

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45Q

SUBJECT

Authorize **(1)** a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option; and **(2)** receipt and deposit of an estimated revenue amount of \$11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation – Financing: Estimated Revenue: \$115,000 (over the first ten years of the agreement)

BACKGROUND

Construction improvements are being made along the Browder Street Plaza in the Downtown Connection TIF District. The City is the owner of rights-of-way and would like Browder Street Plaza to become an active and well maintained part of downtown Dallas.

In 2010, Hocker Design Group presented design plans for improvements for Browder Street Plaza. Browder Street Plaza improvements and landscaping were dated and in need of upgrades. As part of the City's ongoing capital improvement effort, \$500,000 was designated for improvements to Browder Plaza, located between Commerce Street and Jackson Street, just east of the AT&T corporate headquarters.

During the summer of 2012, the City issued a request for proposals (BJZ1225) for an operator to activate Browder Street Plaza. Hamilton Properties (DPL Loan Holdings, LLC), the owner of the adjacent DP&L building, was chosen to operate and maintain Browder Street Plaza. Their proposal included the development and operation of small retail spaces, including food trucks and retail kiosks and was the highest responsive and responsible bidder. DPL Loan Holdings, LLC will enter into contracts with vendors to occupy the space and as a component of the management agreement, DPL Loan Holding will provide concessions to the City.

BACKGROUND (Continued)

DPL Loan Holdings, LLC will deposit 10% of their revenue into the Downtown Connection TIF District fund after Browder Street Plaza collections exceed \$5,500 monthly. Food vending is intended to occur primarily at lunch and after work hours. Four annual special events are being required to further activate the space throughout the year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 10, 2016, the Downtown Connection TIF District Board of Directors reviewed information pertaining to the management, operation, maintenance and retail activation of Browder Street Plaza in the Downtown Connection TIF District.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

\$115,000.00 - Estimated Revenue (over the first ten-year period)

PROJECT COUNCIL DISTRICT

14

OPERATOR

DPL Loan Holdings, LLC

Lawrence E. Hamilton
Member and Authorized Signature

MAP

Attached.

Browder Plaza



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.



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2, 7, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 M

SUBJECT

Authorize **(1)** an amendment to the development agreement with 42 Deep Ellum, LP, for the Deep Ellum Crossroads redevelopment project previously approved on September 10, 2014 by Resolution No. 14-1631 in Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to **(a)** split project into phases and allow TIF reimbursement for each phase upon completion and satisfaction of TIF contingencies for that phase; **(b)** define Project phases as follows: Phase A \$1,379,700 in private investment and \$500,000 in TIF reimbursement to renovate and lease 2702 Main; Phase B at \$5,500,000 in private investment and \$1,125,000 in TIF reimbursement to renovate and lease 2625, 2626, 2646, 2650, and 2701 Main; Phase C \$12,047,680 in private investment and \$1,875,000 in TIF reimbursement to renovate and lease at 2635, 2642, 2639, 2647, 2649, 2653, 2656, 2708 Main, 2646 Elm, and 2653 Commerce, and Parking lots at 2607, 2619, 2621, 2623, 2626, and 2642 Main, 2703, 2705, and 2711 Commerce; **(c)** increase maximum Economic Development TIF grant funding by \$25,000 from \$775,000 to \$800,000 and decrease public improvements TIF funding by \$25,000 from \$2,725,000 to \$2,700,000; **(d)** clarify that project is only eligible for 10% allocation from general increment upon completion of all phases and satisfaction of all TIF contingencies; **(e)** assign ownership from 42 Deep Ellum, LP (“Assignor”), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership (“Assignee”), through Assignment and Assumption of TIF Agreements, executed by the final executed Development Agreement for Deep Ellum Crossroads; and **(2)** a resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to reimburse 42 GP Deep Ellum, LLC, up to \$3,500,000, for TIF-eligible project costs pursuant to the development agreement with 42 GP Deep Ellum, LLC - Financing: No cost consideration to the City

BACKGROUND

Economic Development Staff has been working with 42 GP Deep Ellum, LLC on a proposal to redevelop 22 buildings located on both the north and south sides of the 2600 and 2700 blocks of Main Street, as well as 2646 Elm, 2653 Commerce, and the parking lots at 2703, 2705, and 2711 Commerce. This project represents the first phase of this effort.

These buildings fall into two categories: historic red-brick buildings constructed between the 1920s and 1940s and concrete masonry block buildings built between the 1960s and 1970s. Over the years, the buildings have served multiple uses including retail, office, and service. Currently around 40% percent of the project area is vacant and is in need of repair and restoration. The planned scope of work for the project site features several unique commercial improvements including a mid-block connection called “The Alley”, between Main Street and Elm Street, opening up more buildings for available leasing space and new public plazas.

The project will revitalize currently vacant buildings in Deep Ellum’s historic core as a walkable destination for entertainment, retail, and restaurants. The historic brick buildings will be rehabilitated in order to create new storefronts for small businesses. No existing buildings will be demolished as part of the redevelopment project. In addition, no portion of the redevelopment project will include residential.

This project was initially approved on September 24, 2014 by City Council. During the Development Agreement process the applicant, 42 Deep Ellum, LP, requested adding phases to the project for reimbursement needs and an assignment of ownership from 42 Deep Ellum, LP (“Assignor”), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership (“Assignee”), through the final executed Development Agreement for Deep Ellum Crossroads. These changes require returning the project to the Deep Ellum TIF Board and City Council for consideration. The Deep Ellum TIF Board met and supported the changes presented on February 19, 2016.

ESTIMATED SCHEDULE OF PROJECT

Start Date	January 2016
Completion Date	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 5, 2014, the Deep Ellum TIF District Board of Directors reviewed and recommended approval of a development agreement with 42 Deep Ellum, LP, for TIF funding for the Deep Ellum Crossroads project in an amount not to exceed \$3,500,000, of which \$775,000 is in the form of an Economic Development TIF Grant.

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

On September 15, 2014, the Economic Development Committee was briefed on the proposed Deep Ellum Crossroads redevelopment project and recommended approval.

On September 24, 2014, City Council authorized a development agreement with 42 Deep Ellum, LP, and TIF funding for the redevelopment of 2609-2711 Main, 2646 Elm, 2653-2711 Commerce and surface parking lots at 2607, 2619, 2621, and 2623 Main in an amount not to exceed \$3,500,000 by Resolution No. 14-1631.

On February, 19, 2016 the Deep Ellum TIF District board of directors reviewed and recommended approval of an amendment to the development agreement with 42 GP Deep Ellum, LLC, for the Deep Ellum Crossroads redevelopment project previously approved on September 10, 2014 by Resolution No. 14-1631 to **(1)** split project into phases and allow TIF reimbursement for each phase upon completion and satisfaction of TIF contingencies for that phase; **(2)** define Project phases as follows:

- a. Phase A - \$1,379,700 in private investment and \$500,000 in TIF reimbursement to renovate and lease building located at 2702 Main;
- b. Phase B - \$5,500,000 in private investment and \$1,125,000 in TIF reimbursement to renovate and lease buildings located at 2625, 2626, 2646, 2650, and 2701 Main; and
- c. Phase C - \$12,047,680 in private investment and \$1,875,000 in TIF reimbursement to renovate and lease buildings located at 2635, 2642, 2639, 2647, 2649, 2653, 2656, 2708 Main, 2646 Elm, and 2653 Commerce, and parking lots at 2607, 2619, 2621, 2623, 2626, and 2642 Main, 2703, 2705, and 2711 Commerce.

(3) increase maximum Economic Development TIF grant funding by \$25,000 from \$775,000 to \$800,000 and decrease public improvements TIF funding by \$25,000 from \$2,725,000 to \$2,700,000; **(4)** clarify that project is only eligible for 10% allocation from general increment upon completion of all phases and satisfaction of all TIF contingencies; and **(5)** assignment of ownership from 42 Deep Ellum, LP ("Assignor"), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership ("Assignee"), through the final executed Development Agreement for Deep Ellum Crossroads.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City

PROJECT COUNCIL DISTRICT

2

OWNER

42 GP Deep Ellum, LLC

Scott Rohrman
President and CEO
8333 Douglass Ave. Ste.342
Dallas, Texas 75225

DEVELOPER

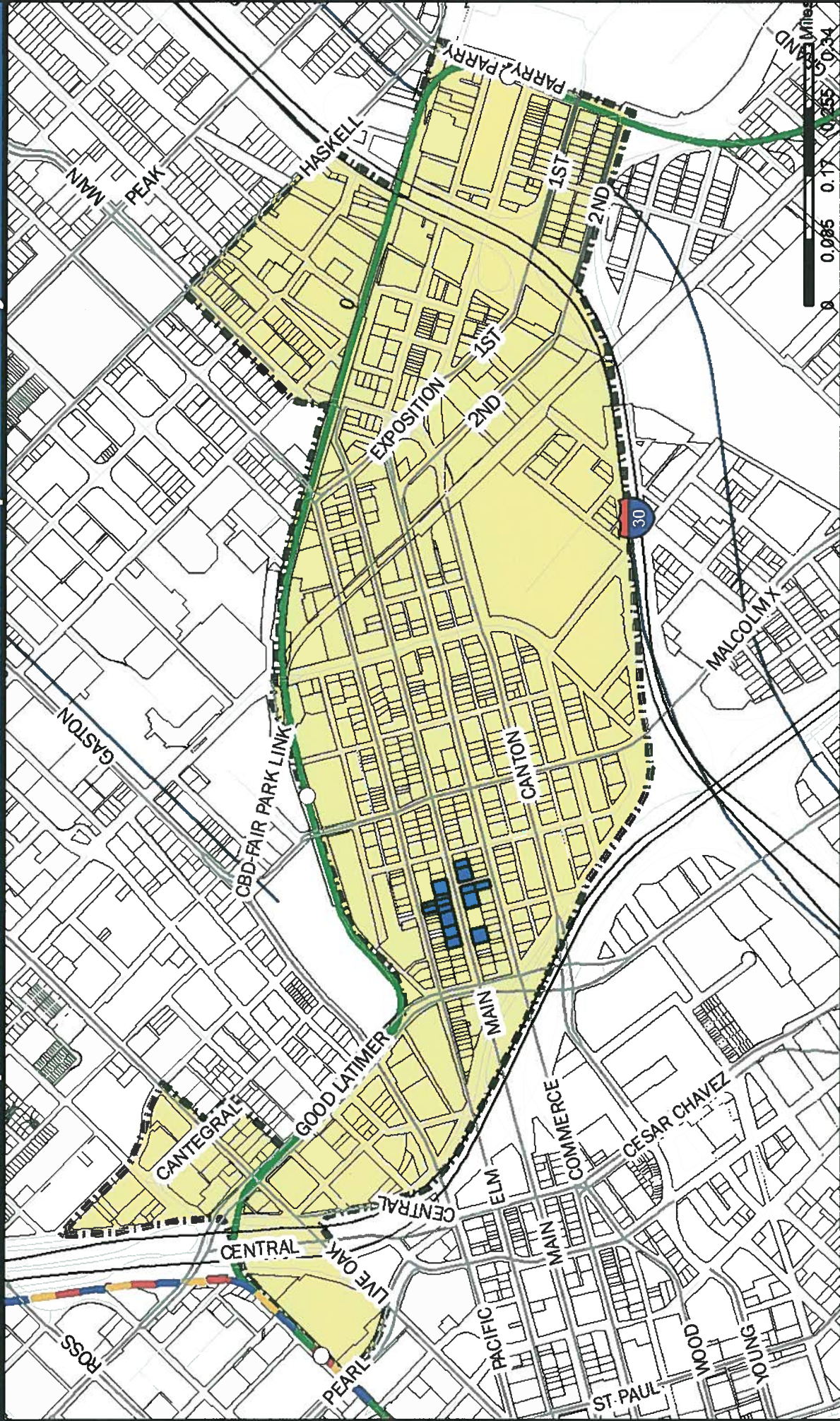
42 GP Deep Ellum, LLC

Scott Rohrman
President and CEO
8333 Douglass Ave., Ste. 342
Dallas, TX 75225

MAP

Attached.

Deep Ellum Crossroads Redevelopment Project



Legend

- Parcel 2013 Cert
- Deep Ellum Crossroads
- 2030 transit plan
- Deep Ellum TIF 2014 Boundary
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Trinity Railway Express
- Rail Station

City of Dallas

<http://www.Dallas-EcoDev.org>
Created 5/2014

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: April 13, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Sustainable Development and Construction
Public Works & Transportation

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

MAPSCO: 55H

SUBJECT

Authorize moving expense and replacement housing payments for Francisco Torres and Dora Fernandez in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1019 Pontiac Avenue for the Cadillac Heights Phase II Project - Not to exceed \$67,550 - Financing: 2006 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On August 12, 2015, the City Council approved Resolution No. 15-1396 which authorized the acquisition of real property known as 1019 Pontiac Avenue for the Cadillac Heights Phase II Project. Francisco Torres and Dora Fernandez will be displaced as a direct result of this property acquisition. They have qualified for a moving expense payment of up to \$2,050 and a last resort calculated replacement housing payment of up to \$65,500 pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2015, the City Council authorized the acquisition of single family homes in the Cadillac Heights neighborhood for the Cadillac Heights Phase II Project by Resolution No. 15-1396.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$67,550

OWNERS

Francisco Torres

Dora Fernandez

MAP

Attached

CADILLAC HEIGHTS PHASE II PROJECT RELOCATION ASSISTANCE



Lot 24, Block 3/6641– 1019 Pontiac Avenue

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 13
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 24K

SUBJECT

An ordinance abandoning a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners, containing a total of approximately 75,438 square feet of land, located near the intersection of Merrell and Midway Roads, authorizing the quitclaim and providing for the dedication of approximately 36,970 square feet of land needed for right-of-way - Revenue: \$840,024, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners. The areas will be included with the property of the abutting owners for future development of an elementary school. The owners will dedicate a total of approximately 36,970 square feet of land needed for right-of-way. The abandonment fee is based on an independent appraisal.

Notices were sent to 37 property owners located within 300 feet of the proposed abandonment area. There were 9 responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

Revenue: \$840,024, plus the \$20 ordinance publication fee

OWNERS

The Episcopal School of Dallas, Inc.

Erin Mayo, President

WBL Family Investments, Inc.


Stephen B. Swann, Director

MAP

Attached



Abandonment areas: 

Dedication areas: 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23T

SUBJECT

An ordinance abandoning two street easements to Dallas Independent School District, the abutting owner, containing a total of approximately 770 square feet of land, located near the intersection of Brockbank Drive and Bynum Street, and authorizing the quitclaim - Revenue: \$7,700, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two street easements to Dallas Independent School District, the abutting owner. The area will be included with the property of the abutting owner for the expansion of the Jose May Elementary School campus. The abandonment fee is based on Dallas Central Appraisal District values.

Notices were sent to 13 property owners located within 300 feet of the proposed abandonment areas. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

Revenue: \$7,700, plus the \$20 ordinance publication fee

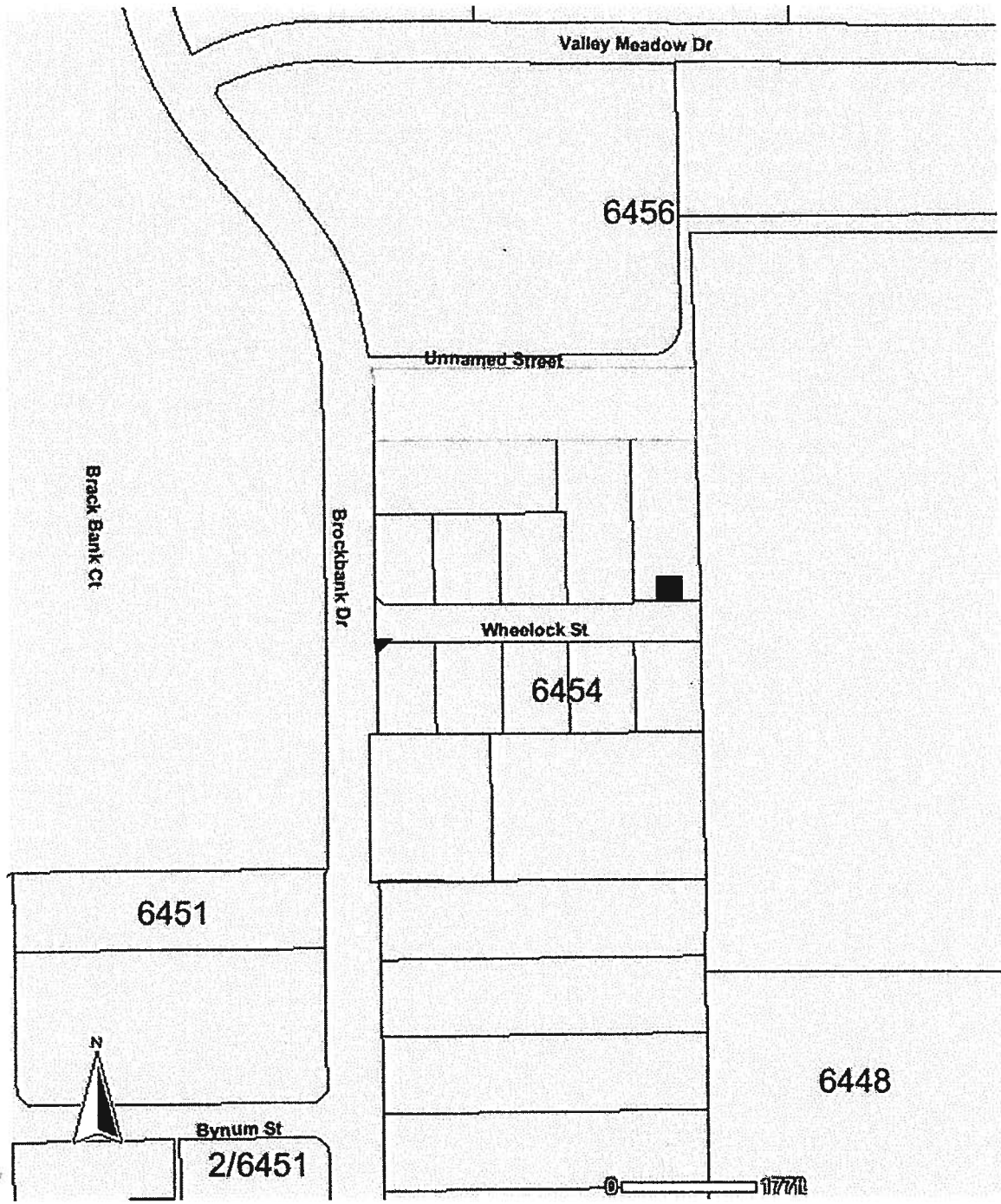
OWNER


Dallas Independent School District

Michael Hinojosa, Superintendent

MAP

Attached



Abandonment Area:  

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45U

SUBJECT

An ordinance abandoning a portion of a utility easement to CND-Southside, LLC, the abutting owner, containing approximately 3,605 square feet of land, located near the intersection of Lamar and Powhattan Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a utility easement to CND-Southside, LLC, the abutting owner. The area will be included with the property of the abutting owner for developing 41 single family homes. 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)

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

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

OWNER

CND-Southside, LLC

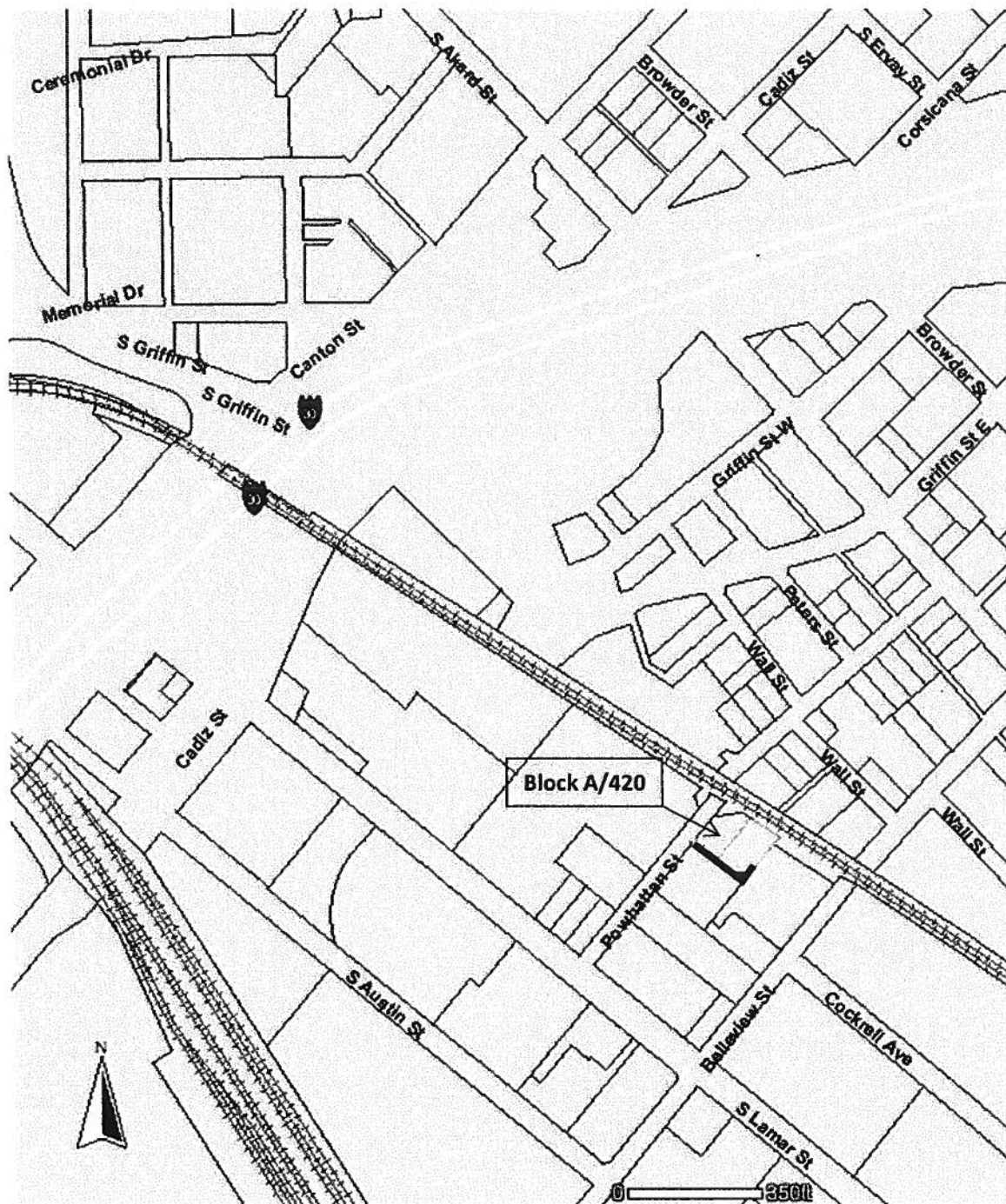
DM Weekley, Inc.

David M. Weekley, President

MAP

Attached





Abandonment Area:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 54 V

SUBJECT

An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue – Z145-347 – Financing: No cost consideration to the City

BACKGROUND

On January 27, 2016, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue and asked that the ordinance be brought back on a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On November 19, 2014, the City Plan Commission recommended approval of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue.

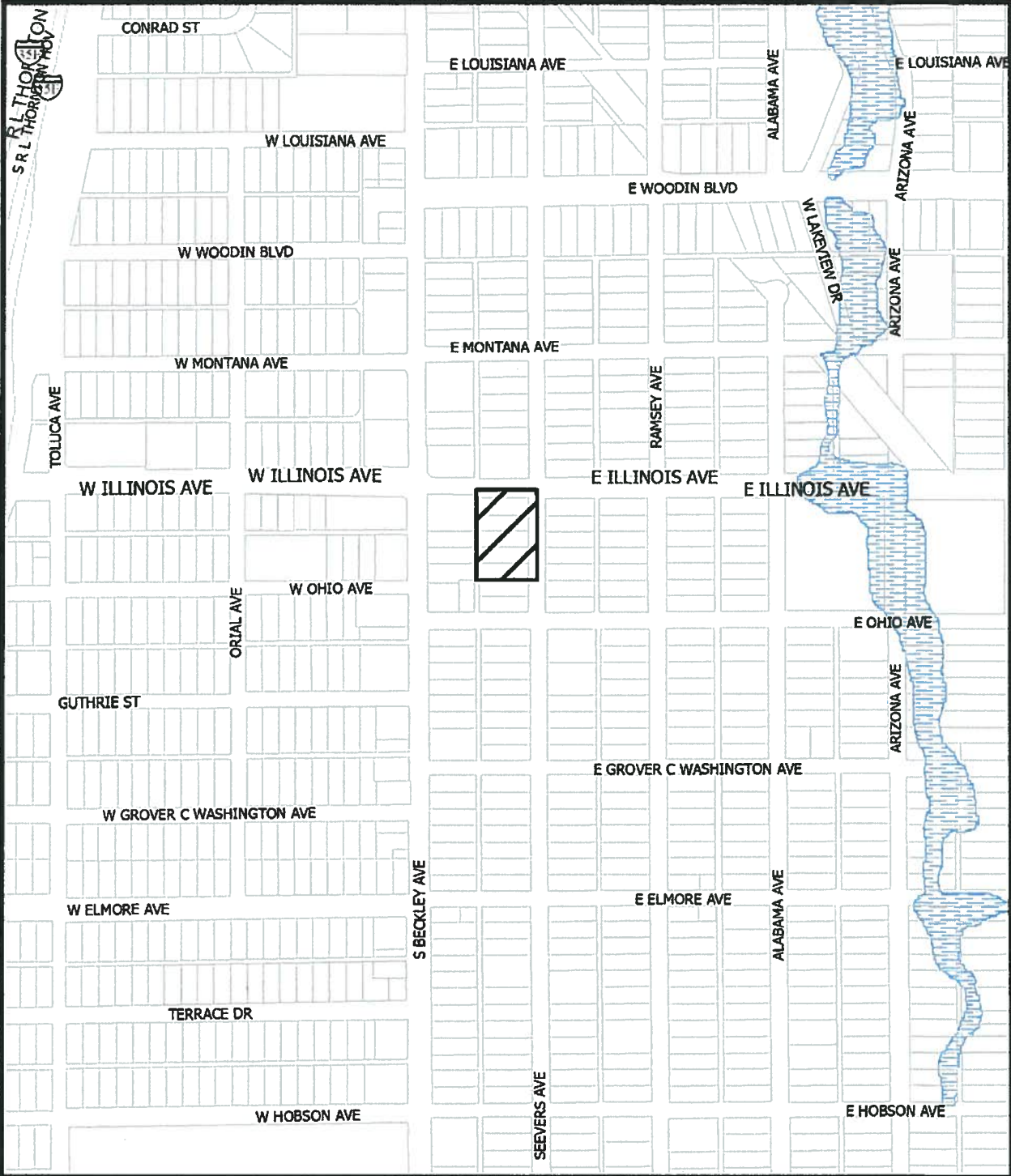
On January 13, 2016, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue and asked that the ordinance and the resolution be brought back on a later date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



RL THORNTON
SRL THORNTON



1:4,800

VICINITY MAP

Case no: Z145-347

Date: 11/3/2015

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a one-year professional services contract with JLM Consulting Group, Inc. for project management, construction consulting and facility maintenance services at Dallas Love Field - Not to exceed \$121,250 - Financing: Aviation Current Funds

BACKGROUND

This agenda item authorizes a one-year professional services contract for project management, construction consulting and facility maintenance services at Dallas Love Field. Currently, there are two electrical vaults that serve the Airport dating back to the 1950's. In the summer of 2015, there were several electrical spikes at the Airport and ONCOR wishes to move forward with replacing transformers and switches in the vaults. As a part of the project, expansion of the airport's boiler room is planned to accommodate one of the vaults while the existing space will be reconfigured to accommodate the remaining vault. JLM Consulting Group, Inc. will oversee the vault preparation, transformer and switches upgrade and the main gear cutover to the newly installed Oncor system to ensure minimal disruption to airport electrical systems. Although the equipment replacement is at no cost to the city, the Airport will incur costs related to vault room preparation and reconfiguring existing switchgear to the new electrical vaults. The total project is anticipated for completion in late 2016.

Additionally, JLM Consulting will aid the Dallas Love Field maintenance team with staff optimization and guidance on maintaining the mechanical systems to ensure the new terminal building continues to perform at the highest level.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

\$121,250.00 - Aviation Current Funds

OWNER

JLM Consulting Group, Inc.

Jimmy L. Mayhew, Principal

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$152,917 - Financing: Aviation Current Funds (subject to annual appropriations)

BACKGROUND

Annual Day-Night Average Sound Level (DNL) contours were prepared for the past two years (2013 and 2014) for Dallas Love Field under a contract with Harris Miller Miller & Hanson Inc. (HMMH), who will continue preparing an annual noise report including Day-Night Average Sound Level (DNL) contours for Dallas Love Field to reflect the previous calendar year operations for the next three years, along with an annual report for each year (DNL Contour Reports for years 2015, 2016, and 2017). The DNL Contour study is a technical analysis of the year's noise conditions. The DNL contours are developed using the latest version of the Federal Aviation Administration (FAA) Integrated Noise Model (INM) and data pre-processor called Real Contours. Real Contours converts every useable radar track into outputs for the noise model ensuring that the modeling includes runway closures, deviation from flight patterns, changes in flight schedules, and deviation from average runway use. In 2014, over 170,000 flight tracks were modeled by HMMH, and the estimated number of people exposed to Day-Night Average Sound Levels (DNL) exceeding the federal guidelines of 65 decibels (dB) is 4,083 people; an increase of approximately 32 percent compared to 2013 (3,091 people DNL 65 dB or greater). Analysis of the noise contours indicates the following:

- Noise levels in 2014 increased along the extended runway centerline of Runway 13R/13L when compared to noise levels in 2013.
- However, noise levels in 2014 compared to 2006 have decreased in all areas except a small area in the DNL 60 dB along the extended runway centerline to the northwest of Runway 13L.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34N

SUBJECT

Authorize a First Amendment to the lease agreement and purchase option agreement with Scarborough Forest Park IV, LP for the land and improvements located at 6814 Harry Hines Boulevard to correct the incorrectly calculated purchase price breaks in the purchase option agreement - Financing: No cost consideration to the City

BACKGROUND

In an attempt to avoid and alleviate parking challenges at Dallas Love Field Airport, the Department of Aviation was actively searching for property to use as off-site valet and/or remote customer parking. Scarborough Forest Park IV, LP offered to lease approximately 13.442 acres of land to the City of Dallas for use as Airport parking under a long-term lease. On May 27, 2015 the City Council approved the original lease with a purchase option agreement.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized original lease, on May 27, 2015, by Resolution No. 15-0925.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Scarborough Forest Park IV GP, LLC, General Partner

James Feagin, Manager

MAP

Attached.

Scarborough Forest Park IV, LP General Location

