

Economic Development Committee **DRAFT**

Meeting Record June 6, 2016

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: June 6, 2016 **Meeting Start time:** 9:04 AM

Committee Members Present:

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

Other Council Members Present:

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
J. Hammond Perot, Assistant Director, Office
of Economic Development
Heather Lepaska, Manager, Office of
Economic Development
David Cossum, Director, Sustainable
Development & Construction
Ashley Eubank, Assistant Director, Sustainable
Development & Construction

Other Presenters:

1. Approval of May 16, 2016 Minutes of the Economic Development Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. Dallas Development Fund: Upcoming NMTC Items

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. Update on Oak Cliff Municipal Center Addition

Presenter(s): David Cossum, Director, Sustainable Development & Construction

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council

Motion made by:

Item passed unanimously: X

Item failed unanimously: _____

Motion seconded by:

Item passed on a divided vote: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

June 15, 2016

Aviation

- A. Authorize the Ninth Amendment to the Headquarters Lease with Southwest Airlines Co. for ground rights at Dallas Love Field for the construction of a pedestrian sky bridge consisting of 4,646 square feet and connecting the headquarters building with another property owned by Southwest Airlines Co. across Denton Drive, a portion of the Sky Bridge will be on property leased by Southwest Airlines Co. from Aviation - Financing: No cost consideration to the City

Sustainable Development & Construction

- B. Authorize acquisition from Debra J. West, of approximately 2,032 square feet of land located near the intersection of McCallum Boulevard and Oakington Court for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$16,714 (\$13,714, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds
- C. Authorize acquisition from Laguna Apartments, LLC, of approximately 11,780 square feet of land located near the intersection of Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$109,000 (\$106,020, plus closing costs and title expenses not to exceed \$2,980) - Financing: Water Utilities Capital Construction Funds
- D. Authorize acquisition of three parcels of land containing a total of approximately 17,492 square feet located near the intersection of Childress and Alex Streets for the Cadillac Heights City Service and Maintenance Facilities Project (list attached) - Not to exceed \$22,200 (\$19,200, plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
- E. A resolution consenting to the sale of 3 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City
- F. A resolution authorizing the conveyance of an easement and right-of-way containing approximately 26,815 square feet of land to Oncor Electric Delivery Company, LLC for the construction and maintenance of electric facilities across City-owned land located at the McCommas Bluff Landfill near the intersection of Simpson Stuart and Locust Roads – Financing: No cost consideration to the City
- G. A resolution authorizing the conveyance of a storm sewer drainage easement containing approximately 1,592 square feet to the City of Garland across City-owned land at Lake Ray Hubbard located near the intersection of Roan and Rowlett Roads - Revenue: \$1,000
- H. A resolution authorizing the conveyance of two drainage easements containing a total of approximately 23,357 square feet to the City of Rockwall across City-owned land at Lake Ray Hubbard located near the intersection of Chestnut Lane and Betty Street - Revenue: \$4,485

- I. An ordinance granting a private license to Country Forest-Jackson Meadows Homeowners Association, Inc. for the use of approximately 30 square feet of land to install a monument sign on a portion of Chimney Hill Lane right-of-way, located near its intersection with Cross Creek Drive - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee
- J. An ordinance granting a private license to Southwest Airlines Co. for the use of approximately 1,120 square feet of aerial space to occupy, maintain and utilize a pedestrian bridge above and over a portion of Wyman Street right-of-way, located near its intersection with Denton Drive - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee
- K. A resolution authorizing the sale of a tax foreclosure property located at 6210 J J. Lemmon Road to be voided and provide for the quitclaim and release unto the City, as trustee any right, title and interest Linda and Jessie Medlock may have in and to said property - Financing: No cost consideration to the City

1. **UPCOMING AGENDA ITEMS**

June 22, 2016

Economic Development

- L. Authorize the nomination of Greyhound Lines, Inc. located at 350 North St. Paul Street, Dallas, TX 75201, 205 South Lamar Street, Dallas, TX 75202, 627 N. Westmoreland Road, Dallas, TX 75211 and 315 Continental Avenue, Dallas TX, 75207 to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended, (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City
- M. Authorize a five-year service contract for web site design and digital content strategy services – Icon Enterprises Inc. dba CivicPlus, most advantageous proposer of eleven. Not to exceed \$105,246 – Financing: Public/Private Partnership Funds
- N. Authorize an amendment to Resolution No. 16-0530 approved on April 13, 2016, approving a management agreement with DPL Loan Holdings, LLC, for Browder Street Plaza to remove certain maintenance responsibilities to be retained by the Parks Department - Financing: No cost consideration to the City
- O. Authorize a Chapter 380 economic development grant agreement with Jacobs Engineering Group, Inc. in an amount up to \$277,500 to encourage the relocation of the company headquarters to 1999 Bryan Street and stimulate business development activity in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$277,500 - Financing: Public/Private Partnership Funds
- P. **Gaston Hotel and Area Wide Improvements**
 - * Authorize **(1)** a Project Supplemental Agreement to the Master Agreement with Dallas County for participation in the design and construction of drainage, paving, street lighting, sidewalks, ADA ramps, traffic signal improvements and other costs for public improvements associated with Baylor area-wide improvements, including a full-service hotel.; **(2)** the receipt and deposit of funds in an amount not to exceed \$450,000 in the Capital Projects Reimbursement Fund from Dallas County; and **(3)** an increase in appropriations in the amount not to exceed of \$450,000 in the Capital Projects Reimbursement Fund - Financing: No cost consideration to the City
 - * Authorize **(1)** a Participation Agreement with GMV Gaston, LP, whereby the company will be responsible for design, relocation, and construction of utilities, crosswalks and site improvements for Baylor Area wide improvements adjacent to a proposed hotel development project in accordance with the design specifications of the City, subject to inspection and final acceptance by the City; and **(2)** an increase in appropriations in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds (funds advanced by GMV Gaston, LP)

- * Authorize a Chapter 380 economic development grant agreement with GMV Gaston , LP, pursuant to the Public/Private Partnership Program and the project supplemental agreement with Dallas County for the development of a full-service hotel located on a tract of land addressed as 3301-3309, 3401 Gaston Avenue, 3302 Floyd Street, and 910-916 N Hall Street and associated public and private improvements including site and area wide street improvements - Not to exceed \$450,000 - Financing: No City Consideration

- Q. Authorize an amendment to Resolution No. 14-1271, approved on August 13, 2014, which approved a TIF development agreement with Texas InTownHomes, to extend the deadlines to obtain building permits from June 30, 2016 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines from June 30, 2018 to June 30, 2019 for the Cedar Branch Townhomes redevelopment project- Financing: No cost consideration to the City

- R. Authorize amendment to the terms of a TIF development agreement with Texas InTownHomes, previously approved on August 13, 2014, by Resolution No. 14-1273, to extend the deadlines to obtain building permits from June 30, 2017 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines for the Cedar Branch Bridge Project from December 31, 2019 to June 30, 2021 - Financing: No cost consideration to the City

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:17 A.M.

Approved By: _____