

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** November 10, 2015

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Sustainable Development and Construction  
Housing/Community Services

**CMO:** Ryan S. Evans, 671-9837  
Alan Sims, Chief of Neighborhood Plus, 670-1611

**MAPSCO:** 43X

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### **SUBJECT**

Authorize an amendment for a five-year lease extension with Liam, Ltd., for approximately 5,030 square feet of office space located at 1050 North Westmoreland Road, Suite 316 for the Women, Infants and Children Clinic for the period December 1, 2015 through November 30, 2020 - Not to exceed \$442,640 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

### **BACKGROUND**

This item authorizes an amendment to an existing seven-year lease agreement with Liam, Ltd. (Landlord) to extend the lease agreement for an additional five years. This item provides for Liam, Ltd. to make certain leasehold improvements to the premises. The five-year extension will provide for the continued use of the Women, Infants and Children (WIC) Clinic to serve residents in the North Oak Cliff area.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women.

The lease will begin on December 1, 2015 and end November 30, 2020.

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

On October 22, 2008, City Council authorized a Lease Agreement, by Resolution No. 08-2847.

Information about this item will be provided to the Economic Development Committee on November 2, 2015.

**FISCAL INFORMATION**

\$442,639.80 – Department of State Health Services Grant Funds (subject to annual appropriations)

**OWNER**

Liam, Ltd.

NT XRI, LLC, General Partner  
Ramzi Cortas, Governing Member

**MAP**

Attached



WESTMORELAND ROAD

BLOCK A/6172

FORT WORTH AVENUE

RAYBURN

AVON

BREEZE

JESTER

BARNETT



SUBJECT PROPERTY

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 10  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 16Z

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### **SUBJECT**

Authorize an amendment for a seven-year lease extension with ARI Forest Green Management, LLC for approximately 4,290 square feet of office space located at 11910 Greenville Avenue, Suite 100 for the Building Inspection's North Central Division office for the period November 1, 2015 through October 31, 2022 - Not to exceed \$516,217 - Financing: Building Inspection Current Funds (subject to annual appropriations)

### **BACKGROUND**

This item authorizes an amendment to an existing seven-year lease agreement with ARI Forest Green Management, LLC to extend the lease agreement for an additional seven years. This item provides for ARI Forest Green Management, LLC to make certain leasehold improvements to the premises. The seven year extension will provide for the continued use of the Building Inspection's North Central Division office.

The amendment will begin on November 1, 2015 and end October 31, 2022.

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

Authorized a Lease Agreement on September 10, 2008, by Resolution No. 08-1724.

Information about this item will be provided to the Economic Development Committee on November 2, 2015

### **FISCAL INFORMATION**

\$516,216.12 – Building Inspection Current Funds (subject to annual appropriations)

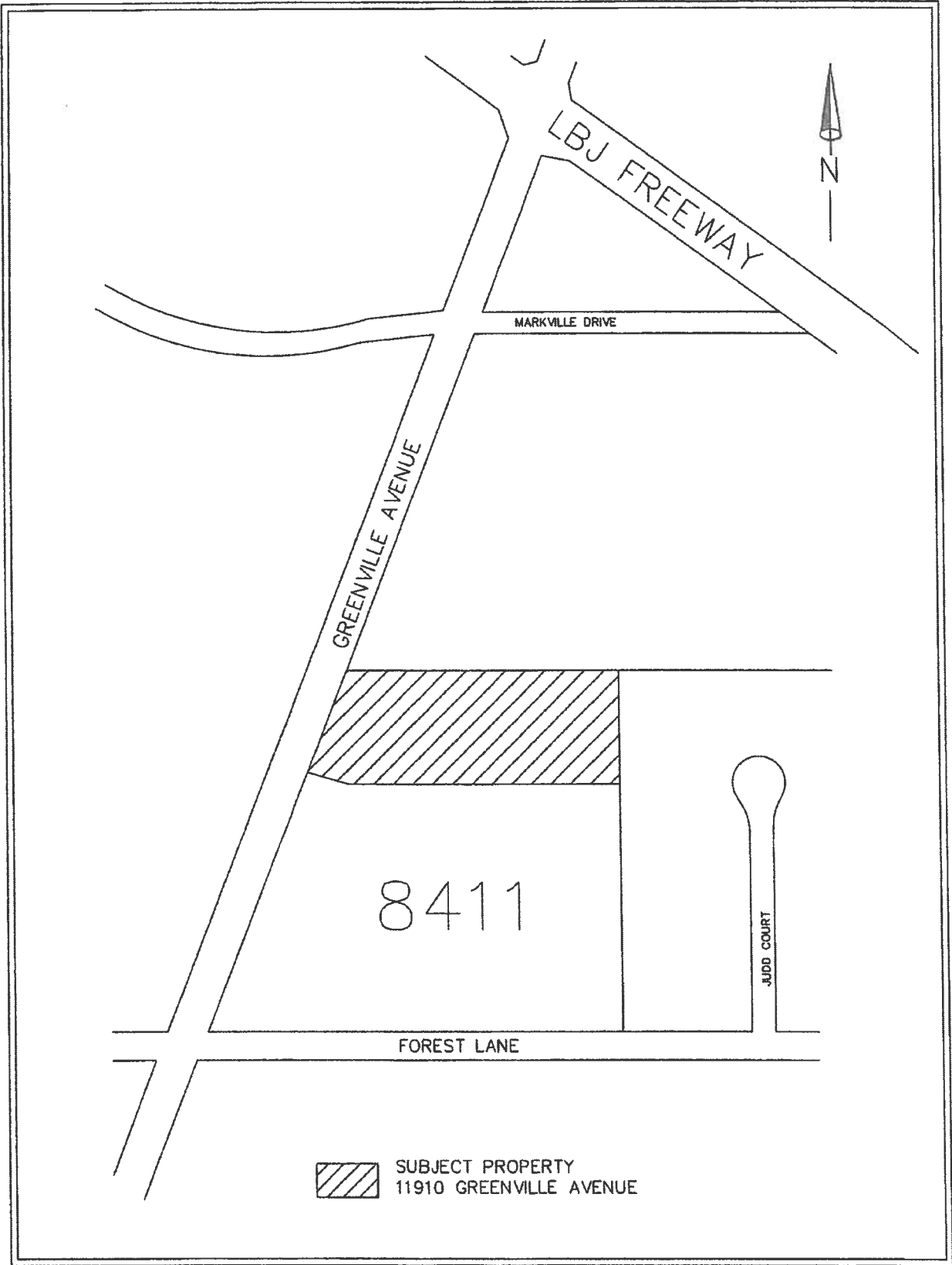
**OWNER**


**ARI Forest Green Management, LLC**

ARI PRG, LLC, General Manager  
PRG Realty Investors, LP., Managing Member  
PRG Realty Assets, LLC, General Partner  
John D. Kelley, Vice President

**MAP**

Attached



 SUBJECT PROPERTY  
11910 GREENVILLE AVENUE

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 1, 2, 3, 4, 5, 6, 7, 8  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34G 36W 42G L R 43F K P 44E 45Z 46L M N Q R S T U V W  
X Y Z 47J L 53G K 54V Y 55F G M P Q T X 56B C G S T V  
57V 58X 59Q 63F 64D 65B C D F G 66J K N P S W 69A-G V  
74L

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**SUBJECT**

Authorize the quitclaim of 92 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$738,309

**BACKGROUND**

This item authorizes the quitclaim of 92 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

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

Information about this item will be provided to the Economic Development Committee on November 2, 2015.

**FISCAL INFORMATION**

Revenue: \$738,308.10

## **OWNERS**

### **Adia Partnership, LLC**

James Chang, Managing Member  
Timothy Petrash, Managing Member

### **Andor Properties, LLC**

Louis H. Lebowitz, Managing Member  
Candice Rubin, Managing Member

### **Citywide Development & Construction, LLC**

Gardner Brewer, Managing Member

### **County Land and Water LLC**

Wayne Prokay, Managing Member

### **DFW Projects, LLC**

Johnny Aguinaga, Managing Member

### **GCJS Enterprises, LLC**

Gaythell Smith, Managing Member

### **Kantering, LLC**

Tony Kantering, Managing Member

### **KKBK Acquisitions, L.L.C.**

Jerry Hicks, Managing Member  
Craig Grant, Sr., Managing Member

### **Portillo Investments LLC**

Miguel Portillo, Managing Member

### **Meljo IRA LLC**

Melanie DSilva, Managing Member

### **Nextlots Now L.L.C.**

Lee J. Schmitt, Managing Member

### **Wealthgates Investment Company**

David Okumbor, Managing Member



**OWNERS** (Continued)

Ana Maria Martinez

Anthony Boyd

Benito Mojica

Benjamin Ortega

Brenda Romo

Bryan Valdez

Calum Little

Cesar Carillo

Christina Martinez

Daporscha Kelley

David Menn

Felipe Guel

Gopal Rai

Grimaldo Sanchez

Jeffrey Grant

Jesse Cardoza

Jessica Brewer

John Aguebor

Jose Zarasoza

Joshua Dunlap

Juan Cavazos

**OWNERS** (Continued)

Laquonda Brewer

Leobardo Leon

Leopoldo Lopez

Luz Meza

Maria Cristina Ospina

Maria Schneider

Mireya Ontiveros

Monica R. Raofpur

Nell Langford

Orlando Rodriguez

Peter Tsai

Sabrina Sutton

Santos Salavia

Selvin Crawford

Shelly Johnson

Temesgen Wukaye

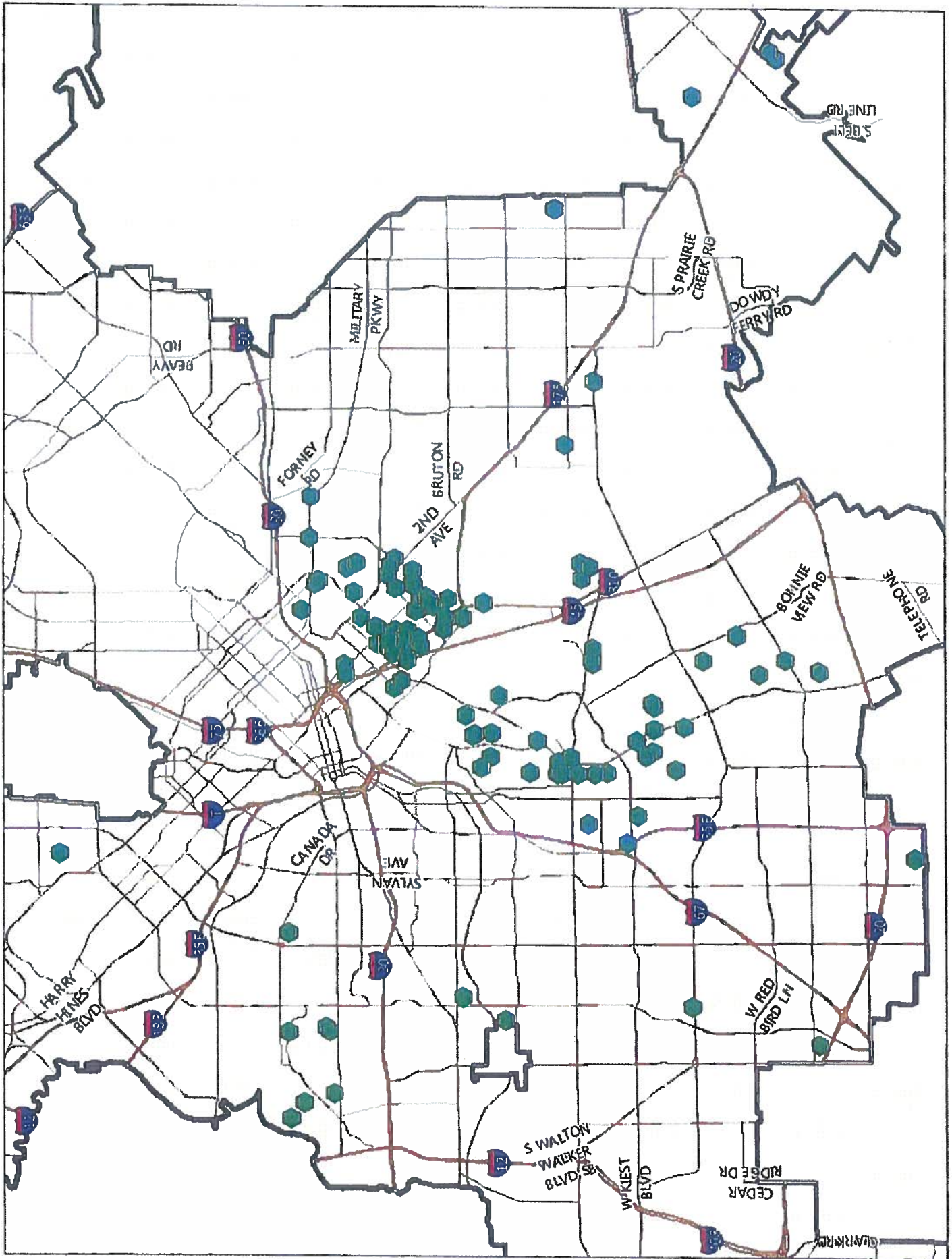
Vernell L. Gorelick

Walter Huerta

Yufei Wang

**MAP**

Attached



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** November 10, 2015

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Sustainable Development and Construction  
Public Works Department

**CMO:** Ryan S. Evans, 671-9837  
Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 42U

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## **SUBJECT**

Authorize an amendment to Resolution No. 13-0870, previously approved on May 22, 2013, for acquisition from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to increase the previously authorized amount for approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 for the Chalk Hill Street Improvement Project - Not to exceed \$60,000, increased from \$53,512 (\$50,512, plus closing costs and title expenses not to exceed \$3,000) to \$113,512 (\$110,512 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

## **BACKGROUND**

This item authorizes an amendment to increase the previously authorized amount to reflect the updated appraised amount for the acquisition of approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC. This property will be used for street and sidewalk improvements. The consideration is based on an independent appraisal.

On May 22, 2013, Dallas City Council approved Resolution No. 13-0870 authorizing the City Manager to acquire 8,541 square feet of land in fee simple interest from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to facilitate the Chalk Hill Street Improvement Project.

All other provisions authorized by Resolution No. 13-0870 remain in full force and effect.

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

Authorized acquisition on May 22, 2013 by Resolution No. 13-0870.

Information about this item will be provided to the Economic Development Committee on November 2, 2015.

**FISCAL INFORMATION**

2006 Bond Funds - \$60,000

Resolution No. 13-0870	\$ 53,512
Additional Amount (this action)	<u>\$ 60,000</u>

Total Authorized Amount	\$113,512
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**OWNER**

**Headwaters Construction Materials, LLC**

Palestine Concrete Tile Company, LP

Bobby Whisnant, President

**MAP**

Attached

RAILROAD RIGHT -OF - WAY



Chalk Hill Road

Block A/7204

Block B/7205



To be acquired

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 11  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 4Z

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### **SUBJECT**

An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement - Revenue: \$5,400, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item authorizes the abandonment of a water easement to IMT Capital III Prestonwood LP, the abutting owner. The abandonment area will be included with the property of the abutting owner for a multi-family development. The owner will dedicate approximately 18,037 square feet of land needed for a water easement.

The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

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

Ordinance No. 29509 was approved by Council on October 22, 2014.

Information about this item will be provided to the Economic Development Committee on November 2, 2015.

### **FISCAL INFORMATION**

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

**OWNER**

**IMT Capital III Prestonwood LP**

IMT Capital III Prestonwood GP, LLC, General Partner

Cory Thabit, Governing Person

Hohn M. Tesoriero, Governing Person

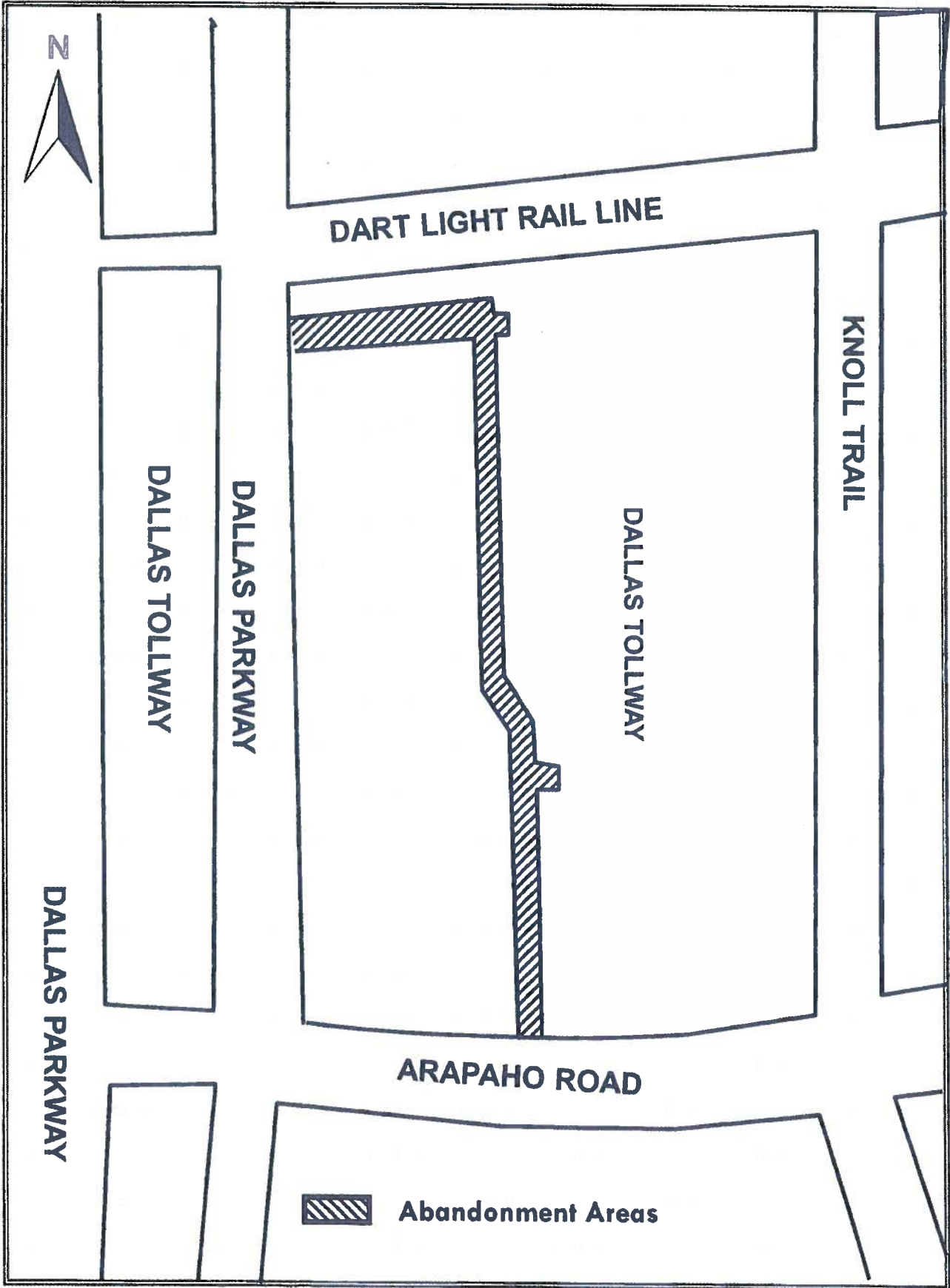
Bryan Scher, Governing Person

Michael Brown, Governing Person

**MAP**

Attached





**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 25X

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### **SUBJECT**

An ordinance granting a revocable license to CH Realty VI/R Dallas Preston Ctr, L.P., for the use of approximately 2,852 square feet of surface and aerial space to install and maintain a pedestrian skybridge and four support columns on and over a portion of Westchester Drive right-of-way located near its intersection with Berkshire Lane - Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee

### **BACKGROUND**

This item grants a license for the construction, installation, use and maintenance of a pedestrian bridge and four support columns on and over a portion of Westchester Drive. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On June 10, 2015, this item was deferred to the June 17, 2015 City Council Meeting at the request of Councilmember Gates.

On June 17, 2015, this item was deferred to the November 10, 2015 City Council Meeting at the request of Councilmember Gates.

### **FISCAL INFORMATION**

Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee

**OWNER**

**CH Realty VI/R Dallas Preston Ctr, L.P.**

CH Realty VI/R Dallas Preston Ctr, GP, L.L.C.

Fund VI Managers, L.L.C.

Anne L. Raymond, President

**MAP**

Attached

W. Northwest Highway

Ames Street



Preston Road

Berkshire Lane

Block 5623

Kate Street

Berkshire Lane

Westchester Drive

CH Realty V/M/R Dallas Preston Ctr., L.P., Instrument No. 2013003655480

City of Dallas Vol-43-42, PG. 198

Subject Area



Luther Lane

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45L

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### **SUBJECT**

Authorize amendments to Resolution Nos. 14-1275 and 14-1276 previously approved on August 13, 2014 to: **(1)** extend the Certificate of Occupancy and construction completion deadlines for the Mid Elm Lofts redevelopment project from June 30, 2016 to June 30, 2017; and **(2)** revise the development entity from RREAF Holdings, LLC to Mid Elm TIF, Inc. - Financing: No cost consideration to the City

### **BACKGROUND**

On August 13, 2014, City Council approved Resolution No. 14-1275, authorizing a development agreement with RREAF Holdings (Mid Elm), LLC, to reimburse TIF eligible project costs for streetscape and utility improvements and an Economic Development TIF Grant for a total amount not to exceed \$3,900,000 for the Mid Elm Lofts redevelopment project located at 1512, 1514, and 1516 Elm Street. Per Section 4 of the Resolution, the project was required to obtain a final certificate of occupancy and complete other completion deadlines by June 30, 2016.

Extensive demolition and environmental clean-up has been completed on the Mid Elm Lofts project. The team is working through several items required to update these three small-scale historic structures to meet today's standards, including meeting current fire code egress requirements (including changing a framed structure into a steel structure), designing and getting approvals on ONCOR's required vault and transformer to be placed into a newly excavated basement, and undergoing discovery of historic details that have been covered over time. Further, the developer is seeking both State and Federal Historic Tax Credits which have taken an extensive amount of time to go through the application process, secure and sell. Construction progress must await State and Federal investors' commitments, anticipated winter 2015.

**BACKGROUND** (Continued)

This item also includes a development entity name change for tax purposes. Mid Elm TIF, Inc., is an S-corporation, created in order to defer taxation of income on TIF proceeds pursuant to the provisions of Section 118 of the Internal Revenue Code. The deferred income tax resulting from the receipt of the TIF proceeds will be paid when the project is sold. The same development team remains in place.

The project requirements for TIF reimbursement, as approved by Resolution No. 14-1275, include a minimum private investment of 13,000,000, a minimum of 25,000 square feet of live/work space and a minimum 15,000 square feet of retail/restaurant/commercial space. TIF reimbursement will not occur until at least 50% of the retail space is occupied.

**ESTIMATED PROJECT SCHEDULE**

Project Start Date	December 2014
Project Completion Date	June 2017

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

On June 12, 2014, the City Center TIF District board of directors reviewed and recommended approval of a development agreement with the RREAF Holdings (Mid Elm), LLC, and TIF funding for the project in an amount not to exceed \$3,900,000, to reimburse eligible project costs.

On August 4, 2014, the Economic Development Committee reviewed a memo on the proposed Mid Elm Lofts project and recommended approval.

On August 13, 2014, City Council approved Resolution Nos. 14-1275 and 14-1276, authorizing a development agreement with RREAF Holdings (Mid Elm), LLC, to reimburse TIF eligible project costs for streetscape and utility improvements and an Economic Development TIF Grant for a total amount not to exceed \$3,900,000 for the Mid Elm Lofts redevelopment project located at 1512, 1514, and 1516 Elm Street.

On October 10, 2015, the City Center TIF District Board of Directors approved and made a recommendation to forward the requested deadline extension and revision to the development entity to City Council for Mid Elm Lofts located at 1512, 1514 and 1516 Elm Street.

Information about this item will be provided to the Economic Development Committee on November 2, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER**

**Mid Elm TIF, Inc.**

Scott Remphrey  
Authorized Representative  
100 Highland Park Village, Suite 200  
Dallas, Texas 75205

**DEVELOPER**

**Mid Elm TIF, Inc.**

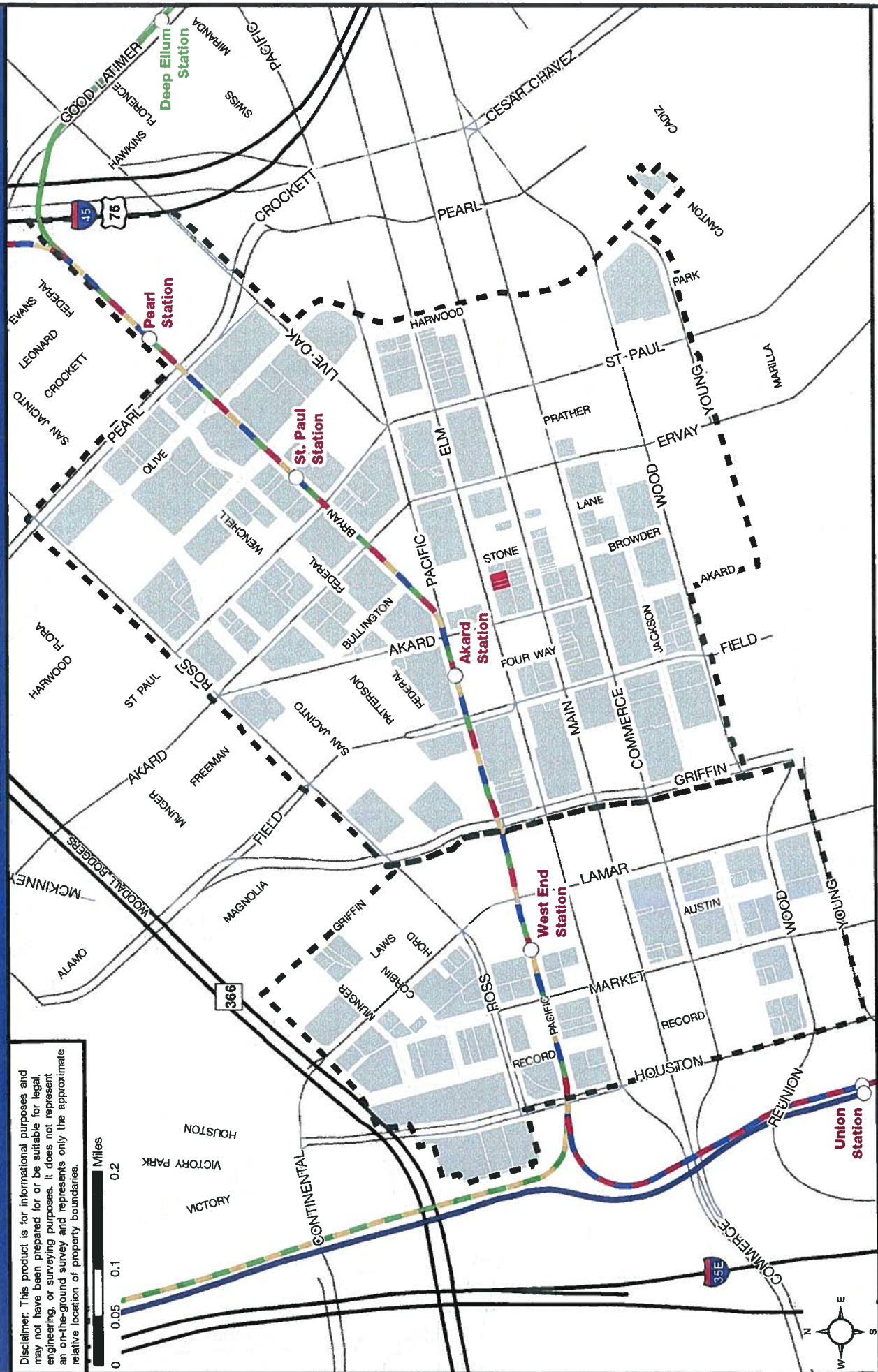
Scott Remphrey  
Authorized Representative  
100 Highland Park Village, Suite 200  
Dallas, Texas 75205

**MAP**

Attached.

# Mid-Elm Lofts

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.



- Trinity Railway Express
- Freeway or Tollway
- Highway
- Arterial
- Local Road
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Mid-Elm Lofts
- City Center TIF Boundary
- City Center TIF Parcels

## Legend

**DALLAS ECONOMIC DEVELOPMENT**  
 Research & Information Division  
 214.670.1685  
 dallas-ecodev.org

Source: Parcel Data - Dallas CAD, 2013; All Other Data - City of Dallas, 2014



# Memorandum



DATE October 30, 2015

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano,  
Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **TCDFW Industrial Development, Inc.**

On November 2, 2015, the City Council will be asked to consider authorization of an 8 year 75 percent abatement of the taxes on added value to the real property with TCDFW Industrial Development, Inc. ("TCDFW Industrial") for the purpose of assisting in the development of a new 475,000 SF speculative industrial/warehouse facility within a Texas Enterprise Zone located at 900 Chalk Hill Road, south of I-30.

Trammell Crow Company ("Trammell Crow") has approached the City regarding the potential development of a speculative industrial/warehouse facility of approximately 475,000 square feet on approximately 35.6 acres located at 900 Chalk Hill Road. Trammel Crow Company will develop this project through an entity called TCDFW Industrial Development, Inc. ("TCDFW Industrial"). Currently, the development site consists of two parcels owned by two separate entities. TXI Operations, L.P. owns one parcel consisting of approximately 21 acres and Morning Park, Inc. owns the remaining parcel comprising of approximately 14.6 acres of land. TCDFW Industrial has a contract to purchase the two parcels and will close on the acquisition upon favorable City Council consideration of the described development incentive.

Trammell Crow, founded in Dallas in 1948, is a full-service real estate development company which has developed or acquired over \$60 billion in property. Trammell Crow is headquartered in Kansas City, Missouri with regional offices in Columbus, Dallas, Houston and Phoenix. The company's diverse product expertise includes office, industrial, residential, retail, and health care.

To receive the proposed 75 percent real property tax abatement for 8 years, TCDFW Industrial must purchase the 35.6 acre development site by January 10, 2016, becoming owner prior to execution of the agreement and invest a minimum of \$10,000,000 constructing the approximately 475,000 square foot facility with substantial completion by September 31, 2018. Furthermore, TCDFW Industrial must have at least 51 percent of the facility leased in order to receive the real property tax abatement upon the value of the new real property improvements proposed. If the required space is not occupied during a given year within the 8 year tax abatement period, the abatement is lost for that year.

TCDFW Industrial Development, Inc.  
October 30, 2015

Net fiscal impact from the project after incentives is estimated at \$318,696 over 10 years and \$1,516,052 over 20 years. This proposed project conforms to minimum eligibility criteria for the City's Public/Private Partnership Program Guidelines and Criteria as it has a private investment exceeding \$1 million. Staff recommends approval of the proposed incentive.

### **ESTIMATED SCHEDULE OF THE PROJECT**

Estimated Begin Construction	January 2016
Estimated Complete Construction	September 2018

### **FISCAL INFORMATION**

Revenue: First year real property tax revenue estimated at \$19,925; Eight-year real property tax revenue estimated at \$159,400; (Estimated revenue foregone for eight-year real property abatement is \$478,200).

The project Fiscal and Economic Impact Analysis is attached.

### **MAP**

Attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans  
First Assistant City Manager

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

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager - Mayor & Council

# Estimated General Fund 10-Year Fiscal Impact with Jobs and Output Projections



City of Dallas

## Description

Trammel Crow - Chalk Hill Distribution Center. Incentives distributed over eight (8) years.

Council District		6
Private Investment	\$	15,000,000
Public Investment	\$	478,200
Total Investment	\$	15,478,200
Direct Facility Jobs (Estimated)		50
Average Salary of New Jobs	\$	40,000

## Estimated Project Impact

Direct Output Impact	\$	44,391,638
I+I Output Impact	\$	35,513,310
Total Output Impact	\$	79,904,948
Indirect + Induced Jobs		20
Total Citywide Job Impact (D+I+I)		70
Construction Jobs		215
Total New Residents		-
Total Visitors		-
Total City GF Revenue Generated	\$	1,649,302
Total City GF Service Costs	\$	852,406
Net Impact Before Incentives	\$	796,896
Incentives	\$	478,200
Net City Fiscal Impact After Incentives	\$	318,696

## Assumptions / Qualitative Factors

Time Period	2016-2025
Property Appreciation Rate	4%
Industry Job Multiplier	1.4
Industry Output Multiplier	1.8
Industry Wage Growth Rate	3%
Jobs Assumed New to Dallas	100%

# Estimated General Fund 20-Year Fiscal Impact with Jobs and Output Projections



## Description

Trammel Crow - Chalk Hill Distribution Center. Incentives distributed over eight (8) years.

Council District		6
Private Investment	\$	15,000,000
Public Investment	\$	478,200
Total Investment	\$	15,478,200
Direct Facility Jobs (Estimated)		50
Average Salary of New Jobs	\$	40,000

## Estimated Project Impact

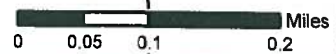
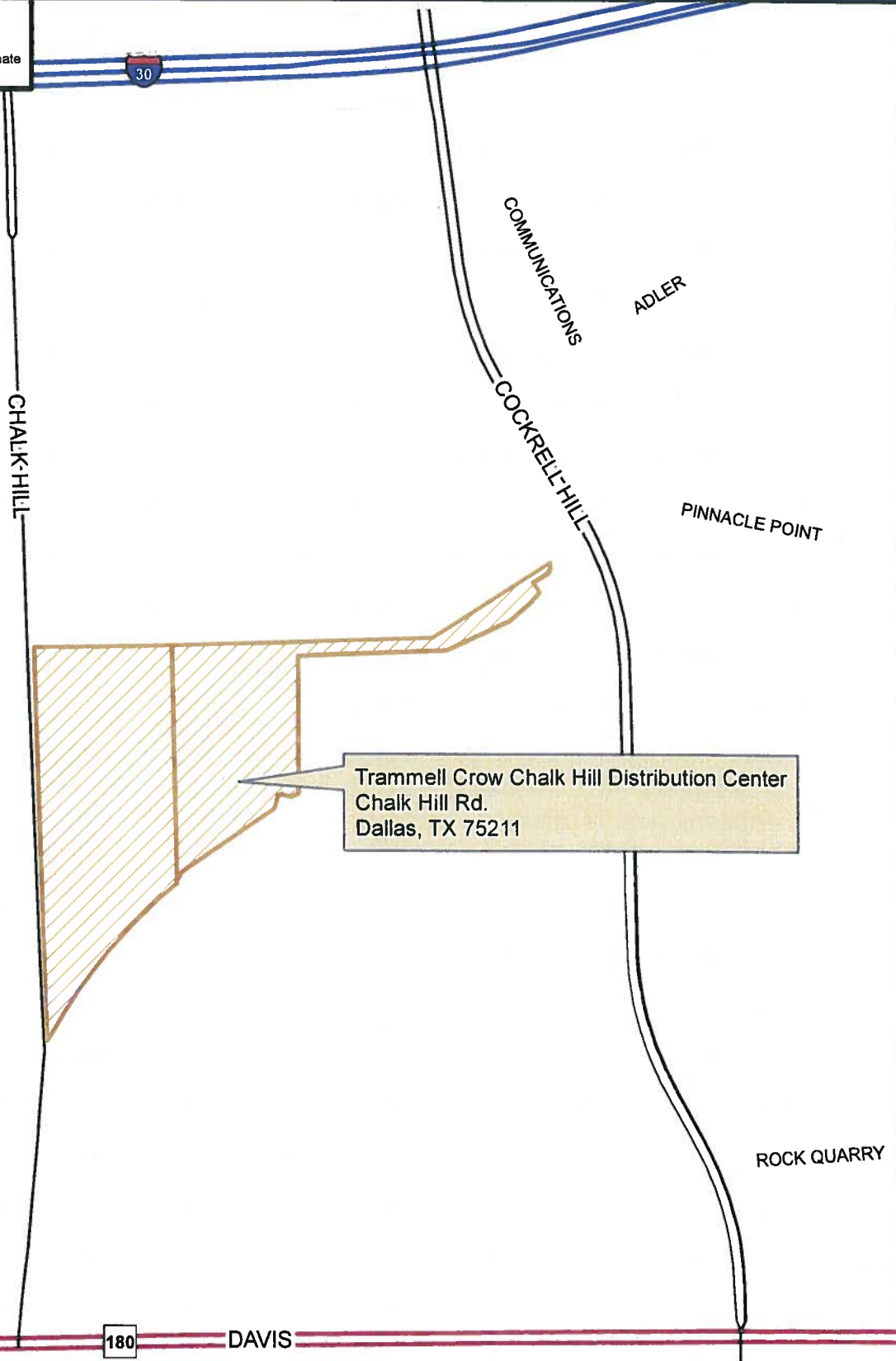
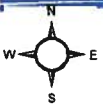
Direct Output Impact	\$	90,611,123
I+I Output Impact	\$	72,488,899
Total Output Impact	\$	163,100,022
Indirect + Induced Jobs		20
Total Citywide Job Impact (D+I+I)		70
Construction Jobs		215
Total New Residents		-
Total Visitors		-
Total City GF Revenue Generated	\$	3,581,758
Total City GF Service Costs	\$	1,587,506
Net Impact Before Incentives	\$	1,994,252
Incentives	\$	478,200
Net City Fiscal Impact	\$	1,516,052

## Assumptions / Qualitative Factors

Time Period	2016-2035
Property Appreciation Rate	4%
Industry Job Multiplier	1.4
Industry Output Multiplier	1.8
Industry Wage Growth Rate	3%
Jobs Assumed New to Dallas	100%

# Exhibit B: Trammell Crow Chalk Hill Distribution Center

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: 10/9/2015 - 15:10:05 David Schlegel TCG

**Legend**

- Site
- Freeway
- Highway
- Arterial
- Local Road

Source: City of Dallas, 2015

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 1, 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 44 T U

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## **SUBJECT**

Authorize a second extension to the development agreement with Lynxette Exploration, LLC, previously approved on March 28, 2012, by Resolution No. 12-0962, in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to extend the deadlines related to the completion of the Sylvan | Thirty project by one year; in consideration for the extension Lynxette Exploration, LLC shall **(1)** provide staff with a quarterly report of the project's outstanding items for submittal to the Fort Worth Avenue TIF Board; **(2)** annually request permission from TxDOT to complete the installation of the required landscaping and 7' sidewalk along the southern portion of the project site, and subsequent to receiving permission, must complete the work within the next immediate planting period and no later than 12 months from the date permission is granted; and **(3)** provide staff with documentation of TxDot's response to their annual request prior to the annual disbursement of TIF Reimbursement - Financing: No cost consideration to the City

## **BACKGROUND**

Oaxaca Interests, through its affiliate Lynxette Exploration, LLC ("Owner"), has completed most of the requirements for TIF funding in support of a new mixed-use development called Sylvan | Thirty. The \$47 million project is located on Sylvan Avenue between Fort Worth Avenue and IH-30. It contains 201 loft-style apartment units, approximately 57,683 square feet of commercial space and a parking garage. The anticipated DCAD value upon its completion and lease-up is approximately \$22 million.

The final certificates of occupancy for the apartment and retail/commercial buildings that comprise the project were issued in April 2015. However, the developer requires additional time to complete several items that are necessary for the project to be in compliance with its approved conceptual plans and elevations. Additionally, they have requested several minor modifications to the design and location of the public improvements as specified in the project's development agreement. The requested extensions to the project deadlines will resolve these issues.

## **ESTIMATED PROJECT SCHEDULE**

Began Construction      January 2013  
Complete Construction    June 2016

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

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fifteen, the Fort Worth Avenue TIF District, by Ordinance No. 26798, as amended.

On March 26, 2008, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended.

On January 9, 2009, the Fort Worth Avenue TIF District Board of Directors voted to recommend an amendment to the Fort Worth Avenue TIF District Project Plan and the establishment of the Fort Worth Avenue Grant Program to implement the Fort Worth Avenue TIF District Project Plan.

On January 28, 2009, City Council authorized the establishment of the City of Dallas Fort Worth Avenue Grant Program.

On March 28, 2012, City Council authorized a development agreement and declared the intent of the Fort Worth Avenue TIF District to reimburse Lynxette Exploration, LLC, in an amount not to exceed \$3,200,000 to provide funding for support of the development of Sylvan Thirty by Resolution Nos. 12-0962 and 12-0963.

On June 26, 2012, the Fort Worth Avenue TIF Board of Directors reviewed the progress of the Sylvan Thirty project and authorized the Director of the Office of Economic Development to extend the related deadlines by six months for good cause in accordance with Section 2.N. of the executed development agreement with Lynxette Exploration, LLC.

On September 28, 2015, the Fort Worth Avenue TIF Board of Directors recommended City Council consideration and approval of an amendment to the development agreement with Lynxette Exploration, LLC.

Information about this item will be provided to the Economic Development Committee on November 2, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

**PROJECT COUNCIL DISTRICT**

6

**OWNER**

**Lynxette Exploration, LLC  
A Texas Limited Liability Company**

Brent Jackson, Manager

**MAP**

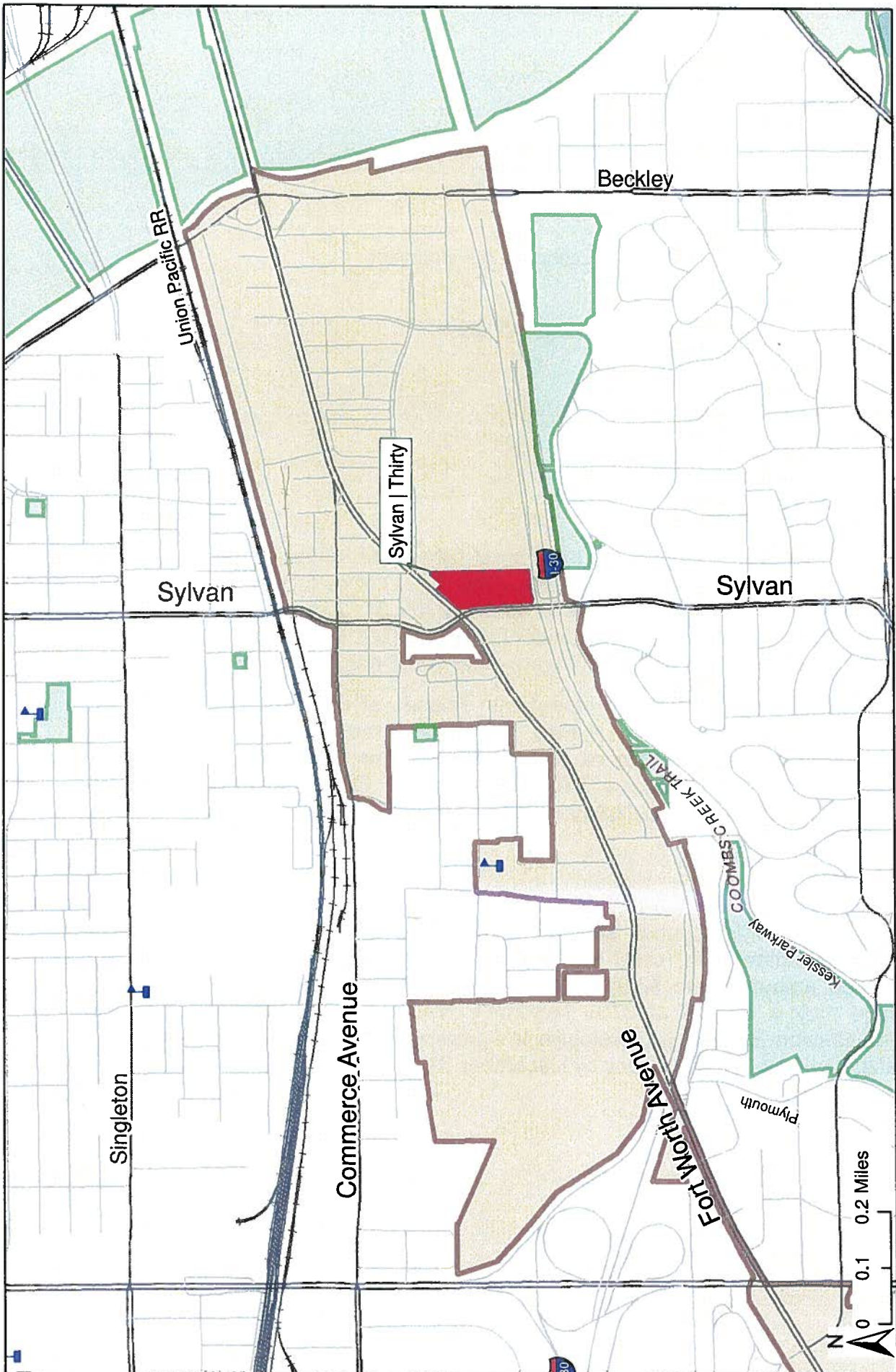
Attached.

**DEVELOPER**

**Lynxette Exploration, LLC  
A Texas Limited Liability Company**

Brent Jackson, Manager






City of Dallas

Office of Economic Development  
January 2012

 Sylvan | Thirty

 Parks  
 Fort Worth Avenue

Fort Worth Avenue TIF District  
Sylvan | Thirty

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 35 Y

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## **SUBJECT**

### **Cityplace Area TIF District**

- \* Authorize a deadline extension for the Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District to: **(1)** extend project completion deadlines from December 31, 2014 to July 31, 2015 and **(2)** receive and deposit \$100,000 from Forest City Residential Group Inc., in the Cityplace Area TIF District Fund for additional Katy Trail improvements – Financing: Revenue
- \* Authorize **(1)** a development agreement with Friends of the Katy Trail Inc. in the amount of \$100,000 for additional Katy Trail improvements in furtherance of the Cityplace Area TIF District Project and Financing Plan; and **(2)** an increase in appropriations in the Cityplace Area TIF District Fund by \$100,000, from \$53,826,129 to \$53,926,129 - Not to exceed \$100,000 - Financing: Cityplace Area TIF District Funds

### **BACKGROUND**

On April 25, 2012, City Council approved Resolution No. 12-1226, authorizing a development agreement with Forest City Residential Group Inc., to dedicate future TIF revenues in an amount up to \$2,851,000 to support the development of Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District. Per Section 2C of the Development Agreement, the project was required to obtain a final certificate of occupancy by December 31, 2014.

## **BACKGROUND** (Continued)

A temporary certificate of occupancy was granted before the deadline date and tenants occupied the building starting in mid-August 2014. By the deadline date of December 31, 2014, the physical occupancy of the project was 38.3%. A final certificate of occupancy was not issued until July 21, 2015 because a Minor Amendment to the landscape plan and development plan through Sustainable Development and Construction was required prior to issuing the final certificate of occupancy.

Sustainable Development worked with the developer over several months (November 2014 - February 2015) to determine a solution to as-built conditions that deviated from Planned Development District 305 requirements. Once it was determined that a Minor Amendment would be needed to meet the requirements, the developer submitted the plans and application (March 2015). After the Minor Amendment to the landscape plan and development plan was approved by Sustainable Development and Construction staff (May 2015) and prior to applying for the final certificate of occupancy, a tri-party agreement among the City, developer and contractor, for drainage improvements in the public right of way, needed to be closed out. This process was completed on July 16, 2015.

As of September 21, 2015, 87.7% of the apartments are occupied and 90.4% of the 37,030 square feet of retail space is leased. In consideration for the extension, Forest City will advance \$100,000 to the Cityplace Area TIF District for additional Katy Trail improvements. The Katy Trail is a public amenity referenced in the Cityplace Area TIF District Project and Financing Plan that runs within and beyond the Cityplace Area TIF District boundary.

The Cityplace Area TIF District was established by Ordinance No. 21465 on November 11, 1992. On November 10, 1993, the City Council amended Ordinance No. 21465 by Ordinance No. 21884, which set the Cityplace Area TIF District expiration date as December 31, 2012, or when sufficient TIF revenues are collected to fund all budgeted improvements. In FY 2008, the Cityplace Area TIF District collected its final increment as the districts budgeted improvements had been sufficiently funded. The Forest City West Village TIF funding allocation (\$2.851 million) is from accumulated interest earnings. The Cityplace Area TIF Board was dissolved upon completion of the TIF District and therefore this request could not go before the TIF Board for a recommendation.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Construction	December 31, 2012
Complete Construction	July 31, 2015

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

On November 11, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Two (Cityplace Area TIF District) by Ordinance No. 21465.

On August 11, 1993, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Cityplace Area TIF District by Ordinance No. 21769, as amended.

On March 9, 2012, the Cityplace Area TIF District Board of Directors voted to recommend the establishment of the Cityplace Area TIF Grant Program to implement the Cityplace Area TIF District Project Plan.

On March 9, 2012, the Cityplace Area TIF District Board of Directors reviewed and approved a Development Agreement with Forest City Residential Group Inc., for the development of Forest City West Village development in the form of a TIF Grant in an amount not to exceed \$2,851,000 and recommended the City Council approval of the same.

On April 25, 2012, City Council authorized (1) a development agreement with Forest City Residential Group Inc., to dedicate future TIF revenues supporting the development of Forest City West Village project located at 3700 McKinney Avenue located in Tax Increment Financing Reinvestment Zone Two (Cityplace Area TIF District); and (2) the Cityplace Area TIF District Board of Directors to dedicate up to \$2,851,000 from future Cityplace Area TIF District revenues in accordance with the development agreement, by Resolution Nos. 12-1226 and 12-1227.

On December 31, 2012, the Cityplace Area TIF District terminated subject to funding all outstanding obligations.

Information about this item will be provided to the Economic Development Committee on November 2, 2015

**FISCAL INFORMATION**

\$100,000 - Revenue

\$100,000 - Cityplace Area TIF District Funds

**OWNER**

**Forest City Residential Group Inc.**

Jim Truitt, Senior Vice President  
1717 Main Street, Ste. 2560  
Dallas, TX 75201

**DEVELOPER**

**Forest City Residential Group Inc.**

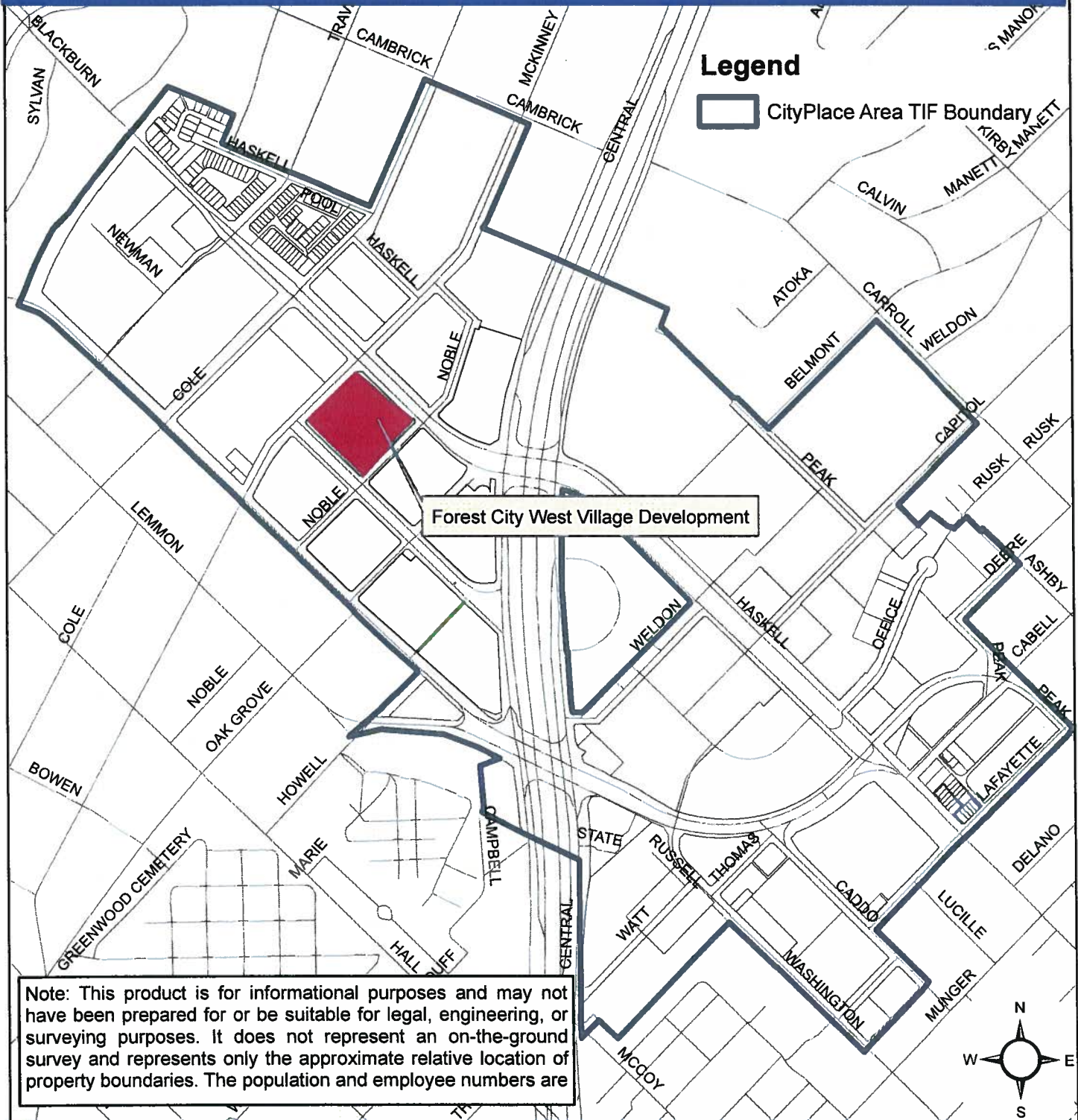
Jim Truitt, Senior Vice President  
1717 Main Street, Ste. 2560  
Dallas, TX 75201

**MAP**

Attached.

# Cityplace Area TIF District

## Forest City West Village Development



Note: 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. The population and employee numbers are



Office of Economic Development  
 Area Redevelopment  
 Created March 2012