

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2015 NOV 12 PM 2: 53

CITY SECRETARY
DALLAS, TEXAS

MONDAY, NOVEMBER 16, 2015
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

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Southwest Center Mall Partnership Proposal
Karl Zavitkovsky
Director, Office of Economic Development
3. DCA 145-005 Application to Amend Cell Tower Regulations – Temporary Towers and Height Restrictions
David Cossum
Director, Sustainable Development & Construction
4. Dallas Executive Airport Airport Master Plan
Mark Duebner
Director, Aviation

5. **UPCOMING AGENDA ITEMS**

December 9, 2015

- A. 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
- B. Authorize a grant agreement with Blocks GKM, LP for retail incentives and dedication of TIF funding in an amount not to exceed \$5,000,000 for the Victory Park Cinema Project, which is the construction of a theatre in the Victory Sub-district from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) – Not to exceed \$5,000,000 – Financing: Sports Arena TIF District Funds (subject to appropriations)
- C. Authorize an amendment of the grant agreement with Victory Park UST Joint Venture I, LP, for 359 reserved parking spaces for American Airlines Center events in the Victory South Parking Garage to clarify UST's commitment to increase Dallas Central Appraisal District appraised values of undeveloped/underdeveloped lots with in the district by \$50M will be satisfied by development of Block M within the District – No cost consideration to the City
- D. Authorize an amendment to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to clarify language related to planned improvements as part of creating recreational amenities and entry portals allowing pedestrian and bicycle access into the Trinity River corridor/trail system amending Ordinance No. 23033, as amended, to reflect this amendment - Financing: No cost consideration to the City
- E. Authorize an amendment to the Oak Cliff Gateway TIF District Grant Program to update the program map consistent with the current boundaries of the TIF district and add additional criteria related to grant consideration. - Financing: No cost consideration to the City
- F. Authorize an amendment to the TIF development agreement with Bishop Arts LLC, previously approved on December 10, 2014, by Resolution Nos. 14-2180, as amended to **(1)** increase the Bishop Arts Phase I development agreement by \$25,000 for additional project costs that benefit the Oak Cliff Gateway TIF District to be used towards the cost of a parking consultant study to ensure that adequate parking will be available to support the economic activity in the area and will be payable upon completion of the study and any related conditions; and **(2)** extend project deadlines for Phase I by six months - Financing: No cost consideration to the City
- G. 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
- H. 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)

- I. Authorize **(a)** a termination agreement with Banc of America Community Development Corporation for that certain lease of land located south of Dallas Executive Airport entered into on April 23, 2002 by and between the City of Dallas and the City of Dallas Business Development Corporation; and **(b)** the acceptance of a \$25,000 payment from Banc of America Community Development Corporation in lieu of the remaining three hundred sixteen rent payments left on the current lease - Financing: Revenue (\$25,000) and Estimated Revenue Foregone (\$195,418) in rent over three hundred sixteen months
- J. Authorize adoption of the Airport Master Plan for Dallas Executive Airport and approval of the recommendations contained therein as a guide in the implementation of future airport development to service forecasted operational demand - Financing: No cost consideration to the City
- K. Authorize to execute an early Termination Agreement with Jet Center of Dallas, LLC concerning two of its leases at Dallas Executive Airport to accommodate the Commemorative Air Force for approximately 45,000 square feet of improved land, 7,000 square feet of office space, 11,000 square feet of hangar space, and 10 acres of unimproved land and to pay Jet Center a termination deposit payment equal to \$1,900,000, which will be credited towards the final termination payment at a future date - Financing: Aviation Current Funds (\$1,900,000) and Revenue (\$1,000) annual rent from Commemorative Air Force
- L. Authorize a thirty-year lease agreement with a purchase option with Scarborough Maple Manor V, LP for approximately 16.79 acres of land and improvements located at 6333 Denton Drive to use for Dallas Love Field operations - Financing: Aviation Current Funds - \$3,400,000 (subject to appropriations)
- M. Authorize a two-year master agreement for hot mix asphalt and cold patch materials – Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)
- N. Authorize a five-year extension of the license agreement with AIDS Arms, Inc., for approximately 13,250 square feet of City-owned land located at 210 Sunset Avenue for the use of 30 parking spaces for the period December 15, 2015 through December 14, 2020 - Annual Revenue: \$8,400
- O. Authorize a ten-year lease agreement with Columbia Colson Corporation for approximately 5,500 square feet of office space located at 2910 Broadway Boulevard, Garland, Texas to be used as a Women, Infants and Children Clinic for the period January 1, 2016 through December 31, 2025 - Not to exceed \$1,079,376 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

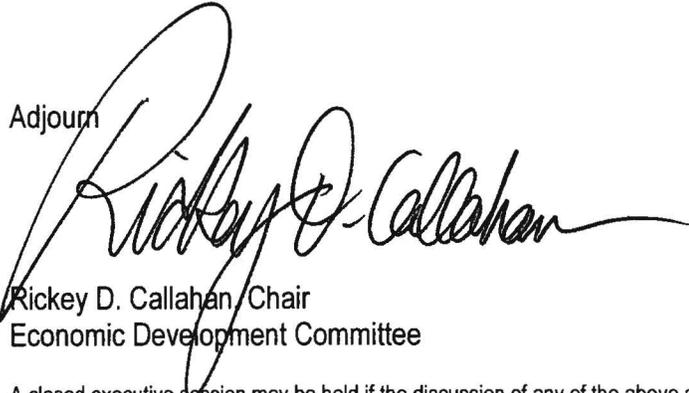
- P. Authorize an amendment for rental payments to Marcer Investments, LLC for the use of approximately 1,600 square feet of office space located at 6925 Lake June Road for the Women, Infants and Children Clinic for the period October 1, 2014 through July 31, 2015 – Not to exceed \$35,560 – Financing: Department of State Health Services Grant Fund (subject to annual appropriations)
- Q. . An ordinance abandoning portions of Alpine Street and Owenwood Avenue to Southern Foods Group, LLC, the abutting owner, containing approximately 76,840 square feet of land, located near the intersection of Dolphin Road and Spurlock Street and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- R. An ordinance abandoning a portion of an alley to Benedetto Revocable Trust and Lillian Rose Lampo Catalina, John Anthony Lampo, Jr. and Peter Gerard Lampo, the abutting owners, containing approximately 1,412 square feet of land, located near the intersection of Munger Avenue and Johnson Place- Revenue: \$17,650, plus the \$20 ordinance publication fee
- S. An ordinance abandoning a portion of an alley to City of Dallas, the abutting owner, containing approximately 7,693 square feet of land, located near the intersection of Hillcrest Road and Aberdeen Avenue, and authorizing the quitclaim - Revenue: \$161,553, plus the \$20 ordinance publication fee
- T. An ordinance abandoning three fire lane easements to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 76,544 square feet of land, located near the intersection of Harvest Hill and Midway Roads - Revenue: \$5,400, plus the \$20 ordinance publication fee
- U. An ordinance abandoning a water easement and fire lane easement to Kroger Texas L.P., the abutting owner, containing a total of approximately 1,908 square feet of land located near the intersection of Midway and Frankford Roads – Revenue: \$5,400, plus the \$20 ordinance publication fee
- V. An ordinance abandoning two water easements to Old Dominion Freight Line, Inc, the abutting owner, containing a total of approximately 1,908 square feet of land, located near the intersection of Duncanville Road and Keist Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee
- W. An ordinance abandoning a drainage easement to Logic Land, LTD, the abutting owner, containing approximately 1,393 square feet of land, located near the intersection of Cypress Waters Boulevard and Saintsbury Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- X. An ordinance abandoning a drainage easement to TG Flats, LP, the abutting owner, containing approximately 224 square feet of land, located near the intersection of Singleton Boulevard and Borger Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- Y. An ordinance abandoning a portion of a sanitary sewer easement to City of Dallas, the abutting owner, containing approximately 7,426 square feet of land, located near the intersection of Bruton and St. Augustine Roads, and providing for the dedication of approximately 13,500 square feet for a needed water and wastewater easement - Revenue: \$5,400, plus the \$20 ordinance publication fee

Z. An ordinance abandoning a portion of a utility easement to Intercity Investment Properties, Inc., the abutting owner, containing approximately 13,467 square feet of land, located near the intersection of Edgemere Road and Bandera Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee

AA. An ordinance amending Ordinance No. 29441, previously approved on September 10, 2014, which abandoned aerial rights to Hunt Dallas Office, L.P., the abutting owner containing approximately 316 square feet of land, to extend the building deadline from 18 months to five years, located near the intersection of North Akard Street and Munger Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee

BB. An ordinance amending Article XI of the Dallas Development Code previously approved on November 26, 2007, by Ordinance No. 27016, as amended, including tax exemptions, conservation easements, and transfer of development rights - Financing: No cost consideration to the City

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.

Economic Development Committee **DRAFT**

Meeting Record November 2, 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: November 2, 2015 **Meeting Start time:** 9:09 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
Karl Stundins, Manager, Office of Economic
Development
David Cossum, Director, Sustainable
Development & Construction
Neva Dean, Assistant Director, Sustainable
Development & Construction
Ashley Eubanks, Assistant Director,
Sustainable Development & Construction

Other Presenters:

1. Approval of October 19, 2015 Minutes of the Economic Development Committee
Presenter(s):

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

Motion made by:

Item passed unanimously: X

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

Follow-up (if necessary):

2. Proposed Revision to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties

Presenter(s): Davie Cossum, Director, Sustainable Development & Construction

Action Taken/Committee Recommendation(s): Motion made to follow staff's recommendations per page 11 to full council * **Mr. Medrano was not present during the vote**

Motion made by: Mr. Kleinman

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Mr. McGough

Item passed on a divided vote:

Item failed on a divided vote:

Follow-up (if necessary):

Upcoming Agenda Items

November 2, 2015

- A. Authorize a five-year lease extension with Liam, Ltd., for approximately 5,030 square feet of office space located at 1050 N. Westmoreland Road, Suite 316 for the Women, Infants and Children Clinic for the period December 1, 2015 through November 30, 2020 - Not to exceed \$442,640 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- B. Authorize a seven-year lease extension with ARI-Forest Green Management, LLC for approximately 4,290 square feet of office space located at 11910 Greenville Avenue, Suite 100 for the Building Inspection's North Central Division office for the period November 1, 2015 through October 31, 2022 - Not to exceed \$516,217 - Financing: Building Inspection Current Funds (subject to annual appropriations)
- C. 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: \$808,940
- D. Authorize an amendment to Resolution No. 13-0870, previously approved on May 22, 2013, for acquisition from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to increase the previously authorized amount for approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 for the Chalk Hill Street Improvement Project - Not to exceed \$60,000, increased from \$53,512 (\$50,512, plus closing costs and title expenses not to exceed \$3,000) to \$113,514 (\$110,514 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
- E. An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement – Revenue: \$5,400, plus the \$20 ordinance publication fee
- F. An ordinance granting a revocable license to CH Realty VI/R Dallas Preston Ctr, L.P., for the use of approximately 2,852 square feet of surface and aerial space to install and maintain a pedestrian skybridge and four support columns on and over a portion of Westchester Drive right-of-way located near its intersection with Berkshire Lane - Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee
- G. Authorize amendments to Resolution Nos 14-1275 and 14-1276 previously approved on August 13, 2014 to: (1) extend the Certificate of Occupancy and construction completion deadlines for the Mid Elm Lofts redevelopment project from June 30, 2016 to June 30, 2017 and (2) revise the development entity from RREAF Holdings, LLC to Mid Elm TIF, Inc. – Financing: No cost consideration to the City
- H. Authorize rescission of City Council Resolution No. 14-1052 and City Council Resolution No. 14-1053, 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

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

Authorize a real property tax abatement agreement with TCDFW Industrial Development, Inc., for the purpose of granting an 8-year abatement of 75 percent of the taxes on added value to the real property for the development of a new 475,000 square feet speculative industrial/warehouse facility within a Texas Enterprise Zone located at 900 Chalk Hill Road, south of I-30 in Dallas, Texas, subject to TCDFW's purchase of the real property by January 10, 2016, in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$19,925; eight-year revenue estimated at \$159,400 (Estimated revenue forgone for the eight-year real property abatement estimated at \$478,200)*(This Item was moved to the November 16, 2015 Economic Development Committee Meeting)

- I. Authorize a second extension to the development agreement with Lynxette Exploration, LLC, previously approved on March 28, 2012, by Resolution No. 12-0962, in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to extend the deadlines related to the completion of the Sylvan | Thirty project by one year; in consideration for the extension Lynxette Exploration, LLC shall (1) provide staff with a quarterly report of the project's outstanding items for submittal to the Fort Worth Avenue TIF Board; (2) annually request permission from TxDOT to complete the installation of the required landscaping and 7' sidewalk along the southern portion of the project site, and subsequent to receiving permission, must complete the work within the next immediate planting period and no later than 12 months from the date permission is granted; and (3) provide staff with documentation of TxDot's response to their annual request prior to the annual disbursement of TIF Reimbursement - Financing: No cost consideration to the City
- J. Authorize a deadline extension for the Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District to: (1) extend project completion deadlines from December 31, 2014 to July 31, 2015 and (2) receive and deposit \$100,000 from Forest City Residential Group Inc., in the Cityplace Area TIF District Fund for additional Katy Trail improvements – Financing: No cost consideration to the City

Authorize a development agreement with Friends of the Katy Trail Inc. in the amount of \$100,000 for additional Katy Trail improvements in furtherance of the Cityplace Area TIF District Project and Financing Plan - \$100,000 - Financing: Cityplace Area TIF District Funds

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: 10:26 AM

Approved By: _____

Memorandum



DATE November 13, 2015

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 **Southwest Center Mall Partnership Proposal**

On Monday, November 16, 2015, you will be briefed on the Southwest Center Mall Partnership Proposal. The briefing materials are attached for your review.

Please let me know if you have any questions.



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, OED
J. Hammond Perot, Assistant Director, OED
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Southwest Center Mall Partnership Proposal

Economic Development Committee
November 16, 2015



Purpose

- Provide background information on Southwest Center Mall.
- Review proposed Southwest Center Mall partnership proposal.
- Obtain Economic Development Committee's approval for consideration of proposed economic development grant by City Council on January 13, 2016.

Southwest Center Mall

Background

- Built in 1975 by DeBartolo Company as Redbird Mall
- Approx. 950,000 building square feet (GLA) on approx. 90 acres
- Mall is currently comprised of in-line portion + 5 anchor properties
- Renamed Southwest Center Mall in 2001 in effort to rebrand facility
- Currently occupied anchors:
 - Macy's (Foley's rebranded in 2006 when May Company was purchased by Federated Department Store)
 - Sears (recently acquired by Seritage Growth Properties)
 - Burlington Coat Factory (replaced Montgomery Ward in 2001)
- Currently vacant anchors:
 - Former JC Penney's (building vacated in 2001; demolished in 2012)
 - Former Dillard's (building vacated in 2006)
- In-line portion of mall:
 - 341,251 building square feet (gross leasable area)
 - Approximately 60% occupied
 - Recently acquired by 3662 West Camp Wisdom LLC (Peter Brodsky)

Southwest Center Mall

Background (2009)

- Southern Dallas Task Force Southwest Oak Cliff Work Team identified redevelopment of Southwest Center Mall as their top priority.
- A nine member Advisory Services Panel from Urban Land Institute (ULI) spent five days in Dallas examining Southwest Center Mall
 - Received in advance an in-depth briefing package
 - Toured Southwest Center Mall and other retail developments in area
 - Interviewed 70+ community members, stakeholders, and public officials
 - Presented oral summary of findings and recommendations to the community in June 2009
 - Issued formal written report in October 2009

Southwest Center Mall *Background (2009)*

- ULI Panel findings included:
 - Market is too weak to justify private investment in redevelopment without public investment.
 - Fragmented site ownership makes redevelopment challenging.
 - No shared vision or comprehensive redevelopment plan for the area.
- ULI Panel recommendations included:
 - City should play an active role in recruitment of investors/developers.
 - City should play an active role in land assembly to consolidate ownership and gain control of the site.
 - City should assure existing anchors of City's interest in site redevelopment.
 - City should establish a TIF district to support public investment in site redevelopment.
 - A community-based vision and redevelopment plan should be articulated and formalized.
- ULI Panel offered initial redevelopment concept for new town center "village."



Southwest Center Mall

Background (2009-2014)

- Joint venture between Madison Capital and CityView Commercial resulted in some limited investment and re-tenanting of in-line portion.
- Failed attempt at a “Fiesta Mundo” concept at former Dillard’s building.
- City negotiated an option to purchase former JC Penney’s building to avoid undesirable “flea market” use.
- Mayor launched GrowSouth Initiative in 2012, representing a comprehensive strategy for economic development in southern Dallas, with Southwest Center Mall area identified as a core investment area of larger Red Bird focus area.
- City created Mall Area Redevelopment TIF District in 2014, which signaled a critical step in process of attracting viable development partners, stimulating private investment, and leveraging other capital sources over time.

Southwest Center Mall

The Opportunity (2015)

- Red Bird community and southern Dallas have endured **decline of Southwest Center Mall over the past 20 years.**
- During that time, **City has struggled** with how to deal effectively with Mall.
- Owner's recent decision to take a risk and invest in Southwest Center Mall is **significant and rare opportunity for City to forge a partnership** to facilitate meaningful redevelopment and revitalization of Mall and surrounding area.
- **Time to act is now.** At least 2 of 3 remaining anchors (Macy's and Seritage/Sears) are in process of evaluating whether to stay or go.

Southwest Center Mall Partnership

Location

Through an auction process, Owner recently acquired the in-line portion of mall. Owner also acquired former Dillard's property and has an option to purchase former JC Penney's property.



Southwest Center Mall Partnership

Summary

- Catalyst step to jumpstart a larger, multi-phased redevelopment effort.
- Owner invested significant personal capital in property acquisition, based on expectation of City participation (subject to City Council approval).
- Owner and City anticipate working together to execute a total redevelopment of the Southwest Center Mall site.
- Staff proposes a Chapter 380 economic development grant not to exceed \$2,400,000 (source: Public/Private Partnership Funds).
- Owner's required minimum private investment (not including land acquisition costs) is \$15,000,000:
 - Maximum of \$2,000,000 for rehabilitation costs to the existing mall building and site
 - Minimum of \$13,000,000 must be for new vertical improvement costs or redeveloping former Dillard's building.

Southwest Center Mall Partnership Summary

Required Private Investment (not including land acquisition)	Min. \$15,000,000
Anticipated Total Project Cost (including land acquisition)	\$25,000,000
Grant Funding	\$2,400,000
% grant funds to required private investment	16.0%
% grant funds to anticipated total project cost	9.6%
Deadline for Owner to obtain OED Director approval of scope of work for vertical improvements	July 31, 2018
Deadline for Owner to secure and provide evidence of construction funds or financing for vertical improvements	September 30, 2018
Deadline for Owner to obtain building permit for vertical improvements	December 31, 2018
Deadline for Owner to obtain certificate of occupancy for vertical improvements	December 31, 2019

- Subject to approval of the OED Director, Owner may receive a one-time extension of deadlines of up to 6 months.
- Staff will be actively engaged with Owner throughout the process and will provide regular updates to City Council.

Southwest Center Mall Partnership

Summary

- The proposed grant is conditional and subject to:
 - Owner agrees to give City collateral property in appraised value at least equal to grant amount.
 - Collateral property may include former Dillard's property, former JC Penney's property, or other property in area as approved by OED Director.
 - Proposed grant would be paid upon City's receipt from Owner of required documentation for pledge of collateral, including an appraisal of valuation of collateral property and execution of a performance deed of trust in favor of City for collateral property without contingent liabilities.

Recommendation

- Economic Development Committee approval for consideration of the proposed grant agreement by City Council on January 13, 2016.

APPENDICES

Appendix A: Southwest Center Mall Partnership *Owner and Project Development Team*

Owner: Peter S. Brodsky (3662 W Camp Wisdom LLC)

A Dallas resident for over 20 years, Peter enjoyed a successful career in private equity at Hicks Muse (HM) and its successor firm, HM Capital, from 1995-2010. After leaving HM, Peter became the Board Chair of KIPP Dallas-Fort Worth, a high performing charter school group focused on serving southern Dallas. During his leadership, KIPP DFW has grown from one school serving 300 students to four schools in Oak Cliff serving over 1,300 hundred students. With the anticipated opening of KIPP DFW's fifth school in August 2016, which will be in Pleasant Grove, KIPP DFW will serve over 2,000 southern Dallas students. Peter recently acquired the Southwest Center Mall and a few of the surrounding properties with a plan to execute a total redevelopment of the site, turning it into a high quality retail, entertainment, and residential center for southern Dallas.

Architect: Tipton Housewright, Principal, OmniPlan

Development Consultant: Ken Lombard, Partner, Capri Investment Group

Development Consultant: Michael Buckley, President, Halcyon Ltd

Community Development: Willis Johnson, CEO, JBJ Marketing

Marketing: Sophia Johnson, President, Alpha Business Images

Property Management/Leasing: Lisa Powell Long, General Manager, Southwest Center Mall

Appendix B: Southwest Center Mall Partnership

Additional Information

- Other Sources of Funding: It is acknowledged that other sources of public funding (e.g. Mall Area Redevelopment TIF District) may be considered to support additional redevelopment projects in Southwest Center Mall area. Any TIF funding sought shall be subject to TIF Board and City Council approval of separate development agreement(s).
- Design Review: Owner will submit design plans to City for proposed vertical improvements. OED staff, CityDesign Studio staff, and City of Dallas Urban Design Peer Review Panel (“UDPRP”) will work collaboratively and in an advisory capacity with Owner to ensure that buildings, streets, and open space proposed with the vertical improvements generally: (1) respect the character of existing development as well as TIF plan goals, (2) advance a more pedestrian-oriented development pattern and street-level activity, and (3) promote a more enduring and sustainable built environment consistent with the spirit and intent of the Urban Design Guidelines for Projects located in Tax Increment Financing Districts.

Memorandum



CITY OF DALLAS

DATE November 13, 2015

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

SUBJECT **DCA 145-005 Application to Amend Cell Tower Regulations – Temporary Towers and Height Restrictions**

On November 16, 2015 you will receive a follow up briefing on proposed amendments to the Development Code regarding provisions for cell towers. This item was previously briefed on September 8, 2015 and October 19, 2015. The City Plan Commission recommended approval of the proposed amendments on May 21, 2015. A copy of the briefing is attached. Please contact David Cossum at 670-4127 should you have any questions or need additional information.

A handwritten signature in blue ink, appearing to read 'Ry - S. E.' with a long horizontal stroke at the end.

Ryan S. Evans
First Assistant City Manager

C: Honorable Mayor and Members of 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
Jill A. Jordan, P.E., Assistant City Manager

Joey Zapata, Assistant City Manager
Mark McDaniel, 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

DCA 145-005

Application to Amend Cell Tower Regulations – Temporary Towers and Height Restrictions

Economic Development Committee

November 16, 2015



Background

- On February 6, 2015, an applicant submitted an application and fees to modify tower/antenna for cellular communication use regulations
 - Add temporary cellular units
 - Allow Council to waive residential proximity slope restrictions via SUP
 - Adopt language for modifications in order to comply with FCC
- Zoning Ordinance Committee (ZOC) discussed the item 3 times in March and April
- On April 16, 2015 ZOC recommended approval of the amendments
- On May 21, 2015 City Plan Commission (CPC) recommended approval
- On September 8, 2015, staff briefed the Committee and was asked to meet individually with Committee members and return to the Committee at a later date
- On October 19, 2015 staff briefed the Committee and was asked to return for further discussion

Current Regulations

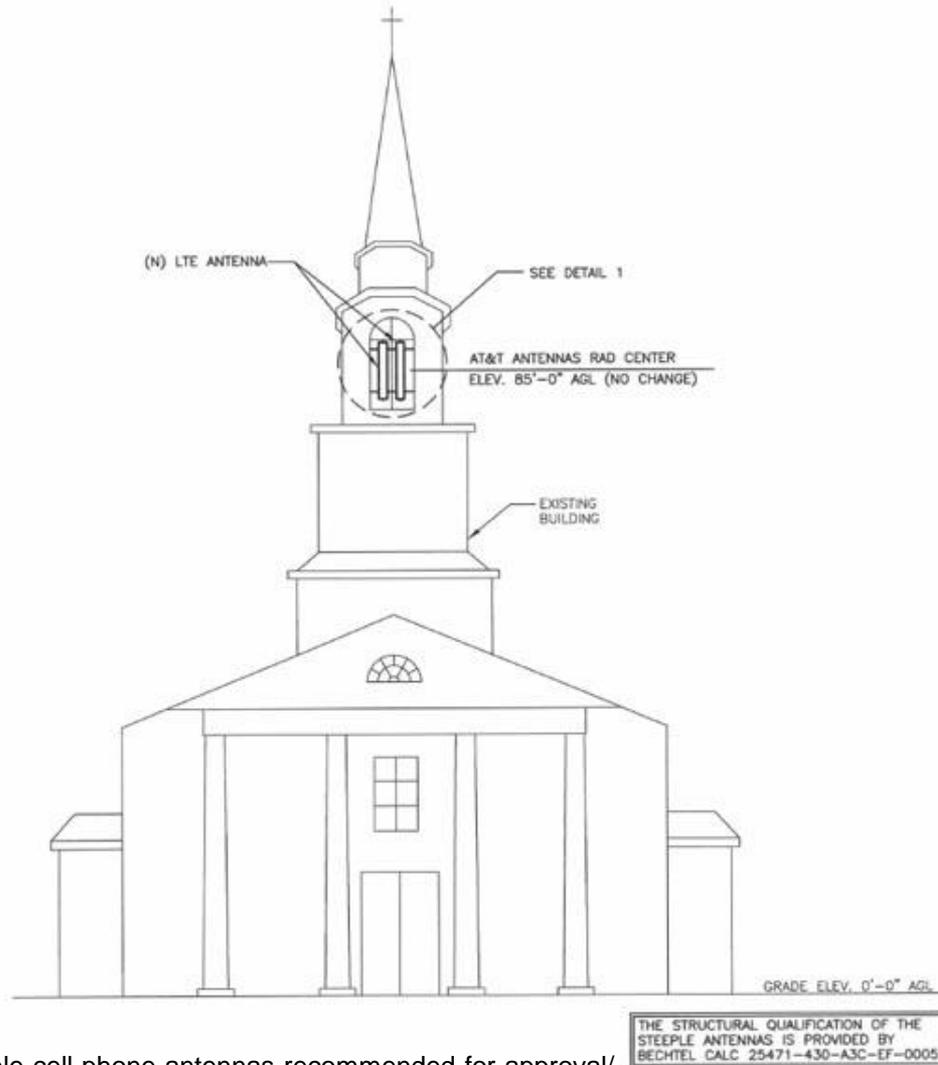
- 3 types of cellular communication technologies:
 1. **Mounted cellular antenna** means a cellular antenna that is attached to an existing structure
 2. **Monopole cellular tower** means a single pole structure that supports a platform and cellular antennas
 3. **Other cellular communication tower/antenna** means any cellular communication tower or antenna that is part of a cellular system authorized by the Federal Communications Commission, but that is not covered by the above definitions

Current Regulations

- All types of tower/antenna for cellular communication use are allowed in all districts by right or by SUP.
 - **Mounted** antennas are allowed by right
 - residential districts when on a nonresidential structure and in all nonresidential districts.
 - **Monopole** towers are allowed
 - by SUP in all residential districts and in NO(A) and NS(A)
 - in less intense nonresidential districts (i.e. LO(A), MO(A), GO(A), MU, MC, CR, and RR) monopoles are allowed
 - ✓ by right below specified heights, and
 - ✓ by SUP when they exceed specified heights.
 - by right in more intense nonresidential districts (i.e. commercial, industrial, and central area districts).
 - **“Other”** types are allowed
 - by right in more intense nonresidential (i.e. GO(A), CS, industrial, and central area) districts and
 - by SUP in residential districts and some less intense nonresidential (i.e. NO(A), LO(A), MO(A), retail, mixed use, and MC) districts.

Mounted Antennas

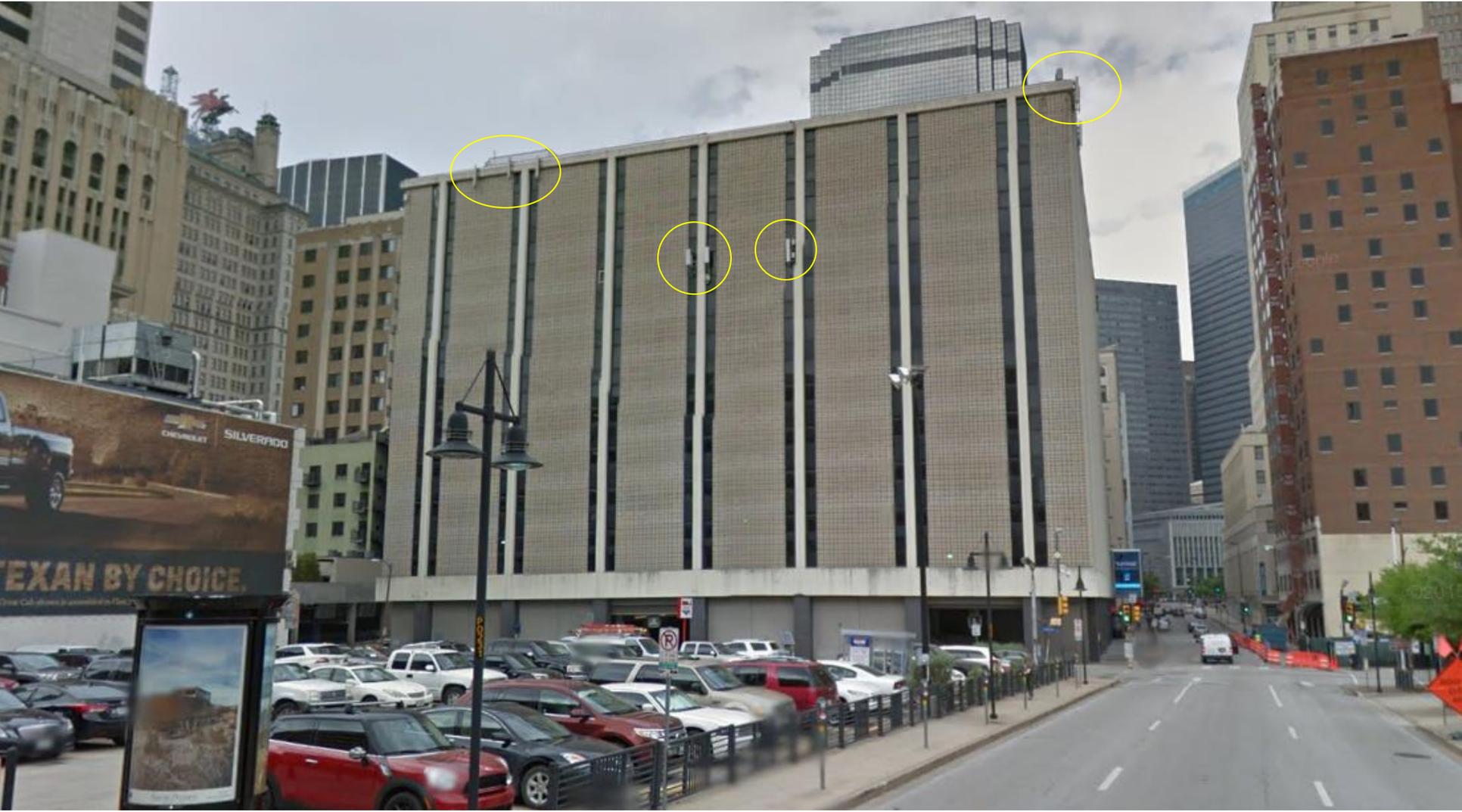
Current Regulations



<https://www.arlnow.com/2011/06/06/steeple-cell-phone-antennas-recommended-for-approval/>

Mounted Antennas

Current Regulations



Monopole Cellular Tower

Current Regulations



Monopole Cellular Tower

Current Regulations



Other Antennas and Monopole Cellular Tower

Current Regulations



Other Cellular Communication Tower/Antenna

Current Regulations



Residential Proximity Slope (RPS)

Current Regulations

- All types of tower/antenna for cellular communication use are a utility and are not restricted by zoning districts' maximum structure height
 - However, they must comply with residential proximity slope (RPS)
 - Council may waive the RPS if a specific use permit (SUP) is required.
- The board of adjustment (BDA) may grant a variance to height if it finds that the land has a restrictive size, shape, or slope that would prevent commensurate development.
 - This is often a difficult standard to prove for a monopole tower.

Residential Proximity Slope (RPS)

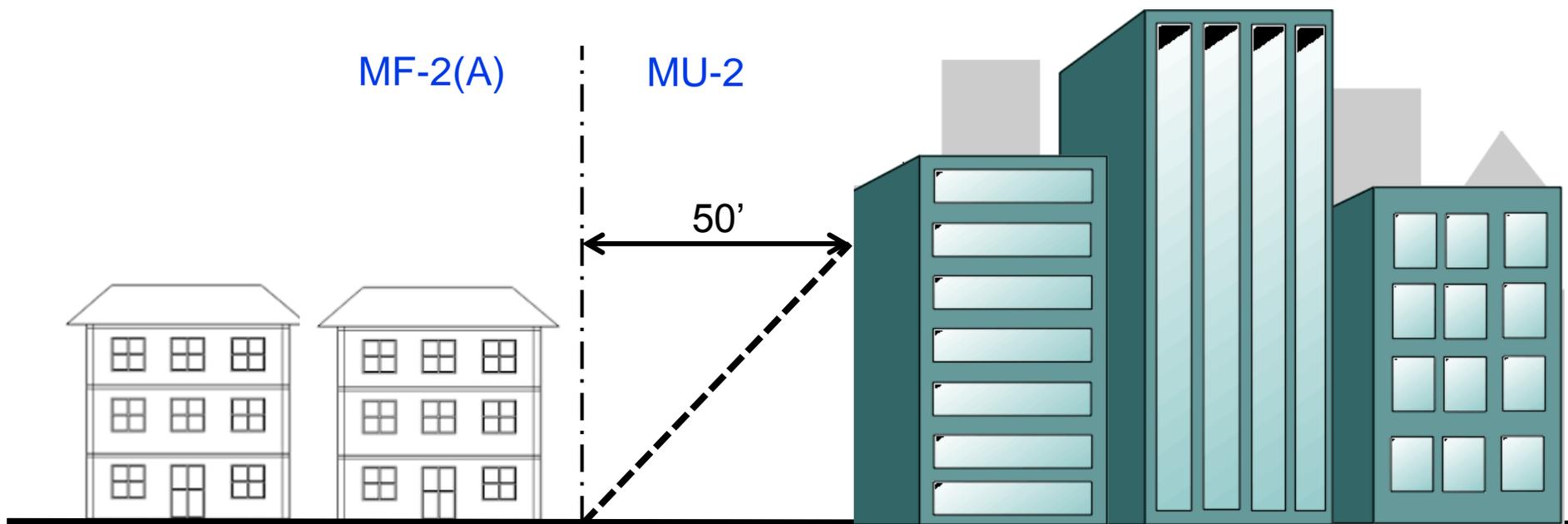
Current Regulations

- Residential Proximity Slope (RPS) is a plane projected upward and outward from every site of origination (e.g. R, D, TH Districts).
- Site of origination begins at the property lines of low density residentially zoned properties (e.g. R, D, TH Districts).
- If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope

Current Regulations

Residential Proximity Slope (RPS)

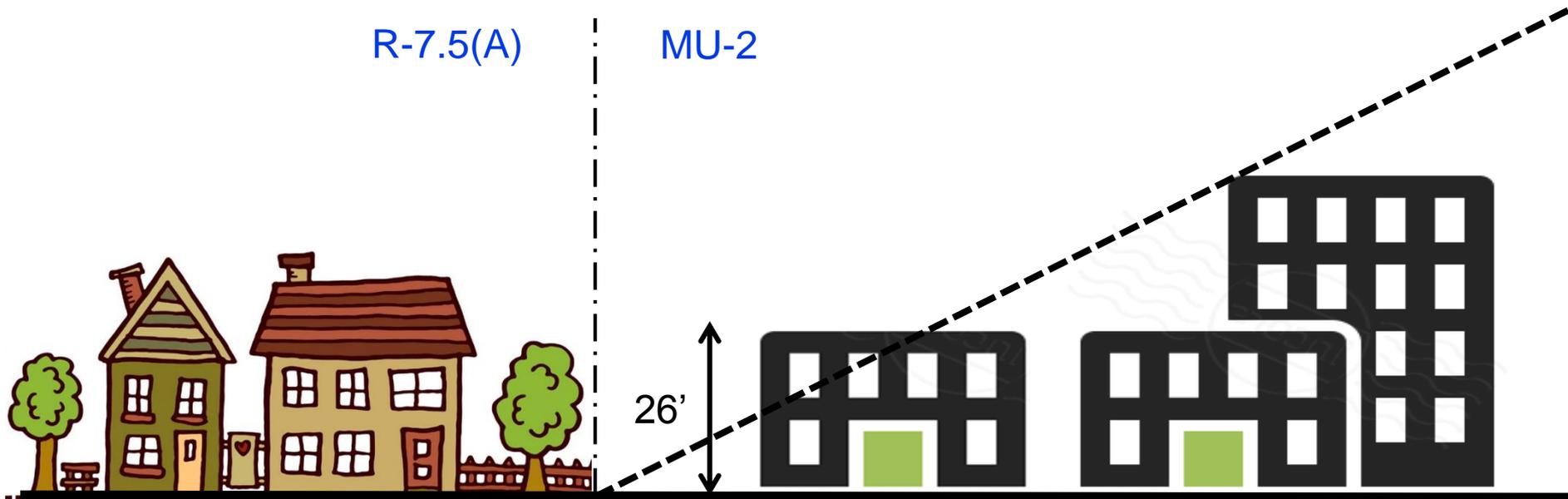
<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.



Current Regulations

Residential Proximity Slope (RPS)

<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



Applicant Requested Amendments

- 1. Create “Temporary Cellular Units”** – Add new type to tower/antenna technologies to allow interim cellular service when an existing tower/antenna is damaged or destroyed.
- 2. SUP to vary Residential Proximity Slope (RPS) Restrictions** – Allow Council to vary residential proximity slope (RPS) height restrictions with a specific use permit (SUP) instead of granting a variance by the Board of Adjustment (BDA).
- 3. Tower/Antenna Modifications** – Adopt language to refer to FCC requirements to allow repairs, replacement, or extensions of existing tower/antennas.

Temporary Cellular Units

Applicant's Problem Statement

- If an existing tower/antenna is damaged or destroyed, the replacement must meet the zoning regulations for a permanent tower/antenna.
 - Tall structures in locations to support cellular technology may not be available for mounted cellular antennas.
 - Other antennas often require SUP (3-4 month process) and immediate cellular service is needed to serve the public.

Temporary Cellular Units

CPC Proposed Amendment

- Add new type of tower/antenna called a “temporary cellular unit”.
 - To allow temporary cellular service when an existing tower/antenna is damaged or destroyed.
 - By right in all residential and nonresidential districts.
 - Allowed for one year.
 - ❖ May be granted an additional two six month extensions, if an application for an SUP or a Planned Development District is filed.
 - Must obtain a certificate of occupancy (CO).
 - Must be removed:
 - ❖ upon the completion or expiration of a permit to construct a permanent tower/antenna or
 - ❖ expiration of the temporary cellular unit Certificate of Occupancy (CO).

Temporary Cellular Units

Proposed Amendment

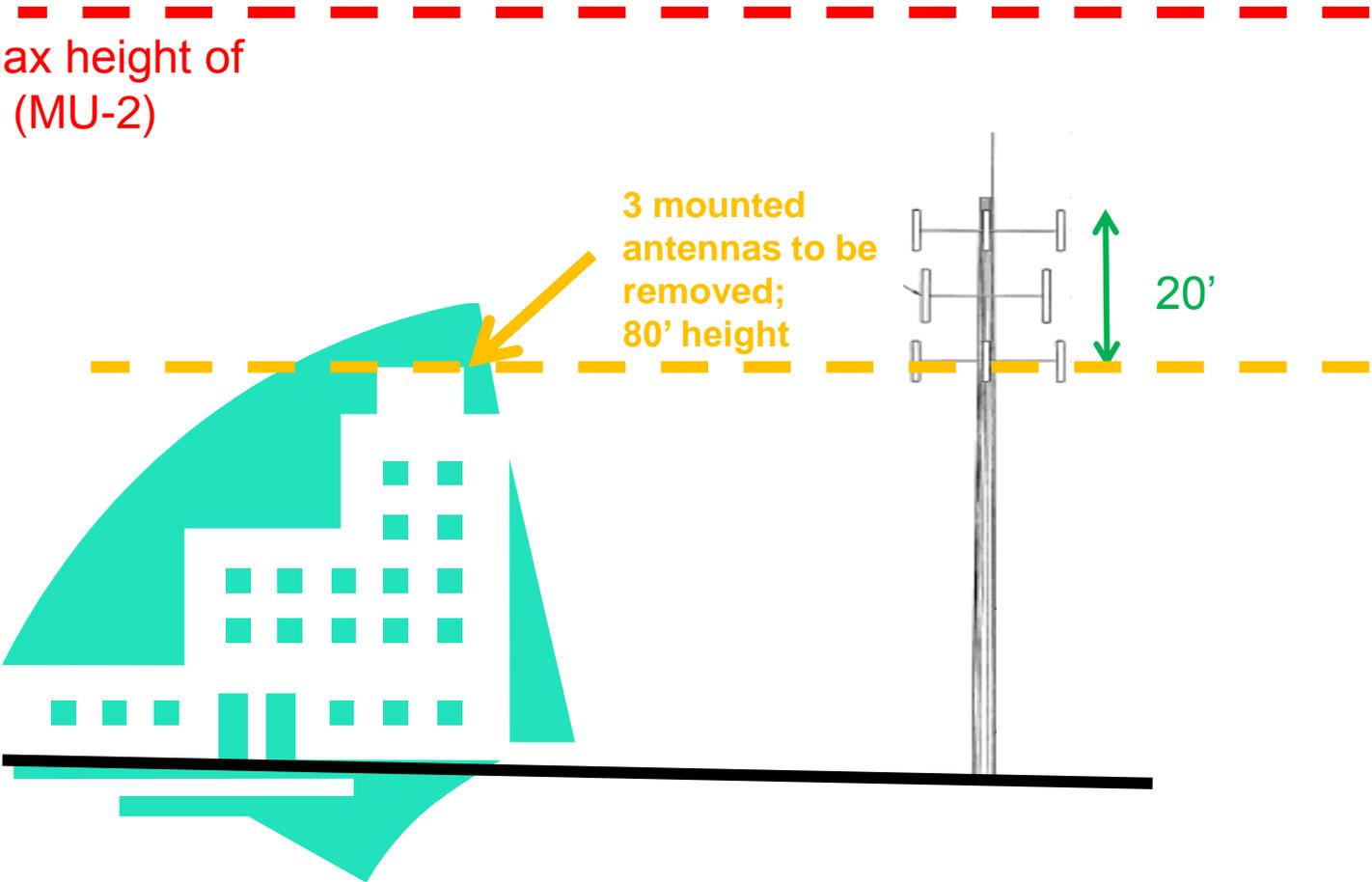
- Height restrictions
 - Residential proximity slope does not apply
 - Lightning rods are excluded in height calculations
 - If multiple pole structures are erected, limited to the height of existing antennas
 - Height restrictions for a single pole structure:
 - ❖ If the height of the existing tower/antenna to be removed is **less than** the maximum structure height of the district, the maximum structure height **may extend** an additional ten feet in height for each existing operator above one, **not to exceed the maximum structure height of the district.**
 - ❖ If the height of the existing tower/antenna to be removed is **equal to or exceeds** the maximum structure height of the district, the maximum height of the temporary cellular unit **may not exceed the height of the existing** mounted cellular antennas to be removed.

Temporary Cellular Units

Proposed Amendment

Height restrictions for a single pole structure:

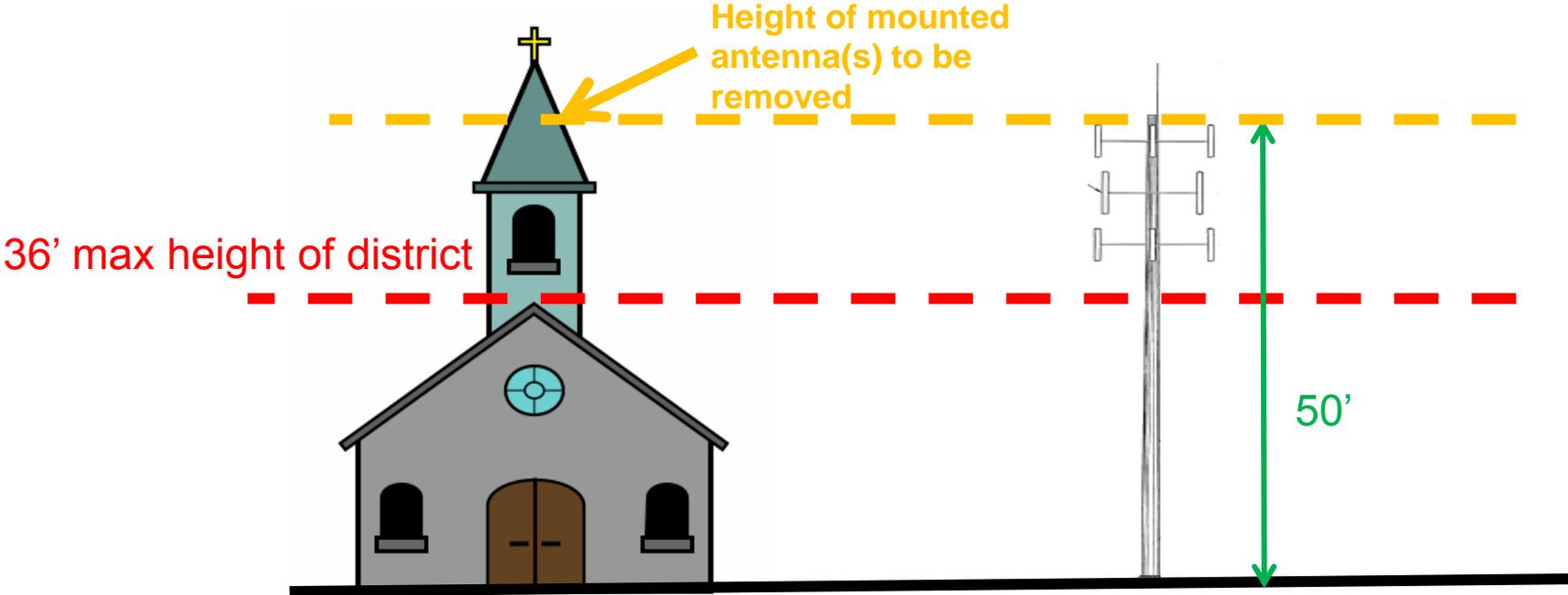
135' max height of district (MU-2)



Temporary Cellular Units

Proposed Amendment (continued)

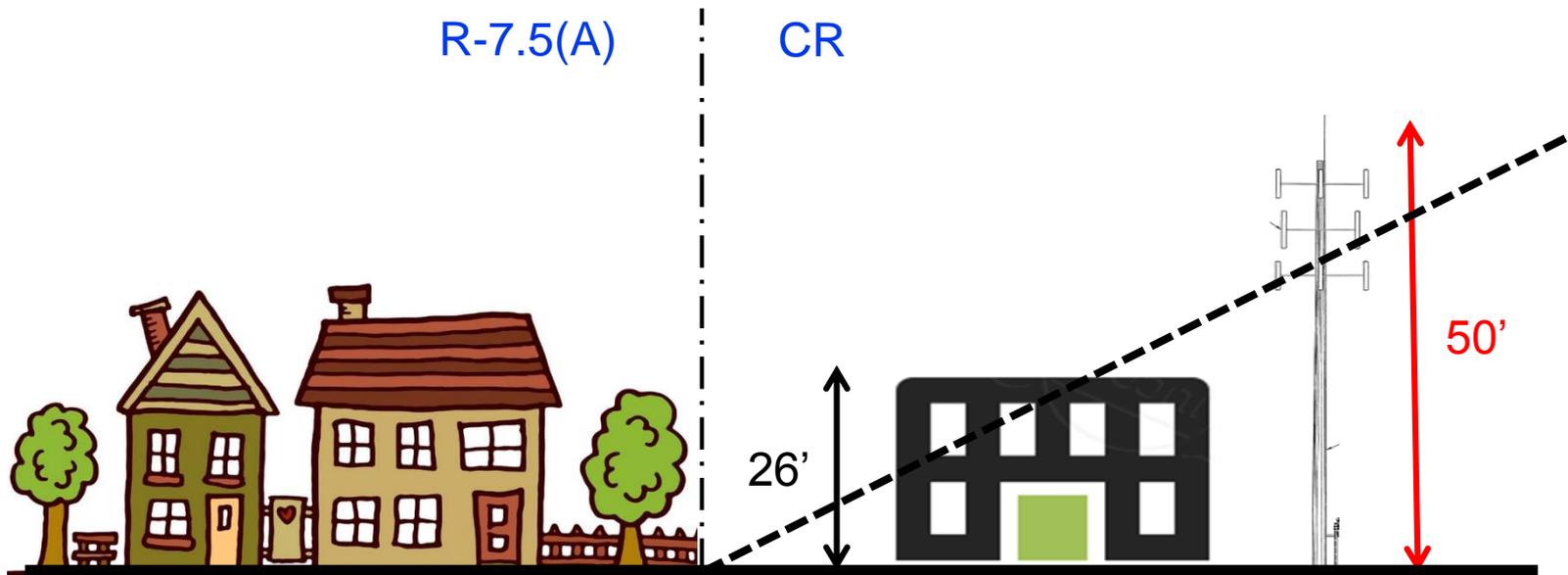
Height restrictions for a single pole structure:



RPS Restrictions

Applicant Problem Statement Example

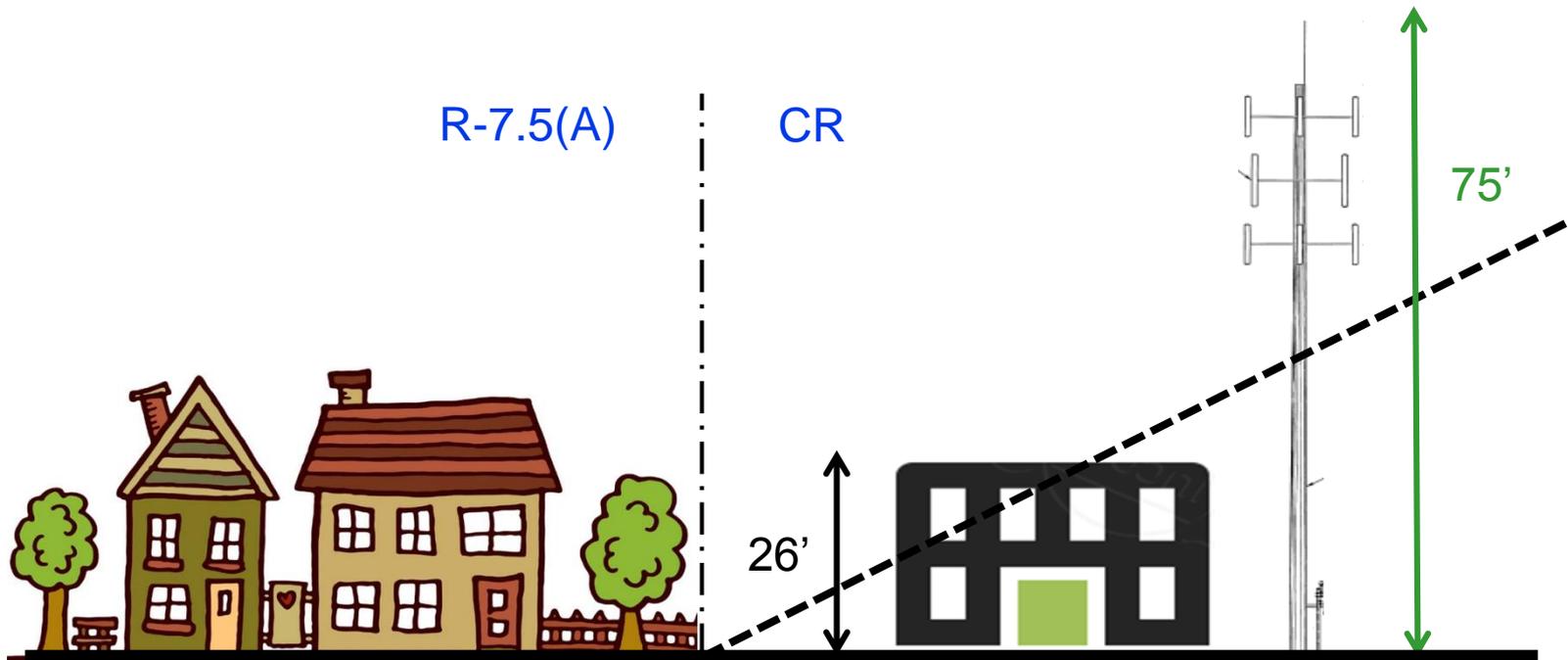
- Monopoles are allowed **by right** in CR when less than 65' tall.
 - RPS Remedy: Appeal to Board of Adjustments (BDA)
 - May be difficult to prove hardship of land to BDA (restrictive size, shape, or slope)



RPS Restrictions

Applicant Problem Statement Example

- Monopoles are allowed **by SUP** in CR when 65' tall or more.
 - RPS Remedy: Council may waive RPS with SUP
 - Less difficult standard to prove.
 - Can be approved through SUP process.



RPS Restrictions

CPC Proposed Amendment

- Allow Council to consider waiving the residential proximity slope (RPS) height restrictions through a specific use permit (SUP).

Tower/Antenna Modifications

Applicant's Problem Statement

- In October 2014, the Federal Communications Commission (FCC) issued the *Wireless Infrastructure Report and Order* which requires municipalities to adopt regulations that would allow for existing cellular systems to make modifications that did not “substantially modify” the “tower or base station”.

Tower/Antenna Modifications

CPC Proposed Amendment

- Adopt language to track FCC language to allow for modifications to existing towers/antennas in
 - use regulations,
 - maximum building height, and
 - nonconforming uses and structures

Next Steps

- Schedule for City Council Agenda

Appendix

- Proposed language to comply with FCC requirements:
 - “An application or amendment for an SUP or Planned Development District that would otherwise be required is not required for a modification to an existing towers/antennas or its base station unless the modification substantially changes the physical dimensions of the existing [type of tower/antenna for cellular communication technology] or its base station. A modification substantially changes the physical dimensions of an existing [type of tower/antenna for cellular communication technology] or its base station if it meets any of the criteria listed in 47 C.F.R. §1.40001(b)(7).”

Memorandum



CITY OF DALLAS

DATE November 13, 2015

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 **Dallas Executive Airport Master Plan**

On Monday, November 16, 2015, the Economic Development Committee will be briefed on the Dallas Executive Airport Master Plan. Briefing material is attached.

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

A handwritten signature in blue ink that reads "Ry - S. E" with a long horizontal stroke extending to the right.

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
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Elsa Cantu, Assistant to the City Manager – Mayor & Council

DALLAS EXECUTIVE AIRPORT

Economic Development Committee
November 16, 2015



DALLAS EXECUTIVE AIRPORT

Airport Master Plan



DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Purpose
 - Update Committee on Dallas Executive Airport Master Plan process
 - Summarize key components of Master Plan
 - Brief Committee on recommendations from Public Advisory Committee
 - Inform Committee on design alternatives
 - Next steps

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

EXHIBIT 2B
SERVICE AREA



DALLAS EXECUTIVE AIRPORT

Airport Master Plan

MASTER PLAN GUIDANCE

- FAA Advisory Circular 150/5070 - 6B, Airport Master Plans
- Other Advisory Circulars and FAA Orders (i.e. AC 150/5300-13A, Airport Design)

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- What is an Airport Master Plan?
 - Comprehensive study of the airport
 - Evaluation of current conditions including facilities, air space and aircraft traffic activity, land use, and aerial photography and mapping
 - Forecasts of future activity
 - Identifies airfield improvement alternatives
 - Capital needs and recommendations

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Goals of an Airport Master Plan
 - Establishing development goals and objectives
 - Provide short, medium, and long range planning horizons
 - Serve as a strategic tool for establishing improvement priorities to assist in obtaining funding

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- One critical purpose of the Master Plan is to forecast future activity at the airport to provide guidance on prioritizing development
- This includes:
 - Based aircraft and fleet mix
 - Annual aircraft operations
 - Critical/design aircraft
 - Peak activity characteristics

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Forecasts also help the airport think strategically when planning:
 - Airfield capacity
 - Aircraft physical planning criteria
 - Airside and landside facility requirements
- Forecasts include general aviation growth trends as well as airport specific activity levels

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- The Master Plan also identifies alternatives to current conditions
 - Identified development issues
 - Looks at airfield design standards
 - Evaluated development considerations
- Plan included financial/capital improvement plan
 - Airfield development schedule and cost estimates
 - Recommended capital improvement program

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- The Dallas Executive Master Plan was begun in 2011
- Texas Department of Transportation provided grant funding and selected Coffman & Associates to complete the plan
- Consultant gathered operational data from the airport and FAA

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- One key component of the Master Plan Process was creation and involvement of a Public Advisory Committee (PAC)
- City held PAC meetings, however not enough effort was given to solicit involvement from neighboring citizens
- Airport received criticism for the lack of citizen involvement and held two town hall meetings in early 2014

DALLAS EXECUTIVE AIRPORT

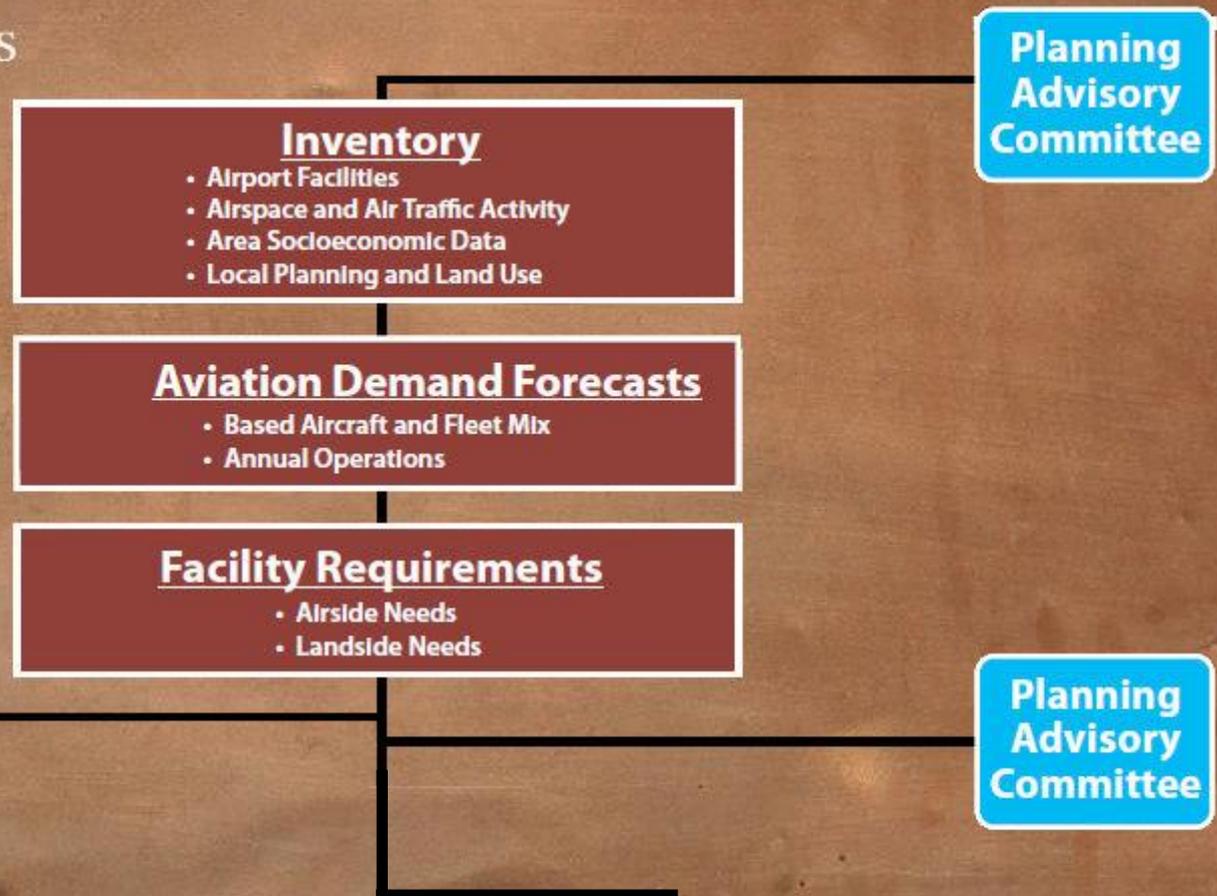
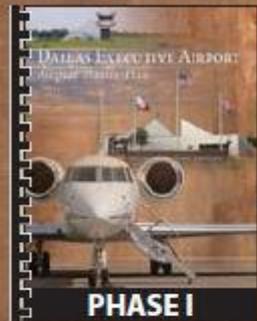
Airport Master Plan

- After the town hall meetings, a new PAC was formed including representatives from all the surrounding homeowner and neighborhood association representatives
- A series of PAC meetings were held to review the draft Master Plan and make changes based on the recommendations from the new PAC

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

EXHIBIT A MASTER PLAN PROCESS



DALLAS EXECUTIVE AIRPORT

Airport Master Plan



Development Alternatives

- Evaluate Development Needs

Airport Plans

- Computerized Airport Plans

Environmental Overview

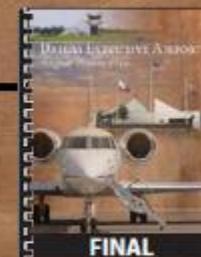
- Evaluate current conditions and identify development that may require further study

Financial Management & Development Program

- Airport Development Schedule & Cost Estimates
- Financial Analysis of Recommended Development
- Management Evaluations

Planning Advisory Committee

Public Information Workshop



Planning Advisory Committee

Public Information Workshop

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

Public Input

- 2 Town Hall Meetings
- 12 Public Advisory Committee (PAC)

Town Hall Meeting	April 3, 2014
Town Hall Meeting	May 29, 2014
PAC	August 21, 2014
PAC	August 26, 2014
PAC	September 25, 2014
PAC	November 13, 2014
PAC	December 11, 2014
PAC	February 19, 2015
PAC	March 26, 2015
PAC	April 14, 2015
PAC	May 7, 2015
PAC	July 8, 2015
PAC	August 18, 2015
PAC Master Plan Briefing	November 5, 2015

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Public Advisory Committee Requests:
 - Runway 13/31 remain a DII category
 - Preserve green space noise buffer at north end of airport
 - Relocate maintenance run-up area to central airport
 - Establish noise monitors to provide data of airport operations
 - Stay informed on future development and events

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- One area of concern expressed by the PAC and neighbors is the impact of noise from the airport
- The Master Plan contains a complete environmental evaluation
 - It obtained information regarding environmental sensitivities on or near the airport
 - Identified potential environmental concerns that must be addressed prior to any project implementation

DALLAS EXECUTIVE AIRPORT

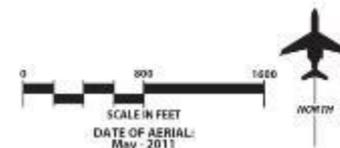
Airport Master Plan

Exhibit B1

EXISTING NOISE CONTOURS

LEGEND

- Airport Property Line
- DNL Noise Contour
- 65-70 DNL Noise Exposure
- 70-75 DNL Noise Exposure
- 75+ DNL Noise Exposure



AIRSIDE CONSIDERATIONS

Runway 13-31

- Evaluate improvements necessary for the runway to meet ultimate Airport Reference Code (ARC) D-II design standards
- Determine the most practicable solution to meeting runway safety area (RSA) standards off the southeast end of the runway
- Consider providing up to 7,000 feet of runway length
- Consider improving and strengthening runway pavement



Runway 17-35

- Consider runway extension opportunities
- Evaluate improvements necessary for the runway to meet ultimate ARC C/D-II design standards

Taxiways/Marking Aids/Environmental

- Evaluate the existing and ultimate taxiway system in order to improve circulation, efficiency, and safety while meeting appropriate FAA design standards
- Evaluate a west side taxiway on Runway 13-31
- Provide an environmentally sensitive plan



LANDSIDE CONSIDERATIONS

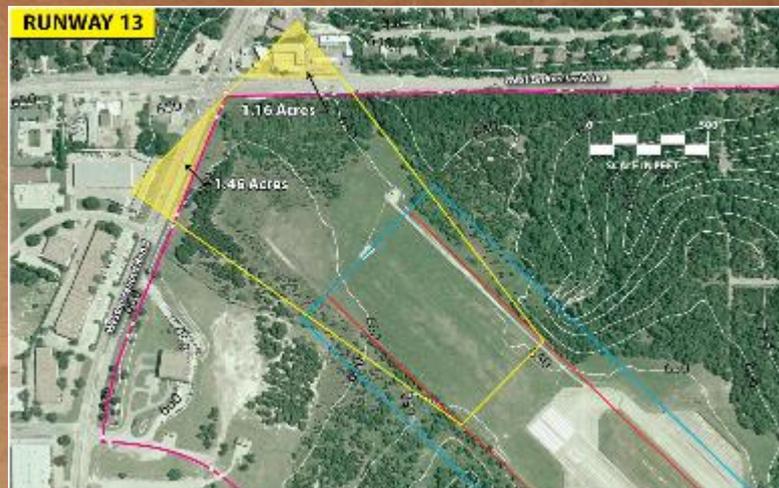
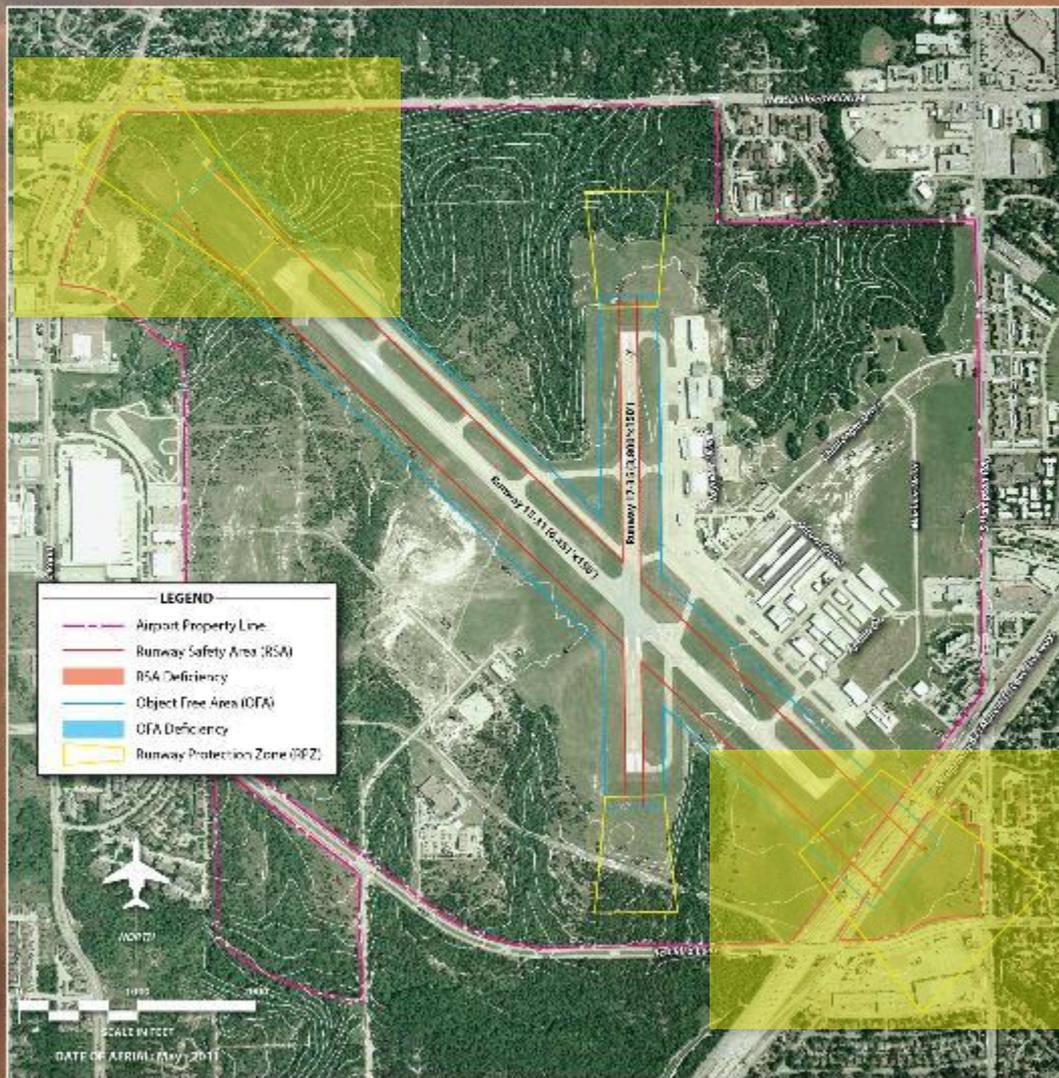
- Identify locations for potential hangar development
- Analyze property on the east and west sides of the airport for future development
- Identify potential revenue support parcels to include both airfield access and non-airfield access areas
- Maximize revenue production of land to include non-aviation uses



DALLAS EXECUTIVE AIRPORT

Airport Master Plan

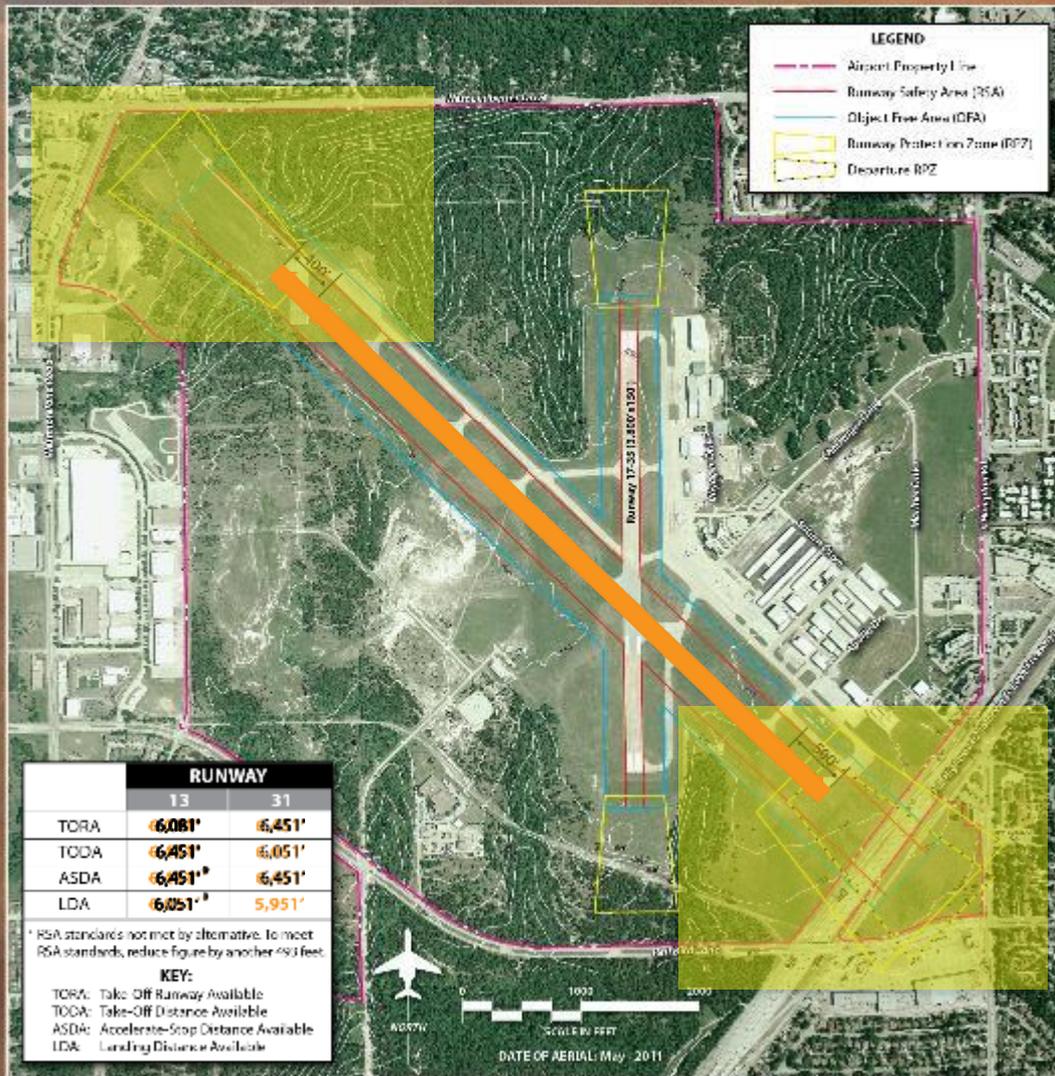
Exhibit 4B
EXISTING RPZ, RSA, OFA

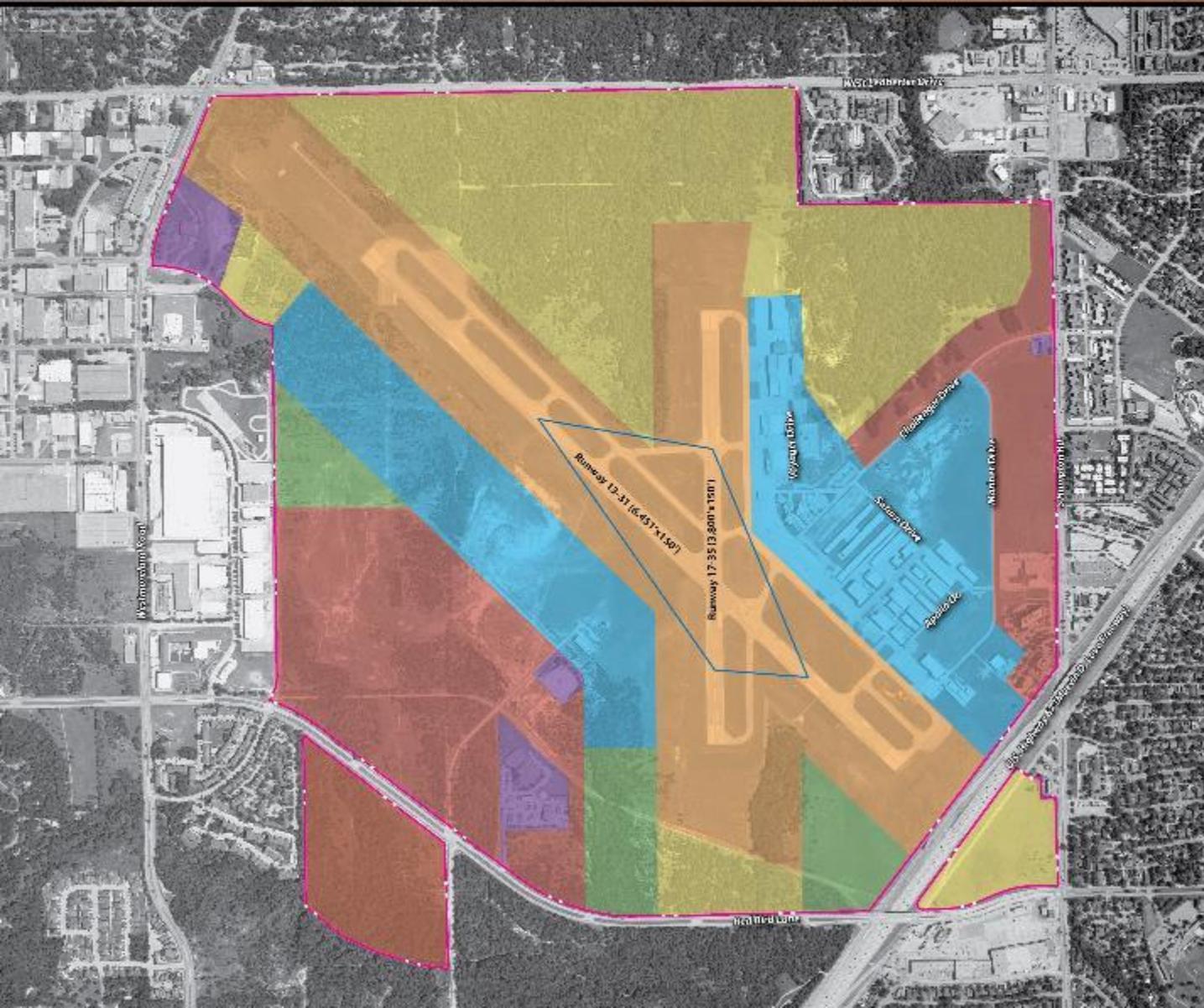


DALLAS EXECUTIVE AIRPORT

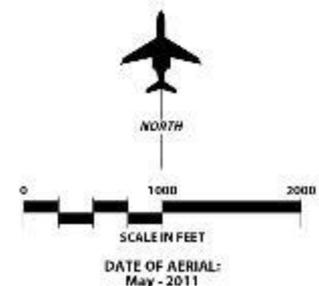
Airport Master Plan

Exhibit 4C RPZ ALTERNATIVE USING DECLARED DISTANCES





- LEGEND**
- Airport Property Line
 - Runway Visibility Zone
 - Airfield Operations
 - Aviation Related Development
 - Mixed Use Aviation/Non-Aviation Development
 - Non-Aviation Related Development
 - Public/Institutional
 - Open Space/Recreational

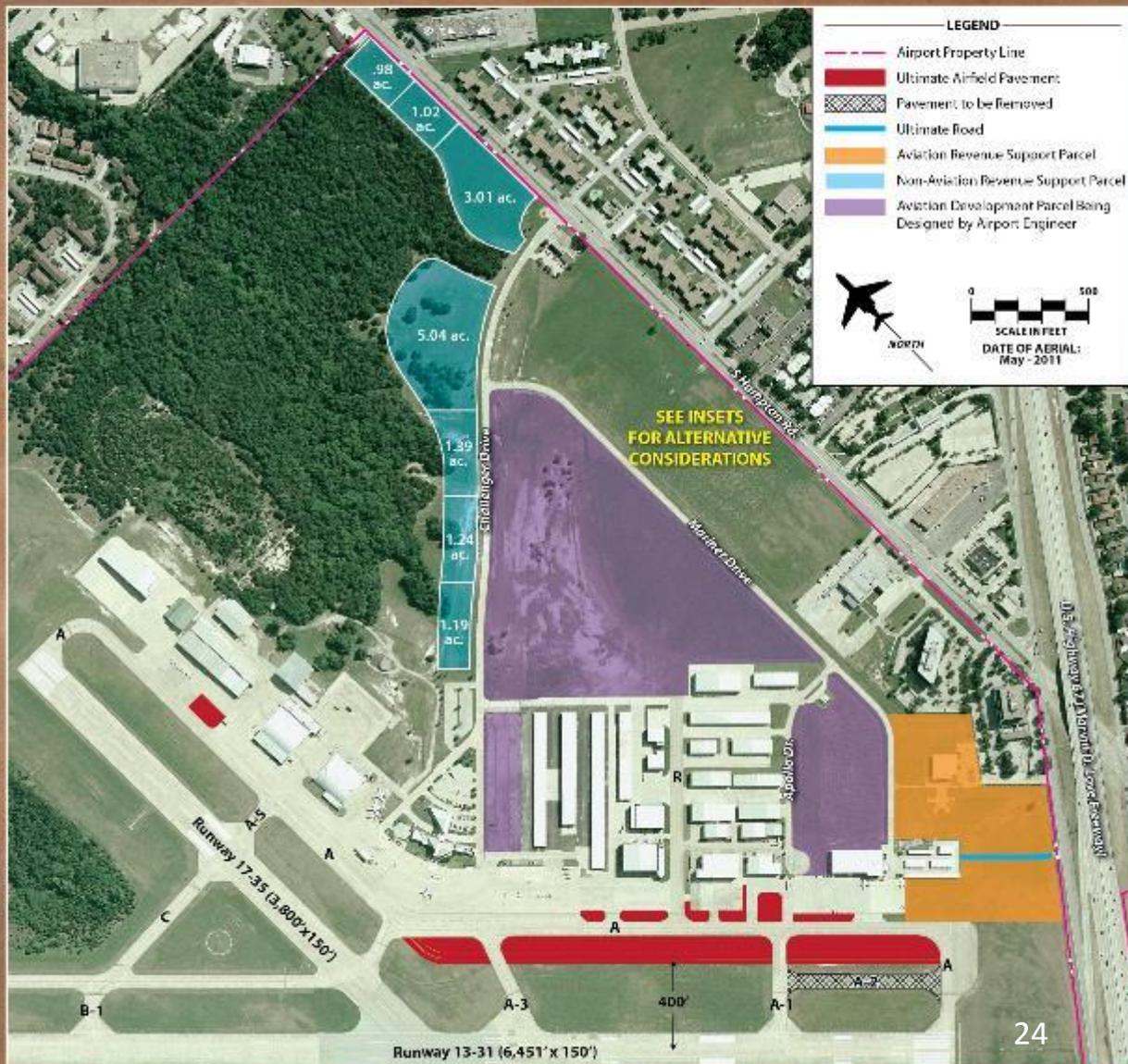


DALLAS EXECUTIVE AIRPORT

Airport Master Plan

Exhibit 4T

EAST LANDSIDE CONSIDERATIONS

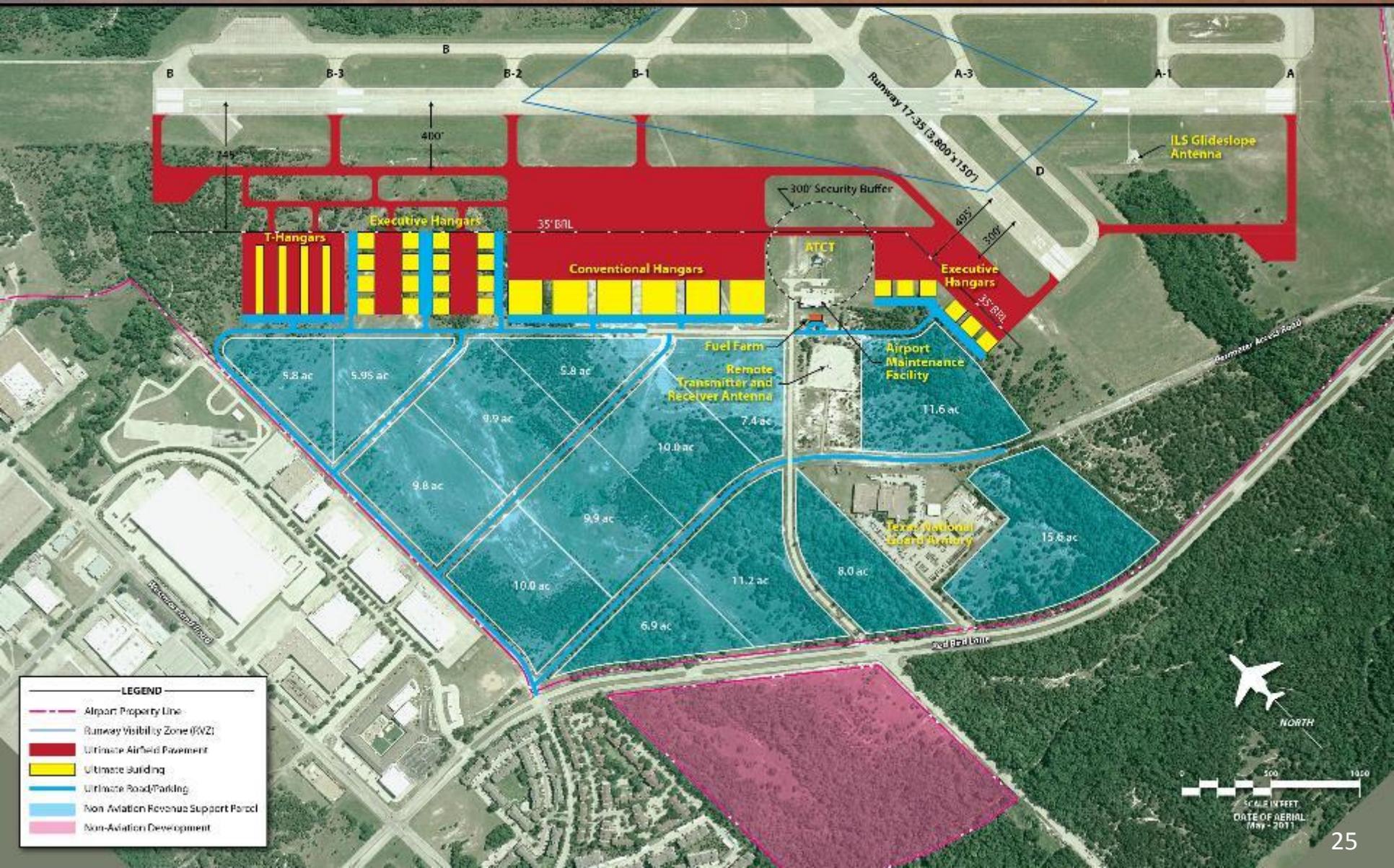


DALLAS EXECUTIVE AIRPORT

Airport Master Plan

Exhibit 4U

WEST LANDSIDE ALTERNATIVE 1



LEGEND

- Airport Property Line
- Runway Visibility Zone (RVZ)
- Ultimate Airfield Pavement
- Ultimate Building
- Ultimate Road/Parking
- Non-Aviation Revenue Support Parcel
- Non-Aviation Development

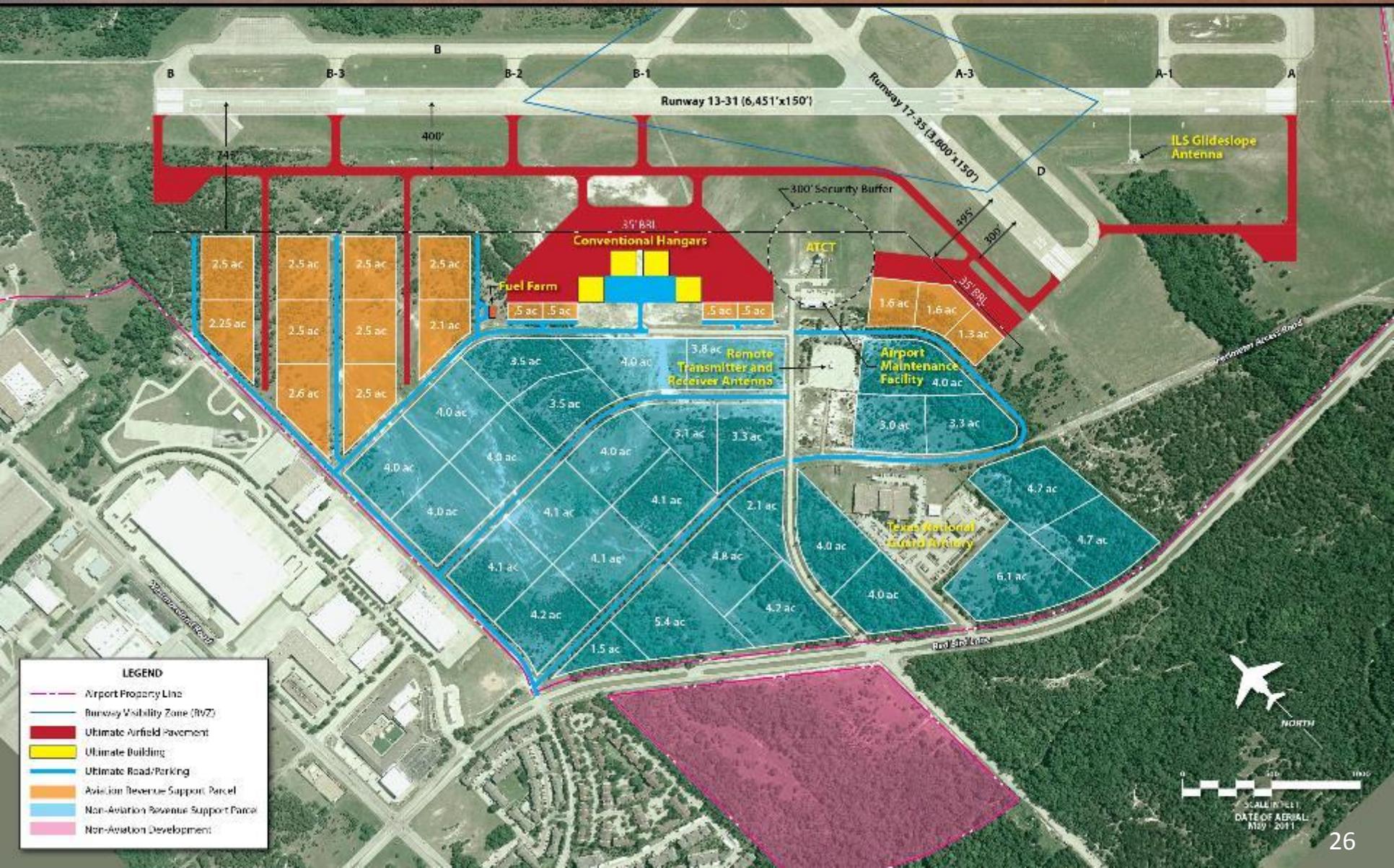


DALLAS EXECUTIVE AIRPORT

Airport Master Plan

Exhibit 4V

WEST LANDSIDE ALTERNATIVE 2



LEGEND

- Airport Property Line
- Runway Visibility Zone (RVZ)
- █ Ultimate Airfield Pavement
- █ Ultimate Building
- █ Ultimate Road/Parking
- █ Aviation Revenue Support Parcel
- █ Non-Aviation Revenue Support Parcel
- █ Non-Aviation Development

NORTH

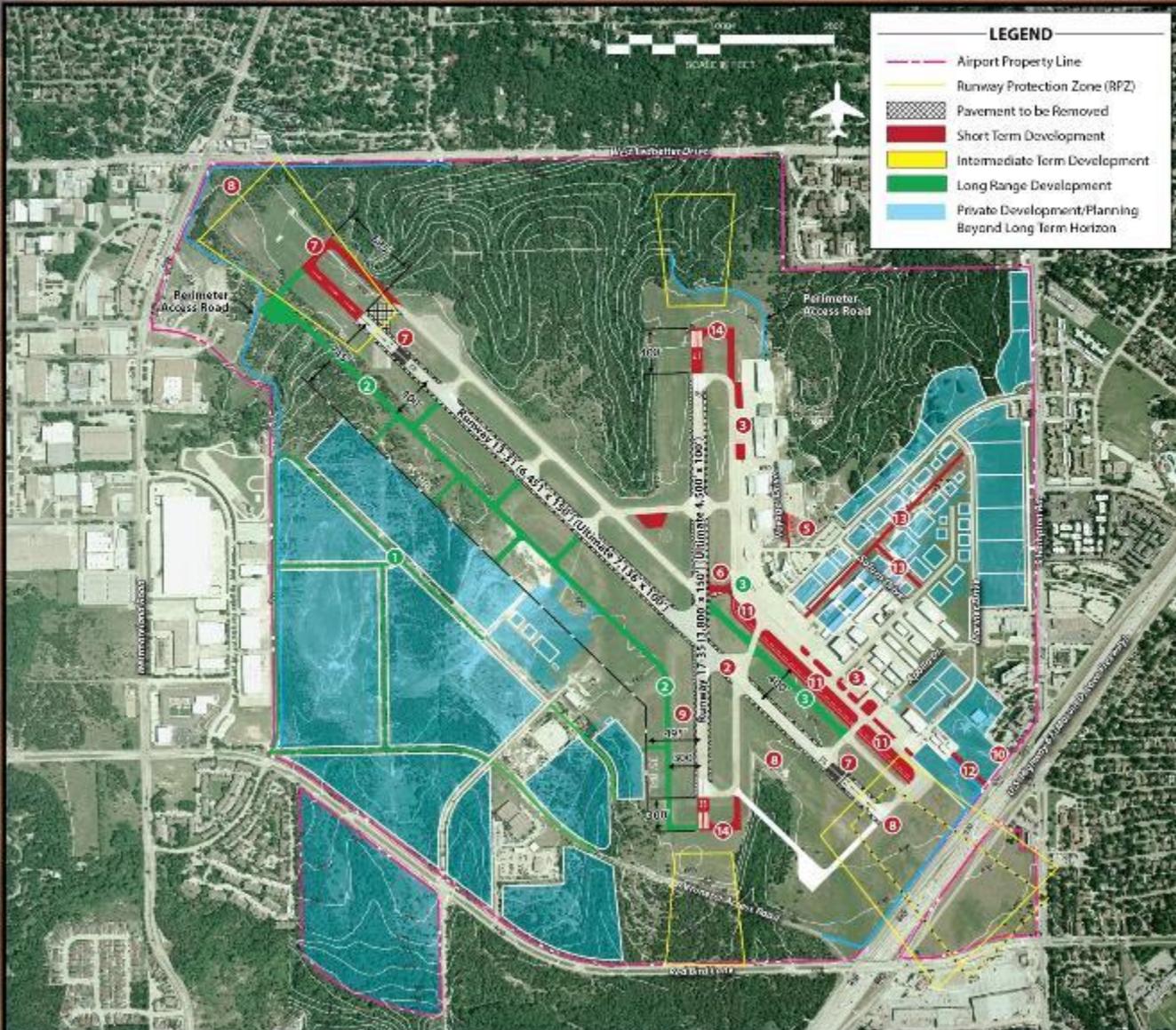
SCALE IN FEET
DATE OF AERIAL
MAY 2011

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

Exhibit 6B

DEVELOPMENT STAGING



FOCUSED TERM PROJECTS (1-10 YEARS)

- 1 Airfield Pavement Rehabilitation (not pictured)
- 2 Increase Pavement Strength on Runway 13-31 to 60,000 Pounds SWL and 95,000 Pounds DWL
- 3 In-Fill Apron Areas on East Side of Airport
- 4 LED Lighting Upgrades for Runways and Taxiways (not pictured)
- 5 Construct Consolidated Fuel Farm Adjacent to Voyager Drive
- 6 Reconfigure Taxiway A-4
- 7 Extend Runway 13-31 and Associated Parallel Taxiway B 685' Northwest / Displace Runway 13 Threshold 1,085' and Runway 31 Threshold 500'
- 8 Relocate ILS Localizer, Glideslope Antenna, Lead-in Lights, and Runway Edge Lights
- 9 Install PAPI-4 on Runway 35
- 10 Improve Drainage on East Side of Airport
- 11 Expand Parking Apron Space / Relocate Portions of Parallel Taxiway A to 400' North of Runway 13-31
- 12 Construct New Vehicle Entrance/Exit Road Extending to U.S. Highway 67 Outer Service Road
- 13 Construct Taxiway North of Existing Parking Apron to Support Aviation Development Parcels
- 14 Extend Runway 17-35 and Associated Parallel Taxiways A and D (400' on North End/ 300' on South End)
- 15 Miscellaneous Annual RAMP Projects (not pictured)

ULTIMATE TERM PROJECTS (11-20 YEARS)

- 1 Improve Roadway Access and Utility Infrastructure to Support Aviation and Non-Aviation Development on West Side of Airport
- 2 Construct West Side Taxiways to Support Aviation Development Parcels
- 3 Extend Parallel Taxiway B Southeast/Remove Taxiway A-4
- 4 Miscellaneous Annual RAMP Projects (not pictured)

DATE OF AERIAL: May - 2011

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Next steps:
 - Deliver Final Master Plan Report
 - Approval/ adoption of Dallas Executive Master Plan by Dallas City Council on December 9th, Agenda
 - Create Master Plan Summary Brochure
 - Gain approval of the Airport Layout Plan by the FAA and TxDOT-Aviation Division

DOCUMENTATION / APPROVALS

- Final Master Plan Report
- Master Plan Summary Brochure
- Approval/adoption of Master Plan through the Dallas City Council
- ALP approval by the FAA and TxDOT - Aviation Division

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

RECOMMENDED MASTER PLAN CONCEPT

- Prepare a detailed program for the development and use of airport facilities
- Based upon coordination with Airport Staff, FAA, TxDOT - Aviation Division, and other entities

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Jet Center of Dallas Termination of Lease Hold



DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Early Termination of Leasehold (Jet Center of Dallas)
 - Follow up briefing from August 18th, 2015
 - City staff will enter into a letter of agreement (LOA) & Early Termination Agreement with Jet Center of Dallas
 - City proposes to buy out Jet Center of Dallas' two leaseholds assets in an Early Termination Payment equal to the appraised value as determined by appraisals obtained by the City and Jet Center of Dallas
 - City staff will payout to Jet Center of Dallas an early termination payment of \$1.9 million within 15 days of City Council approval based on appraisal of the value of the remaining leasehold

DALLAS EXECUTIVE AIRPORT

Airport Master Plan

- Early Termination of Leasehold (Jet Center of Dallas)
 - City shall acquire two independent aviation appraisals of Lease 1 & 2, including fuel farms and FBO operations
 - Jet Center of Dallas shall acquire its own two independent appraisals
 - The highest and lowest appraisals of the four will be discarded and the average of the two remaining appraisals will be used to determine final Early Termination Payment Amount
 - Jet Center of Dallas has agreed to allow Commemorative Air Force Headquarters to remain on the property during Early Termination of Leasehold process
 - Jet Center of Dallas has committed to begin negotiations for new FBO development on the west side of the airfield

Memorandum



DATE November 13, 2015

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 **December 9, 2015 Upcoming Agenda Items for Office of Economic Development**

A. 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

B. Authorize a grant agreement with Blocks GKM, LP for retail incentives and dedication of TIF funding in an amount not to exceed \$5,000,000 for the Victory Park Cinema Project, which is the construction of a theatre in the Victory Sub-district from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) – Not to exceed \$5,000,000 – Financing: Sports Arena TIF District Funds (subject to appropriations)

C. Authorize an amendment of the grant agreement with Victory Park UST Joint Venture I, LP, for 359 reserved parking spaces for American Airlines Center events in the Victory South Parking Garage to clarify UST's commitment to increase Dallas Central Appraisal District appraised values of undeveloped/underdeveloped lots with in the district by \$50M will be satisfied by development of Block M within the District – No cost consideration to the City

D. Authorize an amendment to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to clarify language related to planned improvements as part of creating recreational amenities and entry portals allowing pedestrian and bicycle access into the Trinity River corridor/trail system amending Ordinance No. 23033, as amended, to reflect this amendment - Financing: No cost consideration to the City

- E. Authorize an amendment to the Oak Cliff Gateway TIF District Grant Program to update the program map consistent with the current boundaries of the TIF district and add additional criteria related to grant consideration. - Financing: No cost consideration to the City
- F. Authorize an amendment to the TIF development agreement with Bishop Arts LLC, previously approved on December 10, 2014, by Resolution Nos. 14-2180, as amended to (1) increase the Bishop Arts Phase I development agreement by \$25,000 for additional project costs that benefit the Oak Cliff Gateway TIF District to be used towards the cost of a parking consultant study to ensure that adequate parking will be available to support the economic activity in the area and will be payable upon completion of the study and any related conditions; and (2) extend project deadlines for Phase I by six months - Financing: No cost consideration to the City
- G. 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
- H. 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)

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
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- 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

Memorandum



DATE November 13, 2015

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 **December 9, 2015 Upcoming Agenda Items for Aviation Department**

- I. Authorize (a) a termination agreement with Banc of America Community Development Corporation for that certain lease of land located south of Dallas Executive Airport entered into on April 23, 2002 by and between the City of Dallas and the City of Dallas Business Development Corporation; and (b) the acceptance of a \$25,000 payment from Banc of America Community Development Corporation in lieu of the remaining three hundred sixteen rent payments left on the current lease - Financing: Revenue (\$25,000) and Estimated Revenue Foregone (\$195,418) in rent over three hundred sixteen months
- J. Authorize adoption of the Airport Master Plan for Dallas Executive Airport and approval of the recommendations contained therein as a guide in the implementation of future airport development to service forecasted operational demand - Financing: No cost consideration to the City
- K. Authorize to execute an early Termination Agreement with Jet Center of Dallas, LLC concerning two of its leases at Dallas Executive Airport to accommodate the Commemorative Air Force for approximately 45,000 square feet of improved land, 7,000 square feet of office space, 11,000 square feet of hangar space, and 10 acres of unimproved land and to pay Jet Center a termination deposit payment equal to \$1,900,000, which will be credited towards the final termination payment at a future date - Financing: Aviation Current Funds (\$1,900,000) and Revenue (\$1,000) annual rent from Commemorative Air Force
- L. Authorize a thirty-year lease agreement with a purchase option with Scarborough Maple Manor V, LP for approximately 16.79 acres of land and improvements located at 6333 Denton Drive to use for Dallas Love Field operations - Financing: Aviation Current Funds - \$3,400,000 (subject to appropriations)
- M. Authorize a two-year master agreement for hot mix asphalt and cold patch materials – Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)

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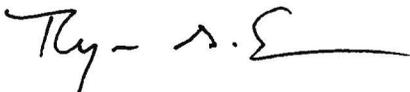
TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee M. Kleinman,
Carolyn King Arnold, B. Adam McGough

SUBJECT **December 9, 2015 Upcoming Agenda Items for Sustainable Development & Construction**

- N. Authorize a five-year extension of the license agreement with AIDS Arms, Inc., for approximately 13,250 square feet of City-owned land located at 210 Sunset Avenue for the use of 30 parking spaces for the period December 15, 2015 through December 14, 2020 - Annual Revenue: \$8,400
- O. Authorize a ten-year lease agreement with Columbia Colson Corporation for approximately 5,500 square feet of office space located at 2910 Broadway Boulevard, Garland, Texas to be used as a Women, Infants and Children Clinic for the period January 1, 2016 through December 31, 2025 - Not to exceed \$1,079,376 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- P. Authorize an amendment for rental payments to Marcer Investments, LLC for the use of approximately 1,600 square feet of office space located at 6925 Lake June Road for the Women, Infants and Children Clinic for the period October 1, 2014 through July 31, 2015 – Not to exceed \$35,560 – Financing: Department of State Health Services Grant Fund (subject to annual appropriations)
- Q. . An ordinance abandoning portions of Alpine Street and Owenwood Avenue to Southern Foods Group, LLC, the abutting owner, containing approximately 76,840 square feet of land, located near the intersection of Dolphin Road and Spurlock Street and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- R. An ordinance abandoning a portion of an alley to Benedetto Revocable Trust and Lillian Rose Lampo Catalina, John Anthony Lampo, Jr. and Peter Gerard Lampo, the abutting owners, containing approximately 1,412 square feet of land, located near the intersection of Munger Avenue and Johnson Place- Revenue: \$17,650, plus the \$20 ordinance publication fee
- S. An ordinance abandoning a portion of an alley to City of Dallas, the abutting owner, containing approximately 7,693 square feet of land, located near the intersection of Hillcrest Road and Aberdeen Avenue, and authorizing the quitclaim - Revenue: \$161,553, plus the \$20 ordinance publication fee
- T. An ordinance abandoning three fire lane easements to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 76,544 square feet of land, located near the intersection of Harvest Hill and Midway Roads - Revenue: \$5,400, plus the \$20 ordinance publication fee
- U. An ordinance abandoning a water easement and fire lane easement to Kroger Texas L.P., the abutting owner, containing a total of approximately 1,908 square feet of land located near the intersection of Midway and Frankford Roads – Revenue: \$5,400, plus the \$20 ordinance publication fee
- V. An ordinance abandoning two water easements to Old Dominion Freight Line, Inc, the abutting owner, containing a total of approximately 1,908 square feet of land, located near the intersection of Duncanville Road and Keist Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee

- W. An ordinance abandoning a drainage easement to Logic Land, LTD, the abutting owner, containing approximately 1,393 square feet of land, located near the intersection of Cypress Waters Boulevard and Saintsbury Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- X. An ordinance abandoning a drainage easement to TG Flats, LP, the abutting owner, containing approximately 224 square feet of land, located near the intersection of Singleton Boulevard and Borger Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- Y. An ordinance abandoning a portion of a sanitary sewer easement to City of Dallas, the abutting owner, containing approximately 7,426 square feet of land, located near the intersection of Bruton and St. Augustine Roads, and providing for the dedication of approximately 13,500 square feet for a needed water and wastewater easement - Revenue: \$5,400, plus the \$20 ordinance publication fee
- Z. An ordinance abandoning a portion of a utility easement to Intercity Investment Properties, Inc., the abutting owner, containing approximately 13,467 square feet of land, located near the intersection of Edgemere Road and Bandera Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee
- AA. An ordinance amending Ordinance No. 29441, previously approved on September 10, 2014, which abandoned aerial rights to Hunt Dallas Office, L.P., the abutting owner containing approximately 316 square feet of land, to extend the building deadline from 18 months to five years, located near the intersection of North Akard Street and Munger Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee
- BB. An ordinance amending Article XI of the Dallas Development Code previously approved on November 26, 2007, by Ordinance No. 27016, as amended, including tax exemptions, conservation easements, and transfer of development rights - Financing: No cost consideration to the City

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First Assistant City Manager

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