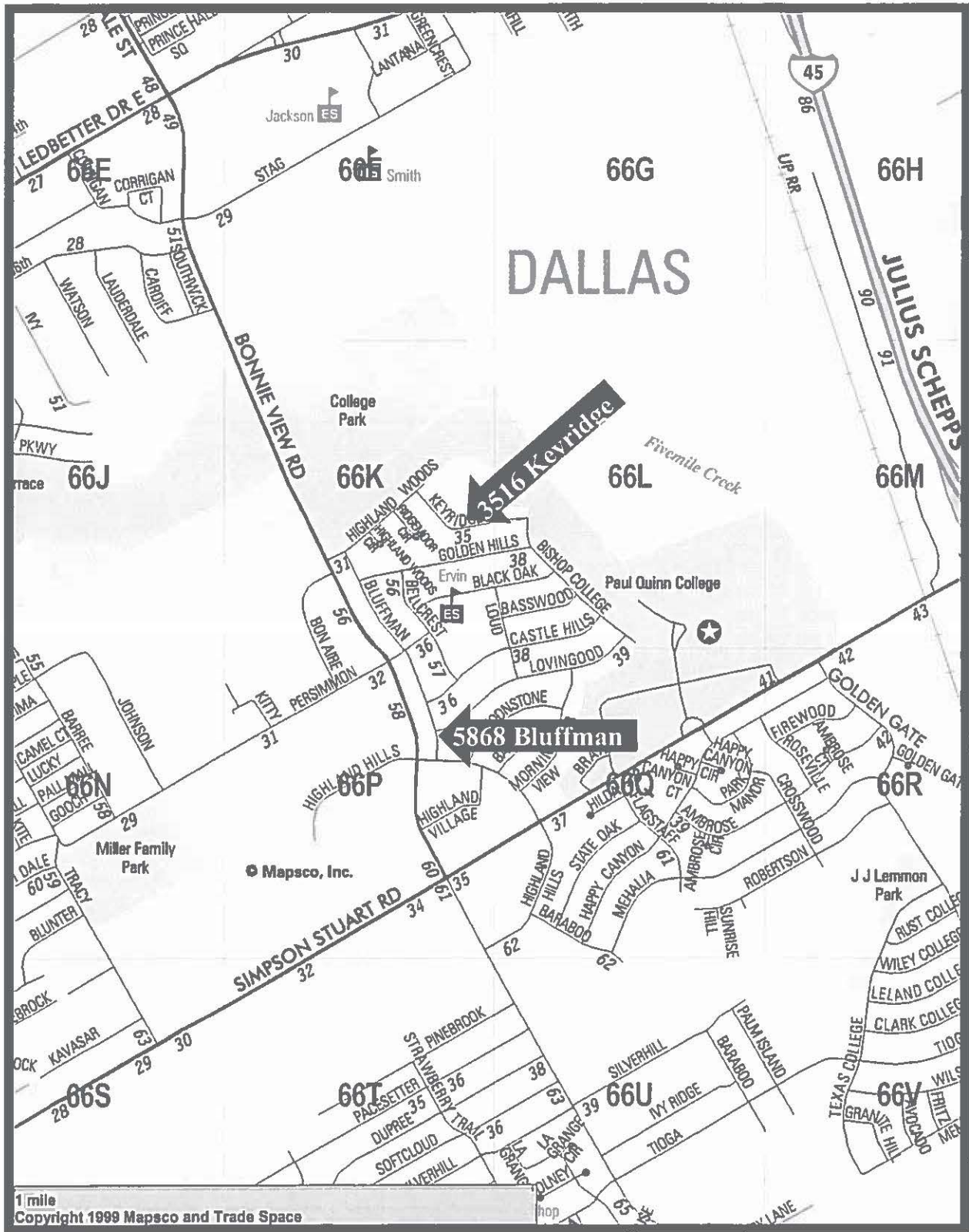
Angelia Dunbar, Director

MAPS

Attached

**Land Bank (DHADC) Sale of Lots to
Princess Palace, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5868 Bluffman	66P	8	\$ 8,012.73
2. 4116 Gladewater	65C	4	\$ 5,486.04
3. 2141 Kathleen	65C	4	\$ 6,547.67
4. 3516 Keyridge	66K	8	\$13,714.96
5. 2211 Moffatt	65D	4	\$ 7,916.74
6. 2235 Moffatt	65D	4	\$ 6,280.27
7. 2410 Moffatt	65D	4	\$ 6,471.75
8. 2431 Moffatt	65D	4	\$ 6,137.15
9. 2242 Moffatt	65D	4	\$ 9,727.55
10. 2314 Moffatt	65D	4	\$10,525.94



1 mile
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MAPSCO 66K & 66P

November 9, 2016

WHEREAS, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

WHEREAS, Princess Palace, LLC submitted a proposal and development plan to DHADC for 10 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Princess Palace, LLC and authorize the sale of 10 lots from DHADC to Princess Palace, LLC to build houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price range of the proposed houses submitted by Princess Palace, LLC and the sale of 10 lots shown on Exhibit "A" from DHADC to Princess Palace, LLC is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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.

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
1	5868 Bluffman Drive Lot 1, Highland Hills, First Installment Addition Block 6/6866	Princess Palace, LLC	1	\$5,000.00	
2	4116 Gladewater Road Part of Lot 1, Oak Cliff Gardens Addition Block 4/5848	Princess Palace, LLC	1	\$5,000.00	
3	2141 Kathleen Avenue Lot 17, Fordham Heights Addition Block C/5854	Princess Palace, LLC	1	\$5,000.00	
4	3516 Keyridge Drive Lot 8, Highland Woods No. 2 Addition Block 18/6866	Princess Palace, LLC	1	\$5,000.00	
5	2211 Moffatt Lot 2-E, Oak Cliff Gardens Addition Block 8/5850	Princess Palace, LLC	1	\$5,000.00	
6	2235 Moffatt Avenue Lot 3, Southern Crest Addition Block 6/5851	Princess Palace, LLC	1	\$5,000.00	
7	2410 Moffatt Avenue Lot 14, Southern Crest Addition Block 3/5851	Princess Palace, LLC	1	\$5,000.00	
8	2431 Moffatt Avenue Lot 8, Southern Crest Addition Block 4/5851	Princess Palace, LLC	1	\$5,000.00	
9	2242 Moffatt Avenue Lot 12, Southern Crest Addition Block 1/5851	Princess Palace, LLC	1	\$5,000.00	
10	2314 Moffatt Avenue Lot 13, Southern Crest Addition Block 2/5851	Princess Palace, LLC	1	\$5,000.00	
TOTAL				\$50,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. 10

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). SEE ATTACHED

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

Single Family Home (to be sold to low income households at 60% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 1400-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports Detached Attached X
Type of Exterior Veneer Siding Which sides all
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$130-150,000

Single Family Home (to be sold to low income households at 80% or less of AMFI):

Number of homes to be built 3
Square Footage range of each home 1400-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports Detached Attached x
Type of Exterior Veneer Siding Which sides all
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$130-150,000

Single Family Home (to be sold to low income households between 81% and 115% of AMFI):

Number of homes to be built 4
Square Footage range of each home 1400-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports Detached Attached x
Type of Exterior Veneer brick Which sides brick
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$130-150,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 30-45 days after receiving the deed to the property

Completion of Construction: 120-180 days after start of construction

Sale of first affordable housing unit to low income household: 30-45 days after completion of construction

Sale of last affordable unit to low income households: 120-180 days after completion of first house

PRINCESS PALACE LLC dba DEZMOND HOMES

EXHIBIT A

Address of Lot Purchase	City/Zip code	Lot / Blk	
5868 Bluffman	Dallas, 75216		
4116 Gladewater	Dallas, 75216	Lot 9A	
2141 Kathleen Ave	Dallas, 75216	Lot 17 - Blk C5854	
		Lot 8 - BLK 18/6866	
3516 Keyridge	Dallas, 75216		
2211 Moffatt	Dallas, 75216		
2235 Moffatt	Dallas, 75216	Lot 3	
2410 Moffatt	Dallas, 75216	Lot 14	
2431 Moffatt	Dallas, 75216	Lot 8	
		Lot 12 - BLK 1/5851	
2242 Moffatt	Dallas, 75216		
		Lot 13 - BLK 2/5851	
2314 Moffatt	Dallas, 75216		

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Emergency Management
CMO: Eric Campbell, 670-3255
MAPSCO: 47J

SUBJECT

Authorize an Interlocal Agreement with the North Central Texas Council of Governments for use of the Dallas Fire-Rescue Training Facility located at 5000 Dolphin Road, Dallas, TX 75223 as a host site for the 2016 North Central Texas Full Scale Exercise (“Big X”) - Financing: No cost consideration to the City

BACKGROUND

This item is being submitted on the Council addendum due to finalization of the Site Host Agreement and the exercise date being before the next available council agenda date.

North Central Texas Regional Exercise Goals

The North Central Texas Regional Full-Scale Exercise (Big X) is a comprehensive multi-discipline, multi-jurisdictional full-scale regional exercise. The overarching goal for this exercise would be to increase proficiency levels in identified core capabilities and enhance regional response to large-scale incidents. The Big X exercise is intended to:

- Enhance the skills and abilities of regional first responders, as well as those responsible for coordinating and managing large-scale events
- Assess the region’s ability to successfully respond to and manage multiple terrorist events and other emergencies occurring simultaneously throughout the region
- Provide the NCTCOG Region with critical gap analysis information by identifying the existing level of preparedness and capabilities and comparing that information to related desired levels
- Conclude with the creation of a comprehensive After Action Report and Improvement Plan (AAR-IP) that provides an accurate assessment of involved functions and preparedness program area

BACKGROUND (Continued)

HOST's Obligations:

During the Term of this Agreement, the HOST agrees to provide an exercise site located at 5000 Dolphin Road on November 11-13, 2016. The HOST agrees to provide a facility with:

- An isolated area inaccessible to the public during the exercise
- Adequate parking for 15 – 20 vehicles
- Participant brief and debrief area indoors or under adequate shelter
- Scenario area outside of public view
- Tables and chairs for 15 – 20 people
- Electricity
- Lighting
- Restroom facilities
- Accessible to exercise participants and observers
- 10 – 15 personnel on site to execute and continue exercise operations throughout the duration of the Big X. with personnel expenses borne by the HOST
- There is no funding available for reimbursements, backfill, or overtime. The Big X Exercise Planning Team will assist with resource requests and site-specific logistics purchasing before the exercise as grant guidance, funding limitations, and circumstances allow
- If necessary, enforce safety procedures, provided by the Big X Exercise Planning Team, as outlined in the Big X Safety Plan
- Provide a primary point of contact to coordinate with NCTCOG and The Olson Group, LTD. (the vendor designing and conducting the exercise)
- Provide the name, agency, job title, phone number, and e-mail address for all people who need access to the site during the exercise

NCTCOG's Obligations:

During the Term of this Agreement, NCTCOG agrees to the following:

- Foster coordination with Olson Group Exercise Support Team (EST)
- Provide the site host with the Big X Safety Plan
- Coordinate with The Big X Planning Team to assist in the planning and development of the exercise site requirements, and ensuring the exercise site HOST receives a copy of the Big X Safety Plan
- Provide HOST with plan to prevent damage to HOST property during the event
- Provide a primary point of contact to coordinate with HOST

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance & Audit Committee on November 7, 2016.

FISCAL INFORMATION

No cost consideration to the City

November 9, 2016

WHEREAS, the health, safety and welfare of citizens in North Central Texas is threatened by a variety of natural and technological hazards including terrorism; and,

WHEREAS, NCTCOG and The Olson Group, LTD. have designed a regional full-scale multi-disciplinary/multi-jurisdictional exercise as recommended by the Emergency Preparedness Planning Council; and,

WHEREAS, the proposed regional full-scale exercise is intended to assess the North Central Texas Regions' ability to successfully respond to and manage multiple terrorist events and other emergencies occurring simultaneously throughout the region; and,

WHEREAS, a multi-layered regional full-scale exercise will enhance the skills and abilities of regional first responders as well as those responsible for coordinating and managing large-scale events; and

WHEREAS, the City of Dallas is a municipality and wishes to host an exercise site.

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 an Interlocal agreement with the North Central Texas Council of Governments for use of the Dallas-Fire Rescue Training Facility located at 5000 Dolphin Road, Dallas, TX 75223, as a host site for the 2016 North Central Texas Full Scale Exercise ("Big X").

Section 2. 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.

KEY FOCUS AREA: Public Safety

AGENDA DATE: November 9, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Police
Code Compliance

CMO: Eric Campbell, 670-3255
Joey Zapata, 670-3009

MAPSCO: N/A

SUBJECT

Authorize a Memorandum of Understanding between the City of Dallas and the Society for the Prevention of Cruelty of Animals (SPCA) of Texas authorizing the SPCA to provide investigative follow-up for offenses reported as Cruelty to Non-Livestock Animals as specified under Section 092 of Chapter 42 of the Texas Penal Code - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum due to it being inadvertently left off original mailing.

The Dallas Police Department responds to and investigates approximately 300 offenses per year that are classified in Section 092 of Chapter 42 of the Texas Penal Code as Cruelty to Non-Livestock Animals. Currently, these offenses are assigned to DPD property crimes detectives assigned to patrol stations for follow-up.

The Memorandum of Understanding (MOU) will allow the SPCA to provide investigative follow-up and case filing with the Dallas County District Attorney as needed for all Cruelty to Non-Livestock Animal cases at no cost to the City. The SPCA will provide a licensed peace officer commissioned by the Dallas County District Attorney's Office who is trained specifically to investigate and file cases of animal cruelty. The SPCA special investigator assigned to the Dallas County Criminal District Attorney's Office will be responsible for investigations of alleged animal cruelty reported to the Dallas Police Department. The Dallas Police Department will maintain overall control of the responsibility of reporting Animal Cruelty Offenses to the Texas Department of Public Safety, Uniform Crime Reporting Team and will include all offenses and investigative findings reported to Dallas Police Department and investigated by SPCA investigators.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on October 24, 2016.

FISCAL INFORMATION

No cost consideration to the City

November 9, 2016

WHEREAS, the City desires to enter into a Memorandum of Understanding with the Society for the Prevention of Cruelty of Animals to provide investigative follow-up for offenses to the Dallas Police Department reported as Cruelty to Non-Livestock Animals as specified under Section 092 of Chapter 42 of the Texas Penal Code ; and

WHEREAS, it is in the best interest of the City of Dallas to enter into this Memorandum of Understanding.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a Memorandum of Understanding with the Society for the Prevention of Cruelty of Animals (SPCA) of Texas for the investigative follow-up for offenses reported as Cruelty to Non-Livestock Animals as specified under Section 092 of Chapter 42 of the Texas Penal Code.

Section 2. 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.

KEY FOCUS AREA: Public Safety
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): N/A
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the Office of Community Oriented Policing Services Hiring Program Grant from the U.S. Department of Justice for the hiring of twenty five police officers in the amount of \$3,125,000 over a three-year grant period from September 1, 2016 through August 31, 2019; **(2)** a local match in the amount of \$1,909,268; **(3)** adding twenty five (25) police officer positions; and **(4)** execution of the grant agreement - Total not to exceed \$5,034,268 - Financing: U.S. Department of Justice Grant Funds (\$3,125,000) and Current Funds (\$1,909,268) (subject to annual appropriations)

BACKGROUND

This item is on the addendum due to questions which arose when the item was briefed and is moved forward for further Council consideration.

The Office of Community Oriented Policing Services (COPS) Hiring Program grant is a competitive salary reimbursement program that provides funding directly to law enforcement agencies having primary law enforcement authority to create and preserve jobs and to increase their community policing capacity and crime-prevention efforts.

The City of Dallas has been awarded a grant totaling \$3,125,000 to hire twenty five (25) new officer positions over a three-year period. This is the maximum amount that could be awarded under the 2016 grant. The City of Dallas will provide \$1,909,268 in matching funds. The City is required to provide a minimum of 22% local match for year one, a minimum of 35% local match for year two and a minimum of 43% local match for year three. After the three year award period, the positions will be 100% funded by the City of Dallas, and must be maintained for at least twelve months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acceptance of the Office of Community Oriented Policing Services (COPS) Hiring Program grant on October 28, 2009, by Resolution No. 09-2637.

Information about this item was provided to the Public Safety Committee on October 24, 2016.

FISCAL INFORMATION

\$3,125,000 - U.S. Department of Justice Grant Funds

\$1,909,268 - Current Funds (subject to annual appropriations)

November 9, 2016

WHEREAS, the U.S. Department of Justice has made funding available to the City of Dallas under the Community Oriented Policing Services (COPS) Hiring Recovery Program Grant for the 2016-17, 2017-18 and 2018-19 fiscal years; and

WHEREAS, the grant funds will be used to add twenty five (25) sworn officers to the Dallas Police Department.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to **(1)** apply for and accept the Office of Community Oriented Policing Services Hiring Program Grant from the U.S. Department of Justice (Grant No. 2016-UL-WX-0045/CFDA #16.710) for the hiring of twenty five police officers in the amount of \$3,125,000 over a three-year grant period from September 1, 2016 through August 31, 2019; **(2)** establish a local match in the amount of \$1,909,268; **(3)** add twenty five (25) police officer positions; and **(4)** execute the grant agreement.

Section 2. That the City Manager is hereby authorized to establish appropriations in the Community Oriented Policing Service (COPS) Hiring Program Fund in an amount not to exceed \$3,125,000 for a three year period in Fund F513, Department DPD, Unit 2102, in accordance with the attached Schedule A.

Section 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$3,125,000 into Fund F513, Department DPD, Unit 2102, Revenue Source 6506.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F513, Department DPD, Unit 2102, various object codes, in an amount not to exceed \$3,125,000, according to the attached Schedule A.

Section 5. That the Chief Financial Officer is hereby authorized to provide a cash match in an amount not to exceed \$1,909,268 from Fund 0001, Department DPD, Unit 2116-2133, various object codes (subject to annual appropriations) according to the attached Schedule A.

Section 6. That the Chief Financial Officer is hereby authorized to reimburse the Grant Fund F513, Department DPD, Unit 2102, Object Code 5010 from General Fund 0001, Department DPD, Unit 2116-2133, Object Code 3081, in an amount not to exceed \$1,909,268 (subject to annual appropriations), according to the attached Schedule A.

November 9, 2016

Section 7. That the City Manager is hereby authorized to reimburse to the granting agency for any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 8. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

Section 9. 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.

SCHEDULE A
COPS HIRING PROGRAM GRANT
Fund F513, Dept. DPD, Unit 2102 Revenue 6506
September 1, 2016-August 31, 2019

Object		Year 1	Year 2	Year 3	Grant Award
Code	Description	Amount	Amount	Amount	Total
1102	Salaries, Uniform Officers - 25	\$1,171,750.02	\$1,171,750.14	\$1,171,749.91	\$3,515,250.07
1302	Pension, Sworn	\$333,948.76	\$333,948.89	\$333,948.66	\$1,001,846.31
1303	Life Insurance	\$600.00	\$600.00	\$600.00	\$1,800.00
1304	Health Insurance	\$154,175.01	\$154,175.13	\$154,174.90	\$462,525.04
1306	FICA/Medicare	\$16,990.51	\$16,990.64	\$16,990.43	\$50,971.58
1309	Wellness	\$625.00	\$625.00	\$625.00	\$1,875.00
5010	Reimbursement-Grant Cash Match	(\$420,038.96)	(\$668,243.80)	(\$820,985.24)	(\$1,909,268.00)
	Grant Total	\$1,258,050.34	\$1,009,846.00	\$857,103.66	\$3,125,000.00

Matching Funds

Cash Match
Fund 0001, Dept. DPD
Unit 2116-2133

Object		Year 1	Year 2	Year 3	Cash Match
Code	Description	Amount	Amount	Amount	Total
1102	Salaries, Uniform Officers - 25	\$293,298.26	\$466,610.77	\$573,264.85	
1302	Pension, Sworn	\$83,590.00	\$132,984.11	\$163,380.45	
1303	Life Insurance	\$600.00	\$600.00	\$600.00	
1304	Health Insurance	\$37,672.84	\$60,657.96	\$74,802.59	
1306	FICA/Medicare	\$4,252.86	\$6,765.96	\$8,312.35	
1309	Wellness	\$625.00	\$625.00	\$625.00	
3081	Cash Match Total	\$420,038.96	\$668,243.80	\$820,985.24	\$1,909,268.00
	Total Project Cost	\$1,678,089.30	\$1,678,089.80	\$1,678,088.90	\$5,034,268.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Mark McDaniel, 670-3256
MAPSCO: 54E

SUBJECT

An ordinance abandoning a portion of an alley to Dallas Independent School District, the abutting owner, containing approximately 1,702 square feet of land, located near the intersection of Brooklyn and Montclair Avenues; and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of a portion of an alley to Dallas Independent School District, the abutting owner. The area will be included with the property of the abutting owner for the Greiner Elementary School campus. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

Notices were sent to 44 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee will be briefed by memorandum regarding this item.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

OWNER

Dallas Independent School District

Dan Micciche, President

MAP


Attached



Log: 43774

Applicant: Dallas Independent School District

Mapsc0: 54E

Abandonment area: 

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of an alley located adjacent to City Block C/3536 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Dallas Independent School District; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Dallas Independent School District, a governmental entity, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of alley is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and **WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore,**

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

SECTION 1. That those certain provisions of Section 2-26.2 (f) of the Dallas City Code regarding abandonment fee to the extent, not required by state law or City Charter, are hereby waived with respect to this ordinance.

SECTION 2. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 3. That for and in monetary consideration of the sum of **FIVE THOUSAND AND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 4. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 5. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 6. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 7. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 8. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, to the extent allowed by law, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO
City Attorney

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY 
Assistant City Attorney

BY 
Assistant Director

Passed _____.

ALLEY ABANDONMENT
BEING A PORTION OF A 20' ALLEY
BLOCK C/3536
L.R. SMITH'S SUBDIVISION OF A PART OF
JOHN P. GILLESPIE'S ADDITION
JOHN B. ROBINSON SURVEY, ABSTRACT NO. 1215
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

Description of a 1,702 square foot, 0.039 of an acre, tract of land situated in the John B. Robinson Survey, Abstract No. 1215, City of Dallas, Dallas County, Texas and being a portion of a 20-foot alley in Block C/3536, created by L.R. Smith's Subdivision of a part of John P. Gillespie's Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2, Page 185, Map Records, Dallas County, Texas; said 1,702 square foot tract also being a portion of land conveyed to Dallas Independent School District by Deed Without Warranty recorded in Volume 2005116, Page 619, Official Public Records, Dallas County, Texas; said 1,702 square foot tract being more particularly described by metes and bounds as follows;

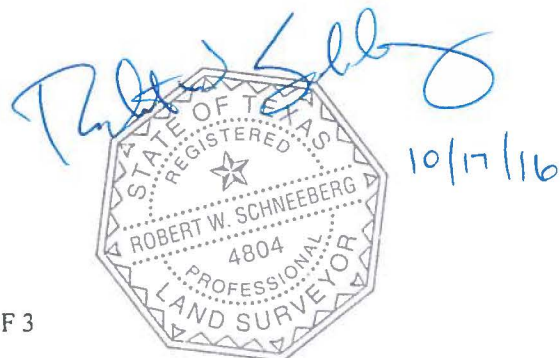
COMMENCING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the southwest corner of Lot 11, Block C/3536 of Amended Plat of L.R. Smith's Subdivision of a part of the J.B. Robinson survey, an addition to Dallas County, Texas according to the plat thereof recorded in Volume 2, Page 195, Map Records, Dallas County, Texas; said point also being at the intersection of the east right-of-way line of Montclair Avenue (variable width) and the north right-of-way line of Brooklyn Avenue (50 feet wide);

THENCE, North 89 degrees 54 minutes 50 seconds East, with said north right-of-way line, passing at a distance of 150.00 feet a point at the southeast corner of said Lot 11, Block C/3536; said point also being at the intersection of said north right-of-way line and the west right-of-way line of said 20-foot alley; continuing, in all, a total distance of 164.24 feet to a "+" cut in concrete found at the southwest corner of said Dallas Independent School District tract; said point also being the POINT OF BEGINNING;

THENCE, North 00 degrees 37 minutes 56 seconds East, with the west line of said Dallas Independent School District tract, a distance of 499.73 feet to a "+" cut in concrete found at the northwest corner of said Dallas Independent School District tract; said point also being on the south right-of-way line of Page Avenue (50 feet wide);

THENCE, North 89 degrees 52 minutes 48 seconds East, with the north line of said Dallas Independent School District tract and the said south right-of-way line, a distance of 1.06 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the northeast corner of said 20-foot alley; said point also being at the northwest corner of Lot 1, Block C/3536 of said Amended Plat of L.R. Smith's Subdivision;

(For SPRG use only)
Reviewed by: <u>David Scott</u>
Date: <u>10.18.16</u>
SPRG NO: <u>3837</u>



ALLEY ABANDONMENT
BEING A PORTION OF A 20' ALLEY
BLOCK C/3536
L.R. SMITH'S SUBDIVISION OF A PART OF
JOHN P. GILLESPIE'S ADDITION
JOHN B. ROBINSON SURVEY, ABSTRACT NO. 1215
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

THENCE, South 00 degrees 05 minutes 33 seconds West, leaving said south right-of-way line and with the east right-of-way line of said 20-foot alley, a distance of 499.69 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" set at the southeast corner of said 20-foot alley; said point also being the southwest corner of Lot 10, Block C/3536 of said Amended Plat of L.R. Smith's Subdivision; said point also being on the said north right-of-way line of Brooklyn Avenue;

THENCE, South 89 degrees 54 minutes 50 seconds West, with the south line of said Dallas Independent School District tract and said north right-of-way line, a distance of 5.76 feet to the POINT OF BEGINING;

CONTAINING, 1,702 square feet or 0.039 acres of land, more or less.

Bearing system for this survey is based on a bearing of South 00 degrees, 00 minutes, 24 seconds West for the west right-of-way line of Edgefield Avenue according to the Final Plat of Lot 1, Block A/3533, W.E. Greiner Middle School, an addition to the City of Dallas, Texas recorded in Volume 90056, Page 1464 of the Deed Records of Dallas County, Texas.

(For SPRG use only)
Reviewed by: <u>David Scott</u>
Date: <u>10-18-16</u>
SPRG NO: <u>3837</u>

STATE OF TEXAS
REGISTERED
ROBERT W. SCHNEEBERG
4804
PROFESSIONAL
LAND SURVEYOR
10/17/16
Robert W. Schneeberg

CENTERLINE

MONTCLAIR AVENUE

(FORMERLY MONT CLAIR STREET)
(VARIABLE WIDTH R.O.W.) (V. 2, P. 185, M.R.D.C.T.)

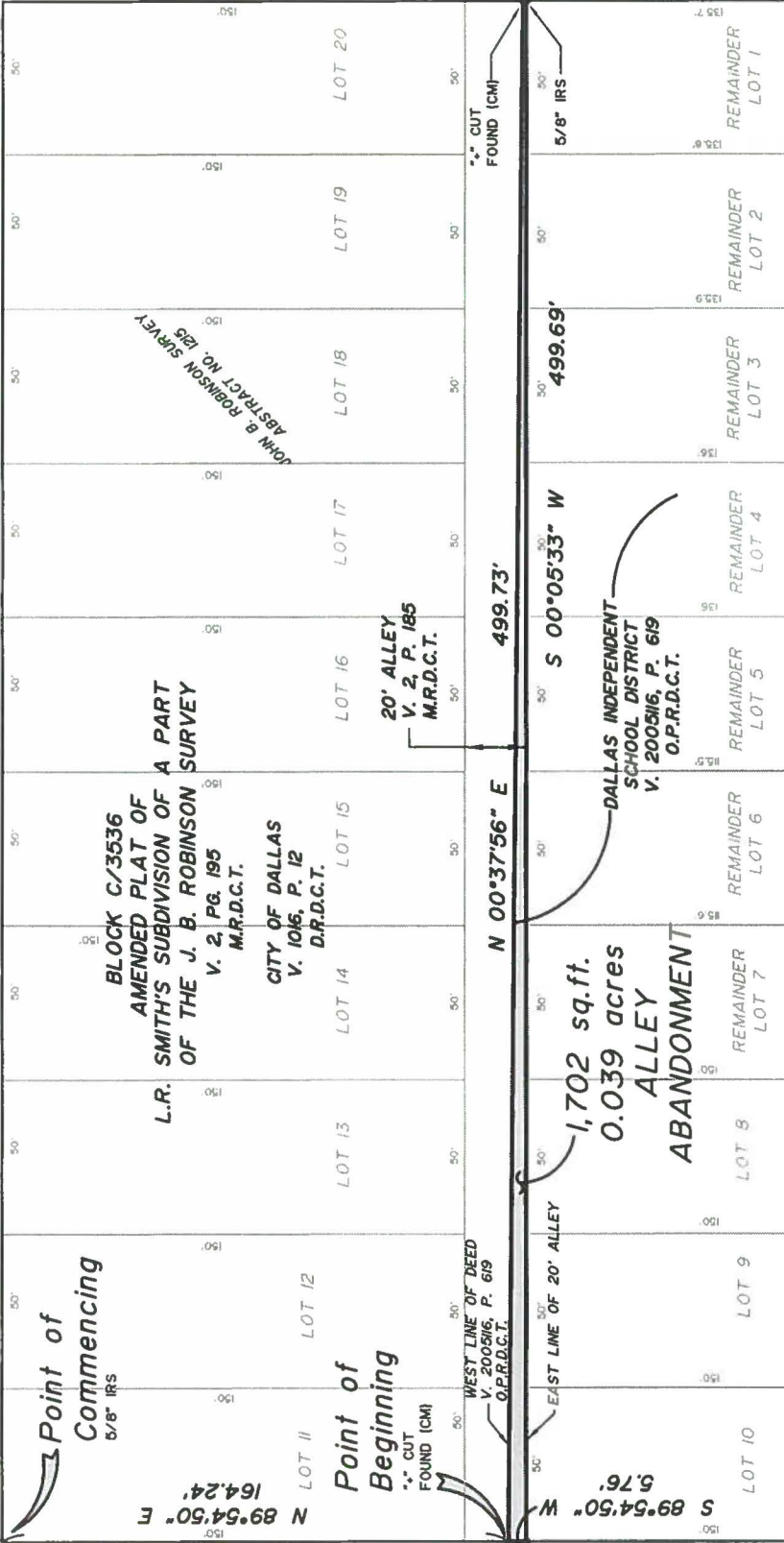
Point of Commencing
5/8" IRS

Point of Beginning
5/8" CUT FOUND (CM)

(FORMERLY 14TH STREET)
(V. 2, P. 185, M.R.D.C.T.)
(50' PUBLIC RIGHT-OF-WAY)

BROOKLYN AVENUE

(FORMERLY PAGE STREET)
(V. 1, P. 316, M.R.D.C.T.)
(50' PUBLIC RIGHT-OF-WAY)



N 00°37'56" E 499.73'

S 00°05'33" W 499.69'

N 89°52'48" E 1.06'

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NOTE: Bearing system for this survey is based on a bearing of South 00 degrees, 00 minutes, 24 seconds West for the west right-of-way line of Edgefield Avenue according to the Final Plat of Lot 1, Block A/3533, W.E. Greiner Middle School, an addition to the City of Dallas, Texas recorded in Volume 90056, Page 1464 of the Deed Records of Dallas County, Texas.

LEGEND

- R.O.W. Right-of-Way
- D.R.D.C.T. Deed Records, Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- (CM) Controlling Monument
- Inst. No. Instrument Number
- V. Volume
- P. Page
- 5/8" IRS 5/8-inch iron rod set with yellow plastic cap stamped "GSES, INC. RPLS 4804"



10/17/16

[Signature]

(For SPRG use only)
Reviewed by David Scott
Date 10/18/16
SPRNG NO 3837

ALLEY ABANDONMENT

BEING A PORTION OF A 20' ALLEY
BLOCK C/3536

L.R. SMITH'S SUBDIVISION OF A PART
OF JOHN P. GILLESPIE'S ADDITION

JOHN B. ROBINSON SURVEY, ABSTRACT NO. 1215

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Gonzalez & Schneeberg

engineers - surveyors
600 N. Central Expressway
Suite 250, Plano, Texas 76074
(972) 516-8855 Fax(972) 516-8901

TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
DATE: SEPTEMBER, 2016 PROJ. NO.: 5818-16-06-10 DWG. NO.: 5818abandonment

EXHIBIT A

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Sustainable Development and Construction
CMO: Mark McDaniel, 670-3256
MAPSCO: 26-Z

SUBJECT

An ordinance abandoning a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner, containing approximately 36,127 square feet of land, located near the intersection of Abrams Road and Northwest Highway; authorizing the quitclaim and providing for the dedication of approximately 17,002 23 square feet of land needed for an easement - Revenue: \$975,068, plus the \$20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of a portion of Quality Lane to Ainbinder Northwest Highway LLC, the abutting owner. The area will be included with the property of the abutting owner for a retail center. The owner will dedicate approximately 17,002 23 square feet of land needed for an easement. The abandonment fee is based on an independent appraisal.

Notices were sent to five property owners located within 300 feet of the proposed abandonment area. There was one response received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee will be briefed by memorandum regarding this item.

On October 26, 2016, this item was deferred by Councilmember Clayton.

FISCAL INFORMATION

Revenue: \$975,068, plus the \$20 ordinance publication fee

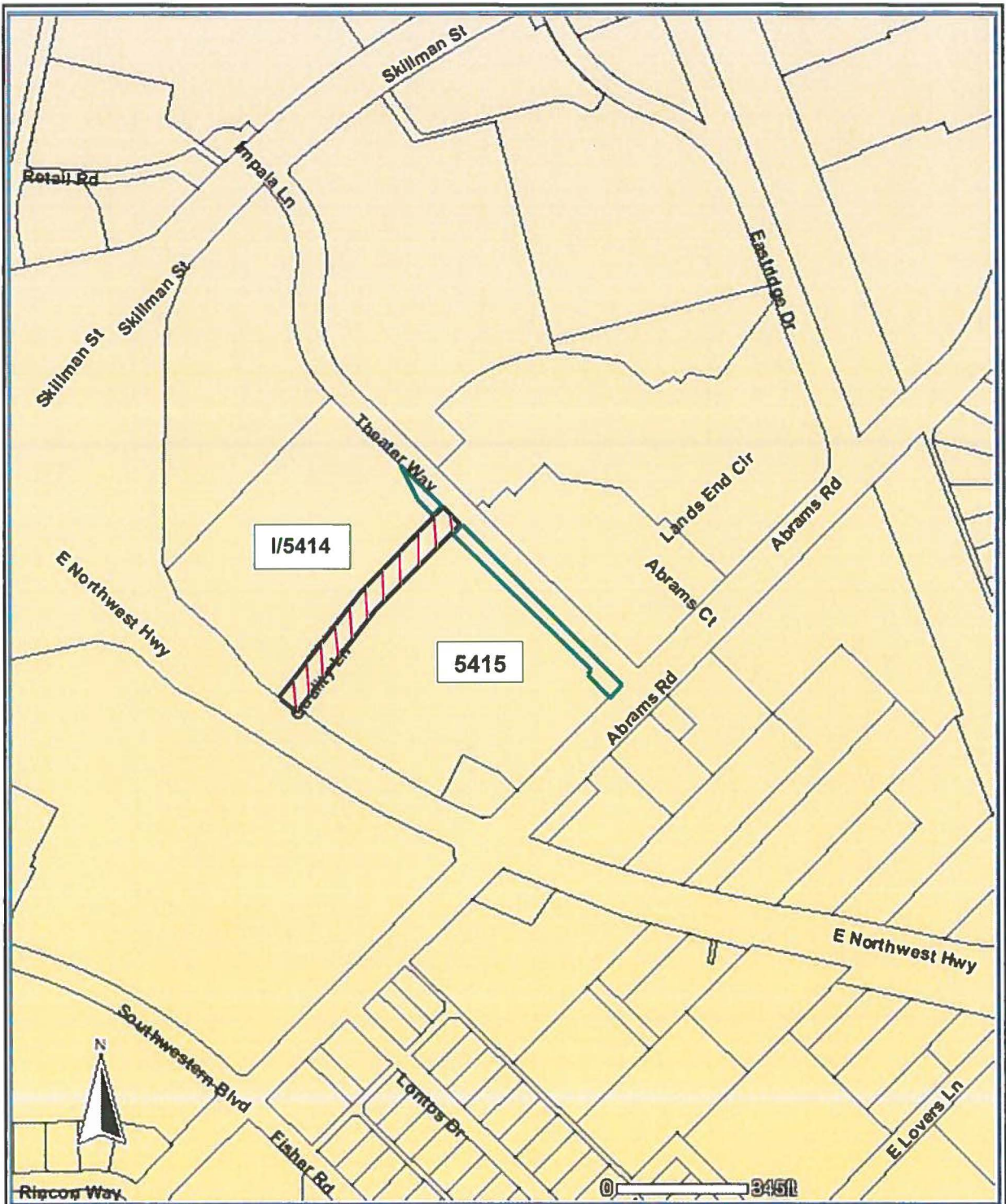
OWNER

Ainbinder Northwest Highway LLC

Barton L. Duckworth, Manager

MAP

Attached



**Dallas Central
Appraisal District**
www.dallascad.org

DISCLAIMER
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Abandonment Area



Dedication Area

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Quality Lane located adjacent to City Blocks I/5414 and 5415 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Ainbinder Northwest Highway LLC; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Ainbinder Northwest Highway LLC, a Texas limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of Quality Lane is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore,**

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **NINE HUNDRED SEVENTY-FIVE THOUSAND AND SIXTY EIGHT AND NO/100 DOLLARS (\$975,068.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, and 11, 12, 15 and 16 the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended.

References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

~~**SECTION 9.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the dedication by easement of not less than 17,002 square feet in City Block 5415 for the extension of Theater Way street eastward to connect to Abrams Road. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.~~

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall complete construction of Theater Way street eastward to connect to Abrams Road for vehicular and pedestrian access improvements within the dedication area, being Exhibit C, to be conveyed to the City of Dallas as described in Section 12 herein. **GRANTEE** shall complete vehicular and pedestrian access improvements prior to any barricading of the abandoned right-of-way pursuant to Section 16. All vehicular and pedestrian access improvements shall comply with the City of Dallas street construction standards.

Failure to complete vehicular and pedestrian access improvements within the dedication area, being Exhibit C, within one year of the effective date of this ordinance and prior to barricading or removal of the abandoned right-of-way in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION 1011. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

- a) upon final replat, extend, at no cost to the City, Theater Way street eastward to connect to Abrams Road via street easement pursuant to Section 9 10 above to provide vehicular and pedestrian access and include a minimum six feet sidewalk and minimum ten feet landscape buffer reviewed by Planning and Urban Design and Sustainable Development and Construction.
- b) upon approval by City Council Zoning and City Plan Commission of zoning case Z156-255, **GRANTEE** shall ensure the Planned Development (PD) includes provisions for a pedestrian connection from Northwest Highway to the main building entrance of the development of at least five feet minimum width with plans reviewed by Planning and Urban Design and Sustainable Development and Construction.
- c) shall contact 1-800-DIG-TESS to have Time Warner Cable facilities marked and located within affected easements before any excavations are begun.
- d) at **GRANTEE's** expense, **GRANTEE** shall relocate City of Dallas emergency response outdoor warning siren #136 located adjacent City Block I/5414. Relocation of the existing siren must occur within 90 days of written notice given to Office of Emergency Management (OEM) city department. Relocation must be approved and coordinated with OEM. **GRANTEE** shall agree to acceptable insurance and indemnification requirements as set forth reviewed and approved by OEM.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by instrument an easement for vehicular and pedestrian access to the City of Dallas, within 90 days of the effective date of this ordinance, subject to only those title exceptions approved by

the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Block 5415, containing approximately 17,023 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 13. That at such time as the instrument described in Section 12 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 14. That this ordinance and properly executed easement for vehicular and pedestrian access, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record;

SECTION 15. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 12 above.

SECTION 14-16. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment; close, barricade and/or place signs in the area described in Exhibit A, but in no event prior to the completion of the vehicular and pedestrian access improvements required pursuant to Section 10 of this ordinance, in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction.

GRANTEE's responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

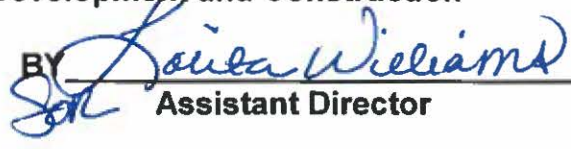
SECTION 42 17. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, ~~and the filing of the final replat set forth in Section 9~~ and completion of the dedication set forth in Section 12, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 43 18. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:
LARRY E. CASTO
City Attorney**

BY 
Assistant City Attorney

**DAVID COSSUM
Director of Department of Sustainable
Development and Construction**

BY 
Assistant Director

Passed _____.

EXHIBIT A

**STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 36,127 square foot (0.8294 acre) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, City of Dallas, Dallas County, Texas, adjacent to City of Dallas Block Numbers 5415 and I/5414, and being part of Quality Lane (a 60-foot wide right-of-way), as dedicated by plat of MEDALLION CENTER NO. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 51, Page 221 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod on the northwest right-of-way line of Abrams Road (a variable width right-of-way) for the east corner of Block 5415 of said MEDALLION CENTER NO. 2 addition, the south corner of a called 12.944 acre tract of land described in deed to WPA Investment Group, Ltd., as recorded in Instrument Number 200900094431 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the east corner a called 7.3139 acre tract of land described as Tract 1 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being a called 7.314 acre tract of land described as Tract 1 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T.;

THENCE North 45 degrees 35 minutes 11 seconds West, with the northeast line of said MEDALLION CENTER NO. 2 addition, with the northeast line of said 7.3139 acre and 7.314 acre tracts, and with the southwest line of said 12.944 acre tract, passing at a distance of 295 feet a point (not monumented) for the approximate location of the northwest line of the William Irwin Survey, Abstract Number 668 and the southeast line of said Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, and continuing with the northeast line of said MEDALLION CENTER NO. 2 addition, the northeast line of said 7.3139 acre and 7.314 acre tracts, and the southwest line of said 12.944 acre tract, in all, a total distance of 590.00 feet to a 1/2-inch set iron rod with a plastic cap stamped "HALFF" for the POINT OF BEGINNING, said point being the common east corner of said Quality Lane and north corner of said MEDALLION CENTER NO. 2 addition, a west corner of said 12.944 acre tract, the north corner of said 7.3139 acre and 7.314 acre tracts, and the south corner of Theater Way (formerly known as Impala Lane, a 60-foot wide right-of-way), as recorded in Volume 795, Page 1325 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

(For SPRG use only)	
Reviewed by:	<u>David Scott</u>
Date:	<u>10.5.16</u>
SPRG No.	<u>3692</u>

EXHIBIT A

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 44 degrees 24 minutes 49 seconds West, with the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and with the northwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 279.65 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the point of curvature of a tangent circular curve to the left having a radius of 1,289.69 feet, whose chord bears South 40 degrees 04 minutes 49 seconds West, a distance of 194.89 feet;

THENCE Southwesterly, continuing with the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, the northwest line of said 7.3139 acre and 7.314 acre tracts, and with said curve, through a central angle of 08 degrees 40 minutes 00 seconds, an arc distance of 195.08 feet to a 5/8-inch found iron rod with a plastic cap stamped "RPLS 2304" for the point of tangency;

THENCE South 35 degrees 44 minutes 49 seconds West, continuing with the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, a distance of 123.51 feet to a point (not monumented) for corner, from which a 5/8-inch found iron rod bears South 35 degrees 44 minutes 49 seconds West, a distance of 40.00 feet for the common south corner of said Quality Lane and west corner of said MEDALLION CENTER NO. 2 addition, and the west corner of said 7.3139 acre and 7.314 acre tracts at the intersection of the southeast right-of-way line of said Quality Lane with the northeast right-of-way line of Northwest Highway/Loop 12 (a variable width right-of-way);

THENCE North 52 degrees 58 minutes 54 seconds West, departing the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, over and across said Quality Lane, a distance of 60.01 feet to a point (not monumented) on northwest right-of-way line of said Quality Lane, the southeast line of the remainder of Lot A, Block I/5414 of MEDALLION CENTER NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 877, Page 1456, D.R.D.C.T., and the southeast line of a called 5.973 acre tract of land described as Tract 2 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being a called 5.979 acre tract of land described as Tract 2 in deed to Ainbinder Northwest HWY LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., from which a 5/8-inch found iron rod bears South 35 degrees 44 minutes 49 seconds West, a distance of 40.55 feet for the south corner of said Lot A, Block I/5414 and the south corner of said 5.973 acre and 5.979 acre tracts at the intersection of the projection of the northwest right-of-way line of said Quality Lane with the northeast right-of-way line of said Northwest Highway/Loop 12;

(For SPRG use only)	
Reviewed by:	<u>David Scott</u>
Date:	<u>10-5-16</u>
SPRG No.	<u>3692</u>

EXHIBIT A

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 35 degrees 44 minutes 49 seconds East, with the northwest right-of-way line of said Quality Lane, with the southeast line of said Lot A, Block I/5414, and with the southeast line of said 5.973 acre and 5.979 acre tracts, a distance of 122.18 feet to a 1/2-inch set iron rod with a plastic cap stamped "HALFF" for the point of curvature of a tangent circular curve to the right having a radius of 1,349.69 feet, whose chord bears North 40 degrees 04 minutes 49 seconds East, a distance of 203.96 feet;

THENCE Northeasterly, continuing with the northwest right-of-way line of said Quality Lane, the southeast line of said Lot A, Block I/5414, the southeast line of said 5.973 acre and 5.979 acre tracts, and with said curve, through a central angle of 08 degrees 40 minutes 00 seconds, passing at an arc distance of 184.65 feet a point (not monumented) for the common east corner of said Lot A, Block I/5414 and south corner of Lot B, Block I/5414 of said MEDALLION CENTER NO. 3 addition, and continuing with the northwest right-of-way line of said Quality Lane, the southeast line of said 5.973 acre and 5.979 acre tracts, and said curve, and with the southeast line of said Lot B, Block I/5414, in all, a total arc distance of 204.16 feet to a point (unable to set) for the point of tangency;

THENCE North 44 degrees 24 minutes 49 seconds East, continuing with the northwest right-of-way line of said Quality Lane, the southeast line of said 5.973 acre and 5.979 acre tracts, and the southeast line of said Lot B, Block I/5414, a distance of 279.65 feet to a found fence corner post (cut off at base of post) for the north corner of said Quality Lane, from which a 1/2-inch set iron rod with a plastic cap stamped "HALFF" bears North 44 degrees 24 minutes 49 seconds East, a distance of 0.84 feet for the east corner of said Lot B, Block I/5414, the east corner of said 5.973 acre and 5.979 acre tracts at the intersection of the projection of the northwest right-of-way line of said Quality Lane with the southwest right-of-way line of said Theater Way;

THENCE South 45 degrees 35 minutes 11 seconds East, departing the southeast line of said Lot B, Block I/5414 and the southeast line of said 5.973 acre and 5.979 acre tracts, and with the northeast right-of-way line of said Quality Lane and with the southwest right-of-way line of said Theater Way, a distance of 60.00 feet to the POINT OF BEGINNING and containing 36,127 square feet or 0.8294 of an acre, more or less.

(For SPRG use only)	
Reviewed by:	<u>David Scott</u>
Date:	<u>10.5.16</u>
SPRG No.	<u>3692</u>

EXHIBIT A

STREET ABANDONMENT
QUALITY LANE
ADJACENT TO BLOCKS 5415 & I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191
CITY OF DALLAS, DALLAS COUNTY, TEXAS

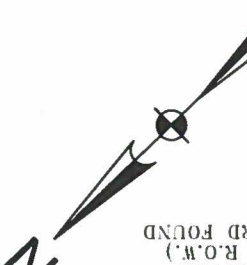
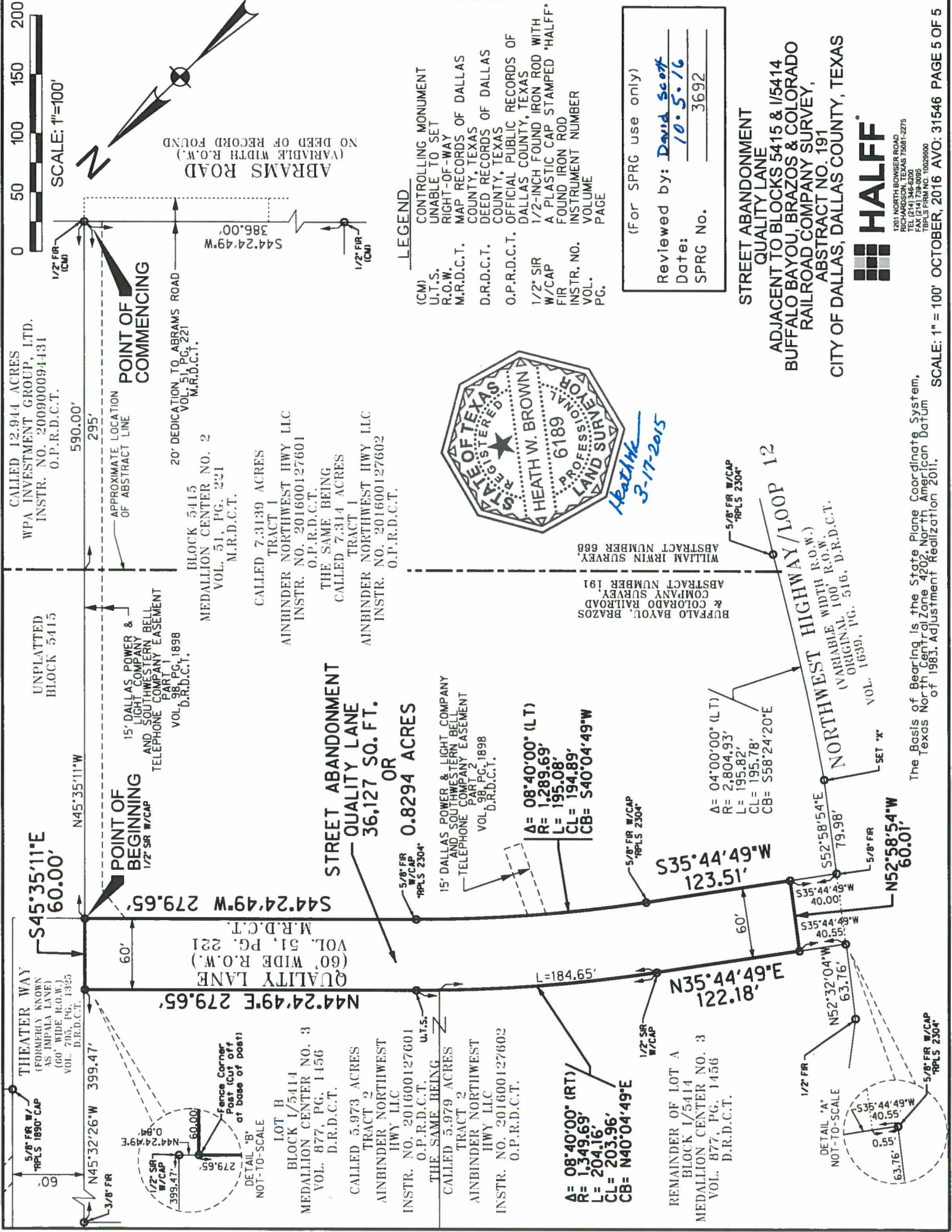
The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Heath W. B. 3-17-2015

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6326
TBPLS Firm No. 10029600



(For SPRG use only)	
Reviewed by:	<u>David Scott</u>
Date:	<u>10.5.16</u>
SPRG No.	<u>3692</u>



ABRAMS ROAD
(VARIABLE WIDTH ROAD)
NO DEED OF RECORD FOUND

LEGEND

- (CM) CONTROLLING MONUMENT
- U.T.S. UNABLE TO SET
- R.O.W. RIGHT-OF-WAY
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- 1/2" SIR W/CAP 1/2-INCH FOUND IRON ROD WITH W/CAP
- FIR A PLASTIC CAP STAMPED "HALFF"
- INSTR. NO. FOUND IRON ROD
- VOL. INSTRUMENT NUMBER
- PG. PAGE

(For SPRG use only)
 Reviewed by: David Scott
 Date: 10.5.16
 SPRG No. 3692

STREET ABANDONMENT QUALITY LANE
 ADJACENT TO BLOCKS 5415 & 1/5414
 BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
 ABSTRACT NO. 191
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



1201 NORTH BOWSER ROAD
 RICHARDSON, TEXAS 75081-2275
 TEL (214) 346-8200
 FAX (214) 346-8200
 TPLS FIRM NO. 10029900



Heath W. Brown
 3-17-2015

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

EXHIBIT C
PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 17,023 square foot (0.3908 acre) tract of land situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191 and the William Irwin Survey, Abstract Number 668, City of Dallas, Dallas County, Texas, City of Dallas Block Numbers 5415 and I/5414, and being part of Quality Lane (a 60-foot wide right-of-way), as dedicated by plat of MEDALLION CENTER NO. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 51, Page 221 of the Map Records of Dallas County, Texas, part of Block 5415 of said MEDALLION CENTER NO. 2 addition, part of Lot B, Block I/5414 of MEDALLION CENTER NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 877, Page 1456 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), part of a called 7.3139 acre tract of land described as Tract 1 in Special Warranty Deed to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127601 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the same being a called 7.314 acre tract of land described as Tract 1 in Deed Without Warranty to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., part of a called 5.973 acre tract of land described as Tract 2 in Special Warranty Deed to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127601, O.P.R.D.C.T., the same being a called 5.979 acre tract of land described as Tract 2 in Deed Without Warranty to Ainbinder Northwest Highway LLC, as recorded in Instrument Number 201600127602, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod on the northwest right-of-way line of Abrams Road (a variable width right-of-way) for the east corner of Block 5415 of said MEDALLION CENTER NO. 2 addition, the south corner of a called 12.944 acre tract of land described in deed to WPA Investment Group, Ltd., as recorded in Instrument Number 200900094431, O.P.R.D.C.T., and the east corner of said 7.3139 acre and 7.314 acre tracts;

THENCE South 44 degrees 24 minutes 49 seconds West, with the northwest right-of-way line of said Abrams Road, with the southeast line of said MEDALLION CENTER NO. 2 addition, and with the southeast line of said 7.3139 acre and 7.314 acre tracts, a distance of 13.59 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for the POINT OF BEGINNING;

THENCE South 44 degrees 24 minutes 49 seconds West, continuing with the northwest right-of-way line of said Abrams Road, the southeast line of said MEDALLION CENTER NO. 2 addition, and the southeast line of said 7.3139 acre and 7.314 acre tracts, a distance of 26.91 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for corner;

(For SPRG use only)	
Reviewed by:	<u>A. Rodriguez</u>
Date:	<u>11/02/16</u>
SPRG No.	<u>3926</u>

EXHIBIT C
PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 45 degrees 35 minutes 11 seconds West, departing the northwest right-of-way line of said Abrams Road, the southeast line of said MEDALLION CENTER NO. 2 addition, and the southeast line of said 7.3139 acre and 7.314 acre tracts, over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, passing at a distance of 295.00 feet a point (not monumented) for the approximate location of the northwest line of said William Irwin Survey, Abstract Number 668 and the southeast line of said Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, and continuing over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, passing at a cumulative distance of 590.00 feet a point (not monumented) for the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, over and across said Quality Lane, in all, a total distance of 606.79 feet to a set MAG Nail with washer stamped "HALFF" for the point of curvature of a tangent circular curve to the right having a radius of 140.00 feet, whose chord bears North 29 degrees 19 minutes 54 seconds West, a distance of 78.37 feet;

THENCE Northwesterly, continuing over and across said Quality Lane and with said curve, through a central angle of 32 degrees 30 minutes 34 seconds, passing at an arc distance of 43.93 feet a point (not monumented) for the northwest right-of-way line of said Quality Lane, the southeast line of said Lot B, Block I/5414, and the southeast line of said 5.973 acre and 5.979 acre tracts, over and across said Lot B, Block I/5414 and said 5.973 acre and 5.979 acre tracts, in all, a total arc distance of 79.44 feet to a set "X" in concrete for the point of reverse curvature of a tangent circular curve to the left having a radius of 200.00 feet, whose chord bears North 19 degrees 24 minutes 32 seconds West, a distance of 44.12 feet;

THENCE Northwesterly, continuing over and across said Lot B, Block I/5414 and said 5.973 acre and 5.979 acre tracts, and with said curve, through a central angle of 12 degrees 39 minutes 50 seconds, an arc distance of 44.21 feet to a point (unable to set) for the end of said curve on the northeast line of said Lot B, Block I/5414, the northeast line of said 5.973 acre and 5.979 acre tracts, and the southwest right-of-way line of Theater Way (formerly known as Impala Lane, a 60-foot wide right-of-way), as recorded in Volume 795, Page 1325, D.R.D.C.T.;

(For SPRG use only)	
Reviewed by:	<u>A. Rodriguez</u>
Date:	<u>11/02/16</u>
SPRG No.	<u>3926</u>

EXHIBIT C
PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 45 degrees 32 minutes 26 seconds East, with the southwest right-of-way line of said Theater Way, with the northeast line of said Lot B, Block I/5414, and with the northeast line of said 5.973 acre and 5.979 acre tracts, a distance of 68.45 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" for corner, from which a 1/2-inch found iron rod with a plastic cap stamped "HALFF" bears South 45 degrees 32 minutes 26 seconds East, a distance of 3.17 feet for the east corner of said Lot B, Block I/5414, the east corner of said 5.973 acre and 5.979 acre tracts at the intersection of the projection of the northwest right-of-way line of said Quality Lane with the southwest right-of-way line of said Theater Way;

THENCE South 20 degrees 11 minutes 41 seconds East, departing the southwest right-of-way line of said Theater Way, the northeast line of said Lot B, Block I/5414, and the northeast line of said 5.973 acre and 5.979 acre tracts, over and across said Lot B, Block I/5414 and said 5.973 acre and 5.979 acre tracts, passing at a distance of 3.51 feet a point (not monumented) for the northwest right-of-way line of said Quality Lane, the southeast line of said Lot B, Block I/5414, and the southeast line of said 5.973 acre and 5.979 acre tracts, over and across said Quality Lane, in all, a total distance of 29.18 feet to a set MAG Nail with washer stamped "HALFF" for the point of curvature of a tangent circular curve to the left having a radius of 50.00 feet, whose chord bears South 32 degrees 53 minutes 26 seconds East, a distance of 21.98 feet;

THENCE Southeasterly, continuing over and across said Quality Lane, and with said curve, through a central angle of 25 degrees 23 minutes 30 seconds, an arc distance of 22.16 feet to a set MAG Nail with washer stamped "HALFF" for the point of tangency;

THENCE South 45 degrees 35 minutes 11 seconds East, continuing over and across said Quality Lane, passing at a distance of 15.36 feet a point (not monumented) for the common southeast right-of-way line of said Quality Lane and northwest line of said MEDALLION CENTER NO. 2 addition, and the northwest line of said 7.3139 acre and 7.314 acre tracts, over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, passing at a cumulative distance of 310.36 feet a point (not monumented) for the approximate location of the northwest line of said William Irwin Survey, Abstract Number 668 and the southeast line of said Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract Number 191, and continuing over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, in all, a total distance of 594.98 feet to a set MAG Nail with washer stamped "HALFF" for the point of curvature of a tangent circular curve to the left having a radius of 20.00 feet, whose chord bears South 61 degrees 13 minutes 50 seconds East, a distance of 10.79 feet;

(For SPRG use only)	
Reviewed by:	<u>A. Rodriguez</u>
Date:	<u>11/02/16</u>
SPRG No.	<u>3926</u>

EXHIBIT C
PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
MEDALLION CENTER NO. 3, LOT B, BLOCK I/5414
BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191 AND WILLIAM IRWIN SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE Southeasterly, continuing over and across said MEDALLION CENTER NO. 2 addition and said 7.3139 acre and 7.314 acre tracts, and with said curve, through a central angle of 31 degrees 17 minutes 18 seconds, an arc distance of 10.92 feet to POINT OF BEGINNING and containing 17,023 square feet or 0.3908 of an acre, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Heath W. Brown 10-28-2016

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
214-346-6326
TBPLS Firm No. 10029600



(For SPRG use only)	
Reviewed by:	<u>A. Rodriguez</u>
Date:	<u>11/02/16</u>
SPRG No.	<u>3926</u>



CURVE TABLE

C#	Delta	Radius	Length	Ch. Bearing	Ch. Length
C1	32°30'34" RT	140.00'	79.44'	N29°19'54"W	78.37'
C2	12°39'50" LT	200.00'	44.21'	N19°24'32"W	44.12'
C3	25°23'30" LT	50.00'	22.16'	S32°53'26"E	21.98'
C4	31°17'18" LT	20.00'	10.92'	S61°13'50"E	10.79'

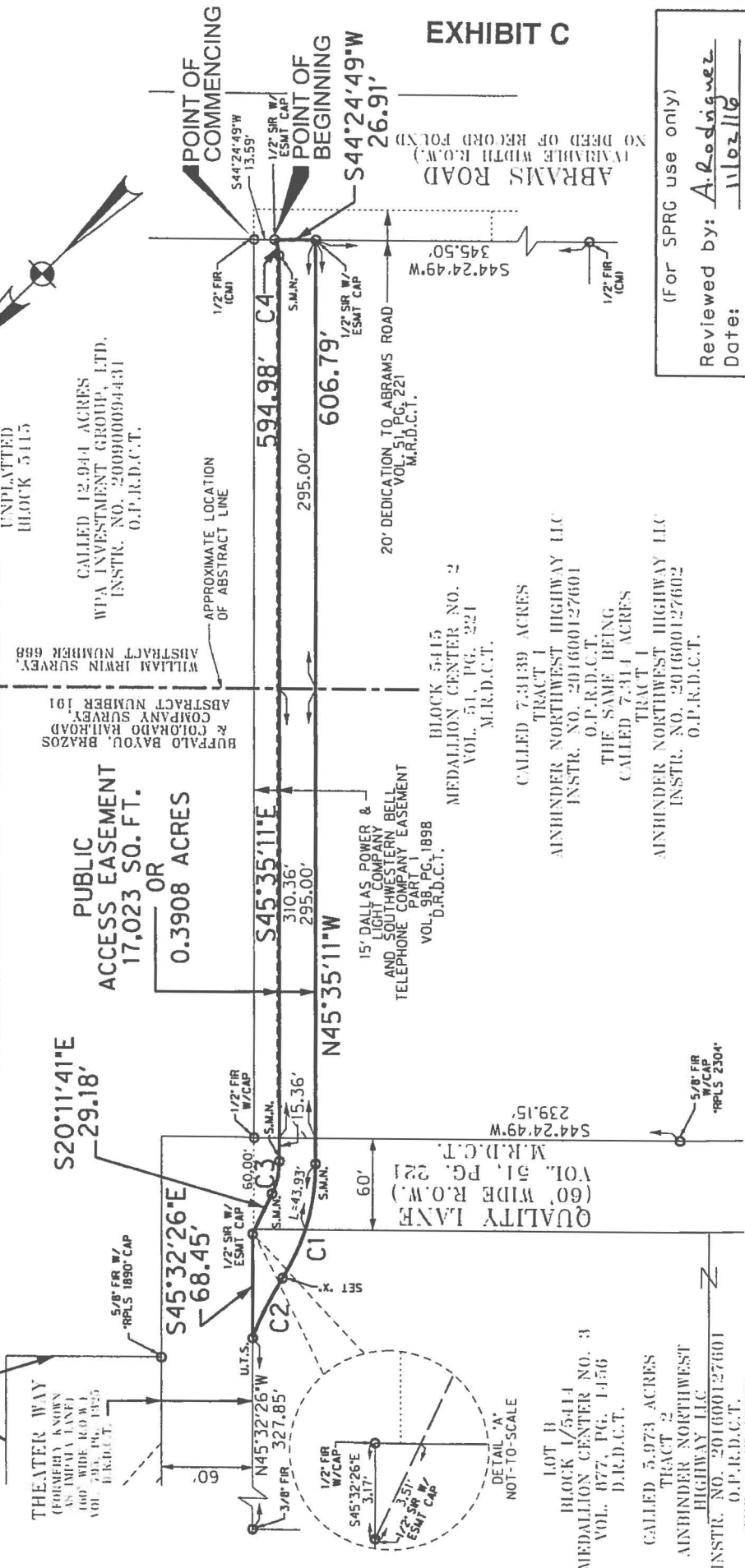


EXHIBIT C

ABRAMS ROAD
(AVAILABLE WIDTH R.O.W.)
(UNAVAILABLE WIDTH R.O.W.)

20' DEDICATION TO ABRAMS ROAD
VOL. 51, PG. 221
M.R.D.C.T.

(For SPRC use only)

Reviewed by: A. Rodriguez
Date: 11/02/16
SPRC No. 3926

PUBLIC ACCESS EASEMENT
MEDALLION CENTER NO. 2, BLOCK 5415
BUFFALO BAYOU, BRAZOS & COLORADO
RAILROAD COMPANY SURVEY,
ABSTRACT NO. 191 AND WILLIAM IRWIN
SURVEY, ABSTRACT NO. 668
CITY OF DALLAS, DALLAS COUNTY, TEXAS



1201 NORTH BURNER ROAD
RICHARDSON, TEXAS 75081-2775
TEL (214) 346-6200
FAX (214) 738-0095
www.halff.com



Heath W.
10-28-2016

LOT 1A, BLOCK C/5414
EASTRIDGE CENTER PHASE 2
VOL. 2008027, PG. 00139
D.R.D.C.T.

S20°11'41"E
29.18'

PUBLIC ACCESS EASEMENT
17,023 SQ. FT.
OR
0.3908 ACRES

S45°32'26"E
68.45'

N45°32'26"W
327.85'

S45°35'11"E
310.36'

N45°35'11"W
295.00'

S44°24'49"W
13.59'

S44°24'49"W
345.50'

S44°24'49"W
26.91'

295.00'

594.98'

606.79'

LEGEND

(CM) CONTROLLING MONUMENT
UNABLE TO SET
RIGHT-OF-WAY
MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
1/2" SIR W/ ESMT CAP A PLASTIC SET IRON ROD WITH A PLASTIC CAP STAMPED "HALFF ESMT" 10-28-2016
1/2" FIR W/ W/CAP A PLASTIC FOUND IRON ROD WITH A PLASTIC CAP STAMPED "HALFF" SET MAG NAIL WITH WASHER STAMPED "HALFF"
FIR FOUND IRON ROD
INSTR. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE

LOT B
BLOCK 1/5414
MEDALLION CENTER NO. 3
VOL. 877, PG. 1456
D.R.D.C.T.

CALLLED 5.973 ACRES
TRACT 2
AINHINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127601
O.P.R.D.C.T.

THE SAME BEING
CALLLED 5.979 ACRES
TRACT 2
AINHINDER NORTHWEST HIGHWAY LLC
INSTR. NO. 201600127602
O.P.R.D.C.T.

15' DALLAS POWER & LIGHT COMPANY BELL AND SOUTHWESTERN TELEPHONE COMPANY EASEMENT PAR. 1, 1898 VOL. 98, PG. 1898 D.R.D.C.T.

17,023 SQ. FT. PUBLIC ACCESS EASEMENT OR 0.3908 ACRES

WILLIAM IRWIN SURVEY ABSTRACT NUMBER 668

BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY ABSTRACT NUMBER 191

UNPLATTED BLOCK 5415

WPA INVESTMENT GROUP, LTD. INSTR. NO. 200900094431 O.P.R.D.C.T.

APPROXIMATE LOCATION OF ABSTRACT LINE

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 9, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: N/A

SUBJECT

Authorize **(1)** a start date of June 1, 2016 for grants recommended by the South Dallas/Fair Park Trust Fund Board’s grant committee on June 13, 2016 and approved for recommendation to the City Manager by the South Dallas/Fair Park Trust Fund Advisory Board on July 27, 2016; **(2)** amendments to the South Dallas/Fair Park Trust Fund Grant Program to distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and **(3)** an amendment to Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs - Financing: No cost consideration to the City

BACKGROUND

On July 27, 2016, the South Dallas Fair Park Trust Fund (Trust Fund) Advisory Board recommended to the City Manager for approval, the attached list of grantees for funding (Exhibit A), however, some of the services were started or completed prior to approval by the Trust Fund board. In order to address the delay in approving some of the grants, City Council approval is required since approval by Administrative Action would not allow for retroactivity of the funding. Additionally, the programs will be more clearly defined and separated between community and social services grants funded under the authority of the City Council and economic development grants authorized under state law. In the past, all services approved by the Board have been characterized as Chapter 380 economic development grants, so it is necessary to correct this mischaracterization going forward.

The South Dallas Fair Park Trust Fund (Trust Fund) was authorized in 1987 when City Council adopted the South Dallas Fair Park neighborhood preservation and Economic Development plan. Commencing operations in FY’94, the Trust Fund’s goals were established and remain to facilitate community and neighborhood development through grants and loans that support: (1) community programs that assist human service needs as well as (2) promote business and economic development activity. A recent Mayor’s Fair Park Task Force recommended maintaining the current South Dallas Fair Park Trust Fund and its structure.

BACKGROUND (Continued)

The Trust Fund's Advisory Board, appointed by City Council, reviews and recommends all loan and grant transactions to the City. Transactions greater than \$70,000 require Council approval in accordance with City policy. In the past 10 years, the Trust Fund has made 250 grants totaling \$3.6M and \$660K in loans. All loans originated since 2007 are current or paid in full, with no anticipated loan recovery issues.

City Council Resolution No. 89-3605 established funding for the Trust Fund and set a minimum annual funding target of \$500,000.

Aggregate appropriations since 1994 fell significantly short of the \$500,000 annual funding target by a total of approximately \$3.6 million (\$5 million with inflation), largely because the Visitors Formula used for determining funds due the Trust Fund was not implemented. The minimum \$500,000 annual funding target, is viewed necessary to support and administer existing loan and grant programs. As such, a new funding structure for the Trust Fund ensuring that the annual target of \$500,000 is achieved is as follows:

- (1) Fair Park Activities: Gexa ticket sales and Flea Market/Antique sales (Visitors Formula is eliminated as a source of funding) with a funding target of at least \$500,000.
- (2) If revenue from Fair Park Activities do not reach \$500K in any fiscal year, the shortfall will be augmented by the City's Public Private Partnership Fund (PPPF) up to \$500,000.
- (3) If revenues reach \$500,000 in any fiscal year, no PPPF will be required.
- (4) Funding from "Fair Park Activities" will be capped at \$1million annually.
- (5) Additional funding may be generated from principal and interest payments from Trust Fund loans, interest on Trust Fund balances as well as sponsorship from enterprise activity (above and beyond the funding target of at least \$500,000 from Fair Park Activities).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 18, 1987, City Council approved and adopted the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan to establish the South Dallas/Fair Park Trust Fund by Resolution No. 87-0632.

On November 8, 1989, City Council, acting on certain recommendations put forth by the Fair Park Task Force authorized the creation of guidelines and projects concerning the Trust Fund by Resolution No. 89-3605.

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

On August 26, 1992, City Council affirmed its commitment to the Trust Fund and directed the City Manager and South Dallas/Fair Park Trust Fund Board to submit recommendations for a long-range plan for the Trust Fund.

On March 24, 1993, City Council authorized certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145.

On October 27, 1999, City Council authorized the replacement of Resolution No. 93-1145 regarding the programs and administration of the Trust Fund by Resolution No. 99-3439.

On February 25, 2004, City Council authorized the clarification of unused Trust Fund monies under certain conditions may be used in subsequent fiscal years by Resolution No. 04-0801.

On June 28, 2006, City Council authorized replacement of Resolution No. 99-3439 and modified certain policies, procedures and guidelines for operating the South Dallas/Fair Park Trust Fund by Resolution No. 06-1833.

On October 10, 2007, City Council authorized amendments to Resolution No. 06-1833, policies, procedures and guidelines for operating the South Dallas/Fair Park Trust Fund by Resolution No. 07-2962.

On June 1, 2015, the Economic Development Committee recommended approval of the proposed funding and program amendments.

On June 17, 2015, City Council authorized the establishment of funding sources to total a minimum \$500,000 annually for operating the south Dallas Fair Park Trust by Resolution No. 07-2962.

Information about this item was provided to the Economic Development Committee on October 17, 2016.

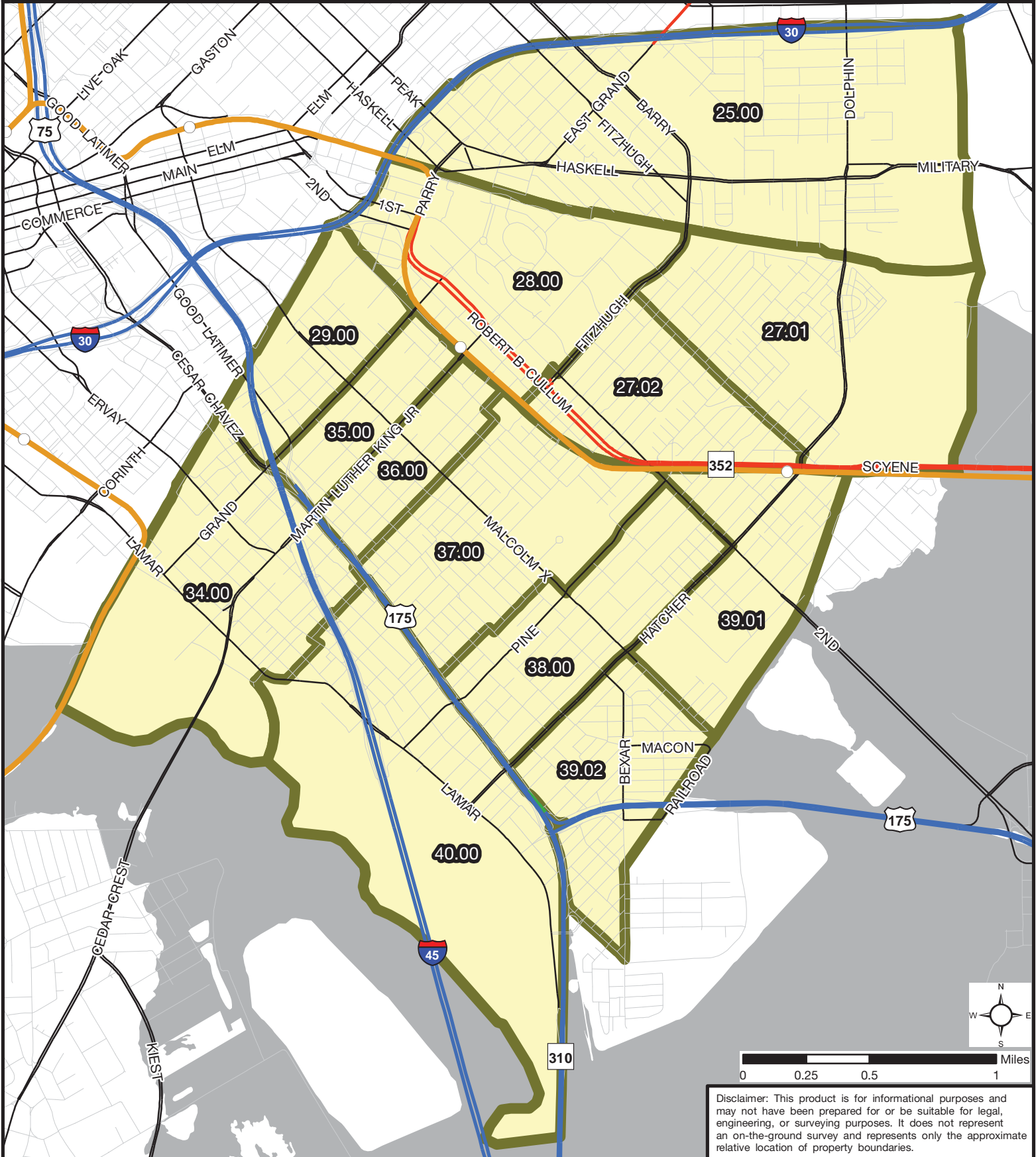
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

South Dallas / Fair Park Trust Fund Eligible Area



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

DALLAS ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 8.6.2012 - SDFP_TrustFund.TCG

Legend

- South Dallas / Fair Park Trust Fund Eligible Census Tract
- Freeway
- Highway
- Arterial
- Flood Plain
- Rail Station
- DART Light Rail
- Local Road

Source: City of Dallas, 2012

November 9, 2016

~~**WHEREAS**, pursuant to Chapter 380 of the Texas Local Government Code, the governing body of a municipality may establish and provide for the administration of programs, including programs for making loans and grants of public money to promote state or local economic development and to stimulate business and commercial activity in the municipality; and~~

WHEREAS, on February 18, 1987, City Council authorized the adoption of the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan which established the South Dallas/Fair Park Trust Fund (sometimes herein called the "Trust Fund") by Resolution No. 87-0632; and

WHEREAS, on November 8, 1989, City Council, acting on certain recommendations put forth by the Fair Park Task Force, authorized Resolution No. 89-3605 which created guidelines and projects concerning the Trust Fund; and

WHEREAS, on August 26, 1992, City Council affirmed its commitment to the Trust Fund and directed the City Manager and South Dallas/Fair Park Trust Fund Board (Board) to submit recommendations for a long-range plan for the Trust Fund; and

WHEREAS, on March 24, 1993, the City Council approved and adopted certain recommendations contained in the long-range plan submitted for the Trust Fund by Resolution No. 93-1145; and

WHEREAS, on October 27, 1999, City Council authorized Resolution No. 99-3439 to replace and rescind Resolution No. 93-1145 regarding the programs and administration of the Trust Fund; and

WHEREAS, on February 25, 2004, City Council authorized that unused Trust Fund monies under certain conditions may be used in subsequent fiscal years by Resolution No. 04-0801; and

WHEREAS, on June 28, 2006, the City Council approved Resolution No. 06-1833 to replace and rescind Resolution No. 99-3439; and

WHEREAS, on October 10, 2007, pursuant to Resolution No. 07-2962, City Council authorized amendments to Resolution No. 06-1833 providing modifications to certain policies, procedures and guidelines for funding sources, administrative cost and name change for operating the South Dallas/Fair Park Trust Fund; and

WHEREAS, it has been determined that, in part, due to its complexity, the Visitors Formula intended to be established in Resolution No. 87-0632 in order to provide revenues for the South Dallas/Fair Park Trust Fund was never implemented and monies from this source of revenue was not appropriated by previous City Councils; and

November 9, 2016

WHEREAS, monies have now been identified to provide the South Dallas/Fair Park Trust Fund with funds to restore the money that would have been set aside for the Trust Fund under the Visitors Formula, but not appropriated by the City; and

WHEREAS, additional programs for the Trust Fund have been identified for which monies may be appropriated on an annual basis in order to assist the purpose of the Trust Fund; and

WHEREAS, additional revisions to South Dallas Fair Park Trust Fund programs and operations have been proposed and the City now desires to implement; and

WHEREAS, on June 17, 2015, pursuant to Resolution No. 15-1264 the City replaced Resolutions No. 06-1833 and No. 07-2962 and re-established certain policies, programs, procedures and guidelines for the South Dallas Fair Park Trust Fund; and

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the governing body of a municipality may establish and provide for the administration of programs, including programs for making loans and grants of public money to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, for grants or loans that do not meet the requirements under Chapter 380 of the Local Government Code, such as community and social services grants, City Council finds that there is a public purpose in funding such services that support the needs of the citizens of south Dallas/Fair Park area and encourages citizens to enrich their lives and the surrounding community; and

WHEREAS, City Council is hereby establishing a new category for funding for such community and social services grants and designates the South Dallas Fair Park Trust Fund board as administrator of the new program, as permitted under Section 2-131(a)(2) of the Dallas City Code.

NOW THEREFORE,

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

November 9, 2016

Section 1 That the City Manager upon approval as to form by the City Attorney is hereby authorized to (1) authorize a start date of June 1, 2016, for grants recommended by the South Dallas/Fair Park Trust Fund Board's grant committee on June 13, 2016 and approved for recommendation to the City Manager by the South Dallas/Fair Park Trust Fund Advisory Board on July 27, 2016 (**Exhibit A**); (2) authorize amendments to the South Dallas/Fair Park Trust Fund Grant Program to distinguish community and ~~human~~ social services grants from economic development grants funded under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) amend City Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs.

Section 2. That the City Council approves the following changes to Section 2 (a) and 2 (b) of Resolution No. 15-1264 regarding the Trust Fund:

a. Business and economic development initiatives Funded under Chapter 380 of the Texas Local Government Code to:

- (i) promote local economic development
- (ii) improve and stimulate business and commercial activities/opportunities
- (iii) create and retain jobs
- (iv) provide job related assistance

(b) ~~Community services programs funded under the authority of the City Council that:~~

~~(i) Provide human services assistance:~~

Community and social services grants that meet the needs of the citizens of south Dallas/Fair Park area and encourages citizens to enrich their lives and the surrounding community. The South Dallas/Fair Park Trust Fund board shall be the administrator of this program, as permitted under Section 2-131(a)(2) of the Dallas City Code.

Section 3. That with the exception of the sections above, Resolution No. 15-1264 will remain in full force and effect.

Section 34. 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
South Dallas Fair Trust Fund
2015/16 Grants
November 9, 2016

Community Based Non Profit Grants

Advocates for Community Transformation. Grant Amount \$34,000. Project: Program to Eliminate Crime and Urban Blight in Frazier/Mill City Neighborhoods.

The program is intended to encourage development and enhance the quality of life for residents by eliminating drug houses and other unoccupied structures through legal advocacy among residents with pro bono legal support. Funds will be used for neighborhood meetings and to contract with Caruth Police Institute and SMU Center on Research and Evaluation to establish a baseline in order to determine progress and success. Program period extends over 3 years. Funding is requested for 6/1/16 – 6/1/17.

Alley's House. Grant Amount \$35,000. Program/Project: Outreach and Pathways Program

The program will provide counselling, innovative learning, workforce development modules and a stable environment for at least 180 teen age mothers. The program will be offered at two (2) SD/FP community locations (Madison and Lincoln High Schools). The series of 5 five week curriculums will be ongoing from 8/1/16 – 7/31/17 Funding will be used for curriculum, contract instructors and meeting expenses.

African American Museum: Grant Amount \$16,000 Program/Project: South Dallas Literacy Program.

The program is intended to enlighten SD/FP residents about issues and conditions facing their community and encouraging them to actively participate in activities that impact their quality of life. Efforts to recruit residents to engage have fallen short and decisions are being developed by those from outside of the community. The Museum will provide workshops, presentations and lectures as well as assist with forming Book Clubs to peak interest. The program will take place from September 2016 through June 2017 and expects to engage at least 1,200 community residents. Funding will be used for contract speakers and meeting expenses.

Business Assistance Center: Grant Amount \$26,175. Program/Project: Project 3E: Educate, Empower, Employ.

The Grantee will partner with Inspiring Greatness Consulting to provide soft skills, life skills, professional development and job readiness training for employment in the field of construction management. Training will be for six weeks, 9/6/16 – 10/12/16 for 25 people who will be placed in jobs within 1 week of completing the course. Funding will be used for contract instructors and curriculums.

Exhibit A
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Community Based Non Profit Grants

Circle of Support: Grant Amount \$22,400. Project/Program: Girls S.M.A.R.T. (Science, Math, Art, Reading, Technology) Summer Learning Program.

The program provides academic and enrichment learning, leadership development and life skills to at risk females pre K – 9th grade who live in the SD/FP community. This Summer program helps girls to believe that they can achieve at higher levels and embark upon careers that will increase their chances of escaping poverty through higher paying jobs. Funding will be used for transportation, food and contract instructors. The program will run for six weeks, June 10, 2016 – July 22, 2016.

On the Road Lending: Grant Amount \$35,000. Project/Program First Step Provisional Transportation

The program helps low/moderate income working people obtain loans to buy reliable, affordable, transportation so that they can acquire and keep jobs. The program includes financial literacy that teaches participants to manage their finances and avoid predatory lenders. The program expects to provide 12 to 15 clients with dependable transportation in 2016. Funds will be used for contract instructors. The program is ongoing.

North Texas Capacity Builders (NTCB): Grant Amount \$34,000. Program/Project: Capacity Building Self Sufficiency Construction and Business Program.

The program enhances the capacity, knowledge, growth and sustainability of non-profit and for profit programs. NTCB will be working with non-profit North Texas Fatherhood Initiative program enrollees to grow their capacity by providing small business technical assistance to graduates who are small business owners and sub – contractors. The program will work with 6 – 10 business owners. Funds will be used for contract personnel. Training will be provided at various locations in the SD/FP community, 6/21/16 – 9/22/16.

Skill Quest: Grant Amount 28,350. **Project/Program:** High School to Careers Program

The program provides a workforce development program that removes barriers to completing a career Certification, case management to coach students through the curriculum, places participants in jobs paying family living wages and follows their progress for one year after placement.

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South Dallas Fair Trust Fund
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Community Based Non Profit Grants

The Skill Quest High School to Careers Program will have participants from Madison and Lincoln High Schools. Certifications will be offered in automotive, construction, health care, info tech, logistics and para legal. Program period is 6/18/16 – 5/3/17. The goal is to have 75% enrolled in Comm. College by 12/31/16 and 40 participants placed in job by 6/30/17.

Transformance Inc. Grant Amount \$35,000. Project/Program: Pocket Change KIDS and AIM (accountable, inspirational, motivational) Financial Capability for Parents.

The program promotes sound financial management for parents and children through curriculums that helps participants to understand credit, how to decrease debt and establish savings. The program empowers participants to achieve financial freedom through financial management that will lead to economic independence. Independence. The program is targeting 500 youth and 100 adults. The program will start 8/17/16 and end 8/17/17. Funds will be used for meeting expenses and contract personnel.

North Texas Conference of the United Methodist Church, ZIP Code Connection: In collaboration with Communities Foundation. Grant Amount \$35,000. Program/Project: Boots on the Ground.

The program addresses poverty by convening stakeholders (residents, churches and other organizations to learn about the issues and best practices in collaboration with partners and leveraging local and external financial and decision assets to support positive transformation. It will connect residents to resources such as Workforce Development programs and transportation options and other resources to remove barriers to getting a job and keeping it. Program duration 6/21/16 – 5/16/17. Funds will be used for community meeting expenses and professional and contract support.

Zan Holmes Community Outreach Center: Grant Amount \$35,000. Program/Project: Dream Academy

The Academy provides instruction to 25 students in writing, social studies, math, science and reading, enhancing their literacy and likelihood of successful higher education that will prepare them for upper income employment. Program duration 10/4/16 – 2/13/17. Funds will be used for contract personnel

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South Dallas Fair Trust Fund
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Community Based Non Profit Grants

Challenge Grants

Dallas Black Dance Theatre: Grant Amount \$5,000. Project/Program: In School and Outreach Residency

The program will provide dance training and arts education activities for SDFP students seeking careers in the fine arts. 80 students. 9/2016 – 5/2017. Post program survey for progress and skills development Funds will be used for transportation and contract personnel.

EDGE Education Group: Grant Amount \$5,000. Program/Project: Community Financial Literacy Program

The program provides financial literacy for Freshman (and others who can attend) students at Madison High School. Program time: weekly for 2 hours on Thursday afternoon. Program will be provided 9/1/16 – 10/20/16 Funds will be used for curriculum and materials

Education First Step: Grant Amount \$5,000. Project/Program: Braswell Education and Enrolment Initiative

The Grantee works to improve the quality and availability of early childhood education for economically disadvantaged children by keeping small daycare businesses operating, growing and profitable in low income neighborhoods. The initiative will assist a quality day care center in the SDFP community, with teacher certification, facility attractiveness and student enrollment growth. The program will run from 6/1/16 to 5/31/17. The goal is 98% of teachers accredited and re accredited. Web site traffic up 25%. Funds will be used for materials and staff development fees.

Generation to Generation: Grant Amount \$5,000. Project/Program: Social Skills for Success

The Grantee teaches critical life skills to at risk youth. The program teaches soft skills to SDFP students grades K – 6, enhancing their social and emotional maturity. Classes will be provided 2 times weekly at the T.R. Hoover Center from 9/16/16 – 5/ 2017. 60 students will be given Pre Evaluation / Post Evaluation in conversational skills, problem solving, managing emotional distress and positive social behavior. Funds will be used for snacks, materials and facility usage and contract instructors.

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Community Based Non Profit Grants

National Kidney Foundation: Grant Amount \$5,000. Program/Project: KEEP – Healthy Kidney Screenings

The program helps to prevent kidney and urinary tract diseases, improve the health and well-being of individuals and families affected by kidney disease and increase the availability of all organs for transplant. Kidney failure is prevalent in low income communities and communities of color. Screenings reduce health issues that prevent residents from participating in the work force. Program duration: 1,000 SDFP screenings from 8/1/16 - 4/2017. Funds will be used for screening materials.

St. Philips School and Community Center: Grant Amount \$5,000. Program/Project: Senior Citizens Education and Enrichment Program

The program provides education and community services to low/moderate income families in the Trust Fund area. The enrichment program is focused on updating skills for older workers. The program also provides other resources such as legal clinics, transportation for meds, and food pantry. 50 – 150 people weekly on Tuesday and Thursday, June 1, 2016 – June 1, 2017. Funds will be used for Program expenses.

Victory Baptist Church: Grant Amount \$5,000. Program/Project Victory SOAR Program

The Victory SOAR Program provides reading and educational services to 24 students, to improve literacy and educational attainment. Program period 4/10/16 – 9/11/16. Formal diagnostic assessments will be used to track progress in reading fluency and comprehension (March and November) post and pre. Ages 3 – 7. Funds will be used for curriculum, snacks and testing materials.

Public Safety Grants

Abounding Prosperity: Grant Amount \$10,000. Program/Project: No Shade Peer Mentoring

The Grantee provides services to address the health, social and economic disparities affecting African American men with an emphasis on the LGBT community. The grant will help to reduce street prostitution that offends residents, deters development in the community and increases incarceration which reduces employment opportunities for offenders.

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Community Based Non Profit Grants

Peer mentors who are former sex workers will build individual relationships to reduce recidivism for 20-50 men. Will meet monthly; Ongoing from June 1, 2016 – June 1, 2017. Funds will be used for meeting expenses, curriculum, and contract personnel.

Jubilee Park Community Center: Grant Amount \$10,000. Program/Project: Public Safety Initiative

The program aims to empower residents to help with crime reduction to encourage economic development in the community. Residents learn how to assist with video surveillance and how to improve community relations with DPD. The goal is to engage 3,000 residents and 20 businesses and hold a National Night Out activity. Funds will be used for community meetings, a DPD Appreciation event and National Night Out. Activities planned for July, 2016 through July, 2017.