

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

MONDAY, APRIL 18, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

CITY SECRETARY
DALLAS, TEXAS

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 April 4, 2016 Economic Development Committee Minutes

BRIEFINGS

2. Old Dallas High School Redevelopment Project *Karl Zavitkovsky*
Deep Ellum TIF District Director, Office of Economic Development

3. **UPCOMING AGENDA ITEMS**

April 27, 2016

Economic Development

- A. Authorize the first amendment to the development agreement and the Chapter 380 economic development grant agreement with Fairfield at Ross LLC for development of the Fairfield West End Residences in the City Center TIF District to extend the completion deadlines to September 30, 2016 – Financing: No cost consideration to the City
- B. Authorize a Chapter 380 economic development grant agreement with Zale Delaware, Inc. ("Zale"), a wholly-owned subsidiary of Signet Jewelers Limited ("Signet"), in an amount not-to-exceed \$450,000 for the relocation and expansion of its operating headquarters to a new build-to-suit office facility and an associated new build-to-suit jewelry repair facility within the Cypress Waters development in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$450,000 - Financing: Public/Private Partnership Funds

Sustainable Development & Construction

- C. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 16,822 square feet from Doyle Anderton located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$2,000 increased from \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500) to \$6,585 (\$4,000, plus closing costs and title expenses not to exceed \$2,585) – Financing: Water Utilities Capital Construction Funds
- D. Authorize the quitclaim of 96 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

A quorum of the City Council may attend this Council Committee meeting

that may have been filed by the City and were included in the foreclosure judgment (list attached) -
Revenue: \$585,974

- E. Authorize an amendment to the ten-year lease agreement with Mulix Investments, LLC. to make leasehold improvements to the approximately 4,996 square feet of office space located at 2730 Coombs Creek Drive for the Southwest Building Inspection District office for the period December 1, 2014 through November 30, 2024 - Not to exceed \$13,400 - Financing: Building Inspection Current Funds (subject to annual appropriations)
- F. An ordinance granting a private license to Equity Hotel Group, LLC for the use of a total of approximately 385 square feet of aerial space to occupy, maintain and utilize two canopies over a portion of Record Street right-of-way, near its intersection with Wood Street – Revenue: \$200 one-time fee, plus the \$20 ordinance publication fee
- G. An ordinance abandoning a sanitary sewer easement to Northaven Land Investment, LP and North Haven R.E., LP, the abutting owners, containing approximately 3,664 square feet of land, located near the intersection of Northaven Road and Freda Stern Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee.

Intergovernmental Services

- I. Authorize **(1)** the acceptance of a grant from the Texas Department of Criminal Justice (TDCJ) (Grant # 696-TC-16-17-L063), to develop and operate a pilot program for reentry services in the amount of \$1,000,000 for the period September 1, 2015 to August 31, 2017; and **(2)** execution of the grant agreement - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds

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.

"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."

Economic Development Committee **DRAFT**

Meeting Record

April 4, 2016

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: April 4, 2016 **Meeting Start time:** 9:07 AM

Committee Members Present:

Rickey D. Callahan (Chair)
Lee M. Kleinman
B. Adam McGough
Carolyn King Arnold
Adam Medrano

Other Council Members Present:

Philip Kingston

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Karl Stundins, Manager, Office of Economic
Development
J. Hammond Perot, Assistant Director, Office
of Economic Development

Other Presenters:

1. Approval of February 16, 2016 Minutes of the Economic Development Committee

Presenter(s):

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

Motion made by: Mr. Kleinman

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. Cliff View Project – Fort Worth Avenue TIF District

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

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

Motion made by: Mr. Medrano

Motion seconded by: Mr. Kleinman

Item passed unanimously: _____

Item passed on a divided vote: X Ms.

Arnold Voting No

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. Public/Private Partnership Program Review

Presenter(s): J. Hammond Perot, Assistant 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):

4. Upcoming Agenda Items

April 13, 2016

Office of Economic Development

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

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

Sustainable Development & Construction

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

- D. An ordinance abandoning a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners, containing a total of approximately 75,438 square feet of land, located near the intersection of Merrell and Midway Roads, authorizing the quitclaim and providing for the dedication of approximately 44,865 square feet of land needed for right-of-way - Revenue: \$840,024, plus the \$20 ordinance publication fee

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

- F. An ordinance abandoning a portion of a utility easement to CND-Southside, LLC, the abutting owner, containing approximately 3,605 square feet of land, located near the intersection of Lamar and Powhattan Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- G. An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue – Z145-347 – Financing: No cost consideration to the City

Aviation

- H. Authorize a one-year professional services contract with JLM Consulting Group, Inc. for facility maintenance, project management, and construction consulting services at Dallas Love Field - Not to exceed \$121,250 - Financing: Aviation Current Funds
- I. Authorize a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$152,917 - Financing: Aviation Current Funds (subject to annual appropriations)
- J. Authorize a First Amendment to the lease agreement and purchase option with Scarborough Forest Park IV, LP for the land and improvements located at 6814 Harry Hines Boulevard - Financing: No cost consideration to the City

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):

Meeting Adjourned: 10:55 A.M.

Approved By: _____

Memorandum



DATE April 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 **Old Dallas High School Redevelopment Project – Deep Ellum TIF District**

On Monday, April 18, 2016, the Economic Development Committee will be briefed on the Old Dallas High School project to redevelop properties at the south east corner of Bryan and Pearl Streets in the Deep Ellum TIF District. Briefing materials are 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
Eisa Cantu, Assistant to the City Manager – Mayor & Council

Old Dallas High School Redevelopment Project

Deep Ellum TIF District

Economic Development Committee
April 18, 2016



**DALLAS
ECONOMIC
DEVELOPMENT**



City of Dallas

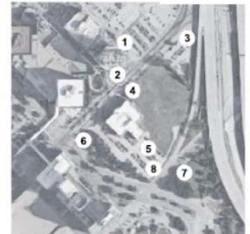
Purpose

- Review redevelopment of Old Dallas High School property assemblage at 2218 Bryan Street, located at the southeast corner of North Pearl Expressway and Bryan Street, in the Deep Ellum TIF
- Recommend Economic Development Committee approval of \$6.2 Million TIF funding commitment for Old Dallas High School project for council consideration on April 27, 2016

Old Dallas High School *Background*

Old Dallas High School –

- The original three-and-one-half story Classical Revival building, designed by Dallas architecture firm Lang & Witchell was completed in 1907. A subsequent addition was made in 1911
- Originally known as Dallas High School, the complex was renamed in 1941 for Dr. Norman Robert Crozier, a well-regarded principal and later DISD superintendent
- From 1942 to 1974 it served as the Crozier Technical High School

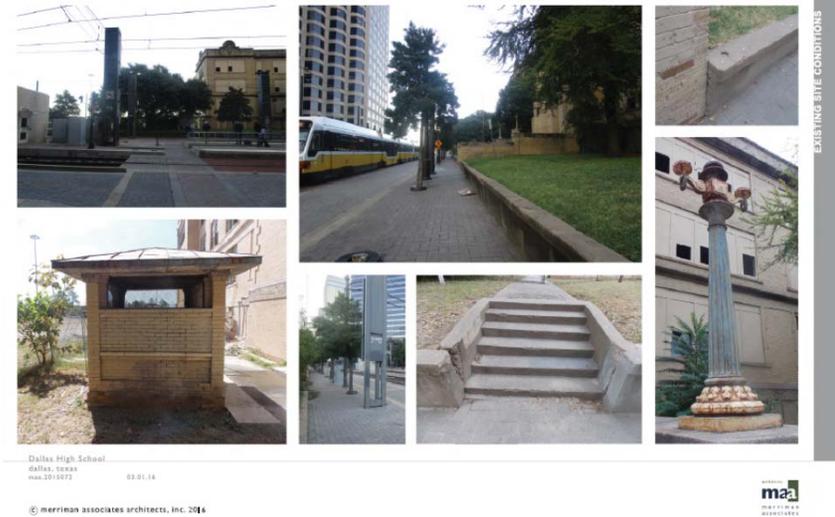


Existing site and parking lot photos

Dallas High School Background

(Cont'd)

- Vacant since the 1990s.
- Original structure, along with a 25'-0" buffer, was designated a City of Dallas Landmark in December 2000. It is also listed on the National Register of Historic Places
- MSW Crozier Tech, LP purchased the building in August 2015
- Matthews Holdings Southwest Inc. is the developer for the project
- Matthews Holdings Southwest Inc. and MSW Crozier Tech, LP will collectively be referred to as MSW
- Development of Old High School site creates unique redevelopment issues for Matthews Holdings Southwest because of historic restraints
- Remainder of site will not be owned by Matthews Holdings Southwest



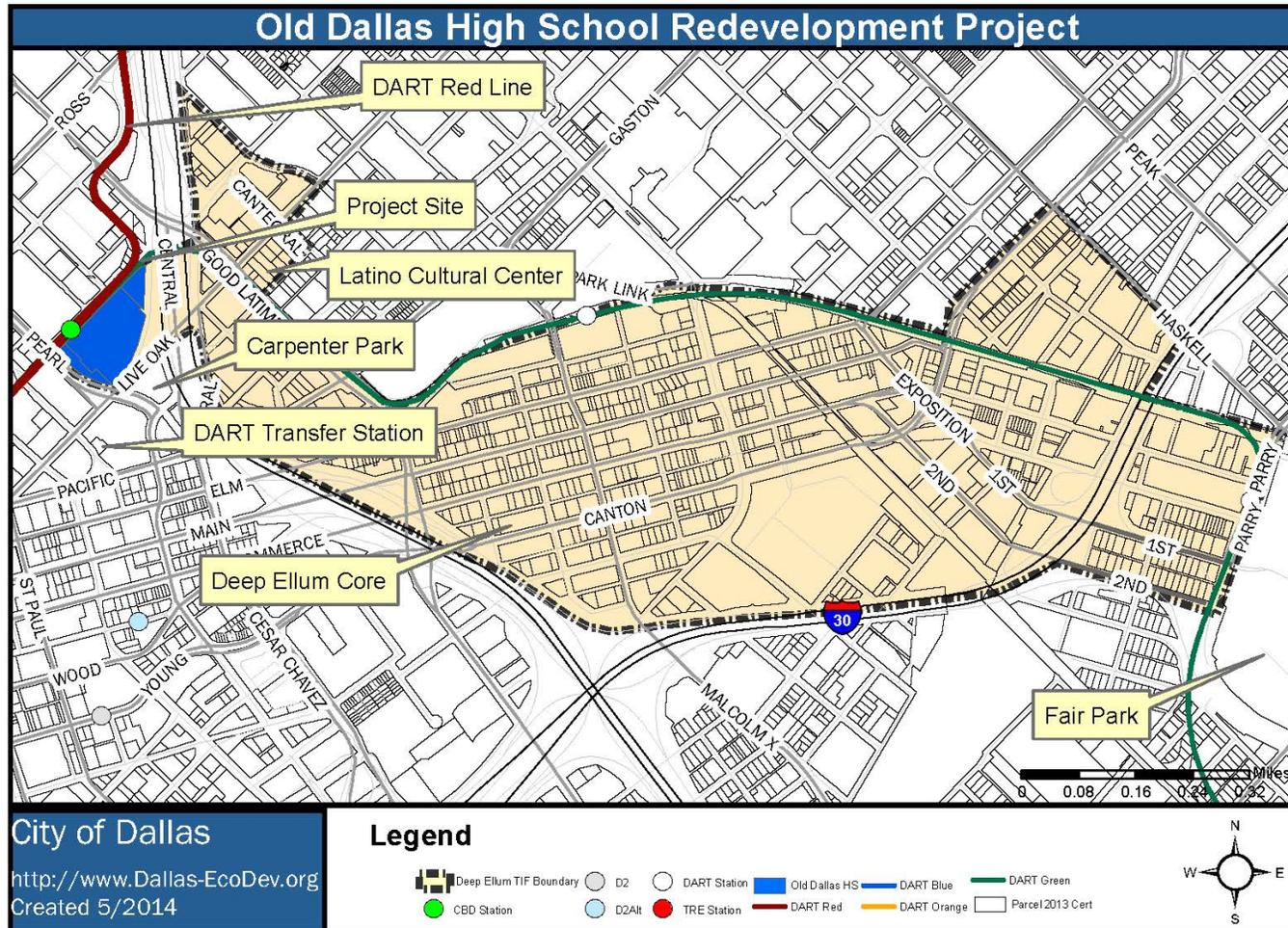
Existing site photos

Old Dallas High School Background (cont'd)

- ## Redevelopment Plan

- Once completed, the restored High School building will include approximately 26,000 square feet of retail space and 66,000 square feet of office space
- A new addition will be added to accommodate the retail space. It will be used as a restaurant and will have patio space
- 35,000 square feet of space will be rented to an architect firm
- The existing parking lot, mostly gravel and broken concrete, will be improved to serve the entire site
- The existing building will be restored to meet historic preservation standards
- Redevelopment of this site is an important link in the pedestrian connection between the Latino Cultural Center and Deep Ellum and the Arts District and the Downtown core
- Developers are also currently in discussions with TxDOT to remove an off ramp from US-75 for Live Oak to improve vehicular access to the site from Live Oak Street

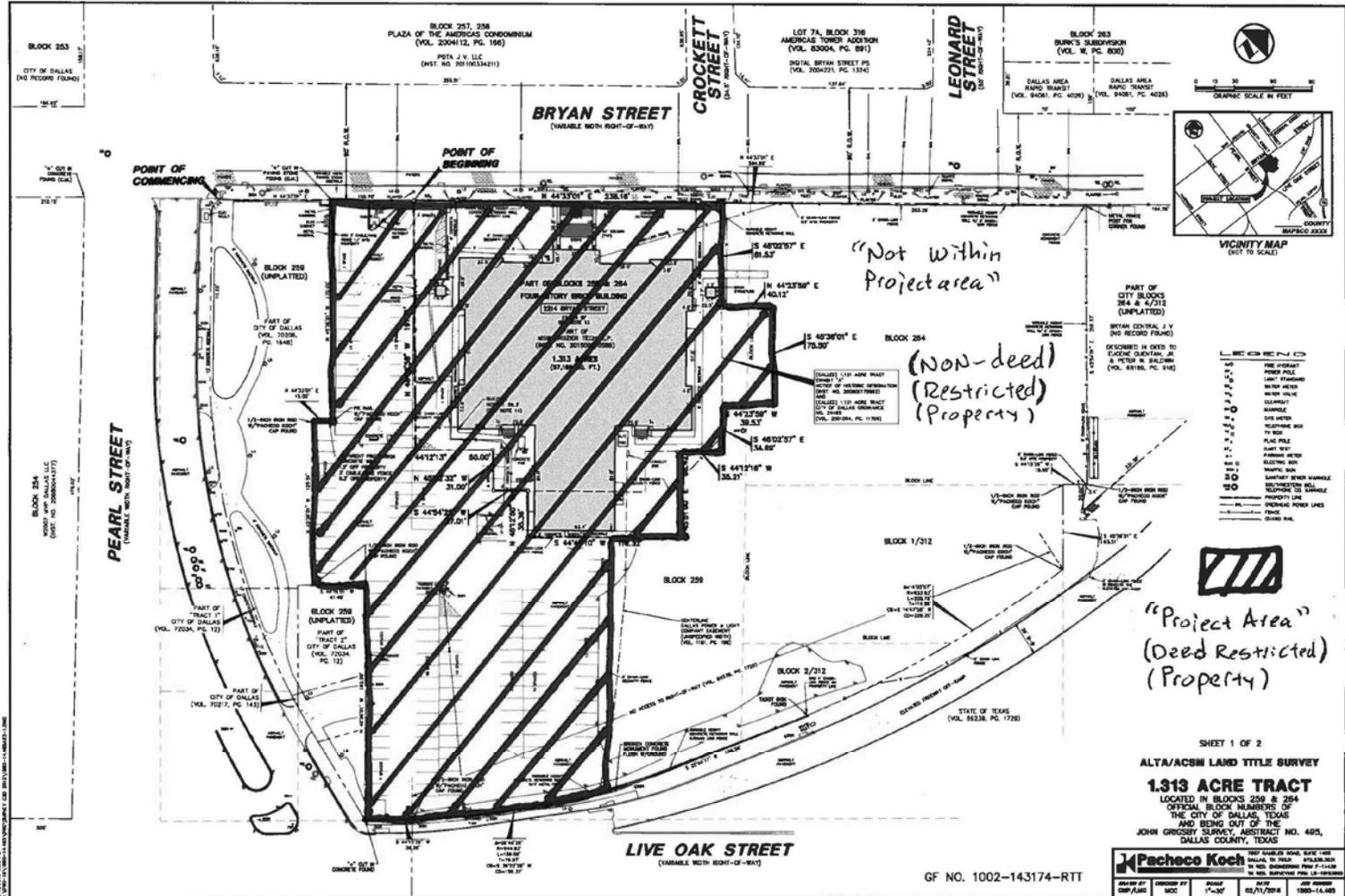
Project Site



Old Dallas High School - Redevelopment

- Multifamily residential rental units are not anticipated at this time, but if residential units are constructed within the project area, MSW will be required to comply with the Deep Ellum TIF Districts mixed income housing policy
- MSW Crozier Tech, LP intends to sell some of the remaining property surrounding the project area, however, if MSW (or its affiliate or subsidiary) retains any interest or repurchases such property and it's later developed as residential, MSW will be required to comply the TIF districts mixed income housing policy

Old Dallas High School – Site Map



Dallas High School - After Elevations



Dallas High School – Interior Design



Project Sponsorship

Matthews Southwest is parent company of Matthews Holdings Southwest, Inc. and MSW Crozier Tech, LP, headquartered in Lewisville, Texas with additional offices in Dallas, Texas; Calgary, Alberta; and Mississauga, Ontario. Since 1988, MSW has acquired, built, and managed the development of hotel, office, mixed use, retail, residential, entertainment and industrial developments. Locations of development projects include the United States, Canada, Mexico and Dubai per MSW EMEA (Europe, Middle East, and Africa). Dallas projects include South Side Flats by Jefferson, South Side on Lamar, NYLO Dallas South Side Hotel, Omni Dallas Convention Center Hotel, and Alamo Drafthouse Cinema (See Appendix A).

Old Dallas High School- *Strategic Importance*

- Redevelops key historic downtown Dallas building
- Help improve connection between downtown and Art District with Latino Cultural Center and Deep Ellum
- Creates pedestrian destination at a light rail station and enhances Carpenter Park
- Provides possibility of ultimately replacing highway ramp and improving vehicular access to site from Live Oak Street

Old Dallas High School

Project Funding Sources and Uses

Project Sources of Funding and Uses

Sources	Amount	%	Uses
Equity	\$11,816,550	23%	Acquisition and Construction
Construction Loan	\$25,204,771	50%	Construction
State Historic Tax Credits	\$6,179,179	12%	Construction
Federal Historic Tax Credits	\$7,209,042	14%	Construction
	\$50,409,542		

Old Dallas High School

Proposed TIF Funding

- Portion of TIF funds will reimburse streetscape, environmental remediation and demolition, and façade restoration.

Description	Amount	%
TIF Budget - Dallas HS Mixed Use Project		
Redevelopment of Vacant Buildings/Public Plazas		
<i>Paving Streetscape, & Lighting</i> (includes paving, landscaping, streetscaping, design, electrical, mechanical, and engineering costs)	\$ 450,000	7.2%
<i>Façade Restoration/Environmental Remediation & Demolition</i>	\$ 5,590,036	89.6%
<i>Economic Development TIF Grant</i>	\$ 200,898	3.2%
Total TIF Funding Proposed	\$ 6,240,934	

Old Dallas High School Project

TIF Board Funding Recommendation

- On March 28, 2016, the Deep Ellum TIF District Board of Directors reviewed and approved TIF funding for the Old Dallas High School project in an amount not to exceed \$6,240,934, of which \$200,898 is in the form of an Economic Development TIF Grant.

Old Dallas High School

Recommendations/Next Steps

- Request Economic Development Committee Approval for consideration by City Council at its April 27, 2016 meeting of a Development Agreement with MSW Crozier Tech, LP and Matthews Holdings Southwest, Inc. for a TIF Reimbursement not to exceed \$6,240,934



APPENDICES

Appendix A: Old Dallas High School *Project Team*

- **Matthews Holdings Southwest, Inc.** is an incorporated partnership firm based in Dallas, Texas. Its parent company, Matthews Southwest brings together financial resources and experienced management to form profitable relationships focused on creating projects of lasting excellence. Through the entire development cycle, MSW strategically selects projects that identify with their core values.
- **Jack Matthews – President.** Jack has led the completion of many diverse projects including hotels, condominiums, offices, retail, residential, and industrial space. His experience and mastery of all aspects of development from Imagining on creating, acquiring the land, financing the deal, building the project, then holding or selling on completion helps to create value at all stages in the progress.
- **Kristian Teleki – Senior Vice-President of Development.** Kristian has been successfully accountably for multiple facets and disciplines including: project management; civil design; project financing; Tax Increment Financing; city entitlements; asset leasing and sales; multi-million dollar demolition projects; and property acquisitions and dispositions.
- **Jerry Click – Vice President of Construction and Design.** Jerry works as part of the management team to coordinate and oversee the construction and design of major projects with a focus on quality execution and cost management. He has extensive expertise in dealing with large projects, historic renovations, and systems management.

Appendix B: Project Requirements/Other Information

Old Dallas High School Mixed Use Project Facts	
Minimum Retail Space	10,000 SF
Minimum Common Space	8,000 SF
Minimum Office Space	55,000 SF
Parking Spaces	150
Required Private Investment - (site acquisition, construction hard and soft costs)	Min. \$45,000,000
Expected Total Project Cost	\$50,409,542
TIF Funding	\$6,240,934
% TIF funds to total project cost	12%
Return on Cost without TIF	6.10%
Return on Cost with TIF	7.00%
Deadline to Obtain Building Permit	January 1, 2017
Deadline to Obtain Final CO	December 31, 2018

Appendix C: Highlights of TIF Funding Conditions

- Minimum private investment of at least \$33,000,000 for the project for land acquisition, hard, and construction related soft costs.
- Investment shall include a minimum of \$3,250,000 for the following TIF Eligible expenditures associated with the “Project”:
 - Paving, Streetscape, & Lighting – minimum \$250,000
 - Façade Restoration/Environmental/Remediation/Demolition – minimum \$3,000,000
- Redevelopment of the Project shall include a minimum of 73,000 square feet:
 - Minimum of 10,000 square feet of retail
 - Minimum of 55,000 square feet of office.
 - Minimum of 8,000 square feet of back of house/common space.
- Start construction for the Project by January 1, 2017;
- Certificate of Occupancy (CO) for the Project by December 31, 2018;
- 25% of total net leasable commercial (non-residential) space with a minimum of 50% of ground floor space that front onto a street must be occupied prior to TIF payment;
- On November 20, 2015, the design for the project was reviewed by the Urban Design Peer Review Panel (the "UDPRP"), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager and required for all Deep Ellum TIF District projects.

Appendix C: Highlights of TIF Funding Conditions *(Cont'd)*

- Recommendations by the UDPRP related to the Project include:
 - Encourage the renovation of the historic Old Dallas High School building as the first phase of the development of the larger site;
 - Explore alternative masterplan scenarios that arrange buildings around a perimeter block development scheme that frames a pedestrian centered series of internal connections and spaces;
 - Explore options that reimagine the existing greenspace along the Pearl frontage as an opportunity to engage Pearl Street with a building edge and active uses;
 - The panel suggests emphasizing the masterplan's relationship to the existing DART station, directly engaging it as an opportunity to reimagine the larger development site as a true transit oriented development;
 - Utilize the existing alignment of Leonard Street as an opportunity to create an architectural moment that enhances the view corridor relationship to the arts district and informs future development on adjacent sites;
 - Enhance the pedestrian edge along Pearl Expressway as an important pedestrian connection to the arts district;
 - Consider utilizing the existing right of way beneath I-345 as an opportunity to create more flexibility regarding site access;
 - Consider opportunities to design interim surface parking in a manner that limits impervious area, and employs integrated storm water management techniques where possible;
 - The panel supports efforts to eliminate or reroute the existing I-345 Live Oak ramp to free up developable land and allow for better connectivity with Carpenter Park.

Appendix C: Highlights of TIF Funding Conditions *(Cont'd)*

- Construction shall be in substantial conformance with site plans approved by the Deep Ellum TIF Board of Directors and Dallas City Council;
- Submit quarterly status reports for ongoing work on the project;
- 25% MWBE participation for TIF reimbursable improvements; 25% Good Faith Effort for private construction;
- Project deadline can be extended 6 months, with Director and Deep Ellum TIF District Board of Directors approval.

Appendix D: Old Dallas High School Project

Project Proforma

Old Dallas High School Pro Forma		
Deep Ellum TIF District		
PROJECT DESCRIPTION:	2218 Bryan Street	
PROJECT TYPE:	Mixed Use	
CONSTRUCTION START DATE:	May 1, 2016	
PROJECT SCHEDULE:	July 31, 2017	
Use Breakdown	SF	Total Leasable SF
Retail/Restaurant	26,000	59,058
Common Areas/Public Areas	13,000	4,800 *
Office	66,000	
Total Building Square Footage	105,000	
Project Costs		
Hard Costs	\$31,717,424	
Soft Costs	\$10,292,118	
Land Costs/Acquisition	\$8,400,000	
Total Project Cost (without City \$)	\$50,409,542	
Total Project Cost	\$50,409,542	
TIF Assistance	\$6,240,934	
Net Cost to Developer (after TIF reimbursement)	\$44,168,608	
Return on Cost Analysis		
NOI/Total Project Costs		
Return on Cost (without City \$)	0.19%	
Return on Cost (with City \$)	0.21%	
Income		
Retail/Restaurant	\$317,088	
Office	\$1,264,200	
Parking Revenue	\$480,704	
Total Revenue	\$2,061,992	
Expenses		
Operating Expense	(\$1,699,785)	
HTC Returns**	(\$267,764)	
Total Expenses	(\$1,967,549)	
NOI*	\$94,443	

NOI - Total (2017-2027)

Notes: Stabilized rates in Year 5 (2021)

*Leasable SF is for outdoor eateries in public plazas

**Historic Tax Credit Equity Return

Appendix E: Deep Ellum TIF District

Budget Status

Budget values may fluctuate as a result of district property value changes as provided by DCAD, completion of projects within the district, changes in tax rates for taxing jurisdictions, etc. (Includes Values from the approved Deep Ellum TIF District Plan Amendment)

Deep Ellum TIF District Project Plan Budget			
Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget*	Allocated**	Balance
Water, Wastewater, Storm & Off-site Utility Replacement	\$2,403,035	\$138,183	\$2,264,852
Paving Streetscape & Lighting	\$27,940,883	\$2,554,134	\$25,386,749
Open Space & Trails	\$2,716,474	\$1,197,998	\$1,518,476
Façade Restoration /Environmental/Remediation/Demolition***	\$10,643,883	\$8,447,324	\$2,196,559
Latino Cultural Center Area Improvements	\$9,629,490	\$0	\$9,629,490
Administration & implementation	\$4,386,446	\$300,058	\$4,086,388
Total Project Costs (excluding interest)	\$57,720,211	\$12,637,697	\$45,082,514
<i>*Budget shown above in current dollar; TIF Project Plan shows the budget in net present value.</i>			
<i>**Project and Administrative costs are allocated as increment collection began in FY 2008</i>			
<i>***Includes \$775,000 Grant under Façade Restoration/Environmental/Remediation/Demolition</i>			

Questions?



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 27, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 J

SUBJECT

Authorize the first amendment to the development agreement and the Chapter 380 economic development grant agreement with Fairfield at Ross LLC for development of the Fairfield West End Residences in the City Center TIF District to extend the completion deadlines to September 30, 2016 – Financing: No cost consideration to the City

BACKGROUND

On December 12, 2012, City Council approved various amendments to the City Center TIF District, including extending the boundaries of the district to include property along the Lamar Corridor and in the Historic West End area.

Fairfield West End Residences is the first development project within this new sub-district of the City Center TIF District. The Fairfield West End Residences development project at 302 N. Houston Street includes the construction of a residential building with structured parking on a vacant lot previously used for surface parking in the West End Historic District.

The project is nearing completion of the 267 residential units (including 27 affordable units) in a five story building with a roof top pool. The total project cost for the Fairfield West End Residences development project is \$44,264,938 and the minimum investment for the TIF and Chapter 380 funding is \$35,000,000. TIF funding for the project is in an amount not to exceed \$5,500,000. A Chapter 380 economic development grant agreement was also approved in the amount of \$535,360.

The original deadline completion dates were set for December 31, 2015. The developer sought an administrative six-month extension to the development agreement that the City Center TIF Board approved on August 13, 2015. The initial extension request was needed due to delays in receiving TCEQ signoff that the environmental work was satisfactorily completed.

BACKGROUND (Continued)

The Developer (Fairfield at Ross LLC) is requesting an additional extension to the development agreement due to a significant flood caused by a clogged drain in the first floor amenity area that occurred the week of November 23, 2015 that required substantial demolition, remediation and replacement materials to be re-ordered, delivered and re-installed. The initial units which were scheduled for December 2015 were completed March 2016, a three-month delay.

For the same reasons stated above, the developer is also requesting an amendment to the Chapter 380 economic development grant agreement to extend the completion date deadline from December 31, 2015 to September 30, 2016.

ESTIMATED PROJECT SCHEDULE

Start Date	December 2013
Completion Date	September 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 8, 2012, City Center TIF District Board of Directors reviewed and recommended approval of a development agreement with Fairfield Investment Company, LLC, and TIF funding for the project not to exceed \$5,500,000.

On January 23, 2013, City Council authorized Resolution Nos. 13-0204 and 13-0205, authorizing the execution of a Development Agreement for the Fairfield West End Residences development project located in the City Center TIF District.

On August 14, 2013, City Council authorized Resolution No. 13-1341, authorizing a Chapter 380 Economic Development Grant Agreement pursuant to Chapter 380 of the Texas Local Government Code and the City's Public/Private Partnership Program related to the development of a new residential apartment project at 302 North Houston Street, Dallas, Texas 75202 in an amount not to exceed \$535,360.

On August 13, 2015, the City Center TIF District Board of Directors approved a six month extension for the Fairfield West End Residences Development Agreement, from December 31, 2015 to June 30, 2016.

On March 10, 2016, the City Center TIF District Board of Directors reviewed and recommended for approval a three month extension for the Fairfield West End Residences Development Agreement, from June 30, 2016 to September 30, 2016.

Information about this item will be provided to the Economic Development Committee on April 18, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

DEVELOPER

Fairfield at Ross LLC

Fairfield at Ross LLC

Larry Lee

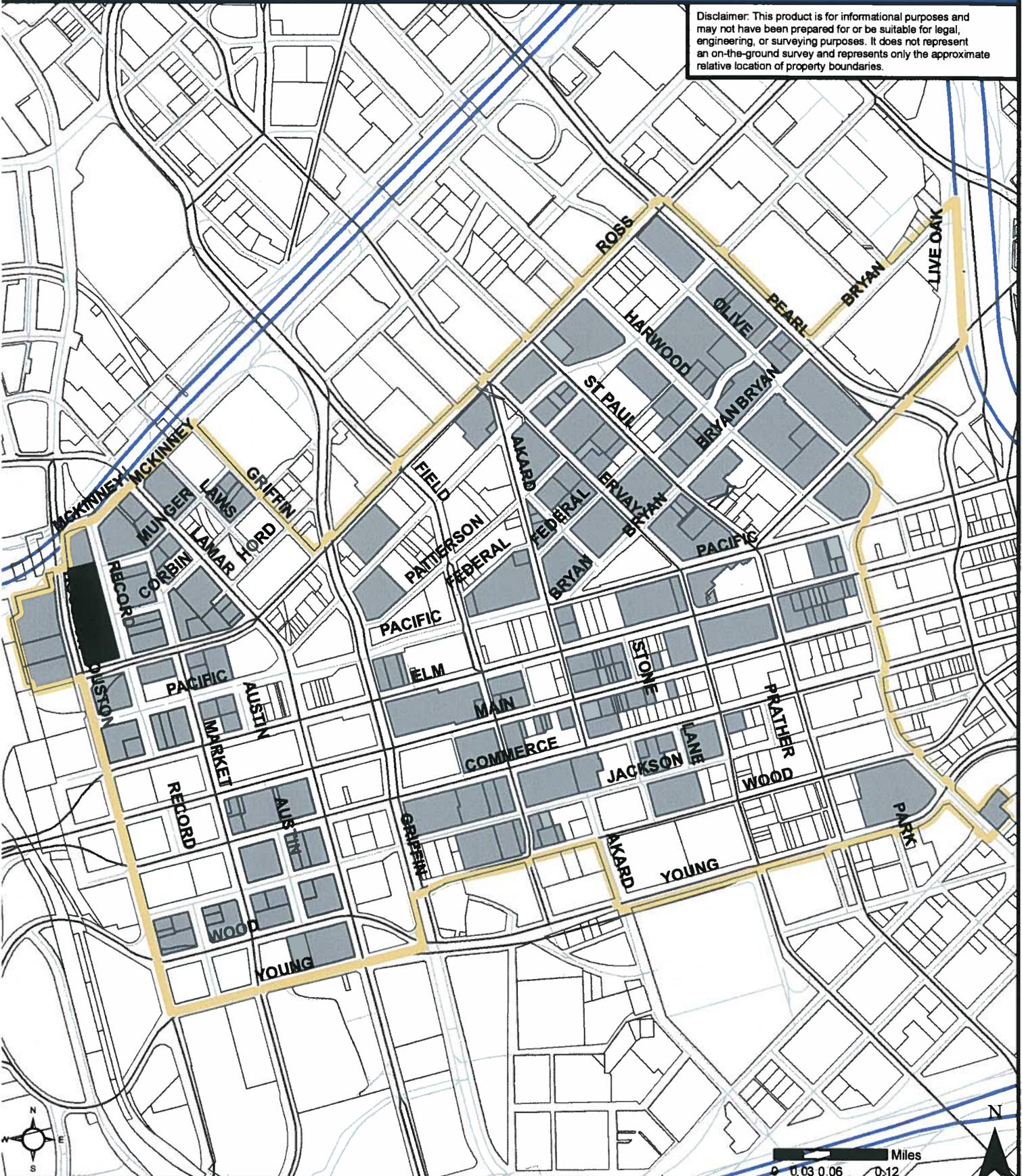
Larry Lee

MAP

Attached.

Fairfield West End Residences - City Center TIF District

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
Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Legend

- City Center TIF District Boundary
- City Center TIF District Parcels
- Lamar Corridor/West End Sub-District

Memorandum



DATE April 15, 2016

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

SUBJECT **Proposed Chapter 380 Economic Development Grant Agreement with Zale**

On April 27, 2016, the City Council will be asked to consider authorization of a Chapter 380 economic development grant agreement with Zale Delaware, Inc. ("Zale"), a wholly-owned subsidiary of Signet Jewelers Limited ("Signet"), in an amount not-to-exceed \$450,000 for the relocation and expansion of its operating headquarters to a new build-to-suit office facility and an associated new build-to-suit jewelry repair facility within the Cypress Waters development in the City of Dallas.

For the past year, City staff has been in discussions with representatives of Zale as they have been evaluating sites across the North Central Texas region for the location of its new operating headquarters and associated new jewelry repair facility.

The proposed economic development grant will stimulate Zale to relocate and expand its operating headquarters to a new approximately \$45 million build-to-suit office facility (approximately 225,000 square feet) and a new approximately \$5.5 million build-to-suit jewelry repair facility (approximately 31,000 square feet) developed by Billingsley Company within the Cypress Waters development in Dallas. Zale will lease the two new facilities for ten (10) years with two (2) 5-year renewal options. The two sites do not currently have addresses and are situated on unimproved property, but their locations are depicted on the attached map.

At the new headquarters office facility, Zale plans to have approximately 700 to 800 full-time employees (most of which will be relocated from other locations in the region) when it is ready for occupancy in spring 2018. By the end of 2020, Zale plans to have approximately 1,000 full-time employees (including approximately 200 to 300 newly created jobs) at the headquarters office facility.

At the new jewelry repair facility, Zale plans to have approximately 90 to 115 full-time employees (most of which will be relocated from other locations in the region) when it is ready for occupancy in spring 2017. By the end of 2020, Zale plans to have approximately 185 full-time employees (including approximately 70 to 95 newly created jobs) at the jewelry repair facility.

Signet, formerly known as the Ratner Group from 1949 to 1993, is a holding company incorporated in Bermuda but headquartered in Akron, Ohio. Signet is the largest retailer of diamond jewelry in the world and the largest specialty retail jeweler by sales in the United States, United Kingdom, and Canada. Signet operates entirely through its 100 percent owned subsidiaries.

In May 2014, in the largest transaction in the history of the jewelry industry, Signet acquired its nearest competitor, Zale Corporation (legally known as Zale Delaware, Inc.), which is currently headquartered in Irving, Texas.

With approximately 30,000 employees, Signet operates approximately 3,600 stores worldwide primarily under the name brands of Kay Jewelers, Zales, Jared The Galleria of Jewelry, Gordon's Jewelers, H. Samuel, Ernest Jones, Peoples, and Piercing Pagoda. Signet's annual sales of approximately \$6 billion derive from the retailing of jewelry, watches, and associated services.

In order to receive the proposed Chapter 380 economic development grant, Zale will be required to comply with the following key terms:

- Zale will be eligible for the first installment (\$250,000) of the proposed grant upon verification on or before June 30, 2018 of: (1) substantial completion on at least \$35 million in real property improvements associated with design, engineering, and construction (including agreed-upon hard and soft costs) of the headquarters office facility, (2) substantial completion on at least \$4 million in real property improvements associated with design, engineering, and construction (including agreed-upon hard and soft costs) of the jewelry repair facility, (3) at least 700 full-time employees at the headquarters office facility, and (4) at least 90 full-time employees at the jewelry repair facility.
- Zale will be eligible for the second installment (\$200,000) of the proposed grant upon verification on or before December 31, 2020 of: (1) at least 950 full-time employees at the headquarters office facility, and (2) at least 150 full-time employees at the jewelry repair facility.
- If Zale attains at least 950 full-time employees at the headquarters office facility and at least 150 full-time employees at the jewelry repair facility but fails to maintain at least those employment levels for a period of five (5) years beginning from the date of the second installment, then Zale will be required to reimburse the City in the amount of \$200,000.
- If Zale relocates its operating headquarters outside of the City of Dallas prior to December 31, 2025, then Zale will reimburse the City in the amount of \$200,000.
- Zale will comply with the City's Business Inclusion and Development ("BID") good faith effort goal of twenty-five percent (25%) participation by Minority/Women-owned Business Enterprises ("M/WBE") for all construction

expenditures in contracts entered into relating to tenant finish-out or tenant allowances included with the minimum required investments described above and will meet all reporting requirements for this obligation.

The estimated net fiscal impact to the City (after payment of the proposed grant) is approximately \$11.3 million over 10 years and approximately \$37 million over 20 years. This proposed project conforms to minimum eligibility criteria for the City's Public/Private Partnership Program Guidelines and Criteria. Staff recommends approval of this proposed incentive.

ESTIMATED SCHEDULE OF THE PROJECT

Begin construction of headquarters office building	October 2016
Complete construction of headquarters office building	April 2018
Begin construction of jewelry repair building	June 2016
Complete construction of jewelry repair building	May 2017

MAP

Attached.

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



Ryan S. Evans
First Assistant City Manager

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

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

Proposed Project Information Worksheet Economic Development Committee

A. Project Summary

City Council District	6	
Project/Company Name	Zale/Signet Jewelers	
Project Location	Cypress Waters development (2 sites)	
Project Type	Build-to-Suit Headquarters Office Build-to-Suit Jewelry Repair Facility	
Facilities (Square Feet)	Headquarters Office	225,000
	Jewelry Repair Facility	31,000
Construction Schedule	Begin	June 2016
	Complete	April 2018
Private Improvement	Real Property (both sites)	\$50,500,000
	Business Property (both sites)	\$22,100,000
Jobs	Created	1,135
	Retained	n/a
Average Wage Rate	Salary (headquarters office)	\$80,000
	Salary (jewelry repair facility)	\$48,000
City Incentive Summary	Tax Abatement	n/a
	Infrastructure	n/a
	Other - Grant	up to \$450,000

B. Economic Impact Estimates (Dallas City Economy Only)

	10-Year		20-Year	
	Jobs	Economic Output	Jobs	Economic Output
Direct Impact (both sites)	1,135	\$1,202,903,185	1,135	\$3,164,458,151
Indirect and Induced Impact* (both sites)	945	\$937,290,778	945	\$2,465,491,847
Total Impact	2,080	\$2,140,193,963	2,080	\$5,629,949,998

C. City of Dallas General Fund Fiscal Impact

(From direct, indirect and induced economic impact)

	10-Year		20-Year	
Total City GF Revenue Generated (both sites)		\$27,478,401		\$73,669,864
Total City GF Service Costs (both sites)		\$15,725,099		\$36,180,079
Net Impact Before Incentives (both sites)		\$11,753,302		\$37,489,785
City Incentives		\$450,000		\$450,000
Net City Fiscal Impact (both sites)		\$11,303,302		\$37,039,785

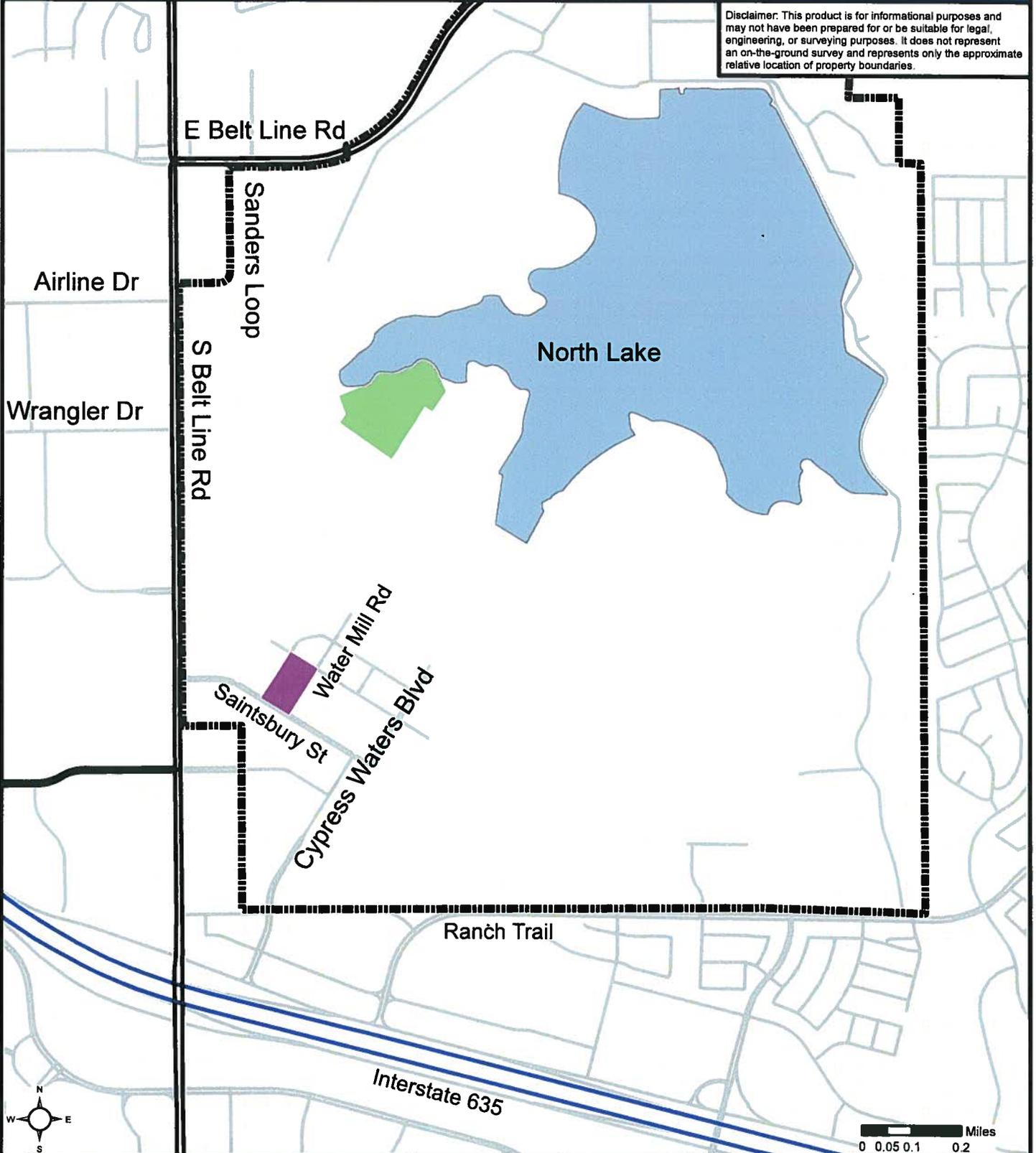
* Indirect impacts represent supplier effects; induced impacts represent spin-off household effects.

D. Other Taxing Jurisdiction 10-yr Estimated Tax Revenue

	Property Taxes	Sales Taxes
Coppell ISD	\$8,415,792	n/a
Dallas County	\$1,411,925	n/a
DCCCD	\$724,258	n/a
Parkland Hospital	\$1,603,008	n/a
DART	n/a	n/a

SUBJECT PROPERTY

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS
ECONOMIC
DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org
Created 02.16.16, Last Updated 02.15.16 - Project Diamond Property

Legend

-  HQ Site
-  Repair Center Site
-  Dallas City Limit

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: April 27, 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 settlement in lieu of proceeding with condemnation of a tract of land containing approximately 16,822 square feet from Doyle Anderton located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$2,000 increased from \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500) to \$6,585 (\$4,000, plus closing costs and title expenses not to exceed \$2,585) – Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a tract of land containing approximately 16,822 square feet located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni Pipeline Project. The consideration is based on an independent appraisal, as approved by Dallas Water Utilities. This settlement will allow acquisition of the property without further condemnation proceedings.

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)

Authorized acquisition on August 12, 2015, by Resolution No. 15-1418.

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

Information about this item will be provided to the Economic Development Committee on April 18, 2016.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$2,000

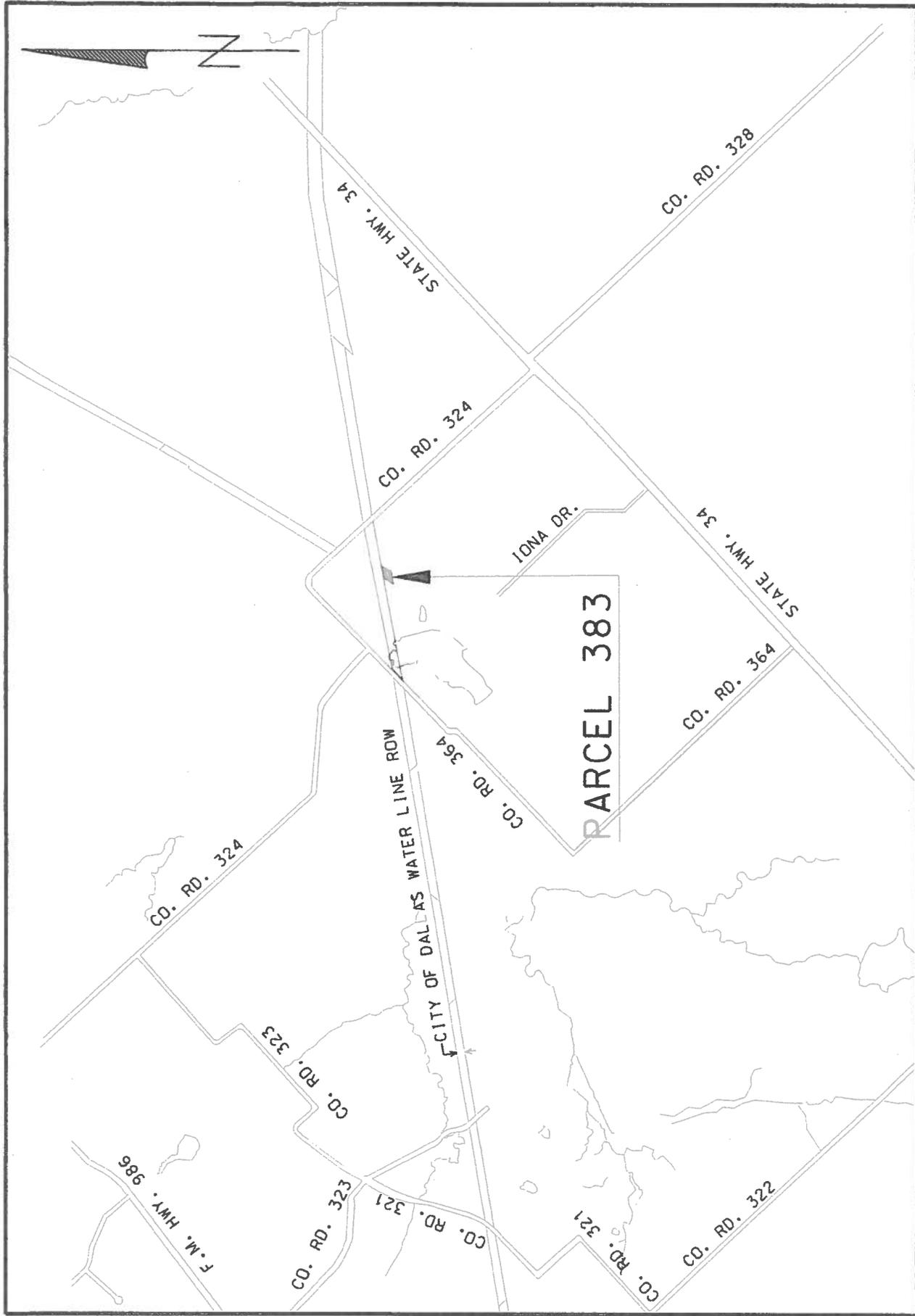
Resolution No. 15-1418	\$ 4,585.00
Additional Amount (this action)	<u>\$ 2,000.00</u>
Total Settlement Amount	\$ 6,585.00

OWNER

Doyle Anderton

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 27, 2016
COUNCIL DISTRICT(S): 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34S 36A 42U 43F K 44J 45W Z 46L M P Q R T U V W X Y Z
47J S 48T 54V Z 55B F H K L M P S W Z 56B C D T V W X
57M 62A 63D 64B Q 65A F H L 66K S 68A 69A-F L P

SUBJECT

Authorize the quitclaim of 96 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: \$585,974

BACKGROUND

This item authorizes the quitclaim of 96 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 April 18, 2016.

FISCAL INFORMATION

Revenue: \$585,973.04

OWNERS

Anthony Boyd IRA LLC

Anthony Boyd, Managing Member

Axxan Green, Inc.

Mariza Ortega, President

Citywide Development & Construction, LLC

Gardner Brewer, Managing Member

County Land and Water LLC Series COM1

Wayne Prokay, Managing Member

DFW Projects LLC

Johnny Aguinaga, Managing Member

Glo-Nite, Inc.

Butch Benavides, President

Homex Change LLC DBA Nomax Homex Change

Xochitl Trejo, Managing Member

JDS-Q Services, LLC

LaQuonda Brewer, Managing Member

Nextlots Now L.L.C.

Lee J. Schmitt, Managing Member

Tri-Capital Equities LLC

Jordan DSilva, Managing Member

Alfonso Ruiz

Alma Mireya Reyes Barbosa

Alonso Olmos

Angelica Hernandez

Aubrey Quarles

Benito Mojica

Carlos Guzman

OWNERS (Continued)

Carmen Olguin

Christina Martinez

Clifford Johnson Jr.

Cristal Benitez

Daporscha Kelley

Devan Earle

Doric Earle

Edmond Chiu

Eric Arevalo

Esteban Melgarejo Castillo

Francisco Mujica

Genaro B. Fierro

Guadalupe Martinez

Jonathan Bender

Jose Saragoza

Kelly Martinez

Kimiaki Itamura

Lonnie Barnes

Luis Mendez

Maria Schneider

Maria Estrada

Mason Sneed Hensley

Maxine Hightower

OWNERS (Continued)

Megan E. Knauss

M.W. Resnick

Nereida Vasquez

Oscar Garcia

Raquel Rollins

Rolando Cobos

Samuel Demissew

Shaymah Mahdi

Sherri M. Title

Stephani A. Kyle

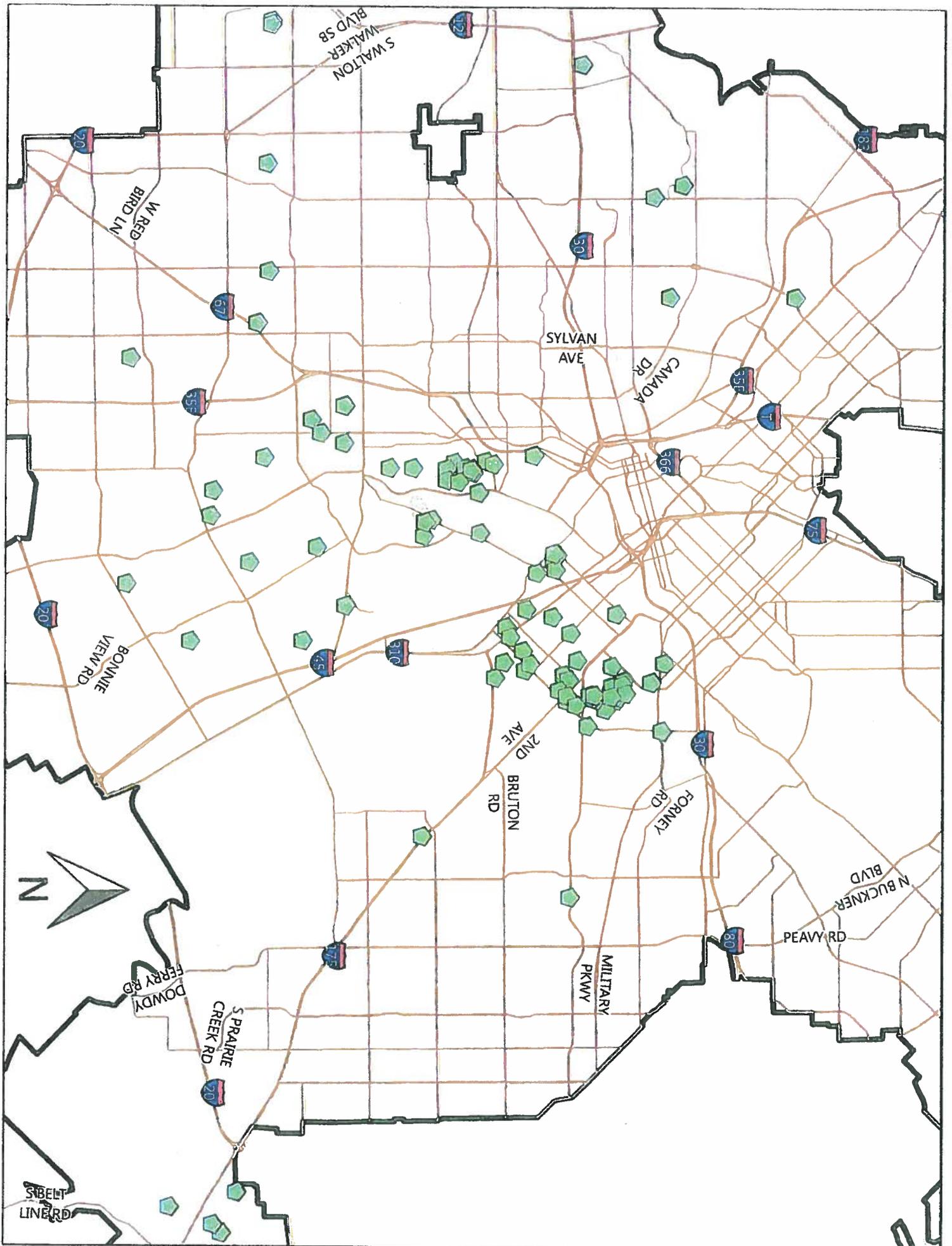
Tena Ny

Tonya Watson

W. Justin Title

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 27, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 53T

SUBJECT

Authorize an amendment to the ten-year lease agreement with Mulix Investments, LLC to make leasehold improvements to the approximately 4,996 square feet of office space located at 2730 Coombs Creek Drive for the Southwest Building Inspection District office for the period December 1, 2014 through November 30, 2024 - Not to exceed \$13,400 - Financing: Building Inspection Current Funds (subject to annual appropriations)

BACKGROUND

This item authorizes an amendment to an existing ten-year lease agreement with Mulix Investments, LLC to make leasehold improvements to the approximately 4,996 square feet of office space. Additional leasehold improvements were needed and this item provides for the payment of those improvements.

The Southwest Building Inspection District office provides services that include the intake of contractors registration, review and processing of permit applications and inspections by the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a lease agreement on December 10, 2014, by Resolution No.14-2114.

Information about this item will be provided to the Economic Development Committee on April 18, 2016.

FISCAL INFORMATION

\$13,400 – Building Inspection Current Funds (subject to annual appropriations)

OWNER

Mulix Investments, LLC

Raul B. Estrada, Manager

MAP

Attached



Lease area
2730 Coombs Creek Drive



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 27, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45P

SUBJECT

An ordinance granting a private license to Equity Hotel Group, LLC for the use of a total of approximately 385 square feet of aerial space to occupy, maintain and utilize two canopies over a portion of Record Street right-of-way, near its intersection with Wood Street – Revenue: \$200 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to Equity Hotel Group, LLC for the use of a total of approximately 385 square feet of aerial space to occupy, maintain and utilize two canopies over a portion of Record Street right-of-way, near its intersection with Wood 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 April 18, 2016.

FISCAL INFORMATION

Revenue: \$200 one-time fee, plus the \$20 ordinance publication fee

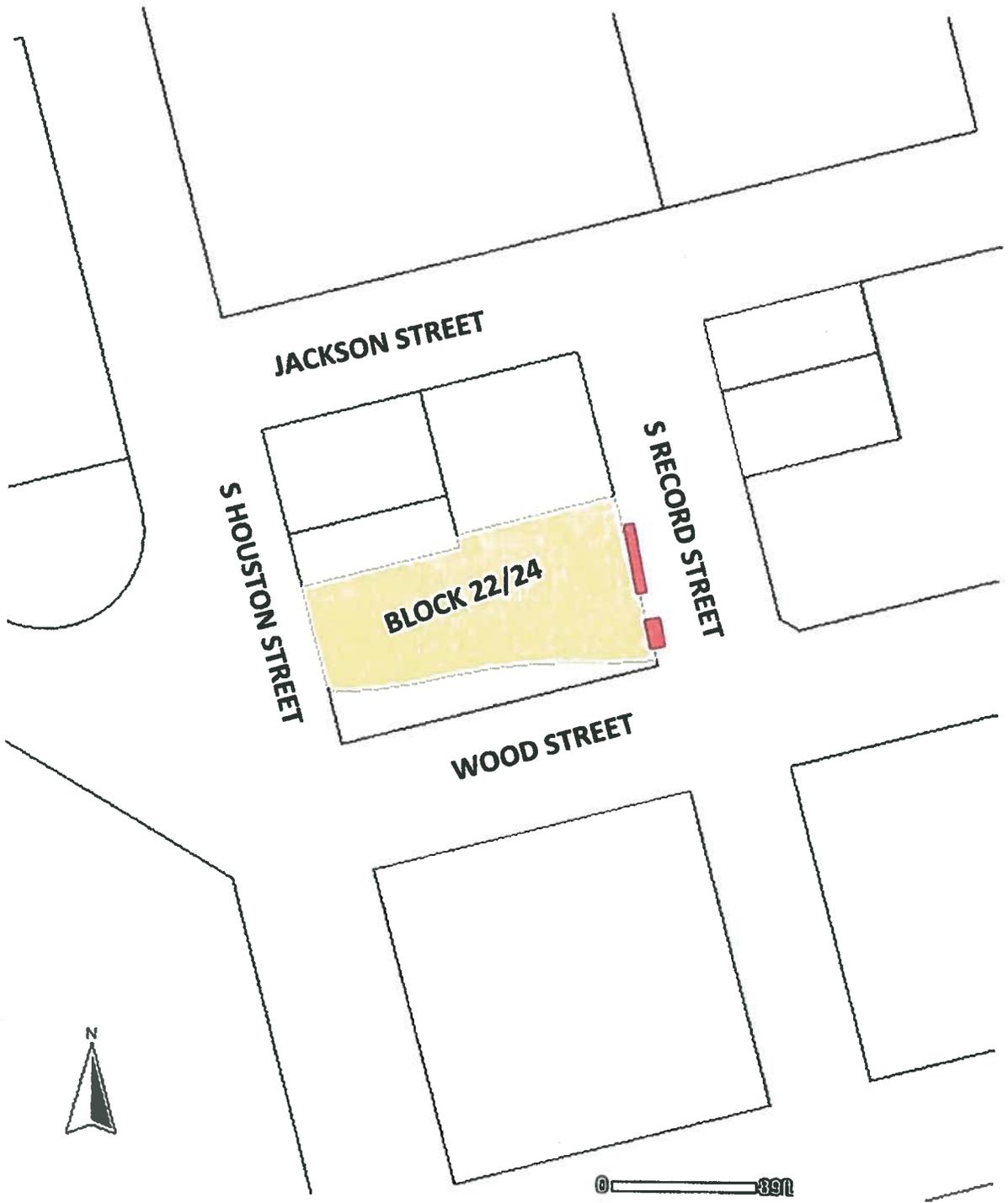
OWNER

Equity Hotel Group, LLC

Bipin Hira, Manager

MAP

Attached



LICENSING AREA

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 27, 2016
COUNCIL DISTRICT(S): 11
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 26A

SUBJECT

An ordinance abandoning a sanitary sewer easement to Northaven Land Investment, LP and North Haven R.E., LP, the abutting owners, containing approximately 3,664 square feet of land, located near the intersection of Northaven Road and Freda Stern Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a sanitary sewer easement to Northaven Land Investment, LP and North Haven R.E., LP, the abutting owners. The abandonment area will be included with the property of the abutting owners for the construction of a single-family residential 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 April 18, 2016.

FISCAL INFORMATION

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

OWNERS

Northaven Land Investment, LP

Northaven Homes GP, LLC

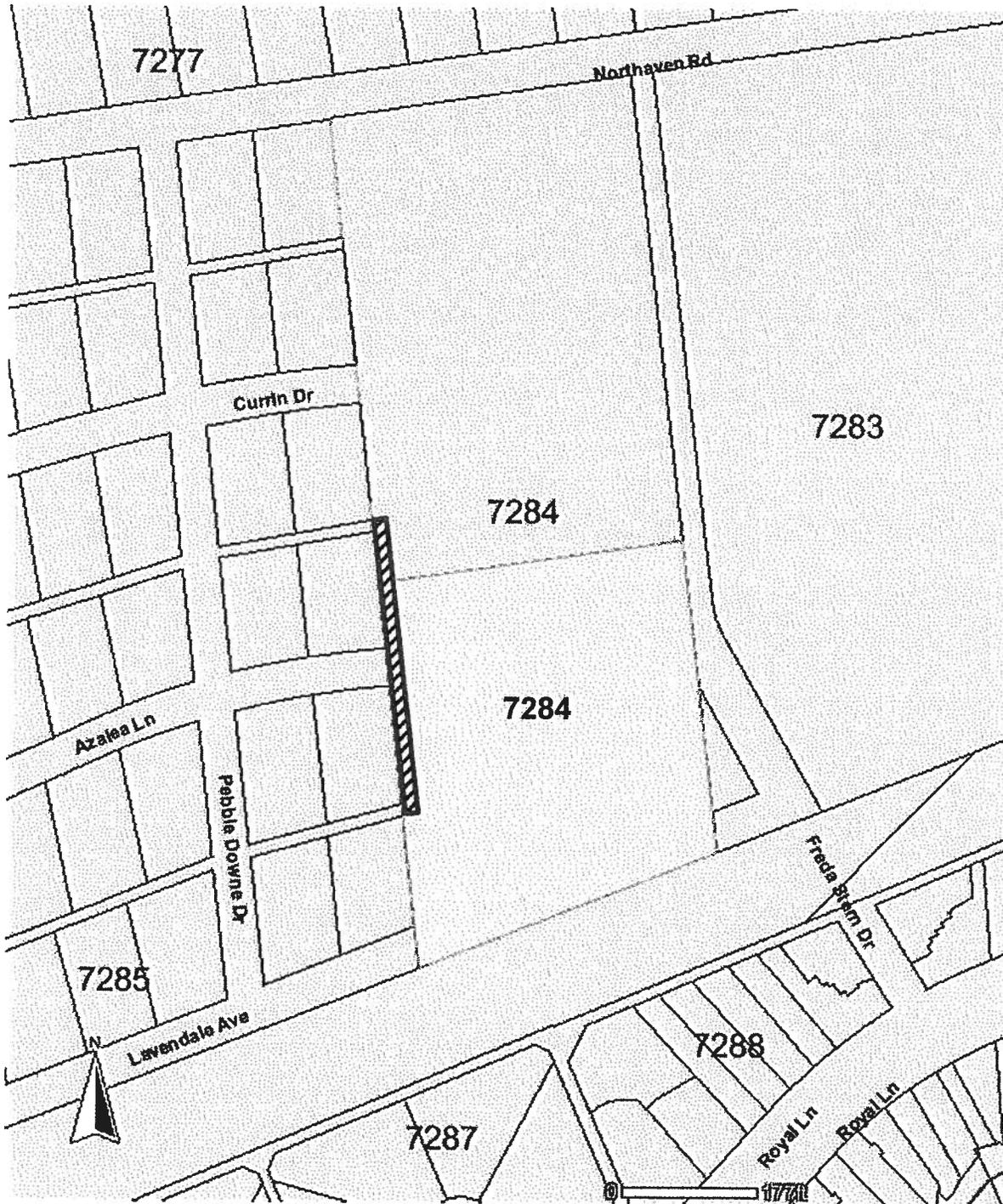
J Ryan Diepenbrock, Member

North Haven R.E., LP

Jonathan Pinkus, Member

MAP

Attached



Abandonment area = 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 27, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Intergovernmental Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of a grant from the Texas Department of Criminal Justice (Grant # 696-TC-16-17-L063), to develop and operate a pilot program for reentry services in the amount of \$1,000,000 for the period September 1, 2015 to August 31, 2017; and **(2)** execution of the grant agreement - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds

BACKGROUND

During the 2015-2017 biennium, a provision to the General Appropriations Bill directed the Texas Department of Criminal Justice (TDCJ) to enter into an agreement with the City of Dallas to create and operate a pilot program for reentry services for offenders returning to the Dallas region. The purpose of the pilot program is to provide funding for the City of Dallas to coordinate with non-profit entities, faith-based organizations, community groups, and the private sector, to provide reentry services. The goal of this pilot program is to provide reentry services and training to formerly incarcerated individuals which will reduce recidivism rates and increase employment opportunities.

The City of Dallas has released a Request for Competitive Sealed Proposals (RFCSP) seeking a coalition of service providers. The funds from the Texas Department of Criminal Justice will pass through the City of Dallas and will be issued to service providers in the form of contracts.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on April 18, 2016.

FISCAL INFORMATION

\$1,000,000.00 - Texas Department of Criminal Justice Grant Funds