

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, OCTOBER 17, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

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

Call to Order

1. Approval of September 19, 2016 Economic Development Committee Minutes

BRIEFINGS

2. District Wide Retail for Victory Sub-district
Sports Arena TIF District
Karl Zavitkovsky
Director, Office of Economic Development
3. Pacific Plaza Park & Parking Garage Concept
Information Only
Phil Puckett/Ken Carter

4. **UPCOMING AGENDA ITEMS**

October 26, 2016

Economic Development

- A. Authorize **(1)** final approval of funding for the Air Rights/Public Parking Garage Purchase and Sale Agreement with FM City Park, LLC, as specified in Resolution No. 15-1105, previously approved on June 10, 2015, and allowing for adjustment of budget categories to provide the total funding of \$8,149,535, as previously authorized and; **(2)** an amendment to Resolution No.16-1090, previously approved on June 22, 2016, approving a Chapter 380 economic development grant in the amount of \$670,000 for Farmers Market streetscape and infrastructure, to direct \$498,156 of the funds for the public parking garage purchase – Financing: No cost consideration to the City
- B. Authorize amendments to Resolution No. 15-2104 previously approved on November 10, 2015, which authorized a 75 percent real property tax abatement agreement for 8-years with TCDFW Industrial Development, Inc. for improvements to approximately 35.582 acres of land fronting Chalk Hill Road within a Texas Enterprise Zone to change **(1)** the name of the contracting party from TCDFW Industrial Development, Inc. to Chalk Hill Distribution, LLC; and **(2)** the physical address noted for the property from 900 Chalk Hill Road to 1350 Chalk Hill Road - Financing: This action has no cost consideration to the City

Sustainable Development & Construction

- C. Authorize acquisition from Kyle Lee Wilkes and Jessica Spring Ollerman, of a wastewater easement of approximately 1,754 square feet of land located near the intersection of Duffield Drive and Stanworth Drive for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$13,100 (\$11,801, plus closing costs and title expenses not to exceed \$1,299) - Financing: Water Utilities Capital Construction Funds
- D. A resolution authorizing advertisement for lease with an option to purchase by sealed bid of approximately 32,273 square feet of City-owned land improved with a former library near the intersection of Simpson Stuart Road and Highland Hills Drive – Financing: No cost consideration to the City
- E. Authorize an amendment to an existing ten-year lease agreement with J & J Lancaster Retail Plaza, LLC to revise the monthly rental payments for the remainder of the term for approximately 5,000 square feet of office space located at 8702 South Lancaster Road to be used by the Housing/Community Services' Women, Infants, and Children Program for the period October 1, 2016 through April 30, 2021 - Financing: No cost consideration to the City

Aviation

- F. Authorize a ten-year lease for approximately 150 square feet of office space with the Federal Aviation Administration, for the Contract Weather Observer station at Dallas Love Field - Annual Revenue: \$1,500
- G. Authorize a ten-year lease with the Federal Aviation Administration for approximately 211 square feet of technical space, including access and equipment placement in the air traffic control tower cab at Dallas Executive Airport - Financing: No cost consideration to the City
- H. Authorize a ten-year lease for approximately 2,650 square feet of land with the Federal Aviation Administration, to house equipment for the Instrument Landing System, designated as an outer marker site at Dallas Executive Airport - Financing: No cost consideration to the City

5. UPCOMING AGENDA ITEMS

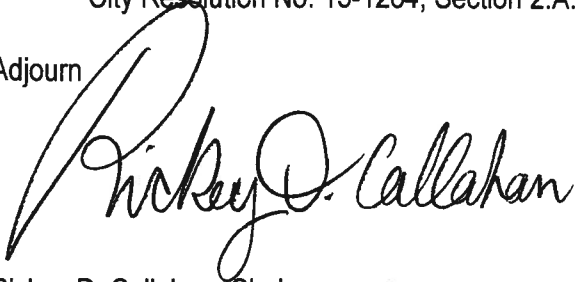
November 9, 2016

Economic Development

- I. Upcoming agenda items: Resolution for final renewal option (October 1, 2016 through September 30, 2017) for seven Business Assistance Centers (BACs)
- J. NMTC Transaction for Cristo Rey High School, Inc.
- K. Upcoming agenda item: Resolution to authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. in an amount not to exceed \$200,000 to promote local economic development by retaining the second season of the USA Network television series "Queen of the South".

- L. Authorize an amendment to the Chapter 380 Agreement between the City and KRR Construction, LTD to increase the grant amount by \$20,000 to partially offset the \$40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas. Total not to exceed \$20,000 - Financing: Public Private Partnership Funds (subject to appropriations).
- M. (1) Authorize a start date of June 1, 2016, for grants recommended by the South Dallas/Fair Park Trust Fund Board's grant committee on June 13, 2016 and approved by the South Dallas/Fair Park Trust Fund Board on July 27, 2016. Authorize various amendments to the South Dallas/Fair Park Trust Fund Grant Program to (1) distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) Amend City Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs.

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

Handgun Pohibition Notice for Meetings of Government Entities

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

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

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

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

