

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: N/A

SUBJECT

Authorize the re-adoption of the City's current Public/Private Partnership Program Guidelines and Criteria to extend the Program from June 25, 2016 through December 31, 2016, unless new Guidelines to the Public/Private Partnership Program are adopted before such date pursuant to the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other incentives intended to promote private investment, tax base growth and job creation - Financing: No cost consideration to the City

BACKGROUND

The Property Redevelopment and Tax Abatement ACT (V.T.C.A., Tax Code, Chapter 312) requires that any city desiring to enter into tax abatement agreements as an incentive to foster private investment must first establish guidelines and criteria governing tax abatement agreements and must pass a resolution stating that it elects to be eligible to participate in a tax abatement agreement. Pursuant to Chapter 312, the guidelines and criteria governing tax abatement agreements are effective for a period of two years. On October 11, 1989, with Resolution No. 89-3264, the City elected to become eligible to provide tax abatement and adopted its initial Public/Private Partnership Program Guidelines & Criteria (Guidelines) for tax abatement agreements and other business incentives. The Dallas City Council subsequently approved the current City of Dallas Public/Private Partnership Guideline and Criteria, Exhibit A (attached to the resolution), on June 25, 2014, with Resolution No. 14-0993 that governs the City's utilization of tax abatements pursuant to Chapter 312 as well as economic development grants pursuant to Chapter 380 of the Local Government Code. The Guidelines will expire as of June 25, 2016.

BACKGROUND (Continued)

The City intends to amend the current policy to strategically align the program with newly developing housing policy initiatives, ensure consistency with affordable/mixed income guidelines, and consider new minimum eligibility criteria among other matters that will result in an enhanced program furthering the City's desire for balanced economic growth. Until new Program Guidelines and Criteria are finalized for consideration by the City Council, staff requests the City Council to re-adopt the current policy for the period from June 25, 2016 to December 31, 2016 unless new Guidelines to the Public/Private Partnership Program are adopted before such date. This action allows the City to remain eligible under State law to participate in tax abatement agreements and other economic development grant programs established through the Public/Private Partnership Program Guidelines and Criteria.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, pursuant to Resolution No. 14-0993, the City Council authorized the adoption of the existing Guidelines & Criteria for the Public/Private Partnership Program governing the provision of tax abatement and other economic incentives.

On April 4, 2016, the Economic Development Committee was briefed on the Guidelines and Criteria governing the provision of tax abatement and other economic incentives for the Public/Private Partnership Program.

Information about this item will be provided to the City Council on June 10, 2016.

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45Q R

SUBJECT

Authorize the Second Amendment to the Master Agreement with DFM Developer, Ltd. and the Second Amendment to the Development Agreement with Taylor Street 2111, LP, for the Farmers Market Redevelopment, Phase II, 2101 and 2111 Taylor Street Project, to **(1)** extend the start date from April 1, 2016 to December 31, 2016; and **(2)** extend the completion deadline from December 31, 2018 to December 31, 2019 - Financing: No cost consideration to the City

BACKGROUND

In 2013, the City Council authorized various agreements associated with the redevelopment of the Dallas Farmers Market with DFM Developer, Ltd. and affiliates, (Brian Bergersen, Owner/Developer), which outlined a redevelopment plan for the Dallas Farmers Market. The approved redevelopment plan includes: (A) Shed 1 Project for renovation and operation as a marketplace for local farmers and farm merchants and vendors to sell produce and other farm-related products; (B) Shed 2 Project for renovation for use by restaurants, specialty food vendors, other retail vendors, and a beer garden; (C) Harvest Lofts Project for use as a mixed-use development including retail, residential, and parking uses (including public parking for the market); (D) 2101 and 2111 Taylor Street Project for the development of residential and retail uses; and (E) Futsal Project/remote parking area for redevelopment for outdoor activities, specifically a community garden and futsal fields.

The current amendment under consideration is part of the Farmers Market Redevelopment Phase II for the 2101 and 2111 Taylor Street project. Taylor Street 2111, LP is requesting that the contractual deadline for beginning project construction be extended from April 1, 2016 to December 31, 2016 and that the contractual completion date for the project be extended from December 31, 2018 to December 31, 2019.

BACKGROUND (Continued)

The Farmer Market Redevelopment efforts began as planned in early 2014 and to date Shed 1 and Shed 2 are complete. However, unexpected complexities and interdependent project elements are delaying the project progress. Scheduling conflicts with the public parking garage construction is prohibiting Taylor Street project construction due to lack of access, staging and parking on the tight urban site. Further, unforeseen public infrastructure improvements including installation of a new gas supply line, burial of electrical lines, new electrical service and public street improvements surrounding the site have caused delays.

Taylor Street 2101 and 2111 project will include approximately 25,000 square feet of commercial restaurant / retail and 60 residential units.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Six, Farmers Market TIF District by Ordinance No. 23521, as amended.

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 24001, as amended.

On February 27, 2013, City Council authorized a Master Agreement for the Redevelopment of the Dallas Farmers Market with DFM Developer, Ltd by Resolution No. 13-0447.

On March 27, 2013, City Council authorized amendments to the Farmers Market TIF Project and Financing Plan, including the expansion of the geographic boundaries of the TIF district to include the Dallas Farmers Market property by Ordinance No. 28951.

On December 11, 2013, City Council authorized a Development Agreement with Taylor Street 2111, LP, to provide funding for the 2101 and 2111 Taylor Street Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and (2) the Farmers Market TIF District Board of Directors to dedicate up to \$3,553,480 from Farmers Market TIF revenues in accordance with the development agreement by Resolution Nos. 13-2102 and 13-2103.

On June 10, 2015, City Council authorized an amendment to the Master Agreement with DFM Developer, Ltd. for the redevelopment of the Dallas Farmers Market, which included project deadline extensions for the 2101 and 2111 Taylor Street Redevelopment project by Resolution No. 15-1099.

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

On June 10, 2015, City Council authorized an amendment to the Development Agreement with Taylor Street 2111, LP, for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase II, 2101 and 2111 Taylor Street project, previously approved on December 11, 2013, by Resolution Nos. 13-2102 and 13-2103, to extend project deadlines by Resolution No. 15-1102.

On February 29, 2016, the Farmers Market TIF Board of Directors reviewed and approved deadline extensions to Farmers Market Redevelopment, Phase II, 2101 and 2111 Taylor Street project.

Information about this item was provided to City Council on May 27, 2016.

OWNER

DEVELOPER

Taylor Street 2111, LP

Taylor Street 2111, LP

Brian Bergersen
Owner/Developer

Brian Bergersen
Owner/Developer

FISCAL INFORMATION

No cost consideration to the City.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: N/A

SUBJECT

Authorize **(1)** a public hearing to be held on August 10, 2016, in accordance with Chapter 372 of the Texas Local Government Code to consider the advisability of renewing the Tourism Public Improvement District (the "District") for thirteen years, so that it may continue to undertake certain improvements and provide special supplemental services that promote and provide incentives, increased hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms; and, at the close of the public hearing **(2)** a resolution approving renewal of the District for thirteen years and approval of the District's Service Plan for 2016-2029 - Financing: No cost consideration to the City

BACKGROUND

The Tourism Public Improvement District was first established by City Council on June 13, 2012 following a petition and public hearing. The Improvement Order authorized collection of the requested assessment over a five year period. On May 23, 2016, the Dallas Tourism Public Improvement District Corporation, which manages the District and represents Dallas hotels within the District, presented to the City staff petitions requesting the renewal of the Tourism Public Improvement District and approval of a thirteen year service plan, effective October 1, 2016. The thirteen year extension will align the Tourism PID's authorized term with the Dallas Convention & Visitors Bureau's term. The staff reviewed the proposed Service Plan, verified that the petition contained the required number of valid signatures, and found the proposed improvements and supplemental services to be feasible, and recommended approval of the extension.

This action authorizes a public hearing to be held on August 10, 2016, to consider the advisability of the request and to hear comments and concerns regarding the renewal of the Tourism Public Improvement District (PID). This action also authorizes the Council to consider a resolution at the close of the public hearing to renew the PID for another thirteen year term.

BACKGROUND (Continued)

The public improvement district described as follows:

A. Nature of the Services and Improvements. The proposed services and improvements to be provided in the District include certain improvements and special supplemental services relating to the District, including marketing, business recruitment, and promotional activities authorized by the Act for improvement and promotion of the district, including the provision of incentives by the Dallas Convention and Visitors Bureau to organizations to encourage them to bring their large and city wide meetings to Dallas and to fund additional marketing by the Dallas Convention and Visitors Bureau to increase hotel stays within the City.

B. Estimated Cost of the Services and Improvements. During the thirteen (13) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately \$16,528,576 to \$29,682,948 annually. Based on the estimated maximum cost of improvements and services, the thirteen year total assessment collection requested by the District shall not exceed a collective total of \$292,770,388. In the event the District requires additional funds, the District shall re-petition the hotel owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the approved petition budget for the services and improvements to be provided for the year in which the hotel is assessed except as provided in the petition and subject to the collective total for the 13 year period.

The District shall not incur bonded indebtedness. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.

C. Boundaries. The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the map of the district.

D. Method of Assessment. The District assessment will be levied on hotels with 100 or more rooms ("qualifying hotels") located within the District. The proposed cost of the services and improvements to be provided shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on hotels that are similarly benefitted. Under the Act, the apportionment of the cost of the services against property in the TPID territory must be made on the basis of special benefits accruing to the property because of the services and improvements provided. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the promotion and marketing services provided by the District.

BACKGROUND (Continued)

The total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at qualifying hotels located within the District territory until the budget for services and improvements for the year is reached. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment. The future cost of services and improvements that are budgeted in the 2016 Service Plan may be increased beyond the amount shown subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefor. Any future increase in the costs of services and improvements in the approved Service Plan would also be subject to a public hearing and approved by the City Council.

- E. Apportionment of costs between the District and the Municipality as a Whole.** City-owned hotels located within the District territory such as the Omni Hotel are subject to the District assessment.

The following accomplishments occurred during the Tourism PID's initial term:

- Hotel lodging revenue has increased by approximately \$632 million since the District's creation.
 - \$186 million more than if Dallas grew at national levels
- Using the 12-month period prior to the District's creation as a baseline; and comparing it to the most recent completed 12-month period:
 - Hotel occupancy has increased over 10 percentage points to a sustained level of 70%
 - Room demand has increased by almost 20% or 1.3 million room nights
 - Average daily rate (ADR) has increased by approximately \$20.00 from \$98.00 to \$118.00
 - Lodging revenue has increased by \$280 million (44%)
 - RevPAR has increased approximately \$24.00 (41%)

BACKGROUND (Continued)

- Over 130 arts, cultural and related events have successfully applied for over \$2.5 million in funding as part of the District's Event Application Program
 - Generated over 250,000 room nights and \$37 million in hotel lodging revenue
 - 7.5% of total the District's budget is allocated to this program, approaching \$1.2 million this next fiscal year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, City Council authorized the creation of the Tourism Public Improvement District for a five year period by Resolution No. 12-1581.

On September 9, 2015 City Council authorized the assessment rate for 2015 by Ordinance No. 29868.

Information about this item was provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

No cost consideration to the City.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45Q R

SUBJECT

Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$670,000 with DFM Developer, Ltd., in accordance with the approved Master Agreement for the Redevelopment of the Farmers Market, executed pursuant to City Council Resolution No. 13-0447, as amended, for remaining streetscape and infrastructure improvements - pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program – Not to exceed \$670,000 – Financing: Public Private Partnership Funds

BACKGROUND

In 2013, the City Council authorized various agreements associated with the redevelopment of the Dallas Farmers Market with DFM Developer, Ltd., and affiliates, which outlined a redevelopment plan for the Dallas Farmers Market. The plan to revitalize the Dallas Farmers Market is underway:

- Shed 1 Project was renovated and is now operating as a marketplace for local farmers and farm merchants and vendors to sell produce and other farm-related products – capacity for 119 stalls;
- Shed 2 Project has been renovated and is active with restaurants, specialty food vendors, other retail vendors, and a beer garden – reuse of 24,148 square feet of retail space;
- Shed 3 and 4 (Harvest Lofts) is under construction and will provide 240 residential units, 16,000 square feet of retail space and public parking;
- 2101 and 2111 Taylor Street Project is anticipated to begin by the end of 2016 and will include 60 residential units and 25,000 square feet of commercial space.
- In January 2017, the construction of futsal fields and a community garden will be underway on land east of southbound Cesar Chavez Boulevard.

BACKGROUND (Continued)

The Master Agreement related to the redevelopment of the Dallas Farmers Market was authorized by City Council on February 27, 2013. The City's last remaining obligation of public funds committed to this redevelopment project is authorization of a PPP grant for \$670,000. Grant funds will be used to fund final streetscape work.

\$20M in TIF funds, \$6.2M in General Obligation funds and \$930,000 in land sale proceeds were committed to the Farmers Market Redevelopment Project. In addition, \$670,000 in PPP grants was included as part of the original funding but was held back until work was completed on Shed 1 and Shed 2 and substantial work was completed on the Harvest Lofts projects. The Taylor Building site is the final major phase of private construction needed to complete the project. Construction of futsal fields and a public garden on the remote parking site also remain to be completed. Now that construction activity for the Taylor site is ready to begin, and the Harvest Lofts is nearing completion, a PPP grant of \$670,000, in conformance to the master agreement, is recommended. This work will also include the demolition of the dock of the Taylor Building, which is located in public right-of-way.

The developer will fund the public improvements and the PPP grant will be reimbursed, upon completion.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 27, 2013, City Council authorized a Master Agreement for the Redevelopment of the Dallas Farmers Market with DFM Developer, Ltd by Resolution No. 13-0447.

On June 10, 2015, City Council authorized Resolution No. 15-1099, authorizing an amendment to the Master Agreement with DFM Developer, Ltd. for the redevelopment of the Dallas Farmers Market.

Information about this item was provided to City Council on May 27, 2016.

FISCAL INFORMATION

\$670,000 – Public/Private Partnership Funds

OWNER

DFM Developer, Ltd.

Brian Bergersen
Owner/Developer

DEVELOPER

DFM Developer, Ltd.

Brian Bergersen
Owner/Developer

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 3, 4, 5, 6, 7, 8
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: N/A

SUBJECT

Authorize the Office of Economic Development to issue a Notice of Funding Availability in an amount up to \$3 million in accordance to the Public/Private Partnership Program Guidelines & Criteria to grocery operators, shopping center owners, retail developers and other associated real estate professionals in order to secure the development of one or more grocery stores in Southern Dallas Food Deserts – Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum to allow the City Attorney's Office additional review time of the Notice of Funding Availability (NOFA).

At its May 11, 2016 meeting, the City Council requested staff to develop a program to actively pursue a major grocer to locate in a southern sector food desert and authorized \$3 million dollars to fund the program. Staff has developed a Notice of Funding Availability ("NOFA") in response the City Council's request. City staff will ensure broad dissemination through coordinated outreach efforts which will include direct mailings, email blasts, print advertising, and meetings with grocery operators, shopping center owners, retail developers and other associated real estate and finance professionals. Exhibit A (attached to the resolution) depicts the NOFA, or one substantially similar to that expected to be issued. Staff anticipates issuing the NOFA by the end of July 2016 with responses requested by November 30, 2016.

Potential projects will be evaluated based on based on the following criteria:

- Experience: Proven track record of the applicant to build and/or operate quality grocery stores;
- Financial Capacity: The ability of the applicant to acquire or control the proposed site and obtain the additional private financing to operate the facility at high standards;
- Timeliness: The ability to Initiate project within a timely manner;

BACKGROUND (Continued)

- Quality: The ability of the applicant to deliver a high quality development with an established brand;
- Design: The ability of the applicant to design and sustainably integrate a minimum 25,000 s.f. grocery store within the community;
- Community Outreach: The ability of the applicant to engage with and respond to the needs of the community; and
- Local Hiring: The commitment of the applicant/grocer to recruit and hire from the adjacent neighborhoods and include qualified Minority and Women-Owned Business Enterprises in the project.

The funding aspects of the NOFA will be evaluated in accordance with Public/Private Partnership Program Guidelines & Criteria as established by the City Council. Stipulations for funding will include:

- City Council approval and executed contract prior to initiation of project
- City payments after substantial completion (Certificate of Occupancy)
- Recipient current on taxes/Not in litigation with City

Upon receipt of proposals, City staff will compile summary information related to responsive proposers with recommendations for future action for review and consideration by the Economic Development Committee and City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 16, 2016, this item was briefed to the Economic Development Committee for consideration.

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: N/A

SUBJECT

Authorize **(1)** a public hearing to be held in accordance with Chapter 372 of the Texas Local Government Code (the "Act") on August 10, 2016 to receive comments concerning the advisability of creating the South Dallas/Fair Park Public Improvement District (the "District") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the closing of the hearing **(2)** a resolution approving creation of the District for seven years and approving the District's Service Plan for 2017-2023 - Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum to meet required deadlines to create a Public Improvement District (PID) for 2017. This PID supports the Grow South effort.

On June 1, 2016, the Alliance for Greater Works, a non-profit corporation working in collaboration with the collective impact organization, Working In Neighborhoods Strategically, ("WINS"), to represent property owners of the South Dallas/Fair Park area, delivered to the City of Dallas a petition satisfying the requirements of the Act to create the District.

City staff reviewed the petitions and determined that the petition requirements were met for both property value and land area for the creation of the District. Staff has also evaluated the service plan and recommended that the services be made as proposed by the proposed service plan and the plan is feasible.

BACKGROUND (Continued)

The City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the creation of the District for a special assessment against each property owner of record for real property and real property improvements, exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

The public improvement district is outlined in the following way:

- a. **Purpose of the District; General Nature of the Proposed Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

- b. **Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefit accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The assessment amount for the first collection year shall not exceed \$110,247. This amount is approximately equal to \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. If appraised values rise such that the an assessment rate equal to the amount of \$.15 per \$100.00 valuation would yield an assessment amount that exceeds the estimated costs, the assessment rate shall be reduced until the total assessment equals or is less than the budgeted amount approved in the petition, subject to the appropriations set forth in the petition.

The annual assessment amount shall not exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed.

BACKGROUND (Continued)

- c. Estimated Cost; No Bonded Indebtedness.** During the seven (7) year period, the annual cost of the improvements and services provided by the existing District is estimated to range from approximately \$110,246 to \$262,037 annually. Based on the estimated maximum cost of improvements and services, the seven year total assessment collection requested by the District shall not exceed a collective total of \$1,219,450. In the event the District requires additional funds, the District shall re-petition the property owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the budget for the services and improvements to be provided for the year in which the property is assessed. The District shall not incur bonded indebtedness.
- d. Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.
- e. Annual Assessment Collection and Budget Allocation.** The District shall hold an annual meeting to review the service plan. The annual meeting shall be open to all property owners and held in a public meeting space (with written notice to all property owners in the PID at least two weeks prior to the meeting) to provide an opportunity for property owner questions, comments and input to be considered during the PID annual budget and service plan approval process.
- f. City Expenses and Dallas County Charges.** The District shall pay the cost of: (i) collections service fee to Dallas County and (ii) City expenses related to oversight of the PID operations.
- g. District Management.** The District shall be managed by Alliance for Greater Works, a private nonprofit corporation created under the laws of the state of Texas and under the provisions of Section 501(c)(3) of the Internal Revenue Code.

BACKGROUND (Continued)

A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and Alliance for Greater Works will be responsible for managing and implementing the Service Plan of the District.

- h. Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. In the interest of providing efficient District management, the City Council, by accepting this Petition and establishing the District, agrees not to establish a separate advisory body and agrees to assign the responsibility for development and recommendation of the annual service and improvement plans and other responsibilities of the advisory body contained in the Act to WINS.
- i. District Dissolution.** The District shall automatically dissolve on December 31, 2023, unless renewed or dissolved through the petition and approval process as provided by the Act.
- j. Request for District Renewal.** The persons signing this Petition request or concur with the creation of the District and, if approved by the owners of the designated area, the boundaries and request that this Petition be considered at the earliest possible time and that the City Council take those lawful steps necessary to create the District, authorize the improvements and services described herein, levy the necessary assessments to pay for the improvements and services and take any additional actions required under the Act for the benefit of the District.
- k. PID Assessment Collection Budget Projection.** The seven (7) year service plan is projected. If the total PID collection is *less* than the annual budgeted amount, the management entity, Alliance for Greater Works, can:

 - use discretion to re-allocate PID revenues to best service property owners and residents within the PID area. No budget category may be adjusted by more than 20% of projected amount;
 - access amounts in the contingency category for other expenditures;

BACKGROUND (Continued)

No over-collection is anticipated, however, if the PID assessment collection is *greater* than the annual projected amount, the managing entity shall:

- return the funds to the property owners;
- reduce the amount of the assessment in the following year to absorb the over-collection, or;
- submit a revised petition to obtain consent of the property owners for an increased collection.

The term of the District upon renewal is seven years (2017 to 2023). Pending approval, actual operations in the District will commence from January 01, 2017.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

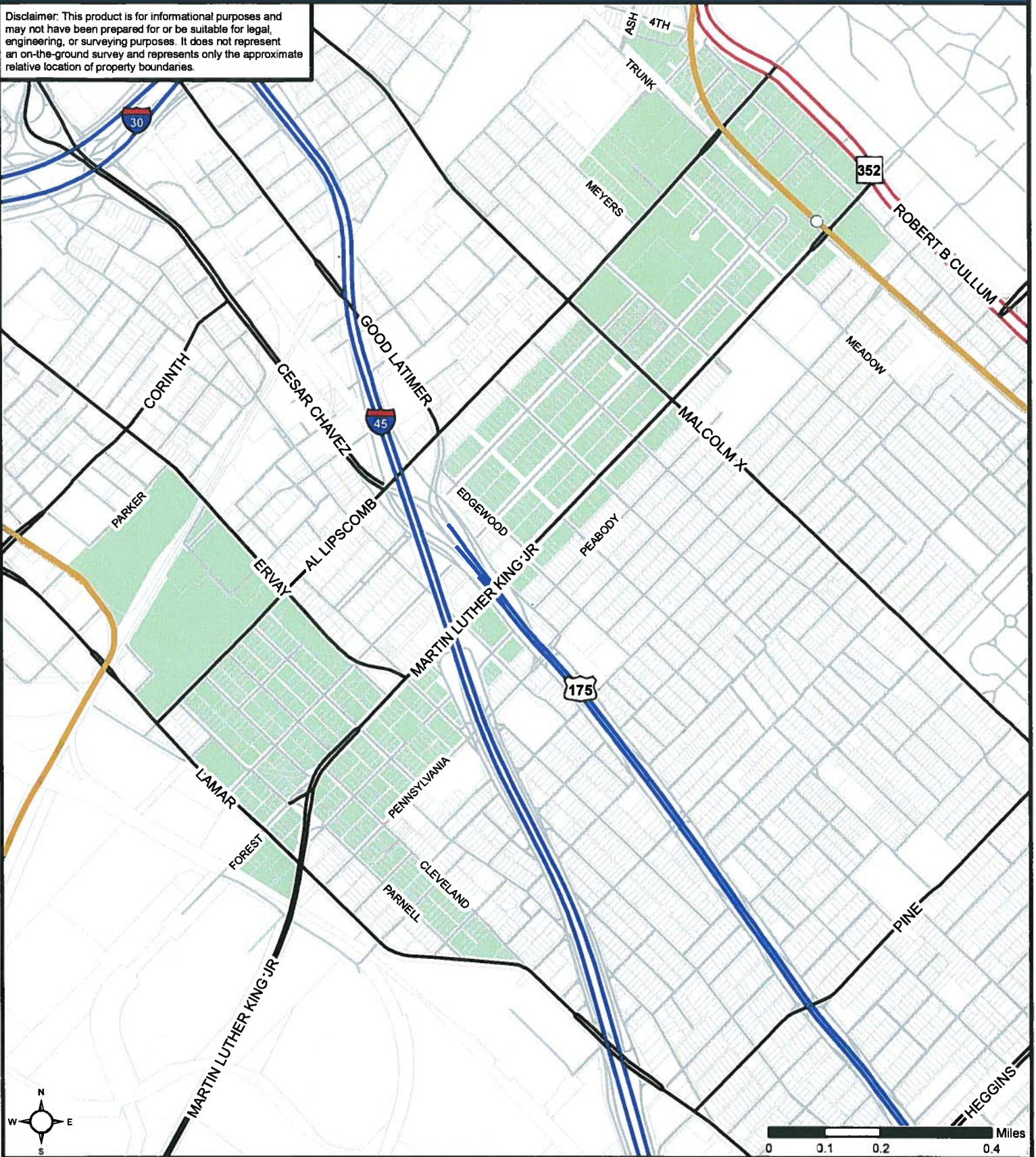
No cost consideration to the City.

MAP

Attached.

Proposed South Dallas-Fair Park PID Parcels

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

Legend

Proposed Parcel for Inclusion	DART Light Rail	Arterial
Other Parcel	Freeway	Local Road
Rail Station	Highway	

Source: Parcels - Dallas CAD, 2015; All Other Data - City of Dallas, 2016

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: N/A

SUBJECT

Authorize acquisition from Amy West Hillman GST Trust, Andrew West GST Trust, and Crockett & West, LLC, of approximately 114,362 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$42,875 (\$39,375, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 114,362 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Transmission Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$42,875 (\$39,375, plus closing costs and title expenses not to exceed \$3,500)

OWNERS

Amy West Hillman GST Trust

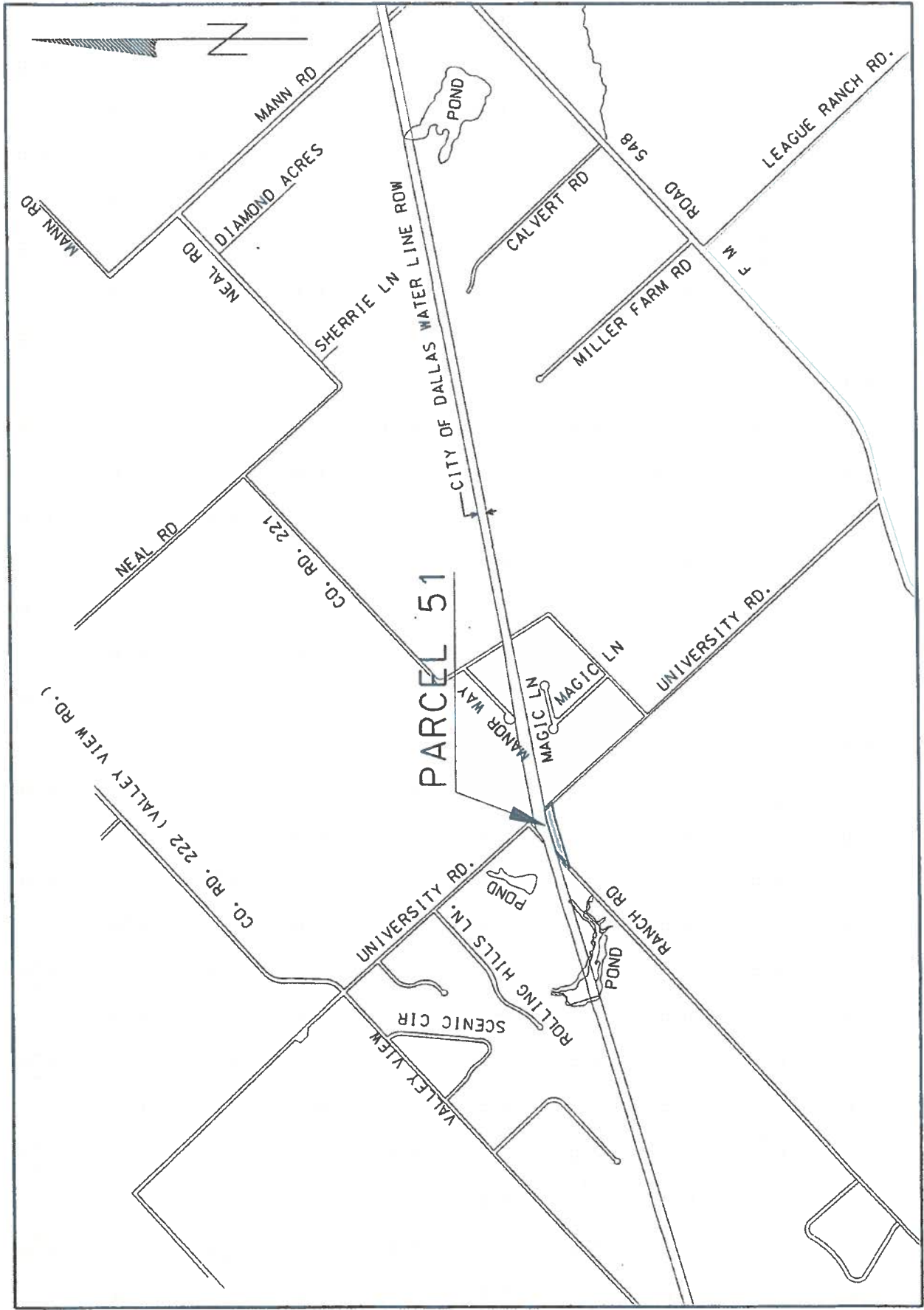
Andrew West GST Trust

Crockett & West, LLC

Carolyn Crockett West, President

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize acquisition from David Houck, of approximately 40,022 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$15,500 (\$12,500, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 40,022 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Transmission Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

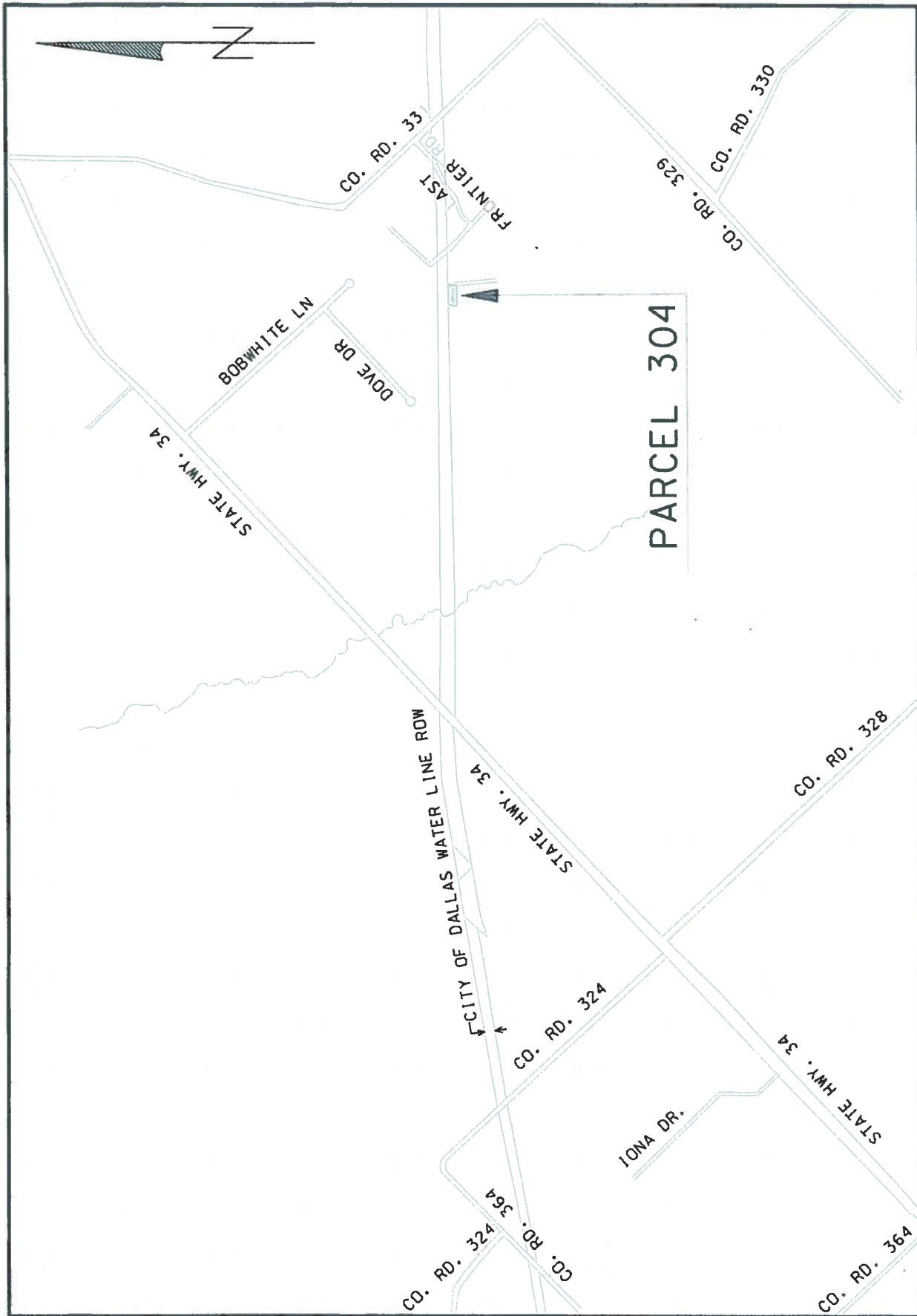
Water Utilities Capital Construction Funds - \$15,500 (\$12,500, plus closing costs and title expenses not to exceed \$3,000)

OWNER

David Houck

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): 10

DEPARTMENT: Sustainable Development and Construction
Police
Park & Recreation

CMO: Ryan S. Evans, 671-9837
Eric Campbell, 670-3255
Mark McDaniel, 670-3256

MAPSCO: 17Y

SUBJECT

Authorize a two-year lease agreement with Audelia, L.P., for approximately 6,088 square feet of space located at 9759 Forest Lane to be used as a boxing training facility and youth fitness center for the period July 1, 2016 through June 30, 2018 - Not to exceed \$240 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This item authorizes a two-year lease agreement with Audelia, L.P. for approximately 6,088 square feet of space located at 9759 Forest Lane, Suite 420. This lease will provide a boxing training facility and youth fitness center that will serve youth ages 5 - 18 in the northeast area of Dallas.

Park and Recreation, in collaboration with Dallas Police Department's Police Athletic League (PAL), will operate a youth fitness and boxing training facility. The youth fitness program will offer the Mayor's Youth Fitness Initiative (MyFi) while the boxing training facility will offer boxing training and a conditioning program for youth. MyFi programs will be offered approximately 20 hours per week and will be conducted by Park and Recreation staff. Boxing training will be offered approximately 25 hours per week and will be conducted by a volunteer certified boxing coach and police officers.

The Apartment Association of North Texas, Inc. d/b/a Apartment Association of Greater Dallas is donating the leasehold improvements to the lease space as well as some equipment.

The lease will begin on July 1, 2016 through June 30, 2018.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Scheduled for Park and Recreation Board approval on June 16, 2016.

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

\$240.00 - Current Funds (subject to annual appropriations)

OWNER

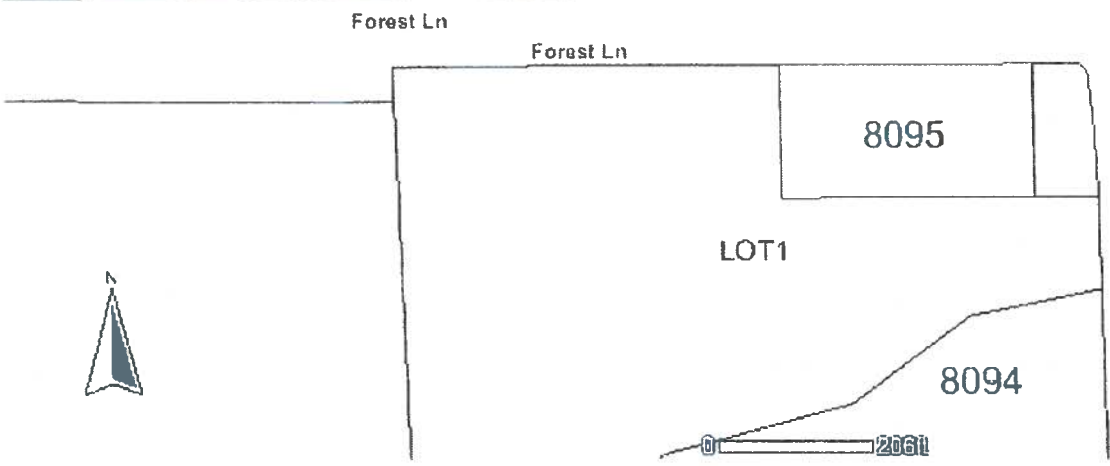
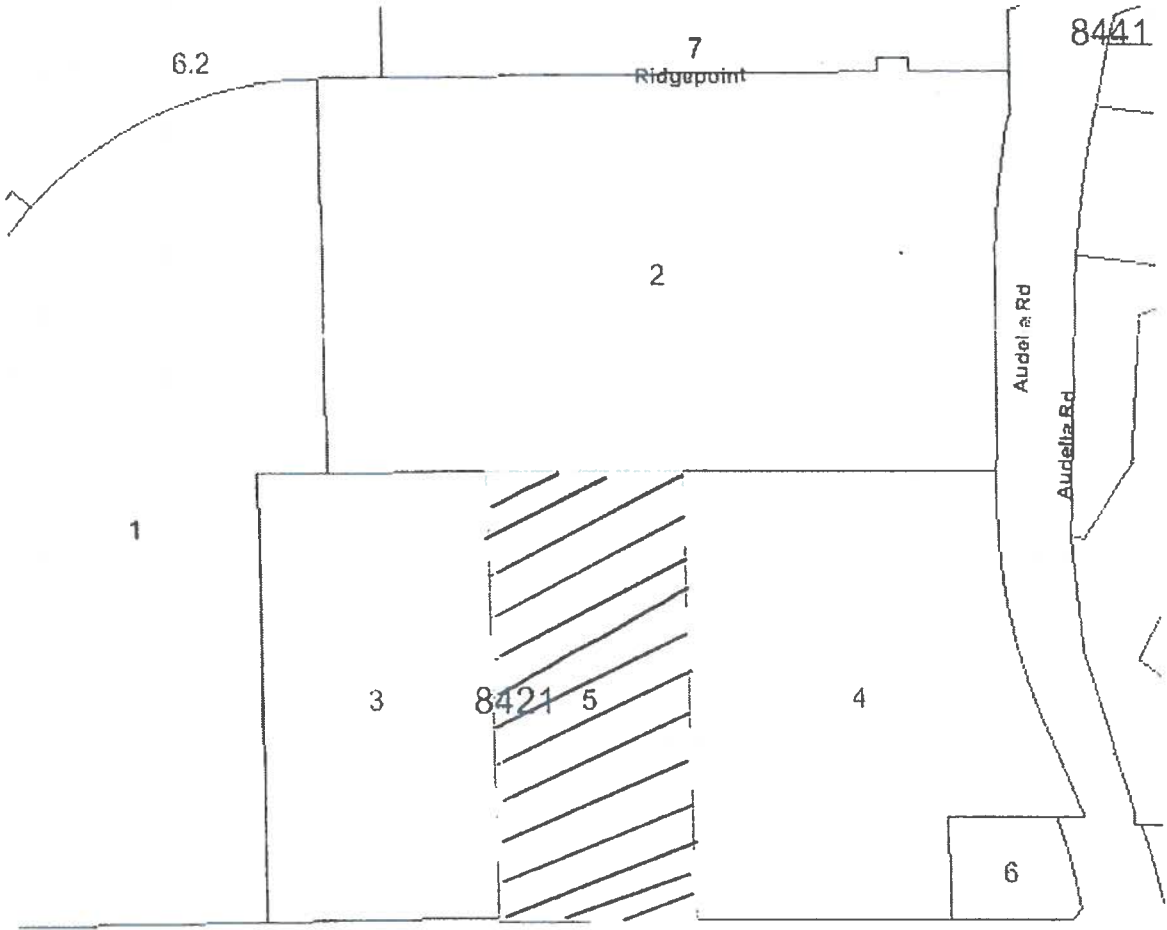
Audelia, L.P.

Sommerset Realty Investment Corporation

Karl Slovin, President

MAP

Attached



9759 Forest Lane

Lease Premises



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45G H L M

SUBJECT

Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: \$1,000

BACKGROUND

This item authorizes an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions on approximately 83,478 square feet of land located near the intersection of Live Oak and Cantegral Streets (the "Property"). On June 22, 2011, City Council authorized the direct sale of the Property to Minerva Partners Ltd, in accordance with the Deep Ellum TIF District Project Plan ("Project Plan").

The Deed provided and required as a condition subsequent to the direct sale with the right of reentry, a minimum investment of \$75,000,000 to accommodate a high density, mixed-use development; approximately 350 residential apartment units; and 110,000 square feet of new retail space in accordance with the Project Plan by December 31, 2018. Further, environmental remediation and demolition of the buildings were required to occur by June 30, 2012, and submittal of a final set of construction documents for a parking garage to be located at the Latino Cultural Center.

On October 14, 2015, Minerva Partners, Ltd. executed a plan of merger in which Minerva Partners Ltd. continued to exist and Biscuit Holdings, Ltd. was created as a new Texas limited partnership. Biscuit Holdings, Ltd. has assumed the responsibilities of Minerva Partners, Ltd. for the construction of a high density mixed-use development on the Property and adjacent properties.

BACKGROUND (Continued)

Biscuit Holdings, Ltd. has requested an amendment of the Deed Restrictions to increase the required investment from \$75,000,000 to \$100,000,000; to reduce the required 110,000 square feet of new retail space to 50,000 square feet of new retail space; and to extend the deadline for the new retail in accordance with the Project Plan from December 31, 2018 to December 31, 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, the Deep Ellum TIF District was established by Ordinance No. 26043.

On April 12, 2006, City Council authorized the Deep Ellum TIF Project Plan by Ordinance No. 26304.

On April 9, 2008, City Council approved an amendment to the Deep Ellum Project Plan by Ordinance No. 27137.

On June 22, 2011, City Council approved the sale of the Property by Resolution No. 11-1760.

FISCAL INFORMATION

Revenue: \$1,000

OWNER/DEVELOPER

Biscuit Holdings, Ltd.

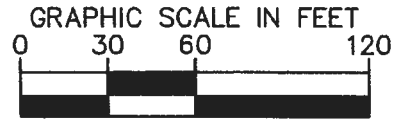
Danzarias, Inc. General Partner

Matthew E. Malouf, President

MAP

Attached

BRYAN STREET



Subject Area

CANTEGRAL STREET

TRACT 1

LOT 3

LOT 2

BLOCK 289

LOT 1

ALLEY (ABANDONED BY ORDINANCE 29401)

TEXAS STREET

TRACT 2

LIVE OAK STREET

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 35Q

SUBJECT

An ordinance granting a private license to Keating Clonard Holdings, LLC for the use of approximately 227 square feet of land to occupy, maintain and utilize existing landscape on a portion of Travis Street right-of-way near its intersection with Knox Street - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to Keating Clonard Holdings, LLC for the use of approximately 227 square feet of land to occupy, maintain and utilize existing landscape on a portion of Travis Street right-of-way near its intersection with Knox Street. 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)

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

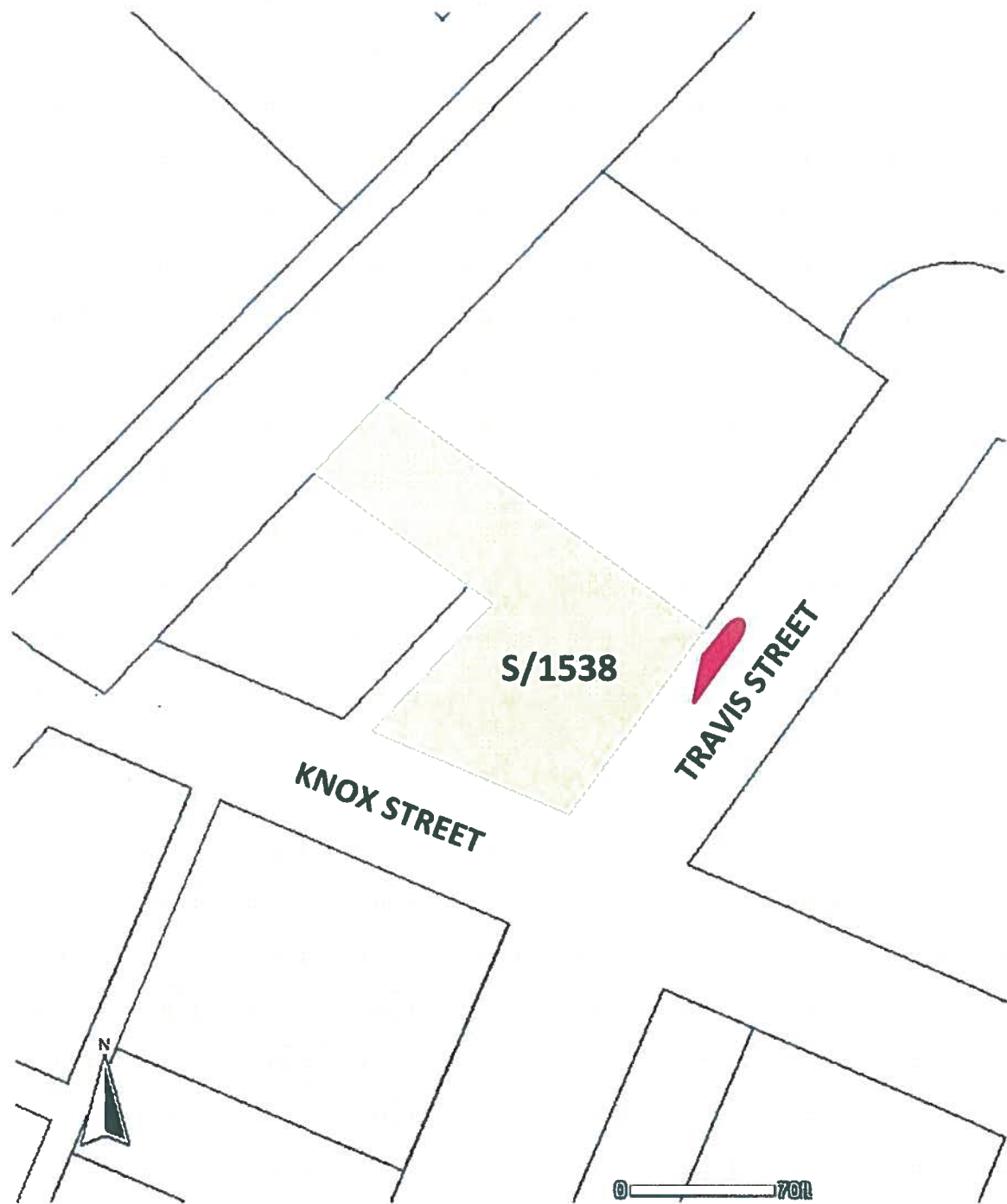
OWNER

Keating Clonard Holdings, LLC

Courtney C. Walsh-Annesi, Manager

MAP

Attached



LICENSING AREA

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 46E

SUBJECT

An ordinance abandoning a portion of a sanitary sewer easement to Borderplex Swiss Avenue, LLC, the abutting owner, containing approximately 1,321 square feet of land, located near the intersection of Swiss Avenue and Peak Street - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a sanitary sewer easement to Borderplex Swiss Avenue, LLC, the abutting owner. The area will be included with the property of the abutting owner for new construction of a multi-family apartment. 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 June 20, 2016.

FISCAL INFORMATION

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

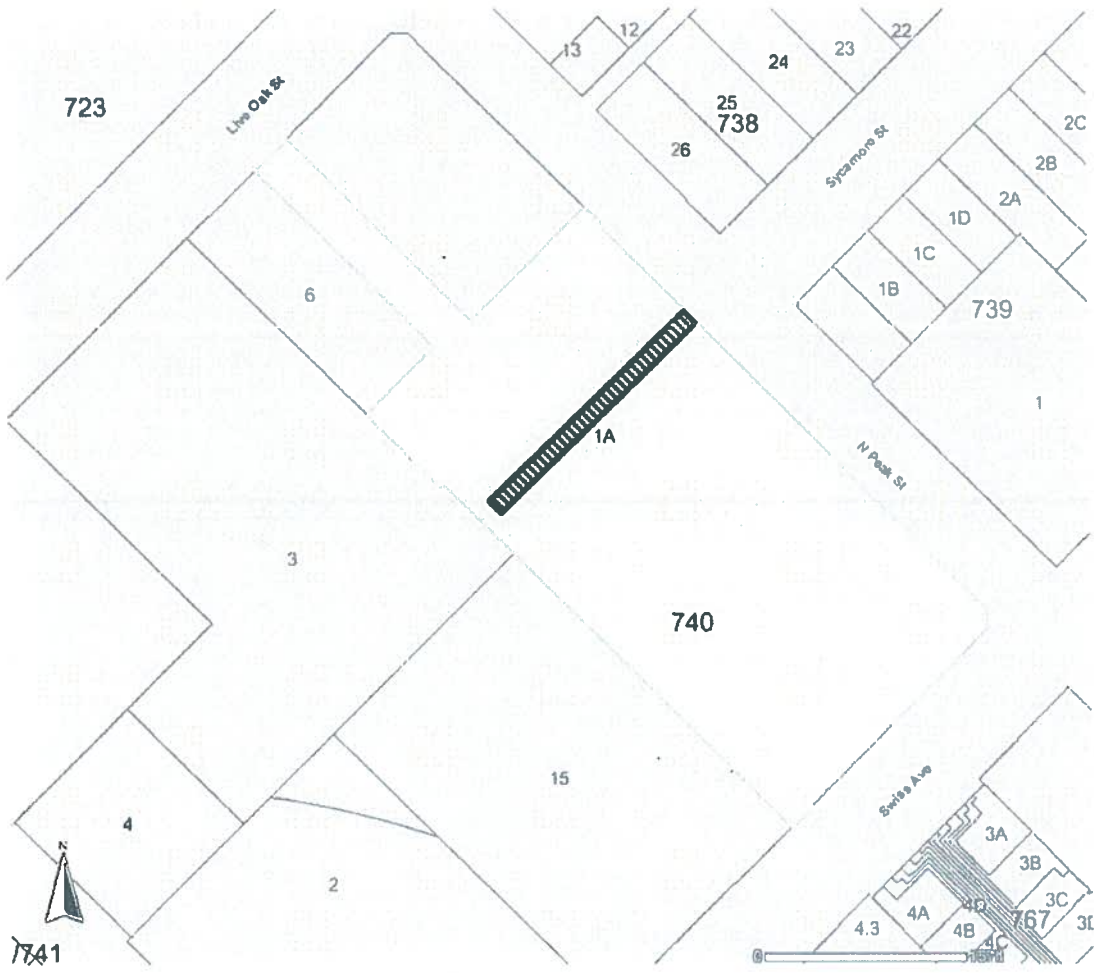
OWNER

Borderplex Swiss Avenue, LLC

Bharat H. Sangani, Manager

MAP

Attached



Log: 42617

Abandonment: 

Applicant: Borderplex Swiss Avenue, LLC

Mapsc0: 46E

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 33G

SUBJECT

An ordinance abandoning portions of two water reservation easements to the City of Dallas, the abutting owner, containing a total of approximately 49,851 square feet of land, located near the intersection of Shorecrest and Denton Drives - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of two water reservation easements to the City of Dallas, the abutting owner. The area will be included with the property of the abutting owner for new construction and building expansion by current lessee, Southwest Airlines. 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 June 20, 2016.

FISCAL INFORMATION

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

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.

Log: 41318

Mapsc0: 33G

Abandonment: -----

Applicant: City of Dallas

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 43Z

SUBJECT

An ordinance abandoning four wastewater easements to Lincoln Colorado Place LLC, the abutting owner, containing a total of approximately 7,172 square feet of land, located near the intersection of Fort Worth Avenue and Colorado Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of four wastewater easements to Lincoln Colorado Place LLC, the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. 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 June 20, 2016.

FISCAL INFORMATION

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

OWNER

Lincoln Colorado Place LLC

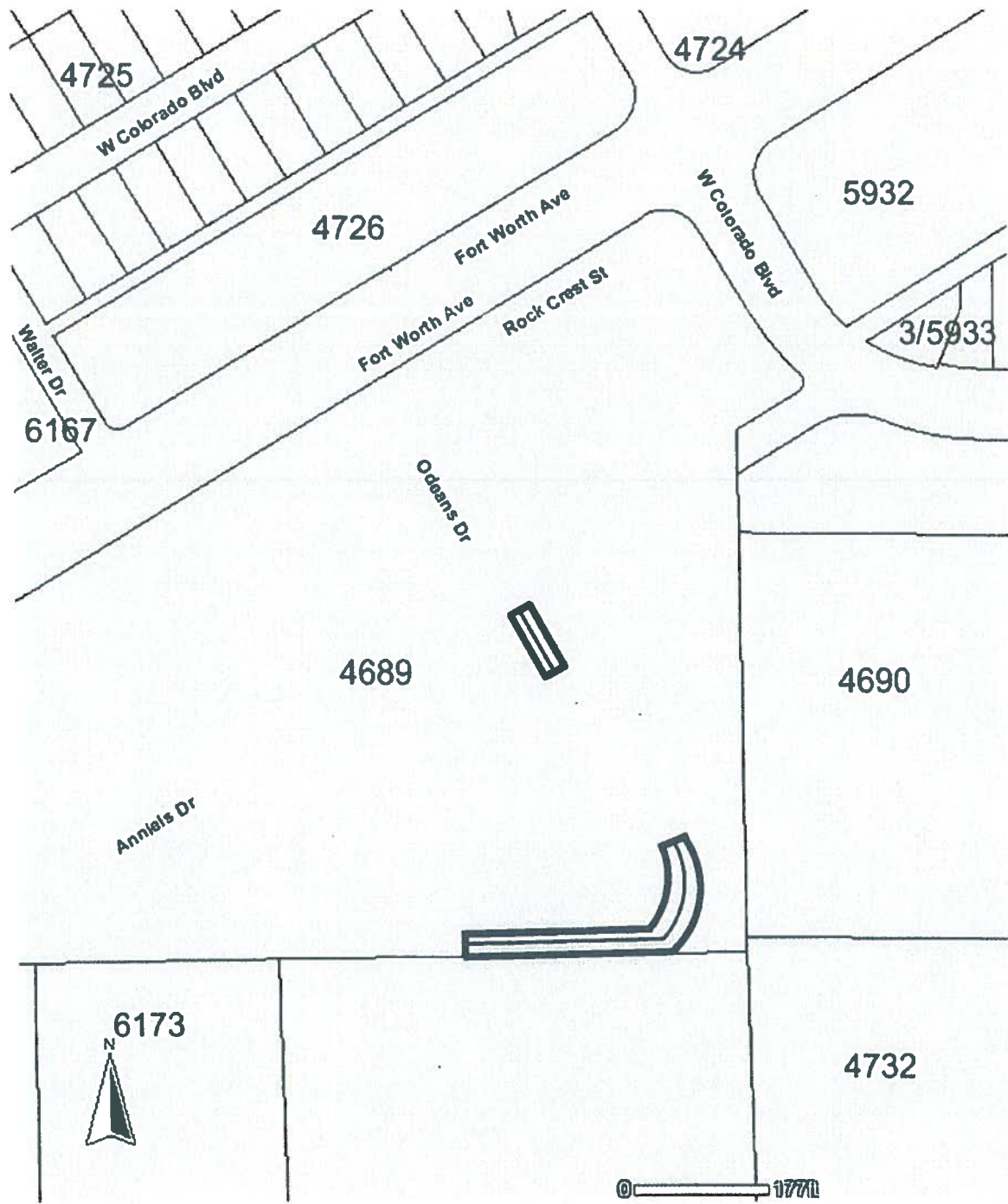
LPC MM Colorado Place LLC

LPC Manager, Inc.

John Timothy Byrne, President

MAP

Attached



Abandonment Areas: 

Memorandum



DATE June 17, 2016

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

SUBJECT **RATIFICATION OF EMERGENCY CONSTRUCTION SERVICES AT THE KAY BAILEY HUTCHISON CONVENTION CENTER DALLAS**

On June 22, 2016, the City Council will be asked to consider the ratification of an emergency construction contract with Hoffman Texas, Inc. dba Roto-Rooter Service and Plumbing for sewer line repairs at the Kay Bailey Hutchison Convention Center Dallas, in an amount not to exceed \$184,690.

On May 4, 2016 a sewer line backed up at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) causing raw sewage and waste contamination. The contamination effected a large area adjacent to public parking, dock entrance to City Hall and KBHCCD, and food storage and receiving facilities. Roto Rooter was called out to perform emergency repairs. Due to the nature of the back up the entire area was professionally cleaned and sanitized by a certified specialist ensuring all bacteria was eliminated.

Roto Rooter has been on site and a section of the sewer line has been repaired. After a review of the cast iron pipes it was determined that two additional sections of the sewer lines were collapsing. The sewer lines are original to the building, built in 1957 and are roughly 60 years old; the useable life of cast iron pipes averages 40 years. Below are two illustrations of the condition of the pipes.



To address the issue Roto Rooter has made repairs to existing pipes and is cleaning roughly 500 feet of sewer lines and lining the existing pipes with a blown-in fiberglass liner. The blown-in liner creates a "pipe within a pipe," adding 50 years of usable life to the existing sewage system. Roto Rooter has provided the blown-in liner for similar facilities including the California Angels Baseball Stadium in Los Angeles, the Coca Cola production plant in Phoenix and the Catalina Island California public sewer system, as well as locally for the Dallas County Community College and Baylor Medical Center Dallas.

The blown-in pipe repair option was selected in an effort to avoid the additional cost and disruption to the event schedule of a full replacement, and carries a 15-year transferable warranty that includes labor.

To preserve the public health and safety of our visitors, City staff and contractors, as well as to address the unforeseen damages to City property, the emergency repairs were authorized. The department has consulted with Business Development & Procurement and the City Attorney's Office and has complied with the Administrative Directive 4-5: Contracting Policy.

Should you have any questions, please contact my office.



Ryan S. Evans
First Assistant City Manager

Cc: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Chris Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill 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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Convention and Event Services
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45P

SUBJECT

Ratify an emergency construction contract with Hoffman Texas, Inc. dba Roto-Rooter Service and Plumbing for sewer line repairs at the Kay Bailey Hutchison Convention Center Dallas located at 650 South Griffin Street - Not to exceed \$184,690 - Financing: Convention and Event Services Current Funds

BACKGROUND

This item was placed on the addendum to ratify an emergency construction contract for sewer line repairs at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD).

This action will authorize an emergency construction contract with Hoffman Texas, Inc. dba Roto-Rooter Service and Plumbing (Roto Rooter) for sewer line repairs at the Kay Bailey Hutchison Convention Center Dallas. On May 4, 2016 a sewer line backed up at the Kay Bailey Hutchison Convention Center Dallas causing raw sewage and waste to contaminate a large area adjacent to public parking, dock entrance to City Hall and KBHCCD, and food storage and receiving facilities. Roto Rooter was called out to perform emergency repairs. Due to the nature of the back up the entire area was professionally cleaned and sanitized by a certified specialist ensuring all bacteria was eliminated.

Roto Rooter has been on site and a section of the sewer line has been repaired. After a review of the cast iron pipes it was determined that two additional sections of the sewer lines are collapsing. The sewer lines are original to the building, built in 1957 and are roughly 60 years old; the useable life of cast iron pipes averages 40 years. To address the issue Roto Rooter has made repairs to existing pipes and will be cleaning roughly 500 feet of sewer lines and lining the existing pipes with a blown-in fiberglass liner. The blown-in liner creates a "pipe within a pipe," adding 50 years of usable life to the existing sewage system. Roto Rooter has provided the blown-in liner for similar facilities including the California Angels Baseball Stadium in Los Angeles, the Coca Cola production plant in Phoenix and the Catalina Island California public sewer system, as well as locally for Dallas County Community College and Baylor Medical Center Dallas.

BACKGROUND (Continued)

The blown-in pipe repair option was selected in an effort to avoid the additional cost and disruption to the event schedule of a full replacement, and carries a 15-year transferable warranty that includes labor.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	May 4, 2016
Complete Construction	June 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

Convention and Event Services Current Funds - \$184,689.62

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 46P

SUBJECT

Authorize an increase in the construction contract with Texas Standard Construction, Ltd. for the construction of tinted, stamped concrete pedestrian crosswalks and barrier-free ramp improvements at the intersections of Martin Luther King, Jr. Boulevard at South Trunk Avenue, J. B. Jackson, Jr. Boulevard and Robert B. Cullum Boulevard - Not to exceed \$747,377, from \$19,989,714 to \$20,737,091 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This item is submitted as an addendum item because it was determined that the construction of the crosswalks and barrier-free ramps on Martin Luther King, Jr. Boulevard at South Trunk Avenue, J. B. Jackson, Jr. Boulevard and Robert B. Cullum Boulevard need to be expedited in order to finish the construction before the start of the 2016 Texas State Fair.

On May 27, 2015, Resolution No. 15-0958 authorized a construction contract with Texas Standard Construction, Ltd. for Street Reconstruction Group 12-637. The improvements in this construction package entail paving, drainage, landscaping, streetscape, and water and wastewater main improvements for the following street reconstruction and complete street 2012 Bond Program projects: South Lamar Street from IH-45 to Emery Street; Al Lipscomb Way (formally Grand Avenue) from South Good Latimer to Robert B. Cullum Boulevard; and J. B. Jackson, Jr. Boulevard from Martin Luther King, Jr. Boulevard to Al Lipscomb Way. This action will authorize Change Order No. 1 to the construction contract with Texas Standard Construction, Ltd. for the construction of tinted, stamped concrete pedestrian crosswalks and barrier free ramp improvements along Martin Luther King, Jr. Boulevard at South Trunk Avenue, J. B. Jackson, Jr. Boulevard and Robert B. Cullum Boulevard.

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2007
Completed Design	March 2015
Began Construction	July 2016
Complete Construction	September 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering design services with Halff Associates, Inc. on June 13, 2007, by Resolution No. 07-1833.

Authorized Supplemental Agreement No. 1 with Halff Associates, Inc. for engineering design services on March 25, 2009, by Resolution No. 09-0835.

Authorized Supplemental Agreement No. 2 with Halff Associates, Inc. for engineering design services on January 11, 2012, by Resolution No. 12-0136.

Authorized a professional services contract for engineering design services with Freese and Nichols, Inc. on June 12, 2013, by Resolution No. 13-0966.

Authorized a professional services contract for engineering design services with Freese and Nichols, Inc. on December 11, 2013, by Resolution No. 13-2069.

Authorized Supplemental Agreement No. 4 with Halff Associates, Inc. for engineering design services on January 14, 2015, by Resolution No. 15-0123.

Authorized a construction contract with Texas Standard Construction, Ltd. for Street reconstruction group 12-637, by Resolution No. 15-0958.

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

Current Funds - \$747,377.00

Design - PBW	\$ 1,083,837.40
Design - TWM	\$ 350,000.00
Design - DWU	\$ 211,514.00
Construction	
Paving & Drainage - PBW	\$11,789,791.25
Paving & Drainage - TWM	\$ 4,056,908.00
Water and Wastewater - DWU	\$ 4,143,014.60
Change Order No. 1 (this action)	<u>\$ 747,377.00</u>

Total Project Cost \$22,382,442.25

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Texas Standard Construction, Ltd.

Hispanic Female	3	Hispanic Male	87
African-American Female	0	African-American Male	3
Other Female	0	Other Male	0
White Female	4	White Male	8

OWNER

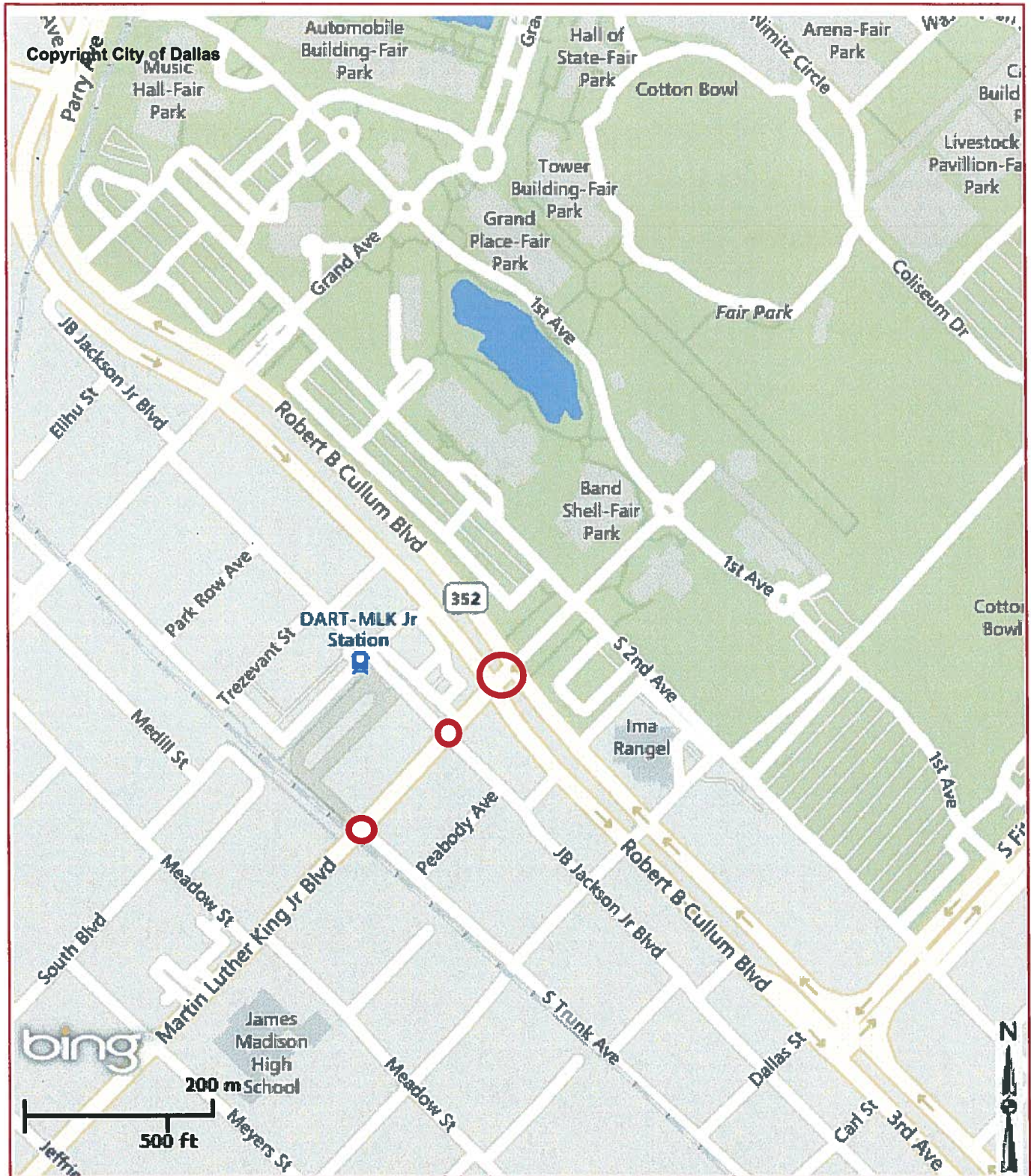
Texas Standard Construction, Ltd.

Ronald H. Dalton, President

MAP

Attached.

MARTIN LUTHER KING JR BOULEVARD INTERSECTION IMPROVEMENTS S. TRUNK AVENUE, JB JACKSON JR BOULEVARD AND ROBERT B. CULLUM BOULEVARD



MAPSCO 46P

Upcoming Agenda Item
August 10, 2016

AGENDA DATE: August 10, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 53 U

SUBJECT

Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization

- * Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue in Dallas Texas, 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 (“NEZ No.5”), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date – Financing: No cost consideration to the City
- * Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas’ economic development goals pursuant to the City’s Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at \$97,553; eight-year revenue estimated at \$578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$578,813)

Total amount, subject 1: \$0.00 No cost consideration to the City
Total amount, subject 2: \$0.00 No cost consideration to the City
Total amount, subject 3: \$0.00 Not applicable
Funding types: _____ NO COST CONSIDERATION TO THE CITY

BACKGROUND

For the past several months, City staff has been in discussions with representatives of SVC Manufacturing, Inc., the manufacturer of Gatorade, about where the company will expand its beverage manufacturing capacity. In response to a proposal made by the City, the company is considering making a substantial investment at its Gatorade manufacturing facility located at 2822 Glenfield Avenue, Dallas, Texas 75233. The company considered a number of operating facilities outside of Dallas for the expansion and this project competed internally with other company projects nationwide for funding.

BACKGROUND (Continued)

SVC Manufacturing, Inc. anticipates investing up to \$30 million on the project which includes building improvements of approximately \$3 million, \$19 million for new equipment and nearly \$8 million on installation and start-up costs. Presently, SVC Manufacturing, Inc. maintains approximately 200 positions at the manufacturing facility with an average salary of approximately \$50,000. With this project, the company anticipates adding at least 18 additional jobs with a similar average salary.

SVC Manufacturing, Inc. requests City Council consideration of a 50 percent business personal property tax abatement for 8-years on the added value of equipment and other new business personal property at the facility. The incentive will help reduce operational costs associated with the project resulting in the site being a cost competitive option for the company to choose relative to other sites and projects considered.

In consideration of the proposed tax abatement, SVC Manufacturing, Inc. will: (1) invest a minimum of \$25,000,000 on new business personal property (FF&E), facility improvements, and installation, engineering and other start-up costs associate with the new line, and (2) maintain at least 218 jobs onsite by December 31, 2017.

The estimated forgone revenue associated with the abatement is \$578,813 over the 8-year term. The 10-year net estimated fiscal impact of this project is \$448,565 and \$1,018,748 over 20-years.

In order to provide tax abatement at this location, state law requires the City to create a Reinvestment Zone or a Neighborhood Empowerment Zone. City staff proposes the creation of Neighborhood Empowerment Zone No. 5 and recommends favorable consideration of the proposed incentive.

SVC Manufacturing, Inc., a subsidiary of PepsiCo, is a manufacturer of Gatorade sports fuel products. Gatorade products provide sports performance innovations designed to meet the needs of athletes at all competitive levels and across a broad range of sports. Backed by a 50-year history of studying the best athletes in the world and grounded in years of hydration and sports nutrition research at the Gatorade Sports Science Institute, Gatorade provides scientifically formulated products to meet the sports fueling needs of athletes in all phases of athletic activity.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction	September 2016
Substantial Completion	August 2017

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

SVC Manufacturing, Inc.

Tom Winters

Senior Vice President

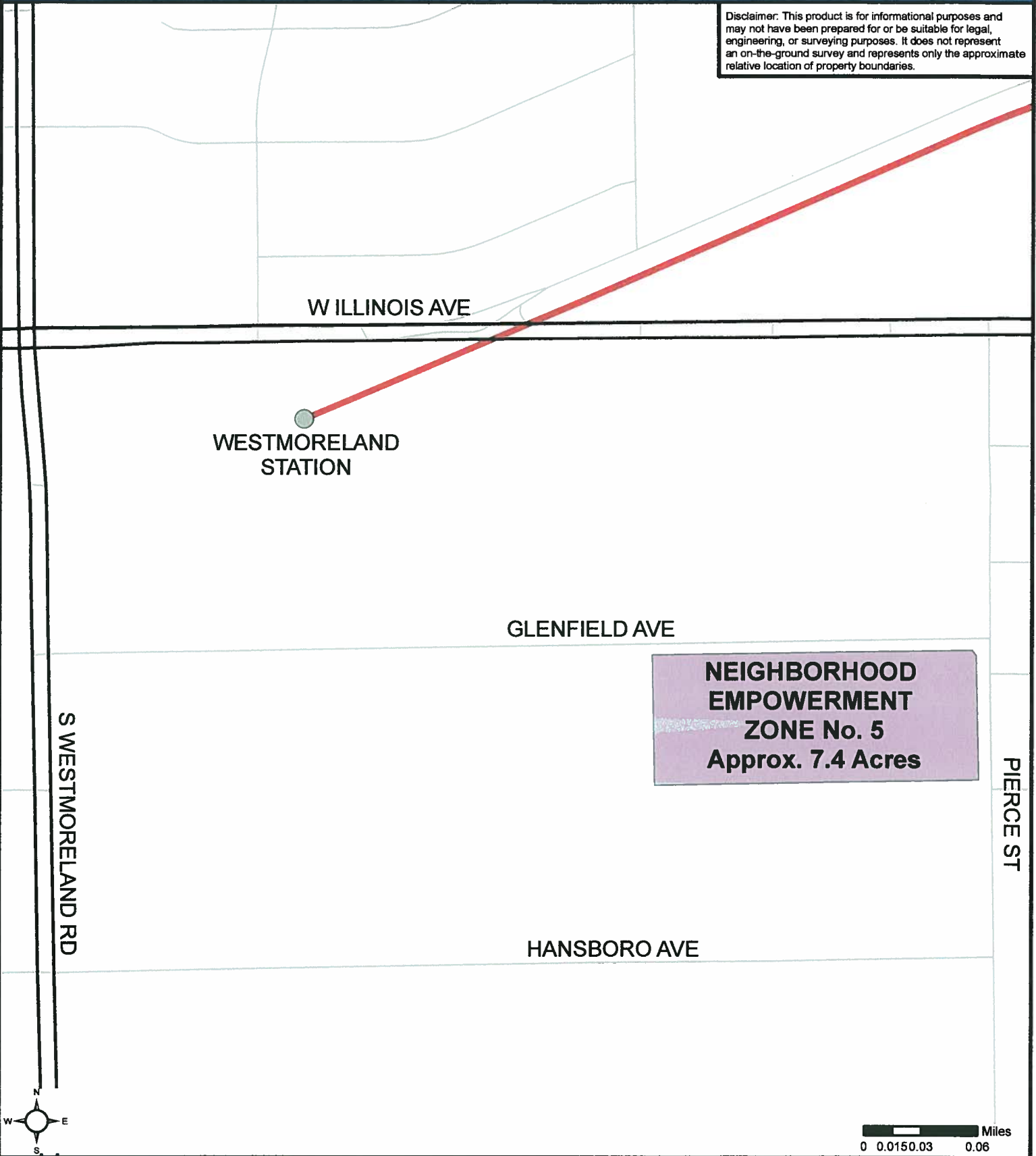
North American Nutrition

MAP

Attached.

August 10, 2016

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.



**NEIGHBORHOOD
EMPOWERMENT
ZONE No. 5
Approx. 7.4 Acres**