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CITY SECRETARY
DALLAS, TEXAS

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

REVISION

TUESDAY, January 19, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

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

Public Notice

1 6 0 0 6 3

Call to Order

- 1. Approval of Minutes

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS

- 2. Dallas B.R.A.I.N.: Partnership for Entrepreneurial Literacy and Local Business Development
Karl Zavitkovsky
Director, Office of Economic Development
- 3. North Texas Commission
Mabrie Jackson
Executive Director, North Texas Commission

4. **UPCOMING AGENDA ITEMS**

January 27, 2016

Sustainable Development & Construction

- A. Authorize the quitclaim of 120 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$798,707
- B. A resolution consenting to the sale of 7 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City
- C. A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 4,624 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$3,730
- D. A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 5,393 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$6,463

SEE SUPPLEMENTAL PAGE

- E. An ordinance granting a private license to DD Dunhill, LLC and DE Design Borrower LLC for the use of approximately 4,350 square feet to install, maintain and use a statue, electrical conduit and wiring, lighting, sensors, paving and landscaping on a portion of Hi Line Drive right-of-way, near its intersection with Oak Lawn Avenue – Revenue: \$2,000 one-time fee, plus the \$20 ordinance publication fee
- F. An ordinance abandoning a portion of Levee Street to AR Apartments, LLC, the abutting owner, containing approximately 2,052 square feet of land, located near the intersection of Turtle Creek Boulevard and Levee Street, and authorizing the quitclaim - Revenue: \$65,664, plus the \$20 ordinance publication fee
- G. An ordinance abandoning two sight easements to Fairfield Sadler LLC, the abutting owner, containing a total of approximately 226 square feet of land, located near the intersection of Inwood Road and Denton Drive, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- H. A resolution authorizing acceptance of the only bid received from SLF III - The Canyon in Oak Cliff, L.P. for approximately 12.993 acres of land located near the intersection of Pinnacle Park Boulevard and Falls Bluff Drive in exchange for approximately 23.78 acres of unwanted and unneeded City-owned land located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive - Revenue: \$7,500
- I. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jaime Saucedah and Beth Saucedah, of approximately 13,650 square feet of land located near the intersection of Packard and Cadillac Streets for the Cadillac Heights Project Phase I - Not to exceed \$55,000 (\$50,000, plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds

Aviation

- J. Authorize a five-year lease agreement with two five-year renewal options with Viceroy Regal, LP for approximately 2.808 acres of land located at 2225 Burbank Street and 2311 Burbank Street to be used for Dallas Love Field airport operations - Financing: Aviation Current Funds (\$316,128.00 estimated annually); Not to exceed \$1,580,640 over primary term of lease (subject to annual appropriations)
- K. Authorize an early Termination Agreement with Akridge Aircraft Interiors, Inc. regarding its lease at Dallas Executive Airport, for approximately 107,523 square feet; and pay a final termination payment equal to \$374,500 - Not to exceed \$374,500 - Financing: Aviation Current Funds
- L. Authorize a First Amendment to the consolidated ground lease with Gulfstream Aerospace Services Corporation at Dallas Love Field to increase the leasehold by approximately 5.842 acres into tract 1 of the leased premise - Financing: Estimated Increased Annual Revenue: \$165,405; Cumulative Rent: \$11,429,691

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.

**SUPPLEMENTAL NOTICE
FOR
AGENDA POSTING**

"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."

This Supplemental Notice applies to the following public notice. This information also appears on the first page of the corresponding agenda.

Public Notice

16 00 63

POSTED CITY SECRETARY
DALLAS, TX

Economic Development Committee **DRAFT**

Meeting Record December 7, 2015

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

Meeting Date: December 7, 2015 **Meeting Start time:** 9:11 AM

Committee Members Present:

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

Other Council Members Present:

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Lee McKinney, Assistant Director, Office of
Economic Development
J. Hammond Perot, Assistant Director, Office
of Economic Development
Bernadette Mitchell, Director, Housing &
Community Services
Barbra Martinez, Assistant City Attorney, City
Attorney's Office
Art Hudman, Assistant Attorney, City Attorney's
Office

Other Presenters:

Sherman Roberts, CEO/Owner, City Wide
Community Development Corporation

1. Approval of November 16, 2015 Minutes of the Economic Development Committee

Presenter(s):

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

Motion made by: Mr. Thomas

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. International Inland Port of Dallas (IIPOD) Update

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

Action Taken/Committee Recommendation(s): No Action Taken

Motion made by

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. City Wide Community Development Corp Lancaster Kiest Village Retail/Office Development

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

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

Motion made by: Mr. Thomas

Motion seconded by: Ms. Arnold

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

**Upcoming Agenda Items
December 9, 2015**

- A. Authorize a Chapter 380 economic development conditional grant agreement with OneSource Virtual, Inc. in an amount not-to-exceed \$800,000 for the relocation and expansion of its U.S. headquarters to a new office facility at 9001 Cypress Waters Boulevard, pursuant to the Public/Private Partnership Program - Not to exceed \$800,000 - Financing: Public/Private Partnership Funds

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

Motion made by: Mr. McGough

Motion seconded by: Mr. Kleinman

Item passed unanimously: _____

Item passed on a divided vote: X (With Ms. Arnold, Mr. Medrano voting NO)

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

- B. Authorize a real property tax abatement agreement with US Real Estate Limited Partnership for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new industrial/warehouse facility located south of IH-20, on the northwestern corner of the Old Hickory Trail and Autobahn Drive intersection within the Southfield Park 35 Industrial Park within a State Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$14,346; ten-year revenue estimated at \$143,460 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,291,140)

- C. DPF TX I Bonnie View, L.L.C.

*Authorize rescission of Resolution Nos. 14-1052 and 14-1053, previously approved on June 25, 2014, which authorized a ten-year tax abatement agreement in the amount of 90 percent of the taxes on added value to the real property and a Chapter 380 economic development grant agreement in an amount not to exceed \$1,760,000 respectively, with DLH Master Land Holding, LLC associated with a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas - Financing: No cost consideration to the City

*Authorize a real property tax abatement agreement with DPF TX I Bonnie View, L.L.C., for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$15,143; ten-year revenue estimated at \$151,430 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,362,870)

*Authorize a Chapter 380 economic development grant agreement with DPF TX I Bonnie View, L.L.C., for necessary assistance with public infrastructure and other land development costs for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private partnership Program -Total not to exceed \$1,300,000 - Financing: General Obligation Commercial Paper Funds

Intergovernmental Services

- D. Authorize the execution by the City of Dallas of the proposed tax abatement agreement between American Airlines and Tarrant County for construction of AA's new corporate headquarters and related uses on DFW Airport property – Financing: No cost consideration to the City

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

Motion made by: Mr. Thomas

Motion seconded by: Mr. Medrano

Item passed unanimously: _____

Item passed on a divided vote: X (With Ms. Arnold Voting NO

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

January 13, 2016

Office of Economic Development

- A. Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization

*Authorize a resolution designating approximately 70.7 acres of land located at 3420 Duncanville Road, 3548 Duncanville Road, and 3433 Morse Drive, Dallas, Texas 75236, City of Dallas Neighborhood Empowerment Zone No. 4 ("NEZ No 4"), pursuant to Chapter 378 of the Local Government Code to promote increased economic development at the site, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date – Financing: No cost consideration to the City.

*Authorize a 75 percent business personal property tax abatement agreement for 8 years with Rolling Frito-Lay Sales, LP and/or its affiliate Frito-Lay, Inc. in consideration of a warehouse consolidation that will generate new taxable investment and job creation to be located at 3548 Duncanville Road, Dallas, Texas 75236 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program-Revenue: First year revenue at \$125,528; eight-year revenue estimated at \$746,889 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$2,240,665)

- B. Authorize a nine-month Chapter 380 grant agreement with four one-year renewal options with the most advantageous proposer of three, World Affairs Council of Dallas / Fort Worth, for economic development and protocol services for the period January 1, 2016 through September 30, 2016, in the amount of \$187,500 – Not to exceed \$187,500 – Financing: Public Private Partnership Funds (subject to annual appropriations) (\$137,500);and Current year funds (subject to annual appropriations) (\$50,000)
- C. Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund (DDF) and its subsidiaries, JPMorgan Chase Bank, N.A., and its subsidiaries, and The Family Place (TFP), and its affiliates (Developer) for the construction of improvements related to the Family Place facility (Project) - Financing: No cost consideration to the City

Meeting Adjourned: 11:21 AM

Approved By: _____

Memorandum



DATE January 15, 2016

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

UBJECT **Dallas B.R.A.I.N.: Partnership for Entrepreneurial Literacy and Local Business Development**

On Tuesday, January 19, 2016, the Economic Development Committee will be briefed on the Dallas B.R.A.I.N., a partnership of the Dallas Public Library and Office of Economic Development.

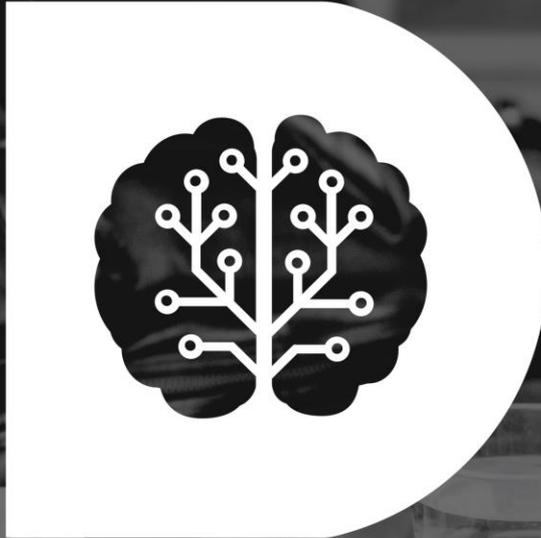
Briefing material is attached.

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



Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

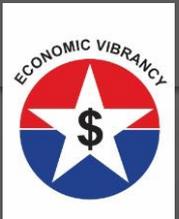


DALLAS B.R.A.I.N.

BUSINESS RESOURCE AND INFORMATION NETWORK

A PARTNERSHIP FOR ENTREPRENEURIAL LITERACY AND LOCAL BUSINESS DEVELOPMENT

Dallas City Council | January 19, 2015



WHAT IS THE DALLAS B.R.A.I.N.?

THE ACRONYM

Business Resource And Information Network

THE OBJECTIVE

Position Dallas as a leading small business and entrepreneurship city

THE BACKGROUND

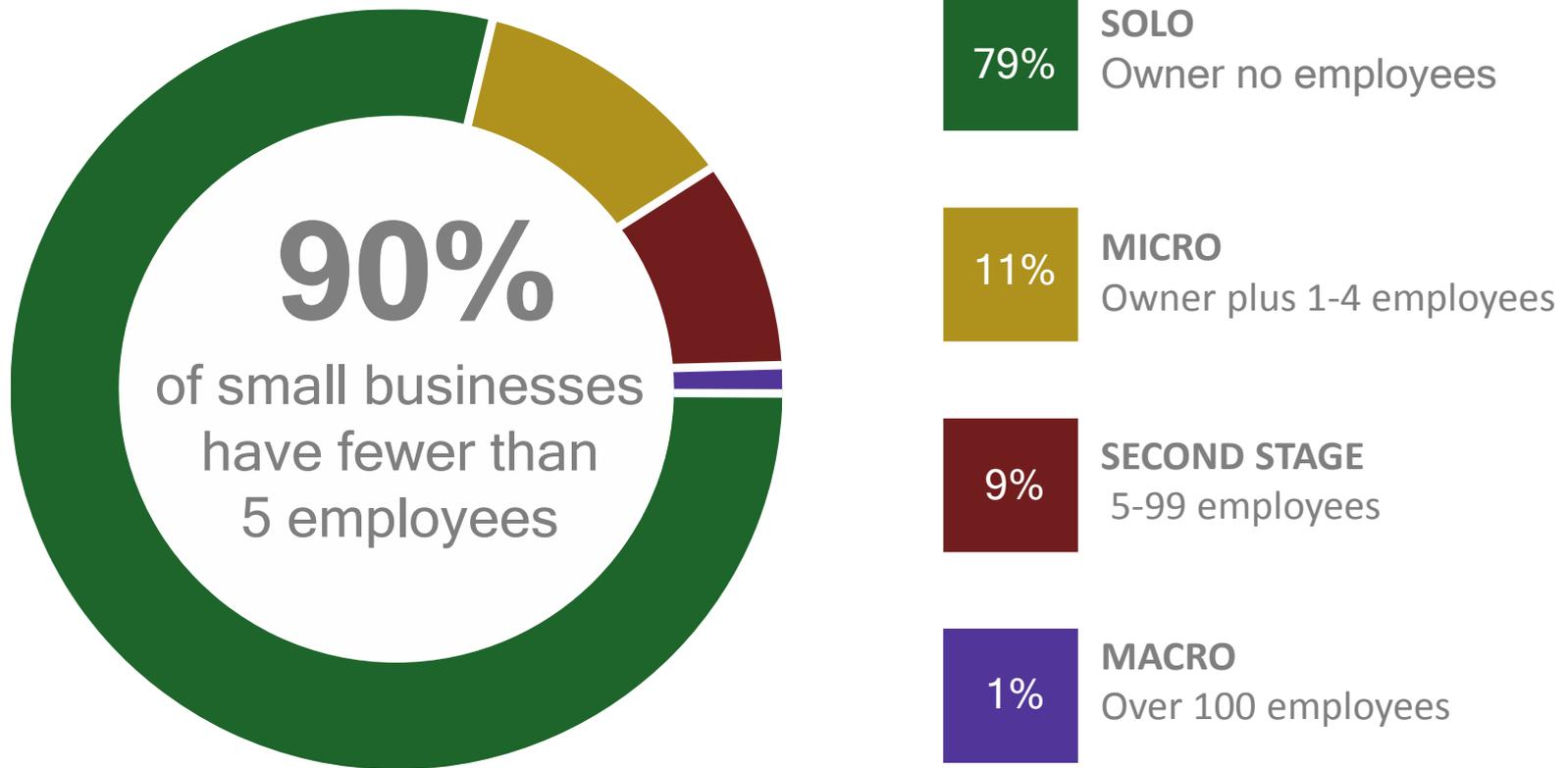
The result of a collaboration between Dallas Public Library
and Office of Economic Development

THE IMPACT

Faster access to startup and expansion resources
More transparent city services and easier regulatory compliance



WHAT ARE SMALL BUSINESSES?



Source: OED analysis of U.S. Census Bureau Data.



WHY SMALL BUSINESSES ARE IMPORTANT

Asset building opportunities

Training ground for new workers

Diversity and flexibility for large buyers

Neighborhood retail, services and character

Big impact from local hiring and spending



Source: OED analysis of U.S. Census Bureau data. PEW Research Center (2015). International Economic Development Council (2009)



SMALL BUSINESSES NEED THE B.R.A.I.N.

TRADITIONAL INCENTIVES HAVE LIMITATIONS

- High transaction cost
- Large qualifying investment
- Income or geographic restrictions

CITY'S BEST ROLE AND OPPORTUNITIES

- Support underserved microbusinesses
- Promote maximum use of existing resources
- Make City more transparent
- Convene and encourage collaboration

See Appendix A for Partner Network.



B.R.A.I.N. SUPPORTS DEPARTMENT MISSIONS

DALLAS PUBLIC LIBRARY

Foster self-learning and economic vitality of the community
Literacy and learning
Connecting people to resources

OFFICE OF ECONOMIC DEVELOPMENT

Strategic Engagement framework:
Business friendly
Economically balanced
Sustainable neighborhoods





Dallas Public Library



Dallas' Office of
Economic Development

DPL+OED PARTNERSHIP

OFFICE OF ECONOMIC DEVELOPMENT

Online platform (rebranded SourceLinkDallas)

Network of mentoring, training and funding partners

Business development, marketing and research expertise

DALLAS PUBLIC LIBRARY

28 locations with training and event spaces

Trusted presence in the community

One-on-one customer service experience



DPL/OED PARTNERSHIP Implementation



Brand and align
departments



Reposition existing
assets



Create new
processes to realize
partnership
potential

See Appendix B for organization and funding.



IMPLEMENTATION STEP 1: Brand and Align Departments

PURPOSE

Individual potential and community improvement through entrepreneurship.

MISSION

Entrepreneurship literacy and local business development.

CLIENT PROMISE

Help identify the best next step in entrepreneurship and recommend needed resources to take that step.

PARTNER PROMISE

Understand your mission, programs and ideal client to promote you and make value-added referrals and connections.



IMPLEMENTATION STEP 2: Reposition Existing Assets

DPL + OED Staff

Co-locate staff
Joint work-plan and
calendar

Sammons Business Center

Introduce partners
Establish the venue
Facilitate partner events

Website

Mobile-responsive
Workshop / Events
Calendar
Checklists
Community blog
Resource matching

See Appendix C for example events.



IMPLEMENTATION STEP 3:

Creating New Processes

IN-PERSON INTAKE, ASSESSMENT AND REFERRAL

Action coaching | Articulate next step | Resource referral | Follow up

INBOUND MARKETING AND SOCIAL STRATEGY

Social media and e-newsletter | Community blog | National partners

NEIGHBORHOOD BRANCH ENGAGEMENT

Citywide platform | Discovery and outreach | Tailored resources



NEW PROCESSES:

Neighborhood Branch Engagement

PILOT PROGRAMS:

Highland Hills, Prairie Creek, Audelia Road
Library staff training (system-wide) beginning January



Learn needs and opportunities



Locate and recruit custom resources



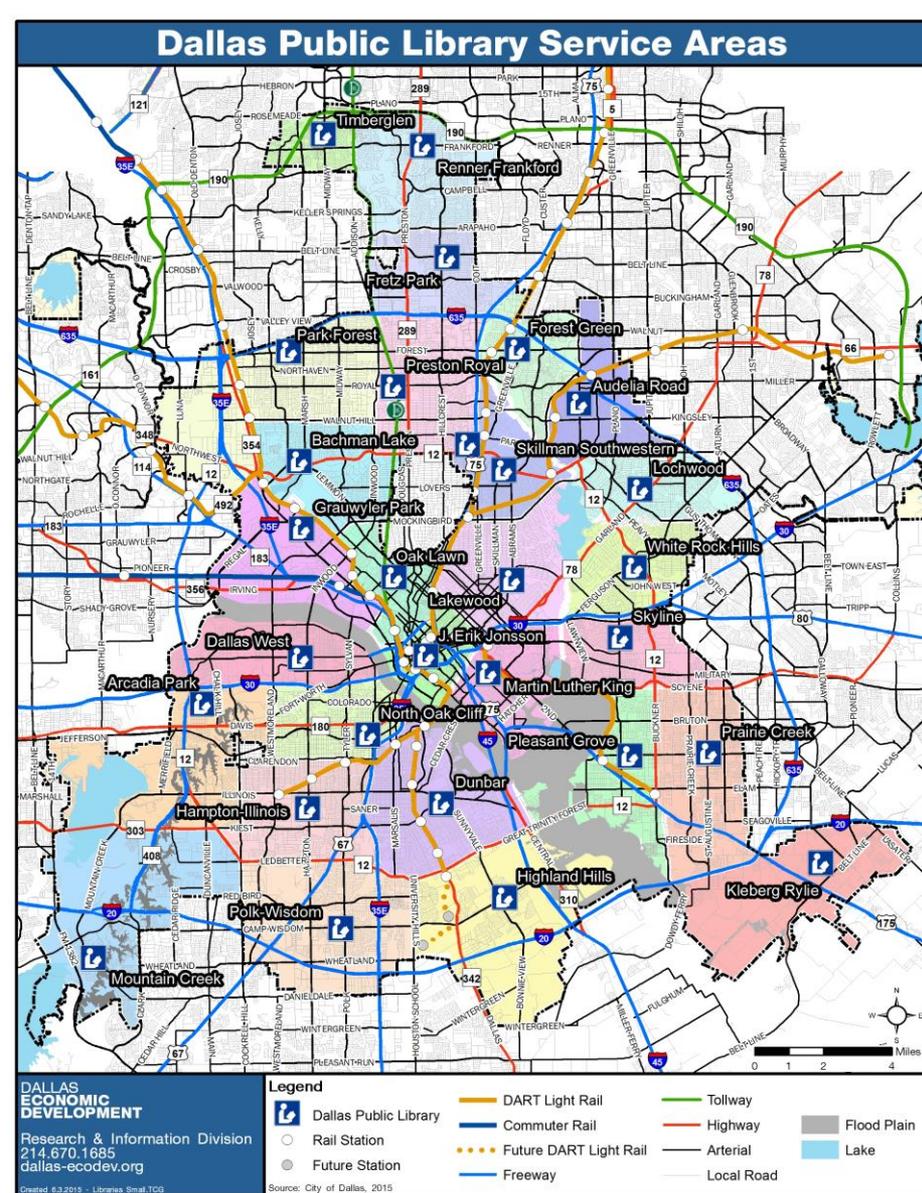
Run programs, ongoing adjustment



DELIVERING FOR NEIGHBORHOOD PLUS IN YEAR ONE

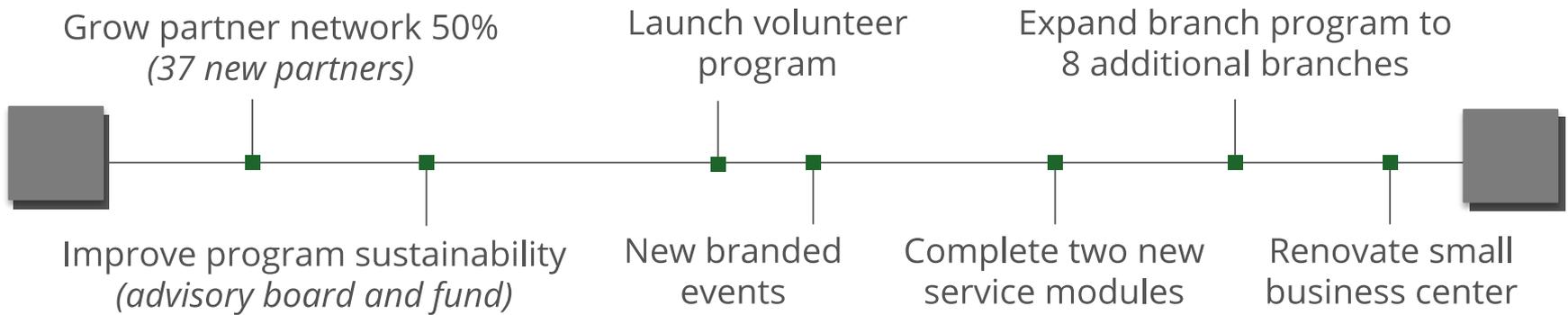
Well-positioned branches | Distinct communities | Expandable Infrastructure

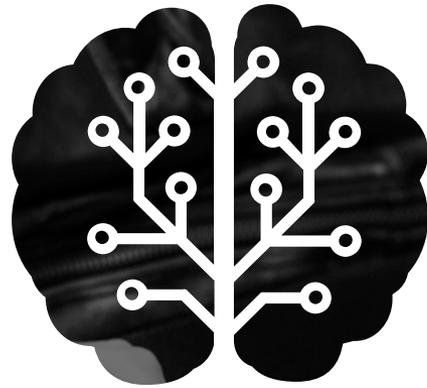
Financial literacy
Workforce Development



DALLAS B.R.A.I.N.

2015-2016 PRIORITIES





DALLAS B.R.A.I.N.

BUSINESS RESOURCE AND INFORMATION NETWORK

APPENDIX A: ORGANIZATION AND FUNDING

OED Staff Assigned Full Time

Business Ecosystem Manager | Economic Development Analyst

DPL Staff Providing Part-Time Support

Business and Technology Manager | Library Associates (2) | Periodic
Branch Staff Support

OED operational funds from Public/Private Partnership Fund
Marketing funding from Citi Community Development grant



APPENDIX B: PARTNER NETWORK

- A Billion Entrepreneurs
- Accion Texas
- BCL of Texas
- Brookhaven College
- Business Assistance Center 1 (BAC 1)
- Business Assistance Center 2 (BAC 2)
- Business Assistance Center 3 (BAC 3)
- Business Assistance Center 4 (BAC 4)
- Business Assistance Center 5 (BAC 5)
- Business Assistance Center 6 (BAC 6)
- Business Assistance Center 7 (BAC 7)
- Business Assistance Center 8 (BAC 8)
- Business Development & Procurement Services
- Business Finishing School
- Caruth Institute for Entrepreneurship (SMU)
- Cedar Valley College
- Certified Development Corp of the SW
- Collin Small Business Development Center
- Dallas Black Chamber of Commerce
- Dallas Business Finance Corporation
- Dallas Metropolitan Small Business Development Center (SBDC)
- Dallas Public Library
- Dallas SCORE
- Dallas/Fort Worth Minority Supplier Development Council
- Eastfield College Office of Continuing Ed. and Workforce Development
- El Centro College Corporate Solutions
- Entrepreneurs For North Texas
- Executives in Action
- Federal Reserve Bank of Dallas
- Grayson SBDC
- Greater Dallas Asian American Chamber of Commerce
- Greater Dallas Hispanic Chamber of Commerce
- Greater Dallas Indo American Chamber of Commerce
- Greater Dallas Korean American Chamber of Commerce
- Greater East Dallas Chamber of Commerce
- Inncity Community Development Corporation (ICDC)
- International SBDC
- Kilgore Small Business Development Center (SBDC)
- MBDA Center Dallas
- McLennan Small Business Development Center (SBDC)
- Mountain View College Economic and Workforce Development
- Navarro Small Business Development Center (SBDC)
- North Central Texas Small Business Development Center
- North Dallas Chamber of Commerce
- Northeast Texas Small Business Development Center
- Oak Cliff Chamber of Commerce
- Paris Small Business Development Center



APPENDIX B: PARTNER NETWORK (Continued)

- PeopleFund
- South Dallas Fair Park Trust Fund
- Southeast Dallas Chamber of Commerce
- Southeast Dallas Hispanic Chamber of Commerce
- Southern Dallas Development Corporation
- Startup Weekend Dallas
- Stemmons Corridor Business Association
- Tarrant Small Business Development Center (SBDC)
- The Center for Government Contracting SBDC
- The Institute for Innovation & Entrepreneurship at UT Dallas
- The Murphy Center for Entrepreneurship
- Trinity Valley Small Business Development Center (SBDC)
- Tyler Small Business Development Center (SBDC)
- U.S. Small Business Administration (Business Opportunities Team)
- U.S. Small Business Administration (Funding Relations Team)
- University of Texas at Dallas - Technology Commercialization
- UNT Discovery Park
- West Dallas Chamber of Commerce
- Dallas Economic Development
- Dallas Sustainable Development & Construction
- Dallas Code Compliance
- Dallas Community Prosecutors
- DPL Sammons Small Business Center
- Internal Revenue Service
- Texas Comptroller
- DCAD

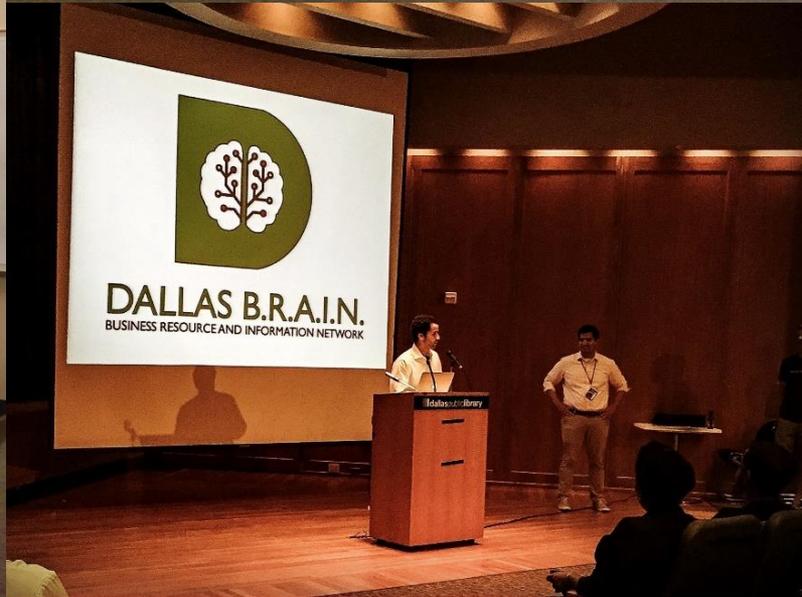


APPENDIX C: EXAMPLE DALLAS B.R.A.I.N. EVENTS TO DATE

Over 1,200 participants in office hours, workshops and events:

- Access to capital
- Crowdfunding
- How to write a business plan
- Social media marketing for small business
- Local entrepreneurs tell their real world experiences
- Small business resources for veterans
- Location analysis using ReferenceUSA
- Starting a food business
- Getting started with podcasting for small business
- Patents, trademarks and copyright
- Technology for business one-on-one sessions
- Estimating project costs
- Procurement training
- Etsy Craft Entrepreneurship
- Dallas NewTech
- Dallas B.R.A.I.N. office hours







Memorandum



CITY OF DALLAS

DATE: January 15, 2016

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

SUBJECT: **North Texas Commission**

On Tuesday, January 19, 2016, the Economic Development Committee will be briefed on the North Texas Commission by Mabrie Jackson, CEO & President of the North Texas Commission.

The briefing materials are attached for your review.

Please contact me if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Mark McDaniel'.

Mark McDaniel
Assistant City Manager

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

Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager



NORTH TEXAS COMMISSION

CITY OF DALLAS
ECONOMIC DEVELOPMENT COMMITTEE
JANUARY 19, 2016





NORTH TEXAS COMMISSION

Regional focus. Global thinking.

MEMBERSHIP-BASED REGIONAL NON-PROFIT Since 1971

**HIGHER
EDUCATION**



**LOCAL &
STATE
GOVERNMENT**



**PUBLIC &
PRIVATE
INDUSTRY**





NORTH TEXAS COMMISSION

Regional focus. Global thinking.

BUILDING A BETTER NORTH TEXAS Since 1971

MARKET
North Texas internationally and domestically



ADVOCATE
on critical issues with no city or county boundaries

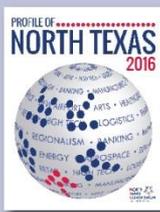
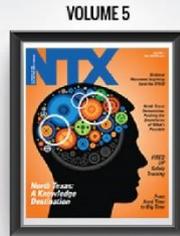


COLLABORATE
with leaders on regional goals and initiatives

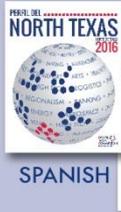


MARKETING

NTX Magazine



ENGLISH



SPANISH



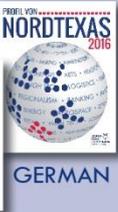
MANDARIN



FRENCH



JAPANESE



GERMAN



North Texas Profile

International and Domestic Presentations

- Primary Focus
 - Asia
 - South America

Additional Emphasis Going Forward on Content

- Case Studies
- White Papers
- More PR Showcasing Regional Success



ADVOCACY

STATE AND FEDERAL LEVEL



ADVOCACY

STATE AND FEDERAL LEVEL

**HIGH SPEED
RAIL**



**EXPORT-IMPORT
BANK**



**NORTH TEXAS
AIR MONITOR
NETWORK**



COLLABORATION

REGIONAL READINESS FOR THE FUTURE

techweek:

DALLAS OCT. 31-Nov. 6

LEADERSHIP
NORTH
TEXAS 

LNTU
LEADERSHIP NORTH TEXAS UNIVERSITY

PROJECT
North Texas 





THANK YOU

MABRIE@NTC-DFW.ORG

NORTH TEXAS COMMISSION



Regional focus. Global thinking.



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: January 27, 2016

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8, 13

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 23P 42H L Q 43E F J K N P 44P 45Z 46M N R T U V W X Y Z
47J L N S W 48T V 49T 54K M V Z 55B F H K L N P T W X
56B C D G S T W X 57R 58C J L R Y 64F H Q V 65B F K 66E
N S W X 68C D G 69A-G P Q 70W 74 H 76A L

SUBJECT

Authorize the quitclaim of 120 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$798,707

BACKGROUND

This item authorizes the quitclaim of 120 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

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

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

Revenue: \$798,706.39

OWNERS

Camden Homes, LLC

MT Akhavizadeh, Managing Member

County Land and Water LLC

Wayne Prokay, Managing Member

JCRB Bucker Realty, L.P.

Juanky Enterprises, LLC, General Partner

Juan Ruvalcaba, Managing Member

King Home Builders, LLC

Jorge Lariz, Managing Member

Nextlots Now L.L.C.

Lee J. Schmitt, Managing Member

SDE Texas LLC

Samuel Aflalo, Managing Member

David Eitches, Managing Member

Everett Fujii, Managing Member

Abraham Galdian

Albert Almanza

Anthony Boyd

Aubrey Quarles

Benita Beltran

Benito Mojica

Constance Armstrong

DaPorscha Kelley

David Menn

Demond Thomas

OWNERS (Continued)

Devan Earle

Doric Earle

Edgar Milton Pineda

Friew Zerihun

J. Santos Coria

Jose Alfredo Ramirez

Juan Roberto Leon

Keith Marshall

Kimiaki Itamura

Lilia Jimenez

Luis Ramirez

M.W. Resnick

Maria Ospina

Maria Schneider

Nicholas A. Barnett Sr.

Omar Correa

Rolando Cobos

Sabrina Sutton

Saul Vargas

Temesgen Wukaye

William Baker

Yesenia Villela

MAP

Attached

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 7, 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 56U V 57S 66T U V

SUBJECT

A resolution consenting to the sale of 7 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City

BACKGROUND

As required under Tax Code 34.05(i) and 34.05(j), this item will consent to the sale of 7 tax foreclosed properties (list attached) by Dallas County. Pursuant to the provisions of Section 34.05(c) of the Tax Property Code, the properties were offered for sale by the Sheriff of Dallas County at public auction. No bids were received and the properties were subsequently struck off to the Wilmer Hutchins Independent School District, pursuant to for the non-payment of delinquent taxes. The County of Dallas holds the properties in trust for each taxing entity and is seeking the consent for the sale of the properties.

The properties will return to the tax rolls upon sale and conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

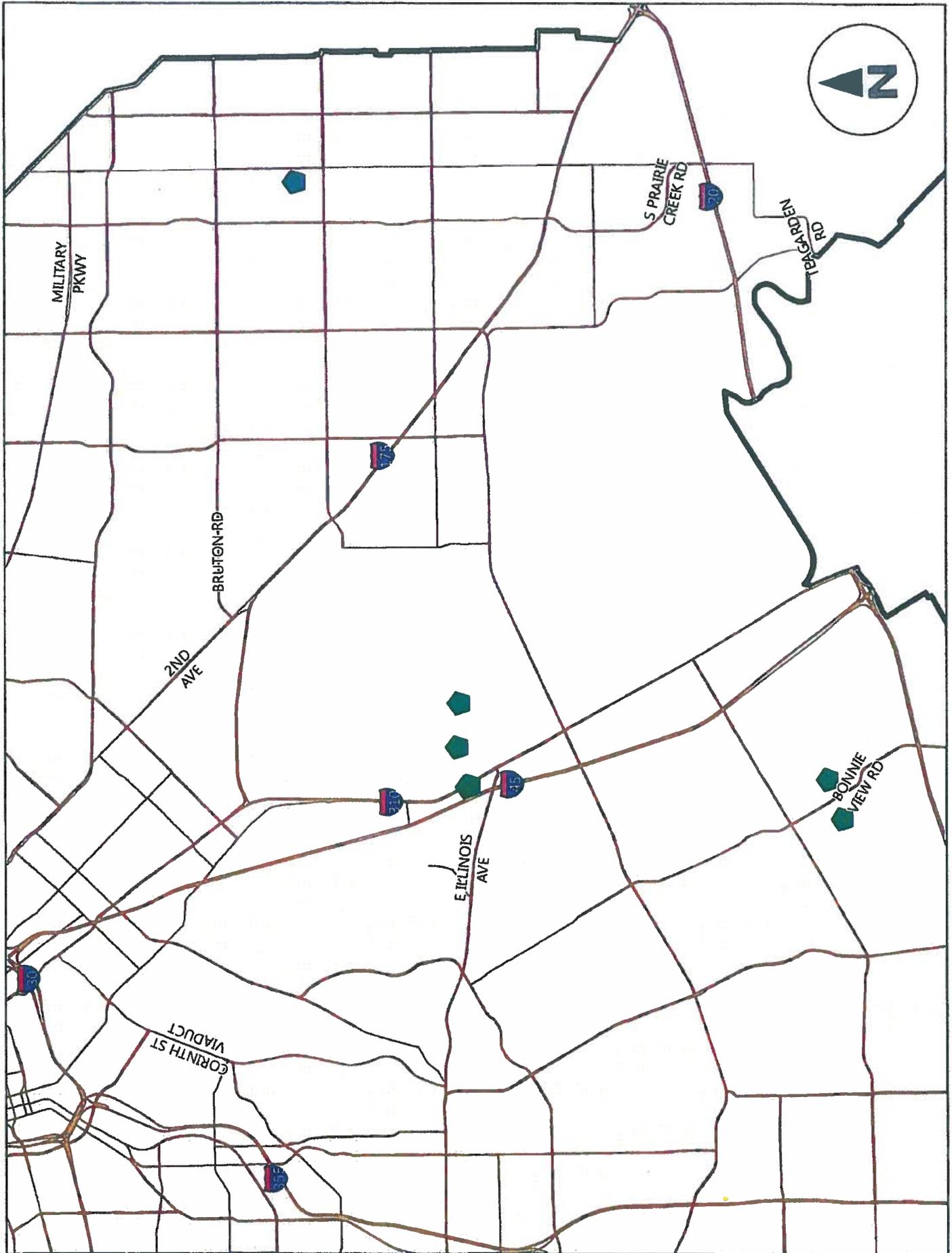
Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 69M

SUBJECT

A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 4,624 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$3,730

BACKGROUND

This item authorizes the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 4,624 square feet to the State of Texas for the construction and maintenance of a highway ramp and drainage easement near the intersection of Interstate Highway 20 and Haymarket Road. This property will be used for the Interstate Highway 20 Expansion Project. The State of Texas is an entity with the power of eminent domain. The City may sell or exchange its property to a governmental entity that has the power of eminent domain without complying with the notice and bid requirements pursuant to Chapter 272 of the Local Government Code. The purchase price of \$3,730 is based on an independent appraisal.

This property will be conveyed with a reservation of all oil, gas and other minerals in and under the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

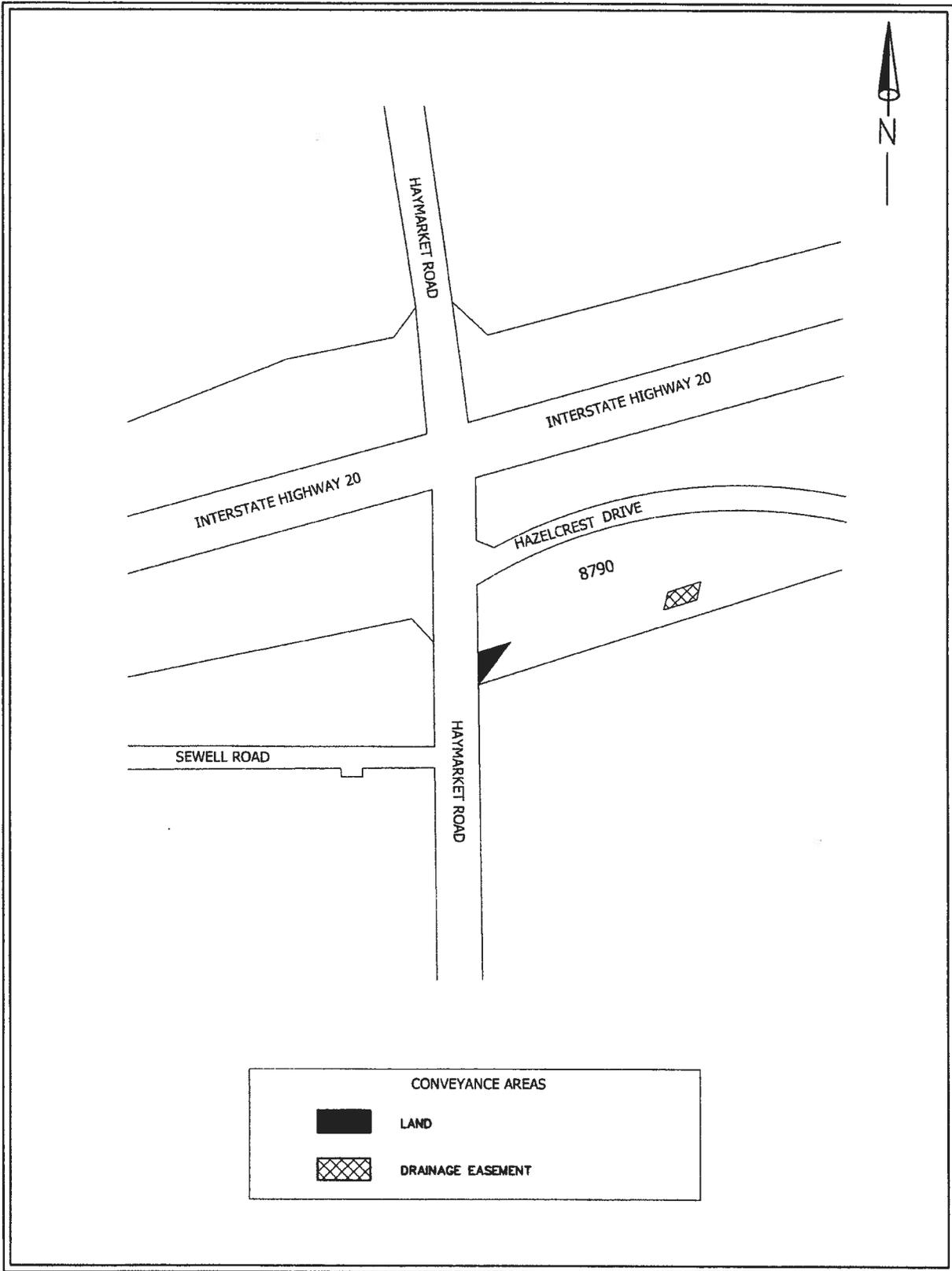
Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

Revenue: \$3,730

MAP

Attached



CONVEYANCE AREAS



LAND



DRAINAGE EASEMENT

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 69M

SUBJECT

A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 5,393 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$6,463

BACKGROUND

This item authorizes the conveyance of a tract of City-owned land and a drainage easement for a total of approximately 5,393 square feet to the State of Texas for the construction and maintenance of a highway ramp and drainage easement near the intersection of Interstate Highway 20 and Haymarket Road. This property will be used for the Interstate Highway 20 Expansion Project. The State of Texas is an entity with the power of eminent domain. The City may sell or exchange its property to a governmental entity that has the power of eminent domain without complying with the notice and bid requirements pursuant to Chapter 272 of the Local Government Code. The purchase price of \$6,463 is based on an independent appraisal.

This property will be conveyed with a reservation of all oil, gas and other minerals in and under the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

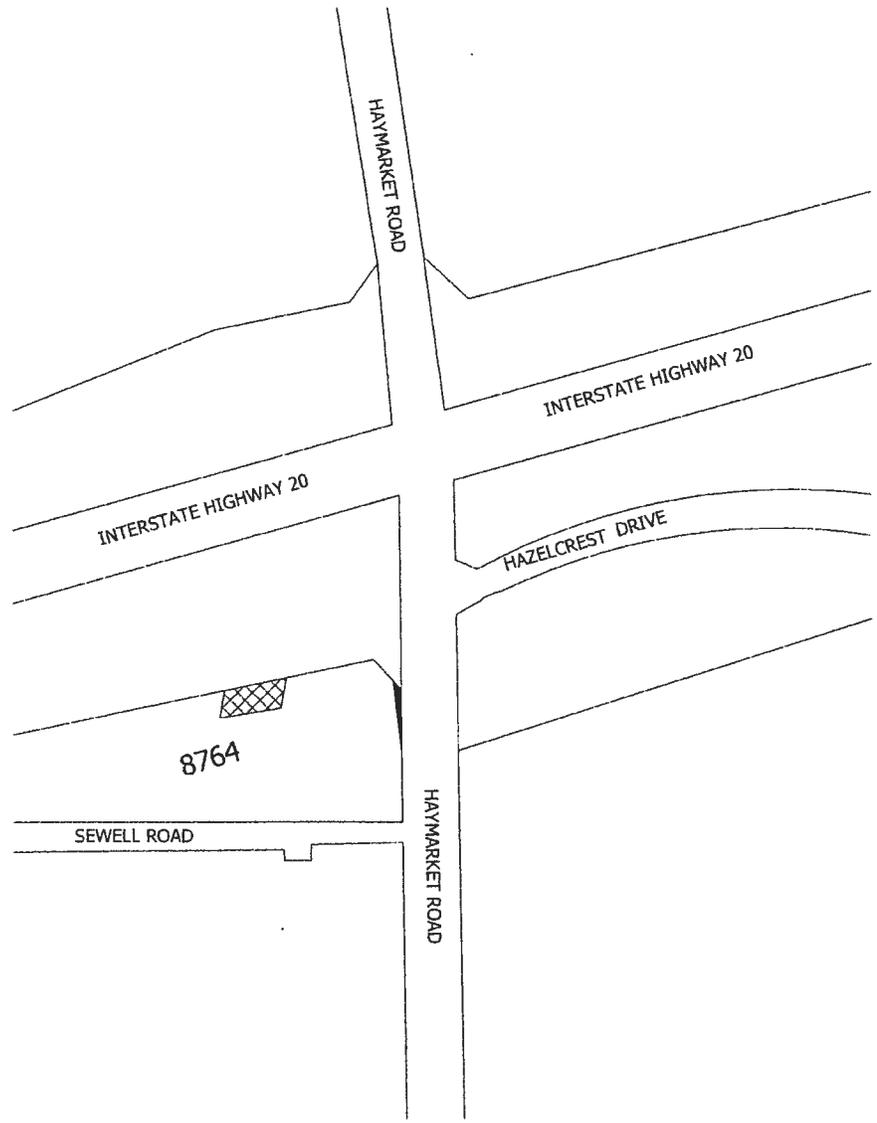
Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

Revenue: \$6,463

MAP

Attached



CONVEYANCE AREAS

	LAND
	DRAINAGE EASEMENT

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44H

SUBJECT

An ordinance granting a private license to DD Dunhill, LLC and DE Design Borrower LLC for the use of approximately 4,350 square feet to install, maintain and use a statue, electrical conduit and wiring, lighting, sensors, paving and landscaping on a portion of Hi Line Drive right-of-way, near its intersection with Oak Lawn Avenue – Revenue: \$2,000 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to DD Dunhill, LLC and DE Design Borrower LLC for the use of approximately 4,350 square feet to install, maintain and use a statue, electrical conduit and wiring, lighting, sensors, paving and landscaping on a portion of Hi Line Drive right-of-way, near its intersection with Oak Lawn Avenue. 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 January 19, 2016.

FISCAL INFORMATION

Revenue: \$2,000 one-time fee, plus the \$20 ordinance publication fee

OWNERS

DD Dunhill, LLC

William L. Hutchinson, Governing Person

DE Design Borrower LLC

Donald Engle, Director

MAP

Attached



 LICENSING AREA

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44G

SUBJECT

An ordinance abandoning a portion of Levee Street to AR Apartments, LLC, the abutting owner, containing approximately 2,052 square feet of land, located near the intersection of Turtle Creek Boulevard and Levee Street, and authorizing the quitclaim - Revenue: \$65,664, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Levee Street to AR Apartments, LLC, the abutting owner. The area will be included with the property of the abutting owner for a multi-family development. The abandonment fee is based on an independent appraisal.

Notices were sent to 24 property owners located within 300 feet of the proposed abandonment area. There were two 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 January 19, 2016.

FISCAL INFORMATION

Revenue: \$65,664, plus the \$20 ordinance publication fee

OWNER

AR Apartments, LLC

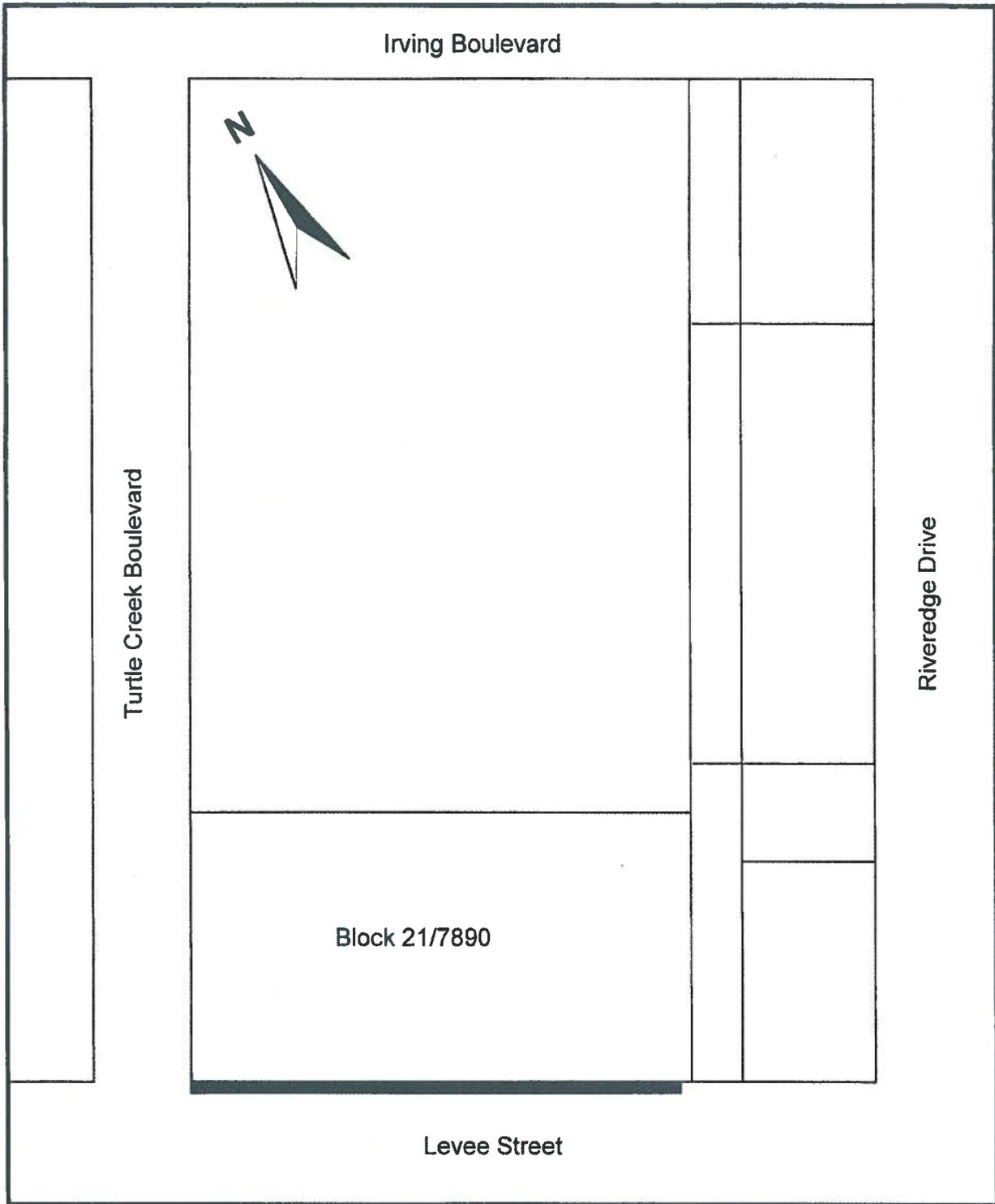
DCH 109 Design District, L.P.

Maple Multi-Family Development, LLC

Kenneth J Valach, President

MAP

Attached



Abandonment Area 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34Q

SUBJECT

An ordinance abandoning two sight easements to Fairfield Sadler LLC, the abutting owner, containing a total of approximately 226 square feet of land, located near the intersection of Inwood Road and Denton Drive, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two sight easements to Fairfield Sadler 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.

Notices were sent to six property owners located within 300 feet of the proposed abandonment area. 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 January 19, 2016.

FISCAL INFORMATION

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

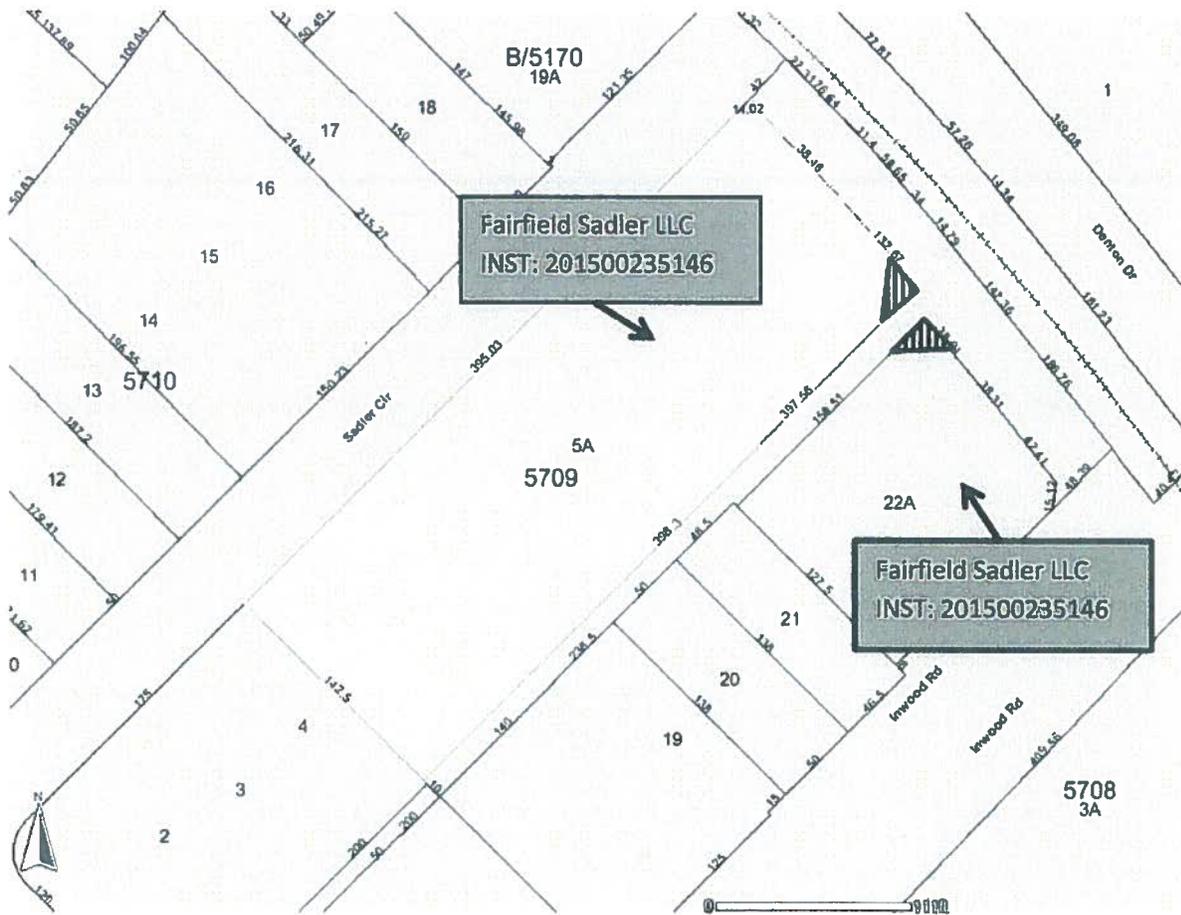
OWNER

Fairfield Sadler LLC

Christopher E. Hashioka, President and Chief Executive Officer

MAP

Attached



ABANDONMENT AREA: 

DEDICATION INSTRUMENT : 95244/2828

LOG No.41634

BLK:A/5709

MAPSCO:34Q

APPLICANT: Fairfield Sadler LLC

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 43S W X

SUBJECT

A resolution authorizing acceptance of the only bid received from SLF III - The Canyon in Oak Cliff, L.P. for approximately 12.993 acres of land located near the intersection of Pinnacle Park Boulevard and Falls Bluff Drive in exchange for approximately 23.78 acres of unwanted and unneeded City-owned land located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive - Revenue: \$7,500

BACKGROUND

On May 11, 2013, in accordance with Ordinance No's. 28938 and 28939, as amended, an election was held and the majority of the voting public authorized the City Council to: (1) convey by sale or exchange the property and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas Park and Recreation System.

On May 22, 2013, by Resolution No. 13-0910, the City Council accepted the results of the public's vote and said property was deemed unwanted and unneeded surplus land.

This item authorizes the acceptance of the only bid received from SLF III - The Canyon in Oak Cliff, L.P. for approximately 12.993 acres of land located near the intersection of Pinnacle Park Boulevard and Falls Bluff Drive in exchange for approximately 23.78 acres of unwanted and unneeded City-owned land located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive.

This property was advertised for sale on January 11, 2015 and January 12, 2015 in the Dallas Morning News for a minimum bid of \$517,967 or exchange for needed land of comparable value plus an additional \$7,500 for administrative costs.

Bids were opened on January 29, 2015 and one bid was received.

The land/property was advertised in local newspapers and on the Real Estate website. This land will return to the tax rolls upon conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

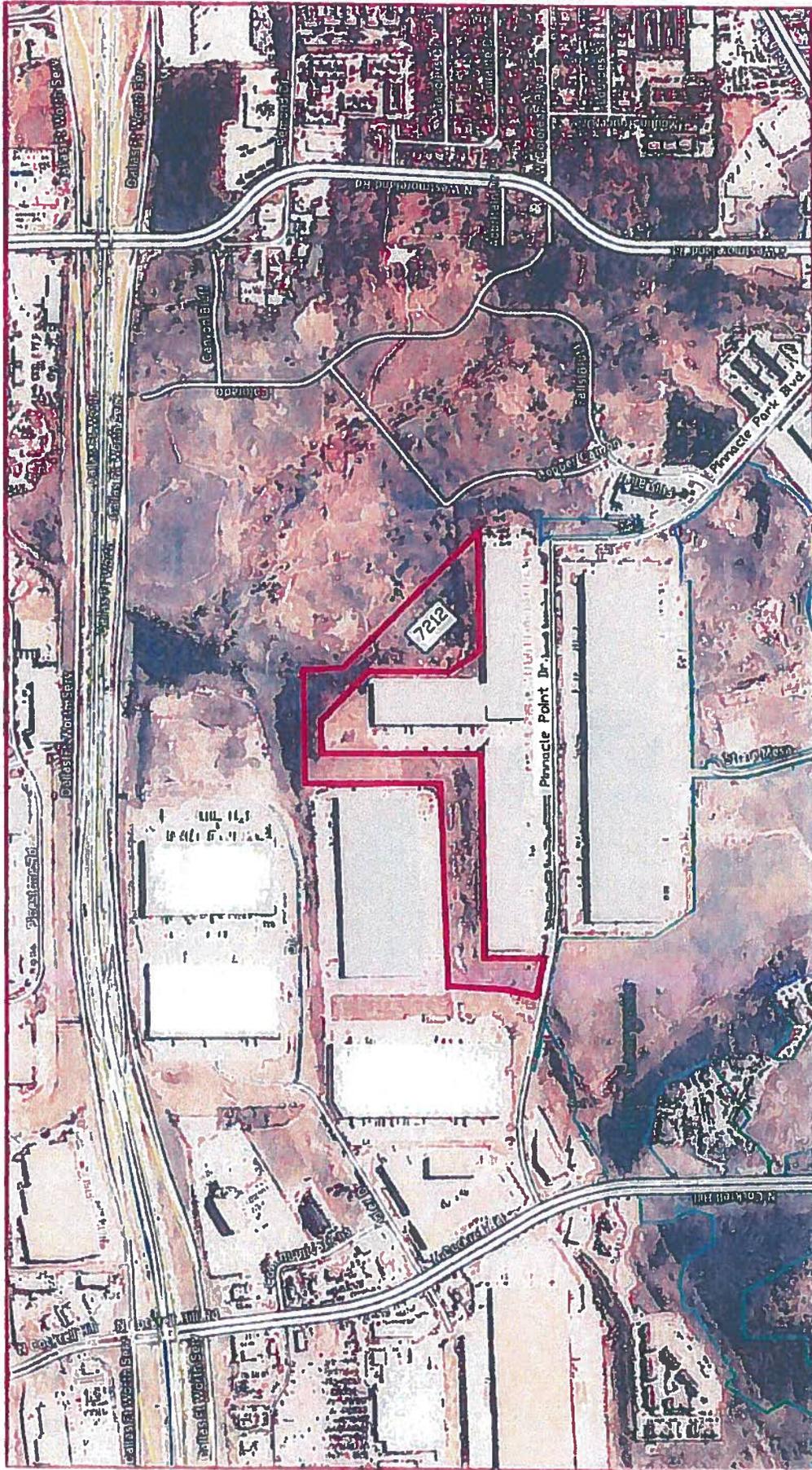
Council declared this property unwanted and unneeded on December 10, 2014, by Resolution No. 14-2200.

FISCAL INFORMATION

Revenue: \$7,500

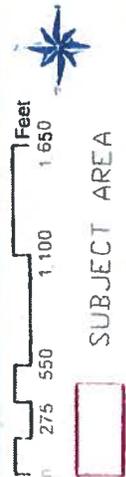
MAPS

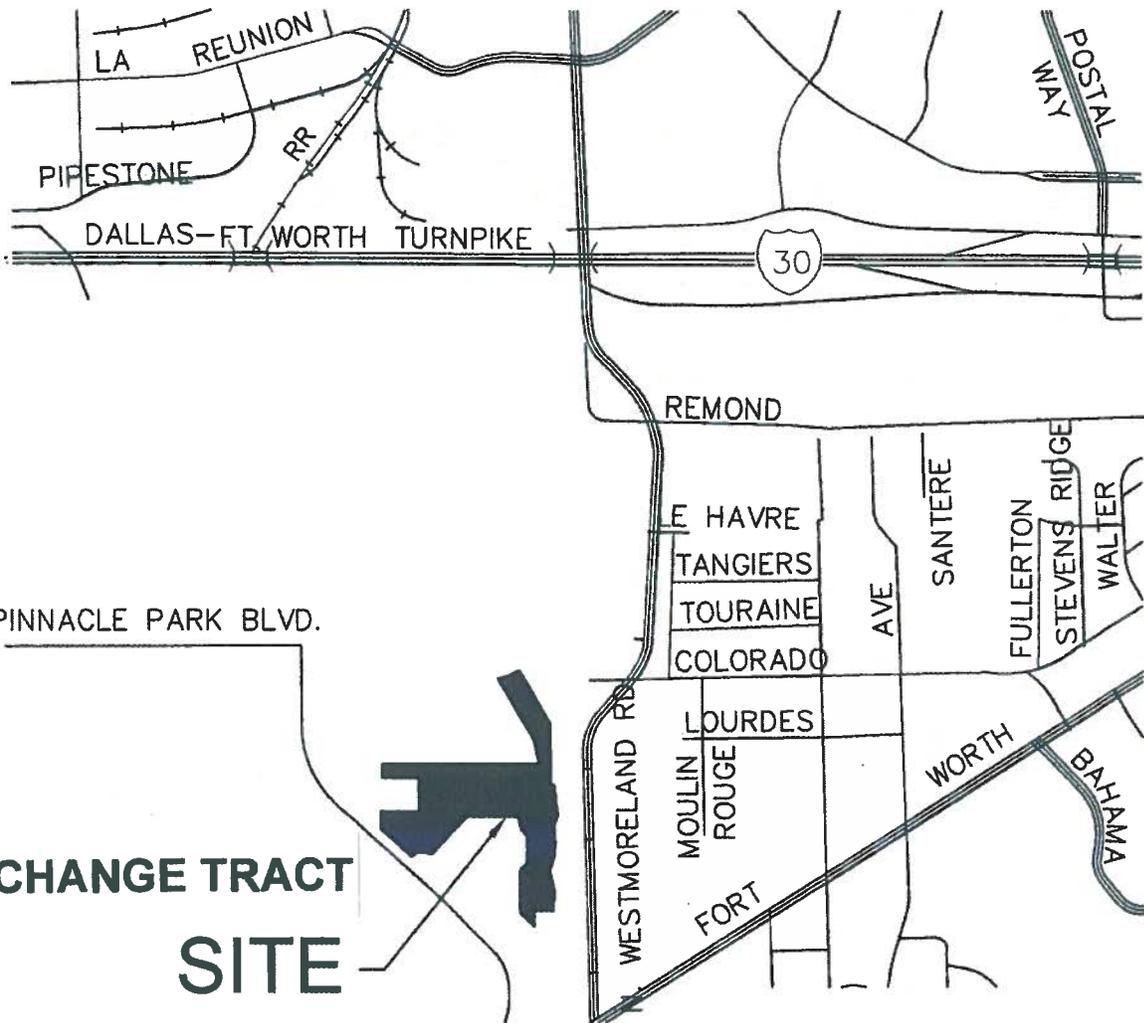
Attached



Joey Georgusis Park

Park Land Sale





**EXCHANGE TRACT
SITE**

LOCATOR MAP

NOT TO SCALE

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 55H

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jaime Saucedah and Beth Saucedah, of approximately 13,650 square feet of land located near the intersection of Packard and Cadillac Streets for the Cadillac Heights Project Phase I - Not to exceed \$55,000 (\$50,000, plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jaime Saucedah and Beth Saucedah, of approximately 13,650 square feet of land for the Cadillac Heights Project Phase I. This property will be used for city service and maintenance facilities. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on December 8, 2003, by Resolution No. 03-3321.

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$55,000 (\$50,000, plus closing costs and title expenses not to exceed \$5,000)

OWNERS

Jaime Saucedah

Beth Saucedah

MAP

Attached

Memorandum



CITY OF DALLAS

DATE January 15, 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 **January 27, 2016 Upcoming Agenda Items for Sustainable Development and
Construction Department**

The two items below have been deleted from the January 27, 2016, City Council agenda and will be placed on a future agenda.

1. Authorize an historic preservation tax exemption for 1314 West Davis Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$8,289 (Estimated revenue foregone over ten years is \$82,888)
2. Authorize an historic preservation tax exemption for the Adolphus Hotel located at 1315 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$201,020 (Estimated revenue foregone over ten years is \$2,010,201)

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

A handwritten signature in black ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans
First Assistant City Manager

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

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 33H

SUBJECT

Authorize a five-year lease agreement with two five-year renewal options with Viceroy Regal, LP for approximately 2.808 acres of land located at 2225 Burbank Street and 2311 Burbank Street to be used for Dallas Love Field airport operations - Financing: Aviation Current Funds (\$316,128.00 estimated annually); Not to exceed \$1,580,640 over primary term of lease (subject to annual appropriations)

BACKGROUND

Since the expiration of the Wright Amendment on October 13, 2014, Dallas Love Field ("Airport") has experienced tremendous increases in the number of daily enplanements and amount of passenger traffic. With this increase in passenger traffic, the Airport has also experienced a major increase in customer demand for parking and rental cars. The Department of Aviation ("DOA") currently has limited land to help meet these increasing demands. The Airport experienced a high volume of additional parking requests during to 2015 holiday season. The acquisition of this vacant lot will insure that any increased demand; and emergency parking needs would be accommodated during the parking garage construction.

As a result of this need, DOA has been in the process of identifying potential off airport sites for use as additional parking for Airport operations. Viceroy Regal, LP offered to lease approximately 2.808 acres of land to the City of Dallas under a lease to help alleviate the need for more land.

The City shall pay an estimated annual amount of \$316,128.00 in rent and tax payments. The City will also be responsible for the utilities and maintenance of the premises.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

\$316,128.00 estimated annually in rent and tax payments

\$1,580,640.00 over primary term of lease - Aviation Current Funds (subject to annual appropriations)

OWNER

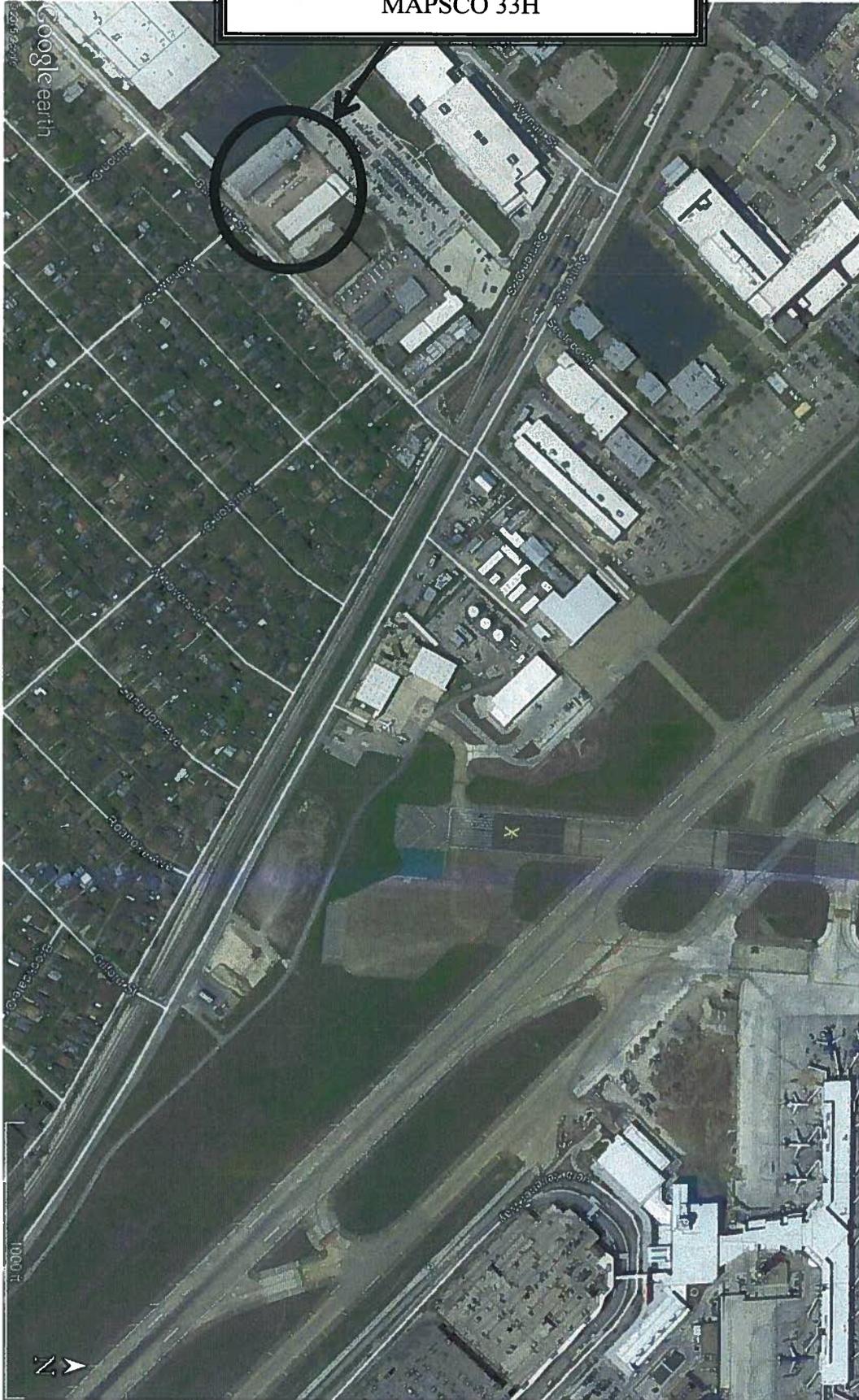
Viceroy Regal, LP

Stephen J. Rogers, President and General Partner

MAP

Attached.

DALLAS LOVE FIELD
Viceroy Regal, LP
Lease Premises
MAPSCO 33H



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 63L

SUBJECT

Authorize an early Termination Agreement with Akridge Aircraft Interiors, Inc. regarding its lease at Dallas Executive Airport, for approximately 107,523 square feet; and pay a final termination payment equal to \$374,500 - Not to exceed \$374,500 - Financing: Aviation Current Funds

BACKGROUND

Akridge Aircraft Interiors, Inc. currently holds one lease for improved and unimproved land, offices, and hangars on the subject property. The runway re-construction project has caused a decrease in tenant operations and revenue during this period. The lease buy-back option would allow the Department of Aviation the option to buy back this property, which is in need of improvement and repair. This hangar has been identified by several potential tenants, whose business model is in-line with input received from the community which will result in job creation and improvement to the hangar. In exchange for the lease buy-back of the property, the City desires to pay Akridge Aircraft Interiors, Inc. an agreed-upon final termination payment of \$374,500.00 based upon independent aviation appraisals acquired by the Department of Aviation.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the lease of land and improvements on February 23, 2000, by Resolution No. 00-0695.

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

\$374,500.00 - Aviation Current Funds

OWNER

Akridge Aircraft Interiors, Inc.

Leo Akridge, Owner and Chief Executive Officer

MAP

Attached.

DALLAS EXECUTIVE
Akridge Aircraft Interiors, Inc.
Lease Premises
MAPSCO 63L



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a First Amendment to the consolidated ground lease with Gulfstream Aerospace Services Corporation at Dallas Love Field to increase the leasehold by approximately 5.842 acres into tract 1 of the leased premise - Financing: Estimated Increased Annual Revenue: \$165,405; Cumulative Rent: \$11,429,691

BACKGROUND

On January 25, 1978 the City Council approved the original lease with a 10 year primary term with 4, five-year renewal options for approximately 243,800 square feet. The lease was effective February 1, 1978. On October 28, 1981, the City Council approved the 1st amendment with Gulfstream exercising the right of 1st refusal on approximately 71,533 square feet (Parcels C & E), additional annual rent of \$18,598.58. On June 1, 1989, the City Council approved the 2nd amendment with Gulfstream exercising the right of 1st refusal on approximately 41,070 square feet (deleted Parcel E), additional annual rent of \$152,264.52. On June 25, 2008 the City Council approved a Consolidation Lease and Termination of the 1978 lease and the 1989 sub-lease. This amendment will increase the leasehold by approximately 5.842 acres (254,470 square feet) into tract 1 of the leased premises, as depicted in Exhibit B.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Approved the original lease, on January 25, 1978, by Resolution No. 78-0243.

Approved 1st lease amendment, on October 28, 1981, by Resolution No. 81-3170.

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

Approved 2nd lease amendment, on June 1, 1989, by Resolution No. 89-1113.

Approved consolidation lease and termination of the 1978 & the 1989 sub-lease, on June 25, 2008, by Resolution No. 08-1874.

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

\$165,405.48 - Estimated Increased Annual Revenue

\$11,429,691.00 - Cumulative Rent

OWNER

Gulfstream Aerospace Services Corporation, a wholly-owned subsidiary of General Dynamics

Mark Burns, President

Daniel G. Clare, Vice President

Ira P. Berman, Secretary

MAP

Attached.

**GULFSTREAM AEROSPACE
SERVICES CORPORATION
Existing Ground Lease
34E**

