

RECEIVED

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2017 FEB -1 PM 3:49

CITY SECRETARY
DALLAS, TEXAS

MONDAY, FEBRUARY 6, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

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

Call to Order

1. Approval of January 17, 2016 Economic Development Committee Minutes

BRIEFINGS

2. Overview of Texas Enterprise Zone Program
Hammond Perot, Assistant Director
Office of Economic Development
3. The Economic Development Challenge of Shared Prosperity
Karl Zavitkovsky, Director
Office of Economic Development

4. **UPCOMING AGENDA ITEMS**

February 8, 2017

Sustainable Development & Construction

- A. Authorize the quitclaim of 68 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: \$790,865
- B. An ordinance abandoning portions of two alleys and portions of Texas, Live Oak, and Cantegral Streets to Biscuit Holdings, Ltd., the abutting owner, containing a total of approximately 6,728 square feet of land, located near the intersection of Cantegral and Live Oak Streets, and authorizing the quitclaim - Revenue: \$356,584, plus the \$20 ordinance publication fee

Aviation Department

- C. The proposed second lease amendment with Piedmont/Hawthorne Holdings, Inc., will add approximately 0.35 acres (15,274 sf) of land for the three (3) year period for the development of a temporary aviation canopy/aircraft hangar tent (see exhibit A). This temporary canopy is to provide shelter for an existing 737-800 class aircraft. The current leased property is supporting aircrafts and will see an increase in activity over the next three (3) years. The temporary canopy will provide ground crews and aircraft protection from weather and will reduce impacts to schedules due to weather related delays. The proposed temporary canopy will be comprised of aluminum & high tension fabric and located at the Raytheon facility at Dallas Love Field. Piedmont/Hawthorne Holdings, Inc., will develop, construct, utilize and complete removal of the proposed temporary canopy and restore the additional

leased land to its prior condition, as requested by the City, on or before the completion of the three (3) year period (see exhibit B).

Mobility and Street Services

- D. Draft: Authorize a resolution supporting the Interstate Highway (IH) 635 LBJ East Highway Project

5. UPCOMING AGENDA ITEMS

February 22, 2017

Economic Development

- E. TIF District Annual Reports
- F. Authorize a Chapter 380 economic development grant agreement with Casa View II Ltd and/or its affiliates ("Owner") in an amount not to exceed \$1,000,000 in consideration of the Owner's investment in eligible expenditures for improvements to Casa View Shopping Center located at 2331 Gus Thomasson Road, pursuant to the Public/Private Partnership Program - Not to exceed \$1,000,000 - Financing: Public/Private Partnership Funds
- G. **I-20 Distribution Park Phase I**
- *Authorize a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC 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 speculative industrial/warehouse facility located at 8900 Blanco 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 \$33,256; ten-year revenue estimated at \$332,563 (Estimated revenue forgone for the ten-year real property abatement estimated at \$2,993,063)
- * Authorize a Chapter 380 economic development grant agreement with I-20 Distribution Park Phase I, LLC for reimbursement of costs associated with public street and utility improvements to facilitate a proposed speculative industrial/warehouse facility located at 8900 Blanco 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 \$2,500,000 - Financing: TBD
- H. Authorize the nomination of Columbia Hospital at Medical City Dallas Subsidiary, L.P. located at 7777 Forest Lane to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City.
- I. Authorize the nomination of EnLink Midstream Operating, LP located at 1722 Routh Street, Dallas Texas 75201 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City.

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

Handgun Pohibition Notice for Meetings of Government Entities

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

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

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

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

Economic Development Committee **DRAFT**

Meeting Record January 17, 2017

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: January 17, 2017 **Meeting Start time:** 9:04 AM

Committee Members Present:

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

Other Council Members Present:

Staff Present:

Mark McDaniel, Assistant City Manager, City Manager's Office
Karl Zavitkovsky, Director, Office of Economic Development
Karl Stundins, Manager, Office of Economic Development
Dorcy Clark, Sr. Coordinator, Office of Economic Development
Jack Ireland, Director, Office of Financial Services
Daisy Fast, Manager, Office of Financial Services
M. Elizabeth Reich, Chief Financial Officer
Phil Sikes, Chief Building Official, Sustainable Development & Construction
David Session, Assistant Building Official, Sustainable Development & Construction
Hammond Perot, Assistant Director, Office of Economic Development

Other Presenters:

Aaron Bidne, CCIM, Development Manager, Granite Properties

1. Approval of December 5, 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. Thomas

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. Factory Six03 (West End Marketplace/603 Munger) City Center TIF District (West End/South Lamar Sub-Division

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

Action Taken/Committee Recommendation(s): (1) Motion made to send the item to Council

Motion made by: Mr. Thomas

Motion seconded by: Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

3. Property Tax Overview

Presenter(s): Jack Ireland, Director, Office of Financial Services

Action Taken/Committee Recommendation(s): Motion made to send the item to Council

Motion made by: Mr. Kleinman T

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):

5. UPCOMING AGENDA ITEMS

January 25, 2017

Sustainable Development & Construction

- A. Authorize the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Linda Sue Reid, et al., Cause No. CC-16-03154-C, pending in Dallas County Court at Law No. 2, to acquire approximately 59,276 square feet of land located near the intersection of Seagoville Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$4,190 - Financing: Water Utilities Capital Improvement Funds
- B. Authorize settlement in lieu of proceeding further with condemnation in City of Dallas v. Nueva Vida/New Life Assembly Inc., Cause No. CC-16-03158-E, pending in Dallas County Court at Law No. 2, to acquire a tract of land containing approximately 17,755 square feet located in Dallas, County for the Southwest 120/96-inch Water Transmission Pipeline Project – Not to exceed \$ 32,510, increased from \$100,490 (\$96,990, plus closing costs and title expenses not to exceed \$3,500) to \$133,000 (\$129,585, plus closing costs an title expenses not to exceed (\$3,415) - Financing: Water Utilities Capital Construction Funds
- C. Authorize settlement in lieu of proceeding further with condemnation in City of Dallas v. Vicente Delgado and Antonio Delgado, et al Cause No. CC-16-03163-A, pending in Dallas County Court at Law No. 2, to acquire approximately 1,931 square feet of land located in Dallas, County for the Southwest 120/96-inch Water Transmission Pipeline Project – Not to exceed \$14,000 (\$11,586, plus closing costs and title expenses not to exceed \$2,414) - Financing: Water Utilities Capital Construction Funds
- D. Authorize acquisition from Brian Leigh Bader and Lisa Bader, of approximately 120,582 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$123,500 (\$120,350, plus closing costs and title expenses not to exceed \$3,150) - Financing: Water Utilities Capital Construction Funds
- E. Authorize an amendment for a five-year lease agreement with E Avenue F, LLC for approximately 9,747 square feet of office, showroom, and warehouse space located at 3131 Irving Boulevard, Suite 605 to be used by the Sales and Auction Division of Business Development and Procurement Services Department for the period February 1, 2017 through January 31, 2022 - Not to exceed \$419,063 - Financing: Current Funds (subject to annual appropriations)
- F. A resolution accepting a landscape plan as required by Section 51P-921.112(e)(1) of Chapter 51P of the Dallas Development Code on property on the east line of Coit Road, north of Campbell Road - D167-012 - Financing: No cost consideration to the City
- G. A resolution authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property upon receiving the highest qualified bid sold absolute on approximately 161,848 square feet of unwanted and unneeded unimproved City-owned land located near the intersection of Forney Road and Olson Drive Estimated Revenue - \$242,772

- H. An ordinance abandoning a portion of a sanitary sewer easement to CADG Forest Lane 18, LLC, the abutting owner, containing approximately 658 square feet of land, located near the intersection of Forest Lane and Creekway Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee
- I. An ordinance abandoning a portion of a sanitary sewer easement to COG Dallas Homes, LLC, the abutting owner, containing approximately 8,510 square feet of land, located near the intersection of Moser Avenue and Fuqua Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- J. An ordinance abandoning a portion of a utility easement to C.C. Young Memorial Home, the abutting owner, containing approximately 2,957 square feet of land, located near the intersection of Lawther Drive and Mockingbird Lane and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- K. An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code; an ordinance amending Chapter 53 "Dallas Building Code," of the Dallas City Code; an ordinance amending Chapter 54 "Dallas Plumbing Code," of the Dallas City Code; an ordinance amending Chapter 55 "Dallas Mechanical Code," of the Dallas City Code; an ordinance amending Chapter 57 "Dallas One-and Two-Family Dwelling Code," of the Dallas City Code; an ordinance amending Chapter 59 "Dallas Energy Conservation Code," of the Dallas City Code; an ordinance amending Chapter 60 "Dallas Fuel and Gas Code," of the Dallas City Code; an ordinance amending Chapter 61 "Dallas Green Construction Code," of the Dallas City Code; to adopt the 2015 International Codes with regional and local amendments regulating construction work in the City; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
- L. Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 432,376 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project, from Morris Dale Martin - Not to exceed \$55,000 (\$51,615, plus closing costs and title expenses not to exceed \$3,385) - Financing: Water Utilities Capital Improvement Funds
- M. An ordinance abandoning a portion of Newton Court to Park Cities Presbyterian Church, the abutting owner, containing approximately 19,805 square feet of land, located near the intersection of Oak Lawn Avenue and Newton Court and authorizing the quitclaim - Revenue: \$1,163,582, plus the \$20 ordinance publication fee

Equipment & Building Services

- N. Authorize a professional services contract with Alliance Geotechnical Group, lowest responsive proposer of four, to perform material testing on four construction projects in the Aviation Airside Capital Improvement Program at Dallas Love Field - Not to exceed \$534,194 - Financing: Aviation Capital Construction Funds
- O. Authorize an increase to the construction services contract with DENCO CS Corporation, Inc., for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center Dallas, located at 650 South Griffin Street - Not to exceed \$138,237, from \$1,876,422 to \$2,014,659 - Financing: Convention and Event Services Capital Construction Funds
- P. Authorize an increase to the construction contract with EAS Contracting L.P. for the final change order, reconciling deletions and additions of work on the Hold Sign Relocation Project at Dallas Love Field for a net deductive increase to the contract, increasing the contract - Not to exceed \$11,740, from \$1,306,252 to \$1,317,992 - Financing: Aviation Capital Construction Funds

1. UPCOMING AGENDA ITEMS

February 8, 2017

Economic Development

- Q. Authorize a public hearing to be held on February 22, 2017 to receive citizen comments concerning the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code as revised in order to allow the nomination of The Neiman Marcus Group LLC, 4121 Pinnacle Point Drive, 1700 Pacific Avenue, 1201 Elm Street and 1618 Main Street as an Enterprise Zone Project. Financing: No cost consideration to the City
- R. Authorize (1) the rescension of Resolution No. 15-0291, previously approved on February 11, 2015, which authorized a 75 percent real property tax abatement for 8 years with PIHV Mountain Creek, LLC; and (2) a 75 percent business personal property tax abatement agreement for 8 years with Carbonlite Recycling, LLC on new business personal property to be located at 4685 Mountain Creek Parkway within Mountain Creek NEZ No. 1 in Dallas - Revenue: First year revenue estimated at \$83,688; eight-year revenue estimated at \$546,224 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$1,638,672)
- S. Authorize a Chapter 380 e-commerce sales tax grant agreement with Chewy, Inc., a Delaware Corporation, to provide a 10-year e-commerce grant equal to 50 percent of the e-commerce sales taxes paid annually by Chewy.com customers to the City of Dallas for the ten year period beginning March 1, 2017 through February 28, 2027 from its leased facility at 7243 Grady Niblo Road in Dallas, in accordance with the City's Revised Public/Private Partnership Program; - Revenue: First year revenue estimated at \$400,000; ten-year revenue is not capped but is estimated to be approximately \$7,015,939 (Estimated ten-year grant agreement payment of \$7,015,939) - Financing: Current Funds, subject to future appropriations

Sustainable Development & Construction

- T. Authorize a sixteen-year lease agreement with Dallas Area Rapid Transit approximately 1,068 square feet of office space located at 2111 South Corinth Street, Suite 106, to be used as the South Oak Cliff Community Court for the period February 1, 2017 through January 31, 2032, plus a one-time payment for leasehold improvements in an amount not to exceed \$138,600 - Not to exceed \$138,601 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)
- U. Authorize an historic preservation tax exemption for the Lakewood Theater building located at 1825 Abrams Road for a ten-year period on the added value of the land and structure - Revenue Foregone: First year tax revenue foregone estimated at \$7,825 (Estimated revenue foregone over ten years is \$78,250)

Action Taken/Committee Recommendation(s): (1) Motion made to send the item to Council

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):

Meeting Adjourned: 10:33 A.M.

Approved By: _____

Memorandum



DATE February 3, 2017

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 **Overview of Texas Enterprise Zone Program**

On Monday, February 6, 2017, the Economic Development Committee will be briefed on the Overview of Texas Enterprise Zone Program.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3390. Thank you.



Mark McDaniel
Acting First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, 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
Joey Zapata, Assistant City Manager
Theresa O'Donnell, Chief of Resilience
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Directors and Assistant Directors

Overview of Texas Enterprise Zone Program

Economic Development Committee
February 6, 2017

Purpose

- Provide background information on the State of Texas Enterprise Zone (EZ) Program
- Review City of Dallas participation in the EZ Program
- Obtain Economic Development Committee's favorable recommendation for:
 - Council authorization on February 8, 2017 to call a public hearing,
 - Council to hold a public hearing on February 22, 2017,
 - Council approval on February 22, 2017 of an ordinance to continue participation in the Texas EZ Program and authorize EZ nomination of Neiman Marcus project, and
 - Council approval on February 22, 2017 of a resolution to authorize EZ nominations of Medical City project and EnLink project.

State of Texas EZ Program

Background

- The EZ Program offers state tax benefits for new and expanding businesses in economically distressed areas (“enterprise zones”).
- A Texas enterprise zone is any block group with a poverty rate of 20% or more, as determined by the 2010 Census.
 - **Appendix A** provides a map of enterprise zones within the City of Dallas
- The EZ Program is administered through the Office of the Governor, Economic Development Bank.

State of Texas EZ Program

Background

- Municipalities with a population of 250,000 or more (based on 2010 Census) are eligible for up to 9 EZ project designations per biennium.
- State legislation provides a maximum of 105 EZ project designations statewide per biennium.
 - We are currently in the 2016/2017 State biennium.
- Applications are accepted quarterly with the deadlines on the first working day of March, June, September, and December.

State of Texas EZ Program

Background

- Approved projects in Enterprise Zones must commit to the following:
 - Make capital investment
 - Create or retain permanent jobs, a portion of which must be filled by individuals who are economically disadvantaged, residents of the enterprise zone, or veterans
 - Maintain an agreed upon number of jobs for at least three years



Texas Enterprise Project Application

Office of the Governor
Economic Development and Tourism
Texas Economic Development Bank

State of Texas EZ Program

Program Requirements

- A local community must nominate a company as an Enterprise Project.
- Communities must have local incentives to offer the project.
 - The City's Public/Private Partnership program in the case of Dallas.
- Enterprise Project designation is up to a five-year period, in addition to a 90-day window prior to the quarterly deadline application/designation date.
 - Employment commitments must be met and capital investment commitments must be incurred within the 90-day window through the designation expiration date.
- Projects may be physically located in or outside of an Enterprise Zone.
 - If located within a zone, the company commits that at least 25 percent of their new employees will meet economically disadvantaged, enterprise zone residence requirements, or veterans.
 - If located outside of a zone, the company commits that at least 35 percent of their new employees will meet economically disadvantaged, enterprise zone residency requirements, or veterans.
- Projects must meet or exceed county weekly wage averages to be eligible.
 - \$1,225.00 weekly wage average for Dallas County in 2015 Source: US Dept. of Labor

State of Texas EZ Program

Program Requirements

- Local communities must approve by ordinance its participation in the EZ Program.
 - After initial approval by ordinance, if the community adopts new guidelines and criteria for its incentive program, a new ordinance and public hearing must be held to affirm a community's continued participation in the EZ Program.
- At the February 8, 2017 City Council meeting, an authorization request will be made to hold a public hearing on February 22, 2017.
 - The public hearing on February 22, 2017 will provide the opportunity to receive citizen comments on the City's continued participation in the EZ Program as required by Chapter 2303 of the Texas Government Code.
- Upon completing the public hearing, the City Council will then be asked to approve an ordinance to ordain the City of Dallas participation in the EZ Program.
 - City Council's authorization on December 14, 2016 of new guidelines and criteria for the City of Dallas Public/Private Partnership Program necessitates the new ordinance and public hearing.

State of Texas EZ Program

Benefits

- Helps promote job creation/retention and significant private investment that will assist economically distressed areas within a community.
- Approved projects are eligible to apply for state sales and use tax refunds or credits on qualified expenditures.

State of Texas EZ Program

Benefits

The level and amount of refund is related to the capital investment and jobs created/retained at the qualified business site.

Level of Capital Investment	Maximum # of Jobs Allocated	Maximum Potential Refund	Maximum Refund Per Job Allocated
Half Designation			
1) \$40,000 – \$399,999	10	\$25,000	\$2,500
2) \$400,000 – \$999,999	25	\$62,000	\$2,500
3) \$1,000,000 – \$4,999,999	125	\$312,500	\$2,500
4) \$5,000,000 – more	250	\$625,000	\$2,500
Enterprise Project			
\$5,000,000 - more	500	\$1,250,000	\$2,500
Double Jumbo Project*			
\$150,000,000 – 249,999,999	500	\$2,500,000	\$5,000
Triple Jumbo Project+			
\$250,000,000 or more	500	\$3,750,000	\$7,500

+Must employ 500 or more to be eligible.

*+Double and Triple Jumbo eligible for only new job projects.

State of Texas EZ Program

Program Participation – State of Texas

According to Texas Economic Development Bank:

FY 14/15 Biennium (September 1, 2013 – August 31, 2015)

- 95 Enterprise Project applications were approved totaling 105 designations.
- 21 Enterprise Project applications were denied seeking 22 designations.

FY 16/17 Biennium (September 1, 2015 – August 31, 2017)

- 53 Enterprise Project applications have been approved totaling 52.5 designations to date.
- 2 Enterprise Project applications have been denied seeking 2 designations to date.

Over the past three years, the Dallas City Council has authorized 8 nominations to the EZ Program

State of Texas EZ Program

Program Participation – City of Dallas

2014

WhiteWave Foods (WWF Operating Company) – Council District 3

- February 2014: EZ nomination authorized by City Council (Res. No. 14-0392)
- March 2014: EZ designation approved by State of Texas (FY 14-15 Biennium)

Ryan, LLC – Council District 11

- February 2014: EZ nomination authorized by City Council (Res. No. 14-0390)
- March 2014: EZ designation approved by State of Texas (FY 14-15 Biennium)

Tenet Hospitals Limited – Council District 9

- February 2014: EZ nomination authorized by City Council (Res. No. 14-0391)
- March 2014: EZ designation approved by State of Texas (FY 14-15 Biennium)

2015

Mary Kay Inc. – Council District 6

- May 2014: EZ nomination authorized by City Council (Res. No. 14-0874)
- June 2014: EZ designation approved by State of Texas (FY 14-15 Biennium)

United Parcel Service, Inc. – Council District 6

- February 2015: EZ nomination authorized by City Council (Ord. No. 29658)
- March 2015: EZ designation approved by State of Texas (FY 14-15 Biennium)

State of Texas EZ Program

Program Participation – City of Dallas

2016

Comerica Bank – Council Districts 2 and 14

- March 2016: EZ nomination authorized by City Council (Res. No. 16-0429)
- June 2016: EZ designation approved by State of Texas (FY 16-17 Biennium)

Greyhound Lines, Inc. – Districts 3, 6, and 14

- June 2016: EZ nomination approved by City Council (Res. No. 16-1055)
- September 2016: EZ designation approved by State of Texas (FY 16-17 Biennium)

United States Cold Storage – Council District 6

- December 2016: EZ nomination authorized by City Council (Res. No. 16-1918)
- Approval of EZ designation by the State of Texas is pending (FY 16-17 Biennium)

State of Texas EZ Program

Upcoming Nominations – City of Dallas

- **Neiman Marcus Group LLC (Neiman Marcus)**
 - Neiman Marcus will be seeking Council support to receive State of Texas designation as a EZ Program project on February 22, 2017.
 - The nomination will be included in the proposed ordinance to ordain the City of Dallas continued participation in the EZ Program.
 - Between October 2016 and December 2021, Neiman Marcus anticipates spending over \$5 million in capital investments to renovate and update four Dallas-based facilities identified in their application: Pinnacle Park, Downtown Headquarters, Renaissance Tower, and Pacific Avenue locations.
 - Neiman Marcus currently employs over 1,100 full time jobs at the four Dallas facilities noted in their application and plans to apply for the retention designation of the EZ Program, identifying 500 jobs to be retained for this State of Texas benefit.
 - Due to the EZ application identifying a 500 jobs allocation to the program, a maximum refund of \$2,500 per job will be under consideration by the State.
 - Neiman Marcus anticipates receiving a maximum potential refund from the State of \$1,250,000 should it receive a EZ designation.

State of Texas EZ Program

Upcoming Nominations – City of Dallas

- **Columbia Hospital at Medical City Dallas Subsidiary, L.P. (Medical City)**
 - Medical City will be seeking Council support to receive State of Texas designation as a EZ Program project on February 22, 2017.
 - Between October 2016 and March 2022, Medical City anticipates spending over \$120 million in capital investments to upgrade and expand its existing medical facility located at 7777 Forest Lane.
 - Approximately \$91 million will be spent at the Medical City campus, adding 5 floors to Building D and renovating 4 floors in Building A. Approximately 120,000 sq. ft. will be added to the facility. Approximately \$29 million will be spent on related new facility equipment, including IT and medical equipment.
 - Medical City currently employs over 1,500 full time jobs and over 1,200 part time jobs at its Forest Lane campus. In addition to \$120 million in capital investment, it has committed to the hiring of 100 full time jobs and the retention of its existing 1,500 full time jobs, identifying over 500 jobs to be retained in Dallas.
 - Due to the EZ application identifying a 500 jobs allocation to the program, a maximum refund of \$2,500 per job will be under consideration by the State.
 - Medical City anticipates receiving a maximum potential refund from the State of \$1,250,000 should it receive a EZ designation.

State of Texas EZ Program

Upcoming Nominations – City of Dallas

- **EnLink Midstream Operating, LP (EnLink)**
 - EnLink will be seeking Council support to receive State of Texas designation as a EZ Program project on February 22, 2017.
 - EnLink has outgrown its current offices and is planning a relocation of its corporate headquarters from 2501 Cedar Springs to One Arts Plaza (1722 Routh Street).
 - Between March 2017 and March 2022, EnLink anticipates spending over \$17.2 million in capital investments on office renovation, IT and related office equipment costs.
 - EnLink currently employs 285 full time jobs. In addition to \$17.2 million in capital investment, it has committed to creating at least 10 full time jobs and the retention of its existing 285 full time jobs.
 - For their retention and creation of at least 295 jobs within the City of Dallas, EnLink anticipates receiving \$737,500 from the State (295 jobs x \$2,500 maximum refund per job).

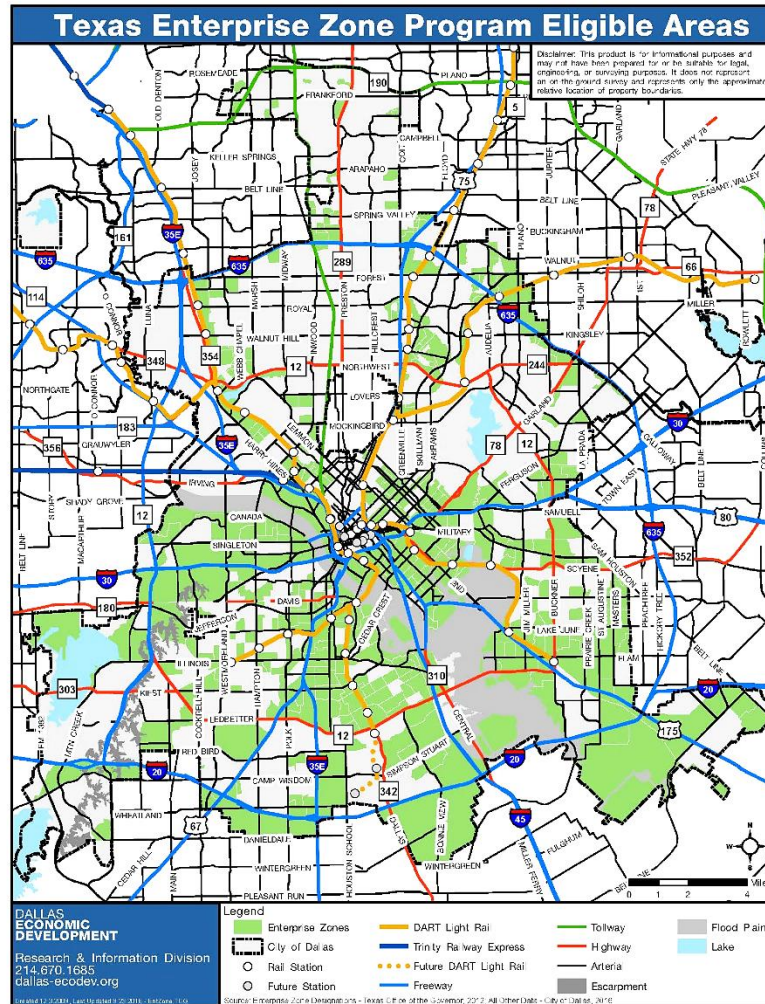
Recommendations

- Economic Development Committee's favorable recommendation for Council authorization for a public hearing on February 8, 2017 to continue participation in the Texas EZ Program.
- Economic Development Committee's favorable recommendation for Council to hold a public hearing on February 22, 2017 to continue participation in the Texas EZ Program.
- Economic Development Committee's favorable recommendation for Council approval on February 22, 2017 by City ordinance to continue participation in the Texas EZ Program and authorize the nomination of Neiman Marcus to receive State of Texas designation as a EZ project.
- Economic Development Committee's favorable recommendation for Council approval on February 22, 2017 by City resolution to authorize the nomination of Medical City and EnLink to receive State of Texas designation as an EZ project.

APPENDICES

State of Texas EZ Program

Appendix A: Map of Enterprise Zones in Dallas



State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

What is an enterprise zone?

Any block group within the State of Texas that has a poverty rate of 20% or more, as determined by the U.S. Census Bureau during each decennial census is a state enterprise zone. The block group will remain an enterprise zone until it no longer qualifies, as a result of a subsequent decennial census.

Any distressed county in Texas is an enterprise zone. A county is considered to be a distressed county if it has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data.

Any federally designated empowerment zone, enterprise community or renewal community is also a State enterprise zone, for the duration of the federal designation.

It is the purpose of the Texas Enterprise Zone Act to establish a process that clearly identifies distressed areas and provides incentives by both local and state government to induce private investment in those areas by the provision of tax incentives and economic development program benefits. Under this program, economic development is encouraged by allowing enterprise projects to be designated outside of an enterprise zone, with a higher threshold of hiring economically disadvantaged or enterprise zone residents. The purpose of these sections is to provide standards of eligibility and procedures for designation of applications for qualified businesses as enterprise projects.

Who may participate in the program?

Any municipality or county in the State of Texas may participate in the program, whether they have an enterprise zone within their jurisdiction or not.

How do I determine in what block group I am located?

You can access the U.S. Census Bureau web site to determine what block group a particular address is in. The web address is http://factfinder.census.gov/servlet/ReferenceMapFramesetServlet?_lang=en.

State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

How do I determine if my block group qualifies as an enterprise zone?

The Governor's Office, through the Economic Development Bank (Bank), has published on its website the areas that qualify as an enterprise zone as either a qualifying block group or a distressed county. The website can be accessed at http://www.governor.state.tx.us/divisions/ecodev/ed_bank/enterprise_zone. If your block group is not listed, it does not qualify as an enterprise zone.

How does a municipality or county participate in the program?

The municipality or county must nominate a qualified business as an enterprise project by an ordinance or order as applicable. The ordinance or order must establish the local incentives being offered to the business seeking enterprise project designation. Local incentives may be established for all zone areas separately or individually, as well as areas of the jurisdiction outside of a zone area. The ordinance or order must state by position, who will act as liaison for the local program with the state, and nominate the qualified business for enterprise project status. Subsequent project nominations may be done by resolution, if the local incentives offered are the same as outline in the original ordinance or order.

Can a community offer local incentives without an enterprise zone?

Yes. A community can offer certain incentives as allowed by state law. Enterprise zones, however, are simply a means of packaging a number of state and local incentives together to help revitalize a distressed area.

What local incentives are available in an enterprise zone?

Local incentives that may be offered to an expanding or locating business vary. Examples of local incentives that may be offered include tax abatement, a refund of local sales and use taxes, waiver of permitting fees, tax increment financing, transfer of publicly owned buildings at below market cost, and low interest loans.

State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

What is a qualified business?

A qualified business is a person, including a corporation or other entity, that has been certified by the Bank, for purposes of state benefits under the Act, or a governing body for purposes of local benefits, to have met the following criteria:

- (A) the person is engaged in, or has provided substantial commitment to initiate the active conduct of a trade or business at a qualified business site; and
- (B) at least 25% of the business' new employees are either economically disadvantaged or enterprise zone residents (ED/EZR) if the qualified business site is located in an enterprise zone, or at least 35% of the business' new employees are ED/EZR if the qualified business site is located outside of an enterprise zone; and
- (C) a franchise or subsidiary of a new or existing business may be certified by the governing jurisdiction as a qualified business if the franchise or subsidiary is located entirely at the qualified business site and maintains separate books and records of the business activity conducted at the qualified business site.

What is the definition of economically disadvantaged?

An individual who at the time of hire:

- (A) was unemployed for at least three months before obtaining employment with a qualified business;
- (B) receives public assistance benefits, including welfare payments or food stamps, based on need and intended to alleviate poverty;
- (C) is a low-income individual, as defined by Section 101, Workforce Investment Act of 1998 (29 U.S.C. Section 2801(25));
- (D) is an individual with a disability, as defined by 29 U.S.C. Section 705(20)(A);
- (E) is an inmate, as defined by Section 498.001;
- (F) is entering the workplace after being confined in a facility operated by the institutional division of the Texas Department of Criminal Justice or under contract with the Texas Department of Criminal Justice;
- (G) has been released by the Texas Youth Commission and is on parole, if state law provides for such a person to be on parole;
- (H) meets the current low income or moderate income limits developed under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f et seq.); or
- (I) was under the permanent managing conservatorship of the Department of Family and Protective Services on the day preceding the individual's 18th birthday.

State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

What is an enterprise project?

An enterprise project is a business that is nominated by a municipality or county and approved by the bank for state benefits. State incentives include state sales and use tax benefits based on capital investment and jobs created and/or retained during the designation period. The State may designate up to 105 enterprise projects each biennium.

What items purchased are allowable for sales and use tax refund under the Program?

An enterprise project is eligible for a refund of the taxes imposed by the Texas Tax Code on all taxable items purchased for use at the qualified business site related to the project or activity during the designation period.

How many enterprise projects can we have?

Municipalities or counties with a population of 250,000 or more, based on the most recent decennial census, are eligible for up to nine enterprise project designations during a state biennium based upon availability.

Municipalities or counties with a population of less than 250,000 based on the most recent decennial census are eligible for up to six enterprise project designations during a state biennium based upon availability.

How long is an enterprise project designation?

The enterprise project designation is for an expansion or relocation from out-of-state, an expansion, renovation, or new construction, or other property to be undertaken by a qualified business. The designation period is a predetermined period approved by the Bank, with beginning and ending dates for each proposed project or activity. The designation period for an enterprise project may not be for a period of less than one year, nor more than five years from the date on which the designation is made.

State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

What state incentives are available to enterprise projects?

Designated enterprise projects are eligible to apply for state sales and use tax refund on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created at the site.

Level of Capital Investment	Maximum number of jobs allocated	Maximum potential refund	Maximum refund per allocated
\$40,000 to \$399,999	10	\$25,000	\$2,500
\$400,000 to \$999,999	25	\$62,500	\$2,500
\$1,000,000 to \$4,999,999	125	\$312,500	\$2,500
\$5,000,000 to \$149,999,999	500	\$1,250,000	\$2,500
Double Jumbo Project \$150,000,000 to \$249,999,999	500	\$2,500,000	\$5,000
Triple Jumbo Project \$250,000,000 or more	500*	\$3,750,000	\$7,500

Each project is limited to a maximum refund of \$250,000 per year for five years for a regular enterprise project designation, \$500,000 per year for five years for a double jumbo enterprise project and \$750,000 per year for five years for a triple jumbo enterprise project. NOTE: a qualified business making a capital investment eligible to apply for a double jumbo enterprise project or a triple jumbo enterprise project must be nominated by the governing jurisdiction for the elevated designation in the nominating ordinance, order or resolution, as applicable, or the designation will automatically be for a regular enterprise project designation. A double jumbo enterprise project will count as two enterprise project designations against the 105 projects designations allowed statewide and against the four or six allowed for the governing jurisdiction. A triple jumbo enterprise project will count as three project designations for the state as well as the governing jurisdiction.

*A triple jumbo enterprise project must create and/or retain a minimum of 500 jobs.

State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

What constitutes capital investment?

Money paid to purchase capital assets or fixed assets including but not limited to land, buildings, labor used to construct or renovate a capital asset, furniture, manufacturing machinery, computers and software, or other machinery and equipment. Property that is leased under a capitalized lease is considered a qualified capital investment but property that is leased under an operating lease is not considered a qualified capital investment.

NOTE: if using a contractor to construct the facility, a "separated contract" (a contract in which the agreed contract price is divided into separately states prices for materials and labor) must be executed. If a "lump sum" contract is executed, a claim for refund of taxes invoiced to, and paid by a third party, will not qualify for a refund under this Program. Please call the Comptroller of Public Accounts' Office at 1-800-531-5441 ext. 51083 if you have any questions regarding this issue.

What is a qualified employee?

A qualified employee is an employee that works at least 50% of his or her time for the qualified business at the qualified business site.

What is a new permanent job?

A new permanent job is a new employment position created over and above the business' current baseline that provides a qualified employee of a qualified business with employment of at least 1,820 hours of work annually and exists at the qualified business site for at least three years after the date on which a state benefit is received. Seasonal, temporary or part-time jobs are not considered to be new permanent jobs, and therefore are not eligible for state benefit through the program.

What is a retained job?

A retained job is a position that existed with a qualified business on the 91st day prior to the application deadline, that has provided employment to a qualified employee of at least 1,820 hours annually and is retained throughout the designation period, or for at least three years after the date on which a state benefit is received, whichever is longer.

State of Texas EZ Program

Appendix B: *Frequently Asked Questions*

(Source: <http://texaswideopenforbusiness.com>)

What is a job retention project?

Job retention projects are available under limited circumstances. To qualify for a job retention project, a business must present documentation to the applicant jurisdiction supporting any one of the following circumstances:

- (A) that permanent employees will be permanently laid off;
- (B) the business will permanently close down;
- (C) the business will relocate out of state;
- (D) the business is able to employ individuals in accordance with Section 2303.402; or
- (E) the business facility has been legitimately destroyed or substantially impaired due to fire, flood, tornado, hurricane, or any other natural disaster and that at least 60 percent of the capital investment is being spent to repair damages resulting from the disaster.

All of the retained jobs must be certified by the Comptroller of Public Accounts before any benefits for jobs can be obtained.

What is an existing job?

An existing job is a full-time position that has existed with a qualified business, which does not qualify for benefit. The current number of existing jobs is used to determine the baseline level of employment at the time of project designation. New jobs which are created 90 days prior to the application deadline through the end of the project designation period qualify for benefit if the baseline jobs are maintained.

Do leased, contract or construction employees qualify for benefit?

No. All employees occupying the new or retained jobs for benefit must be under the direct, full-time and permanent employment of the enterprise project that has received the designation.

How long does it take to obtain an enterprise project designation?

Projects are designated typically eight to ten weeks after the project application deadline, depending on the number of applications received in that quarterly round.

Memorandum



DATE February 3, 2017

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 **The Economic Development Challenge of Shared Prosperity**

On Monday, February 6, 2017, the Economic Development Committee will be briefed on The Economic Development Challenge of Shared Prosperity.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3390. Thank you.



Mark McDaniel
Acting First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, 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
Joey Zapata, Assistant City Manager
Theresa O'Donnell, Chief of Resilience
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Directors and Assistant Directors

The Economic Development Challenge of Shared Prosperity

Economic Development Committee
February 6, 2017

**DALLAS
ECONOMIC
DEVELOPMENT**



City of Dallas

Purpose

- Understand Dallas' competitiveness in the context of global and national trends
- Review economic development goals and results to date
- Explain multifaceted nature of Eco platform and tools available / new initiatives
- Reflect on lessons learned
- Discuss “Shared Prosperity” implementation approaches and obtain council feedback on next steps

Global Growth Slows

- Estimated at 1.7% growth by Organization for Economic Cooperation and Development (OECD)
- Wealthiest economies struggle and developing countries unable to fill the gap due to commodity price downturns
- Global integration at risk due to geo-political tensions and rising protectionist sentiment
- Productivity pressures and workforce flatness in largest economies
- Technology a crucial driver and source of anxiety/job dislocations
- Rising income inequality

U.S. Economic Recovery Modest

- 1.6% growth in 2016 and current 2017 GDP forecasts in 2.1-2.9% range (Federal Reserve)
- Job creation gains momentum (4.9% unemployment), but labor force participation stagnates at low levels
- Wages slow to increase (0.8% over 10 years)
- Housing starts picking up, but not close to pre-recession levels
- Anticipated upward pressure on interest rates, but inflation still low
- Stronger dollar limits trade volume

Harvard Business School 2015 Survey Concludes Competitiveness Requires Shared Prosperity

- Large U.S. companies recovered from recession faster/stronger than counterparts in other advanced economies
- Large firms and those who run and invest in them are thriving
- Economy not poised to lift living standards broadly and small/medium sized businesses disadvantaged

Harvard Business School 2015 Survey Concludes Competitiveness Requires Shared Prosperity

- Living standards of average American dropped
 - Long term growth rate in private sector jobs dropped after 2000 and remains near historic lows
 - Labor force participation rate peaked in 1997 and now at early 1980's levels
 - Median household income peaked in 1999 for all but top 20% of income distribution
- **Trends started before recession and are structural not cyclical in nature**

66% of Harvard Survey Respondents Gave Priority Importance to Contributing Aspects of “Shared Prosperity” vs. Overall Economic Growth



Texas Economy Recovering After Energy Bust

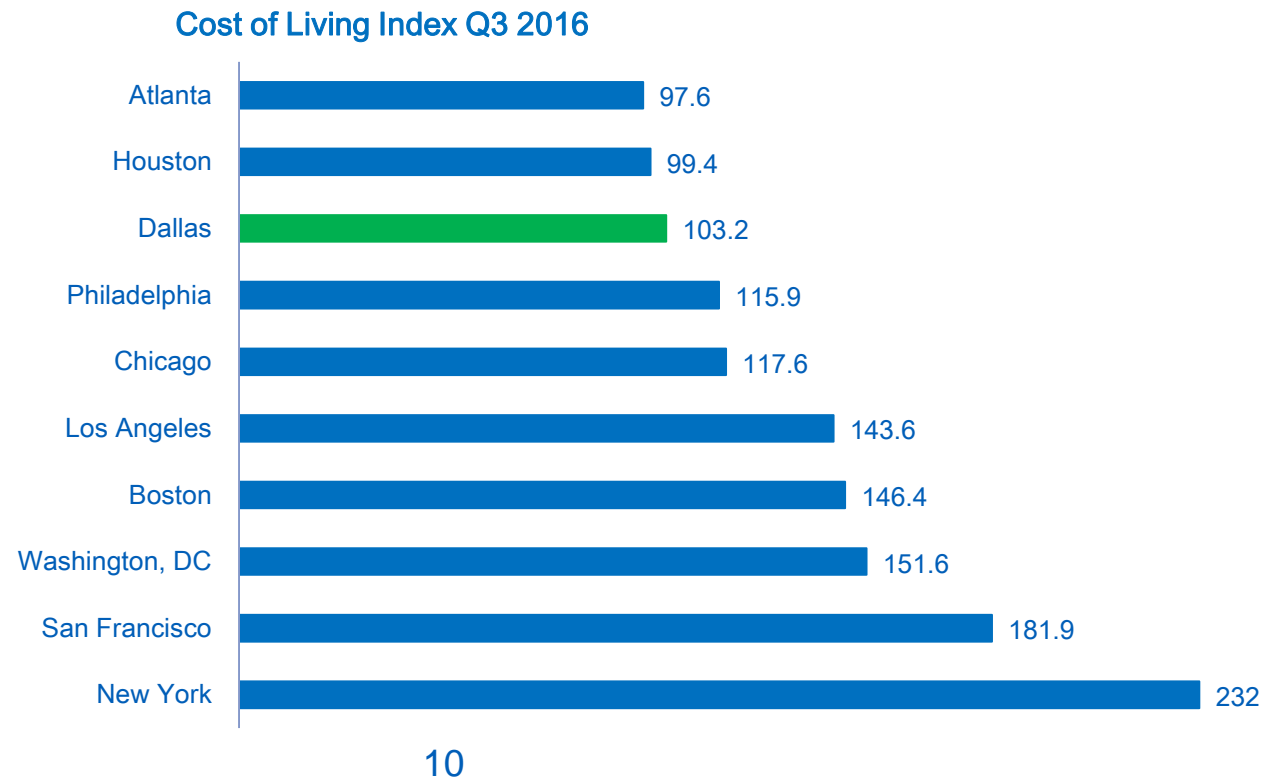
- Last in first out of recession and buoyant job growth from 2011-2014 (3.7% in 2014)
- Oil prices drop by 70% and Texas job growth slides to 1.3% in 2015 and 1.5% in 2016 (2% projected by Federal Reserve in 2017)
- Differs from oil-induced bust of 80's due to more industry diversity
- Oil & Gas now 6% of GDP vs 14% in 2014 (source: Bureau of Economic Analysis)

Texas Economy Recovering After Energy Bust

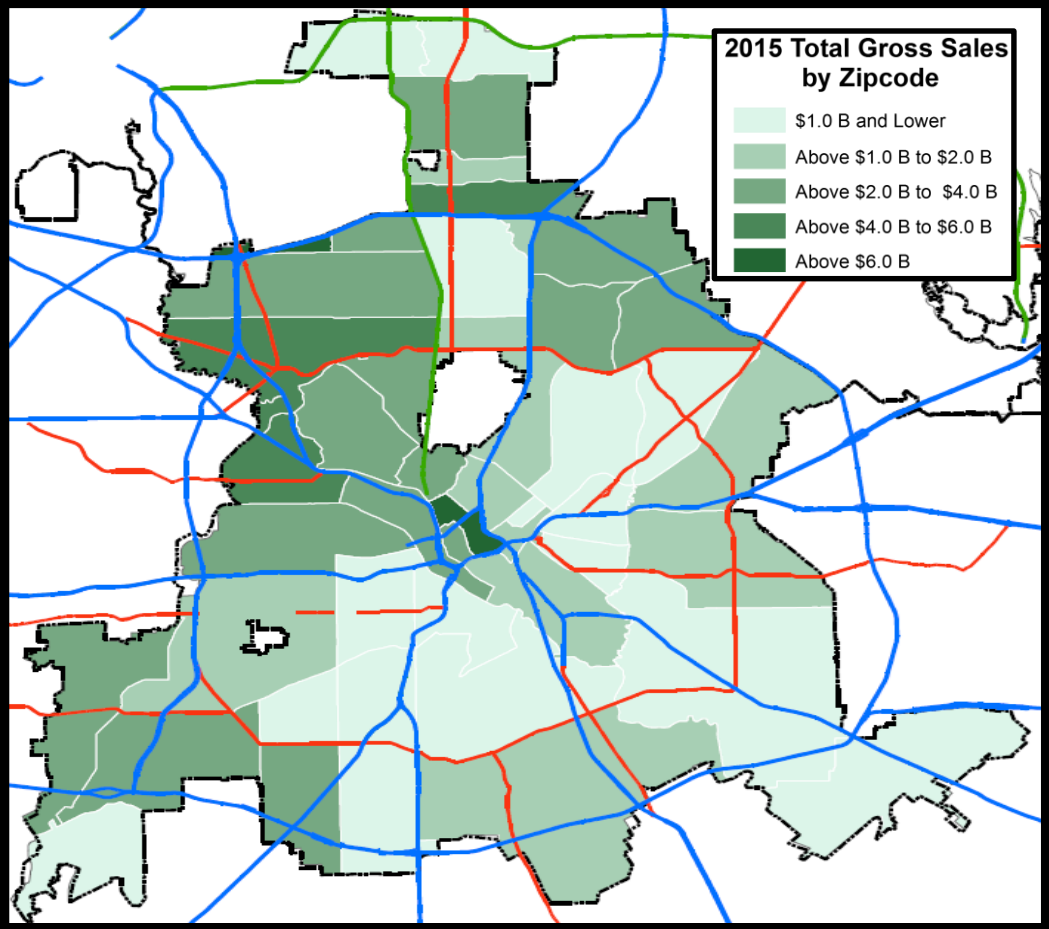
- But still 36% of crude oil, 25% natural gas and 60% of U.S. petrochemical production (Source: Federal Reserve)
- Gross State Product grew by 4.8% in 2015 vs. 2.6% in U.S. (source: Bureau of Economic Analysis)
- Population grew by 393,000 between 2015 and 2016. 8% nation's population but 19% of population growth (source: Census Bureau)

DFW Continues to Outperform The Nation

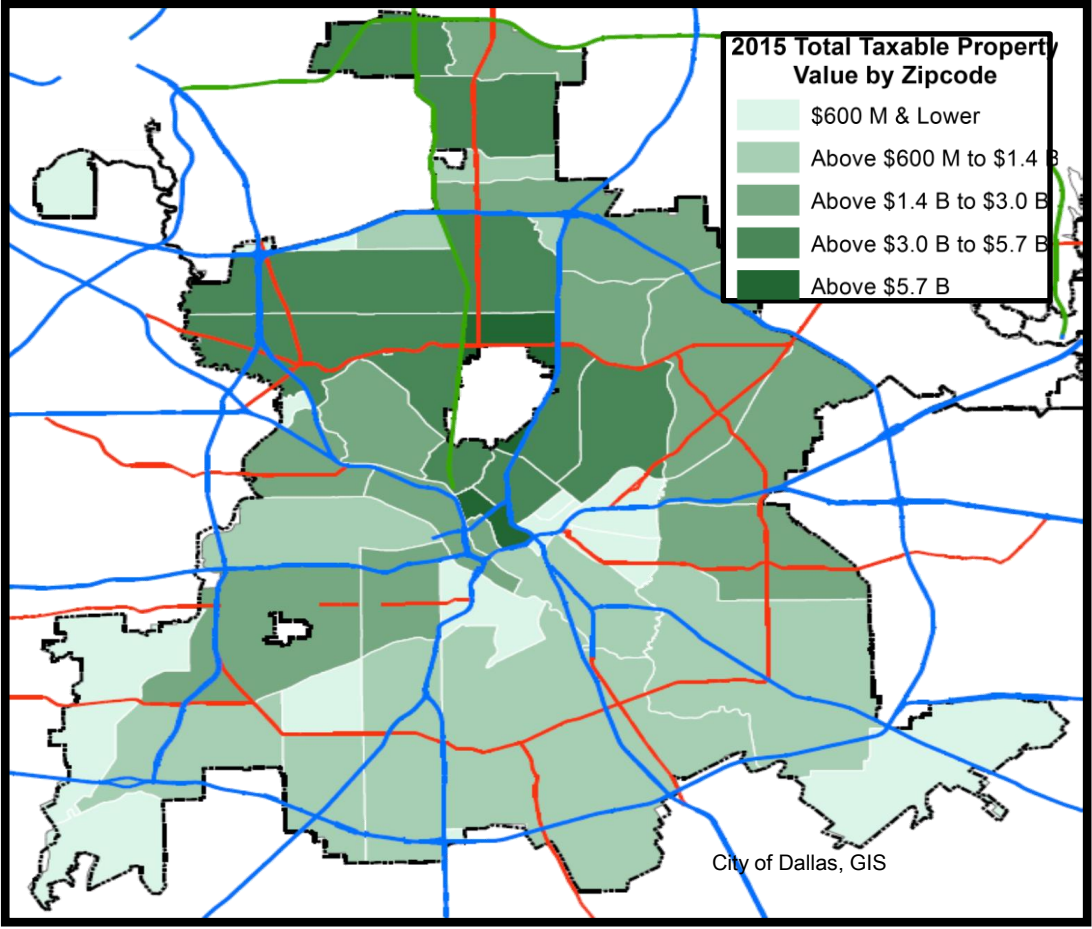
- DFW's Gross Metro Product (GMP) is fifth largest in the nation at \$449B and 1/3 of State Gross Product
- Dallas has 3rd lowest cost of living of top 10 Metro Economies



But Economic Activity Is Still Concentrated



Source: Office of The Texas State Comptroller

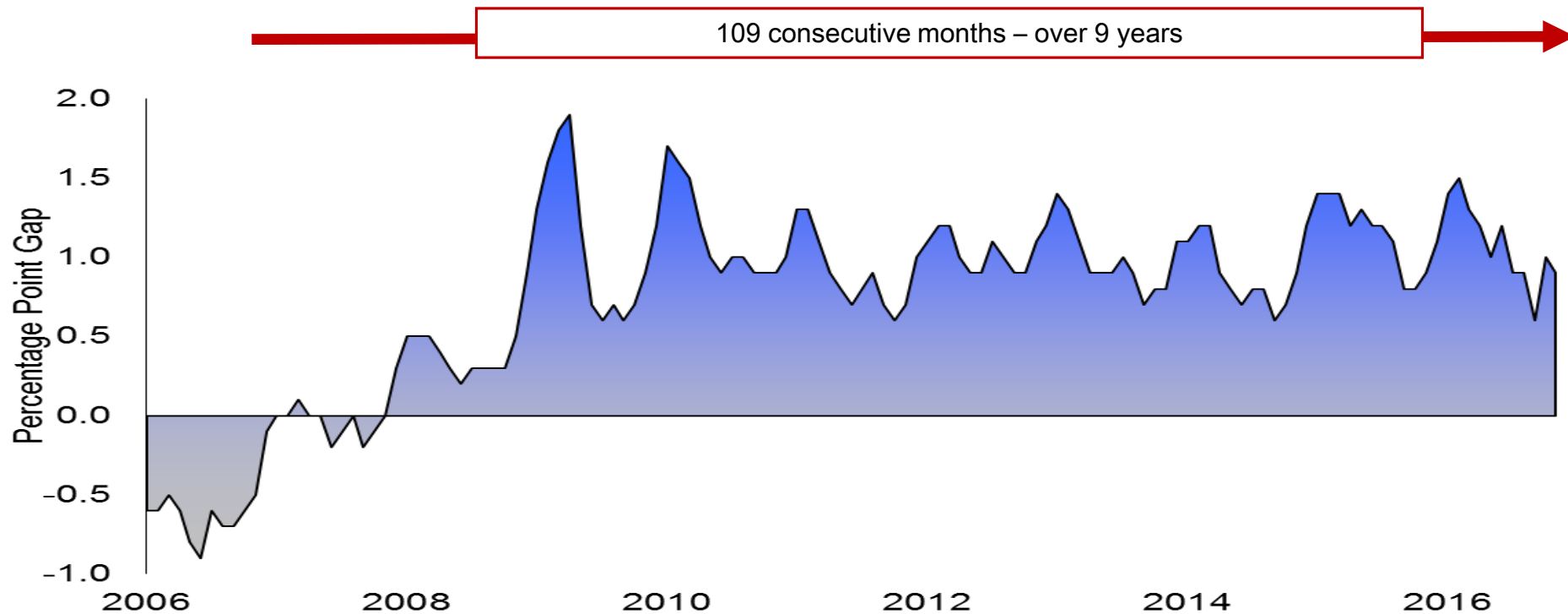


City of Dallas, GIS

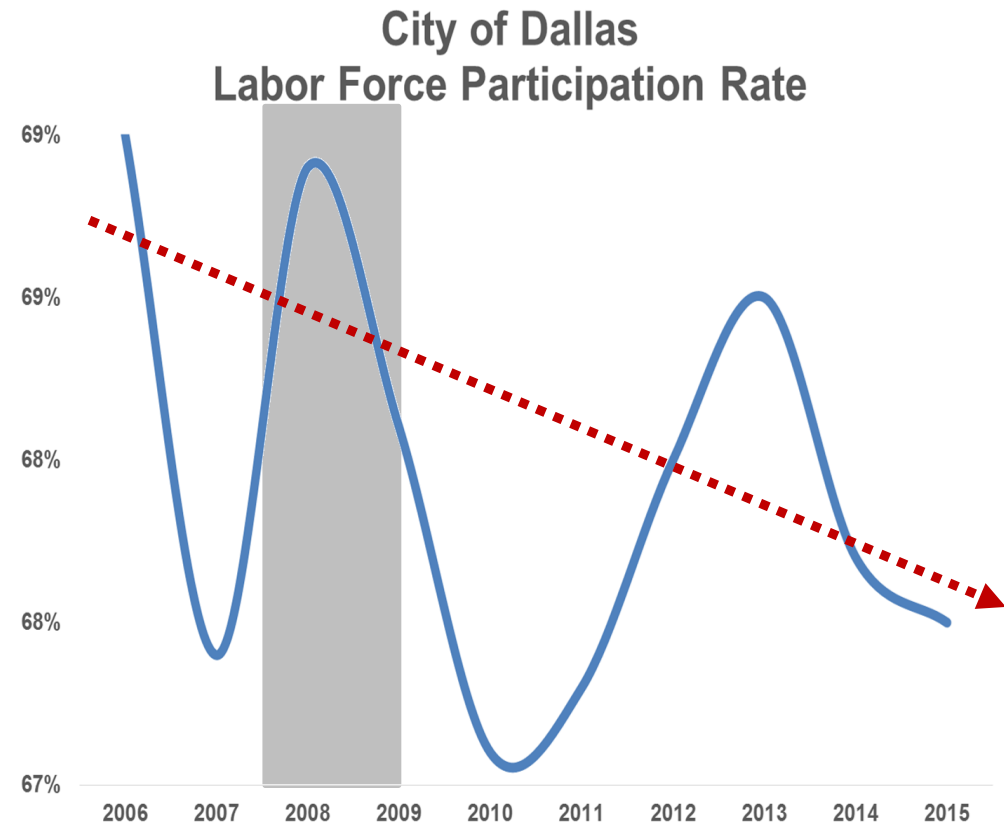
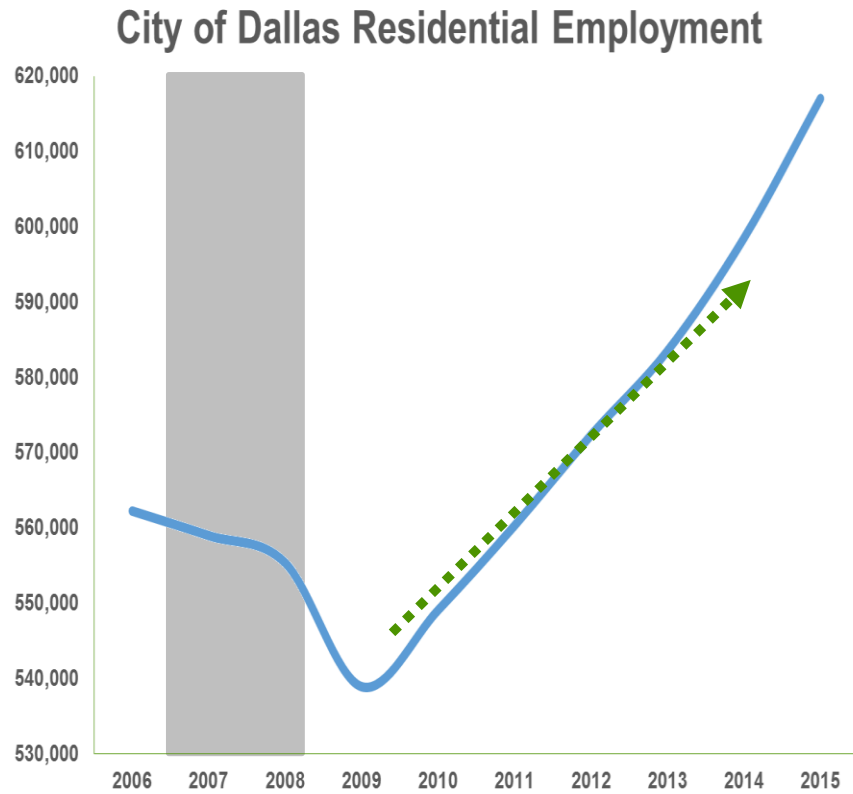
NOTE: Some zip codes are only partially in the City boundaries and are not fully represented. The data associated with these geographies is for the entire zip code

Dallas' Unemployment Rate Outperforms The Nation For 109 Consecutive Months

Unemployment Gap = U.S. Rate – Dallas Rate

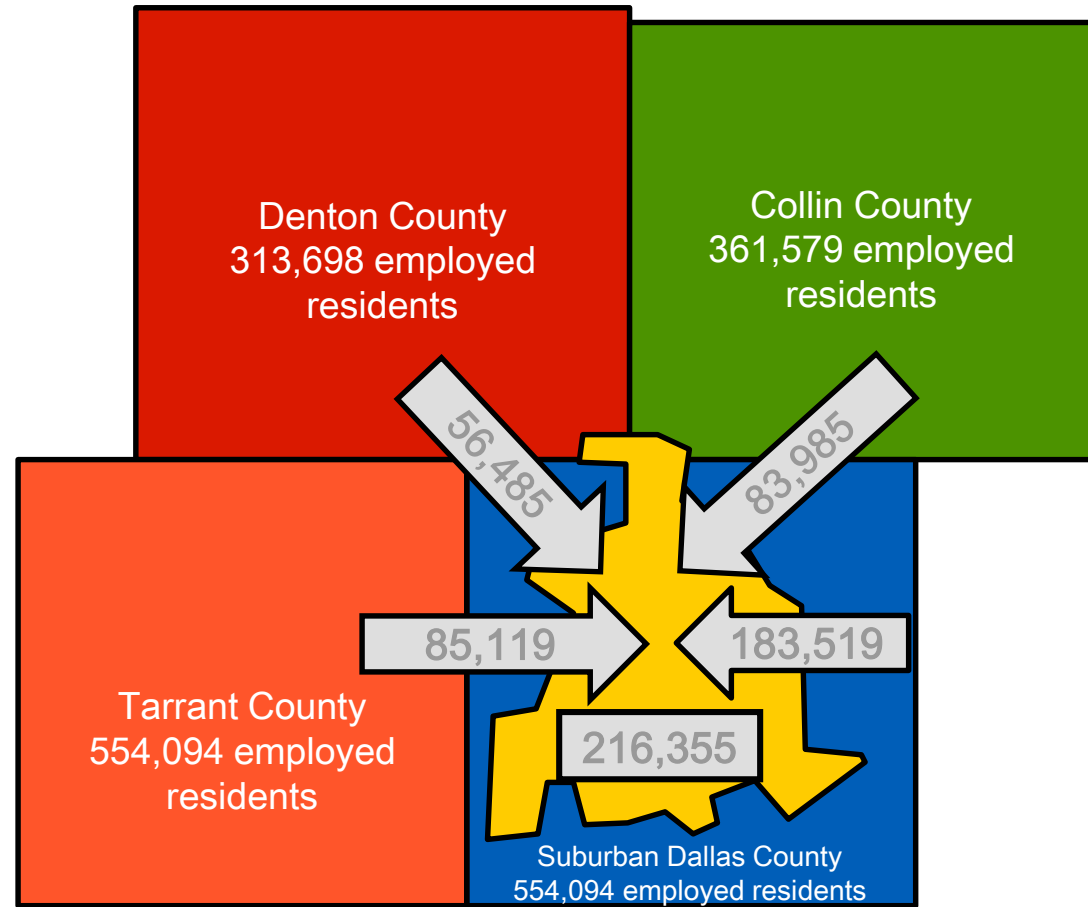


More Residents Gaining Employment, But Lower % Participating in Job Market



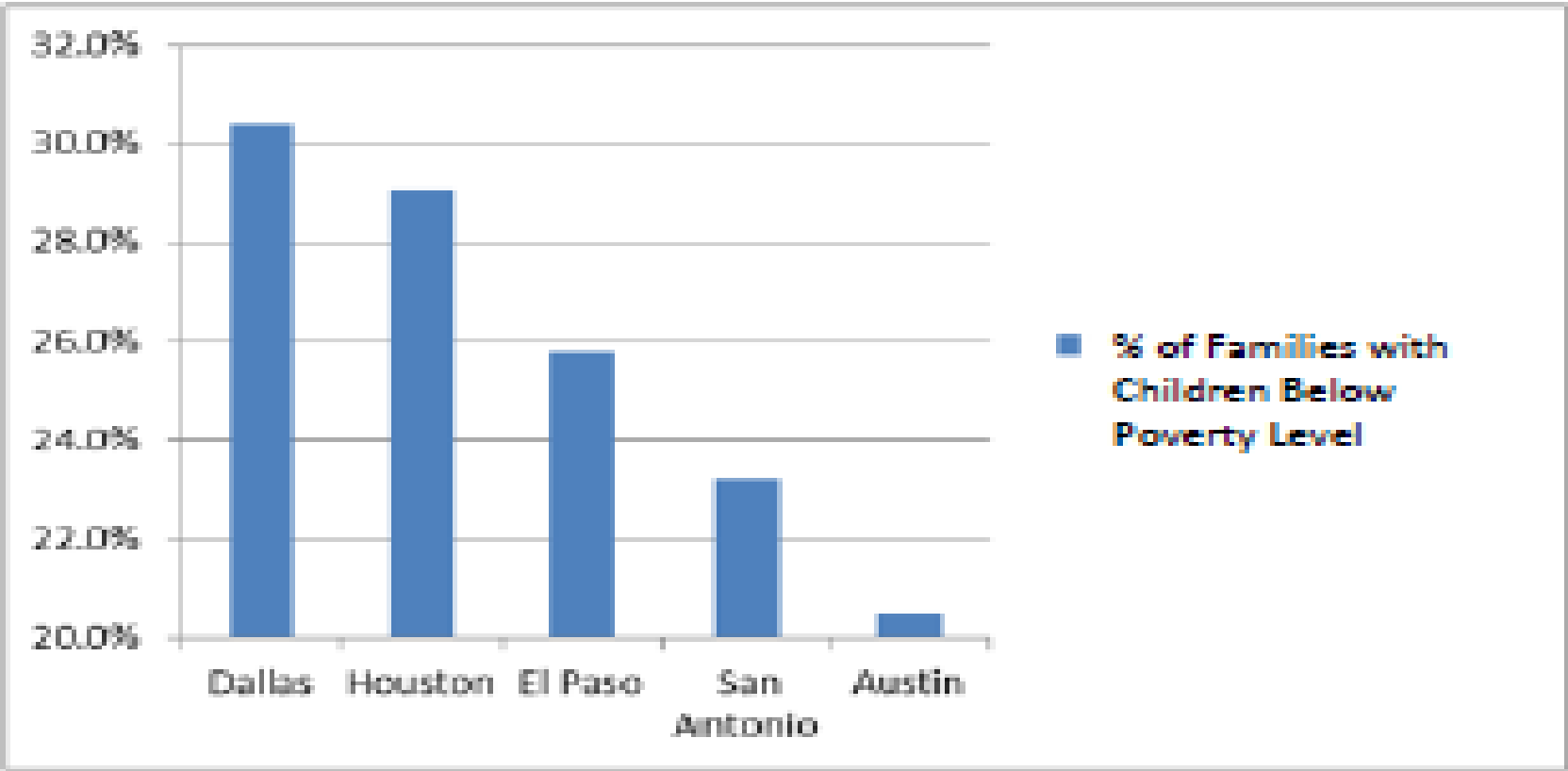
Most Workers Don't Live Here and Many Residents Don't Work Here

- Dallas has over 1 million jobs
- 625,000+ workers commute into Dallas every day to work
- 263,000 workers leave Dallas everyday for jobs outside the city



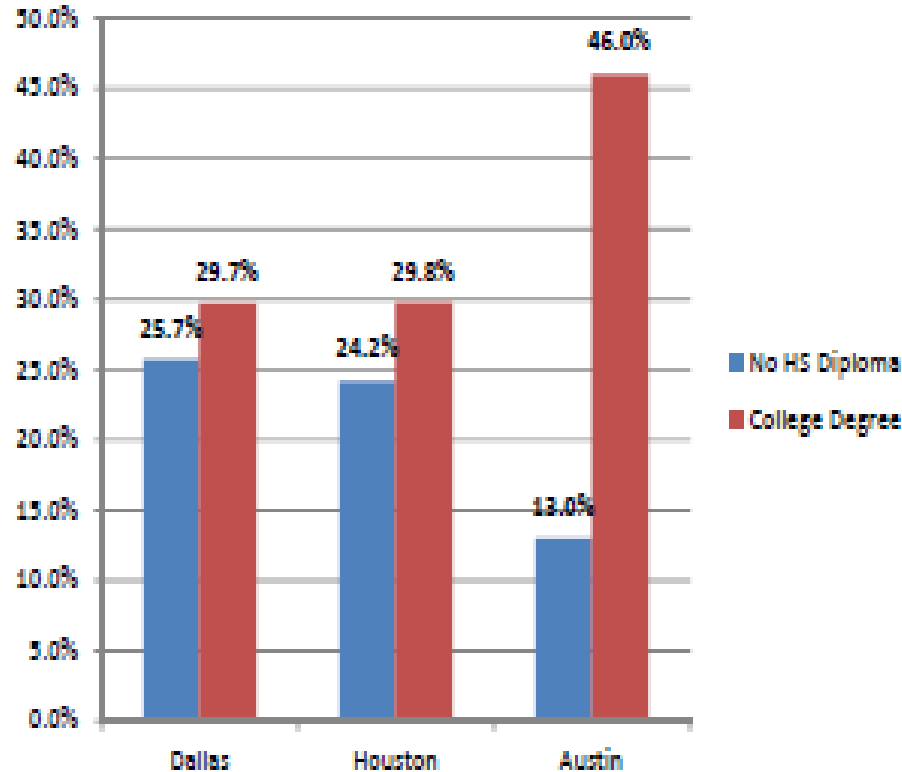
Daunting Challenges, But Consistent With Rising Global Income Inequality

Children Are The Face Of Poverty



152,822 Families In Dallas Are Living At Or Below The Poverty Level

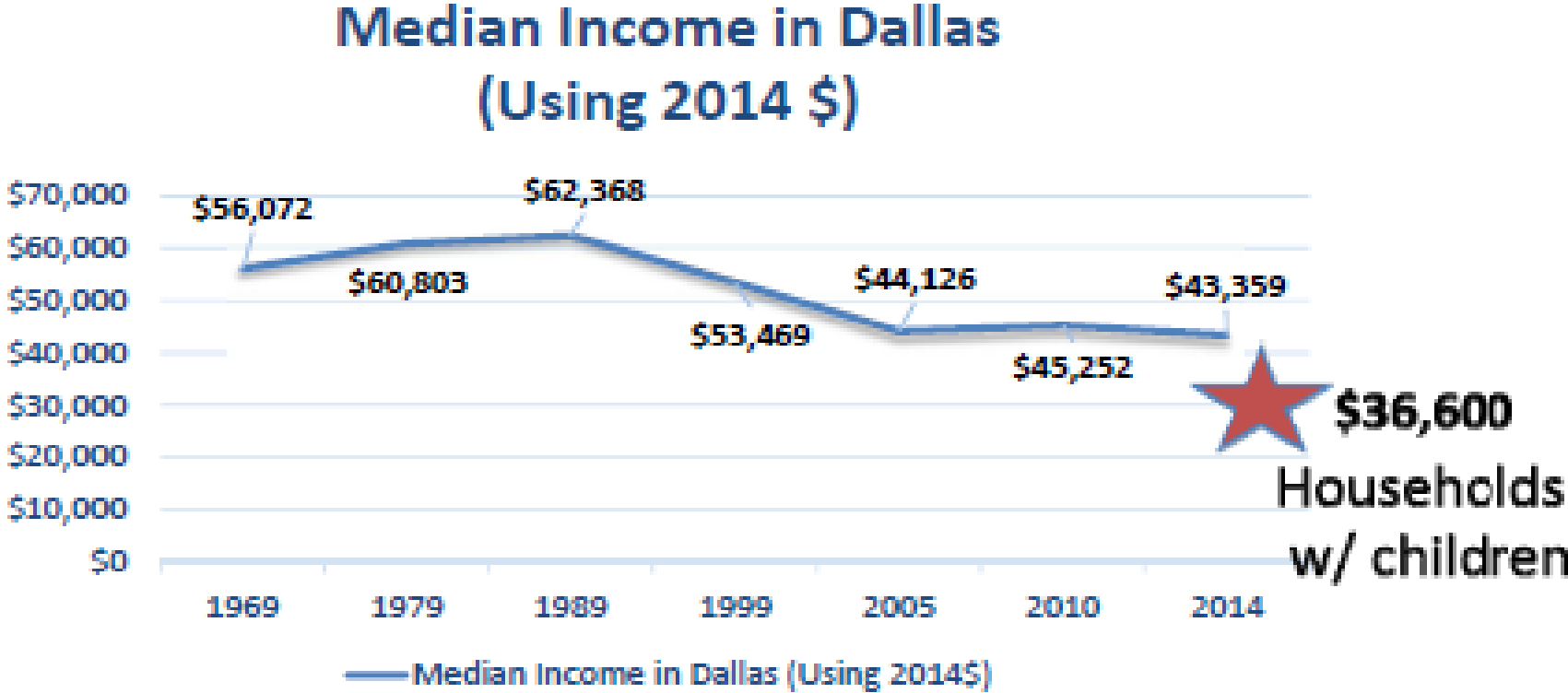
Educational Attainment is Low And Limited English Proficiency is High



Source: Dallas Independent School District Data Packet for 2015-16 planning

- Dallas Has a High Percent of Individuals without A High School Diploma And A Low Percent Of Residents Who Hold A College Degree
- 6,701 or 49% of DISD Second-Graders Have Limited Proficiency in English

Median Income is Declining



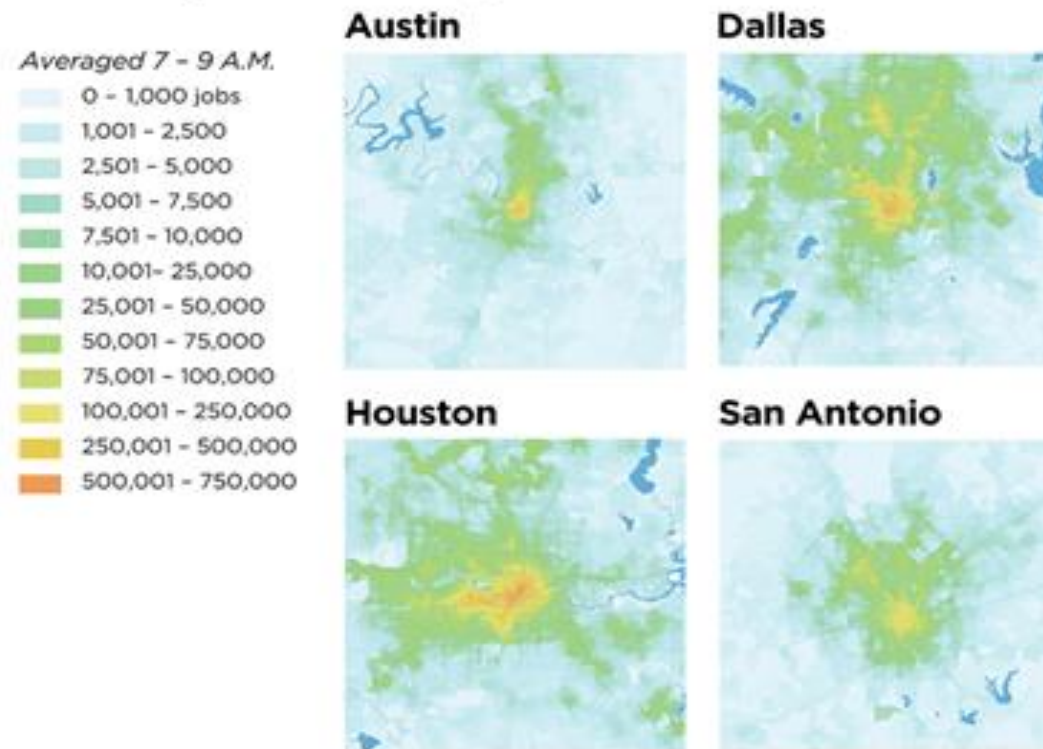
Despite The Booming Regional Economy,
Median Income In Dallas Has Continued To Decline For Over 30 Years

Mobility, Jobs and Housing

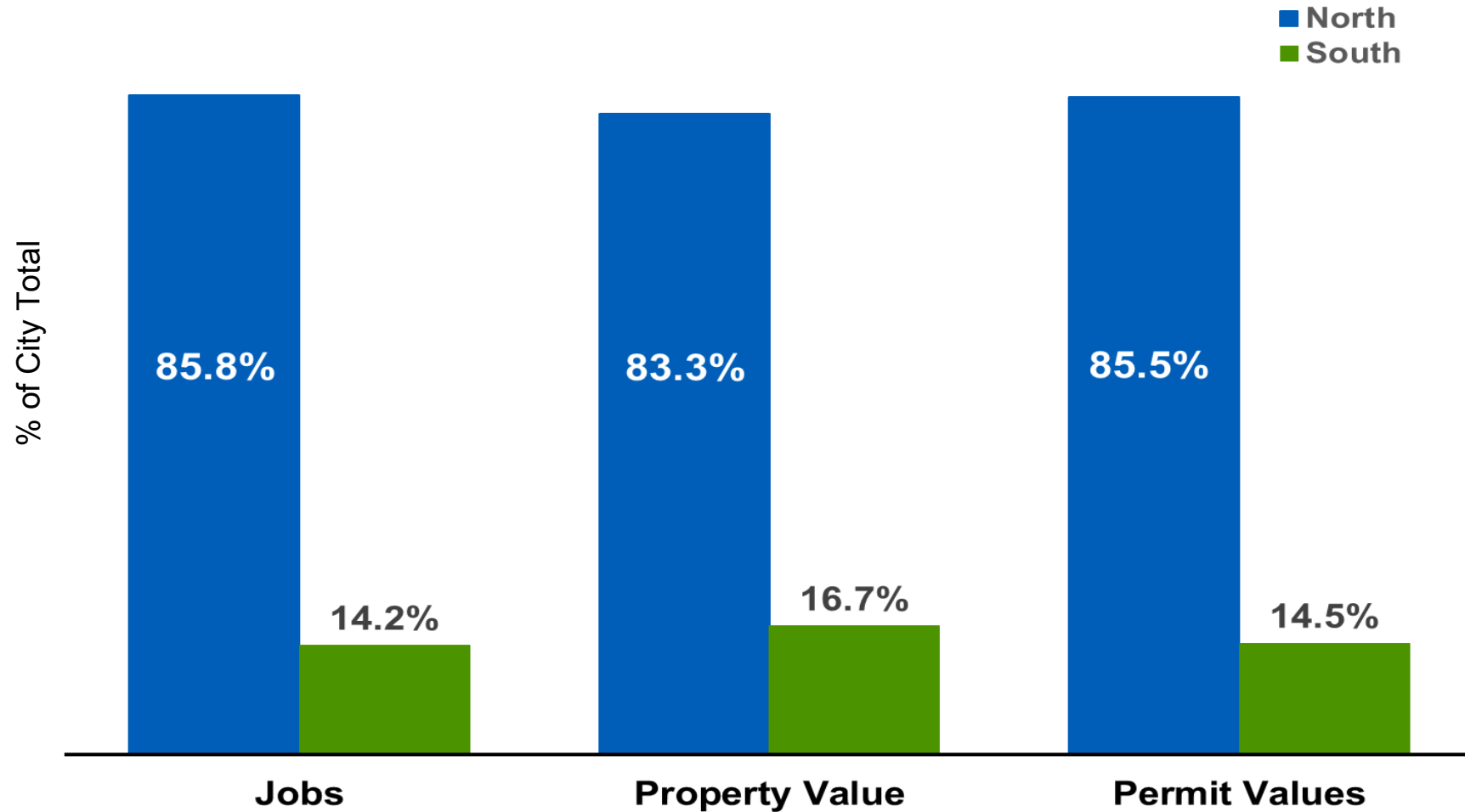
- The Metroplex ranks 5th nationally in jobs
- Less than 20% of jobs are accessible by transit in less than 90 minutes
- More than 70% of HUD assisted properties are considered unaffordable when housing costs and transportation costs are combined

Jobs within 30 minutes by transit

Most of Dallas' jobs accessible by transit within 30 minutes are in downtown and surrounding areas, though some suburbs have job centers near public transportation routes. But while the Dallas-Fort Worth region as a whole ranks fifth nationally in terms of the number of jobs, it ranks 21st in how many of them can be reached by transit in under one hour.



Unbalanced Tax Revenue and Employment Base



Source: City of Dallas Office of Economic Development analysis of 2014 LEHD data (Jobs), and of City of Dallas GIS analysis of 2016 Dallas County Appraisal District and City of Dallas Department of Sustainable Development & Construction, Building Inspection Division 2016 Permit Data.

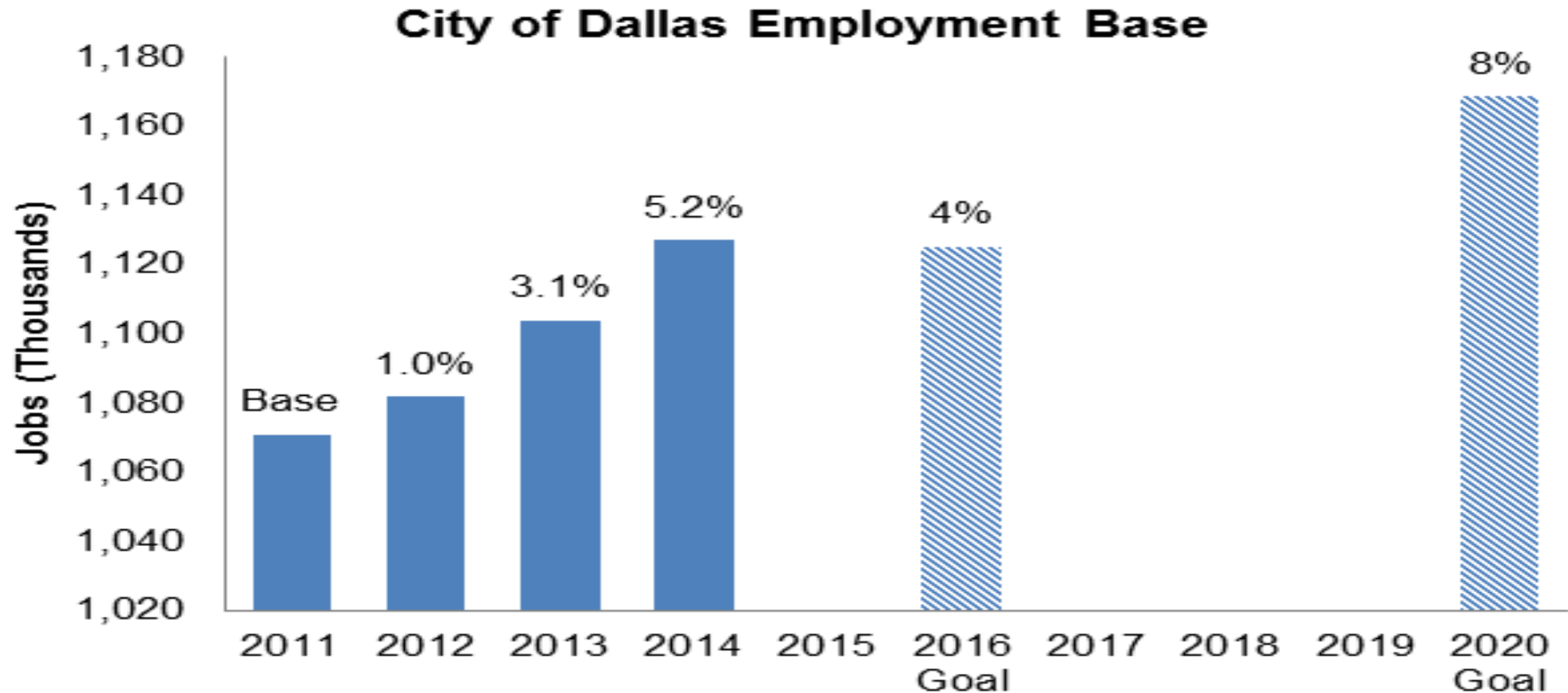
Economic Development (OED) Goals and Results to Date

Goals

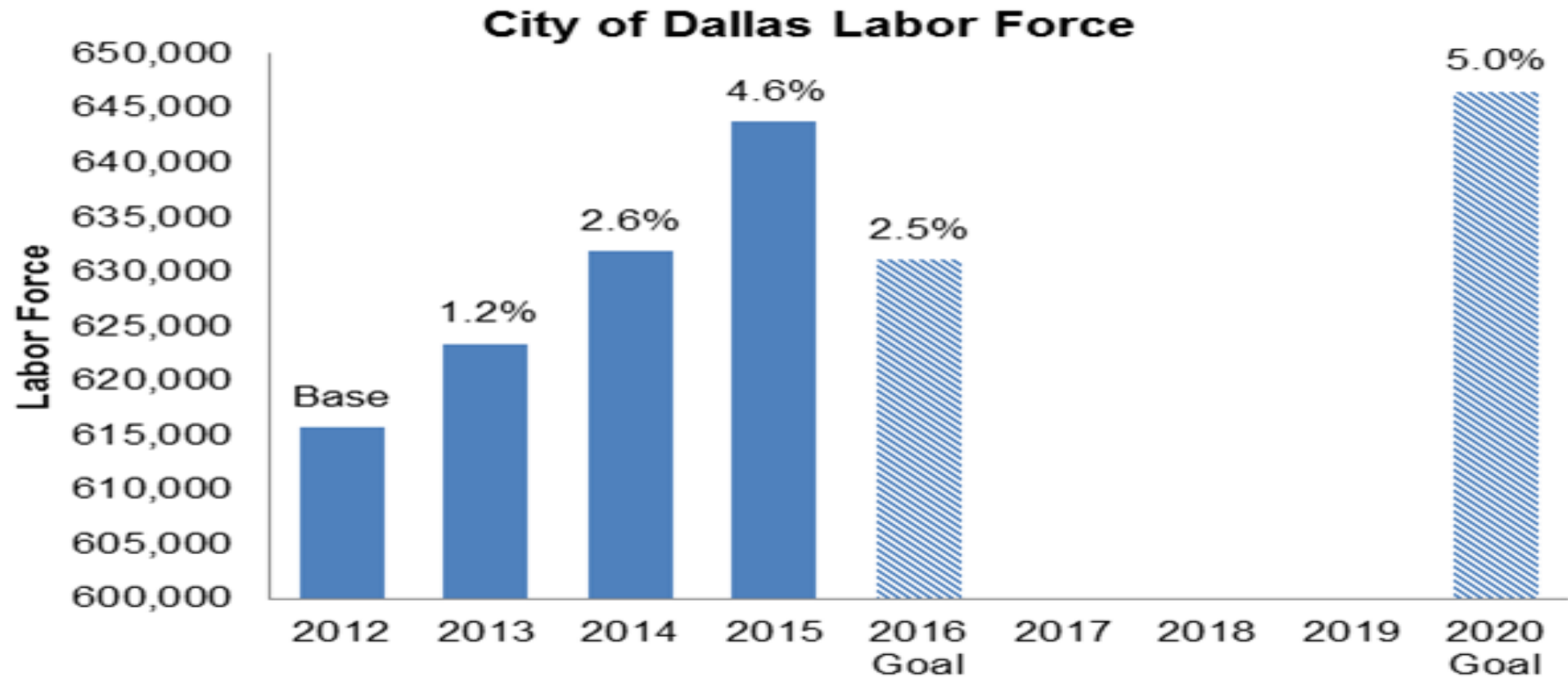
- Grow the Economy (Jobs, Investment)
- Increase Resident employment (% Residents Employed)
- Secure Stable Revenue for City Services (Real Property and Sales Taxes)
- Help Communities Become More Sustainable (Improve Household Commitment, Resiliency and Neighborhood Amenities)

Results vs. Plan Objectives

Job Base Grew 5% in Three Years vs. 4-year Goal of 4%

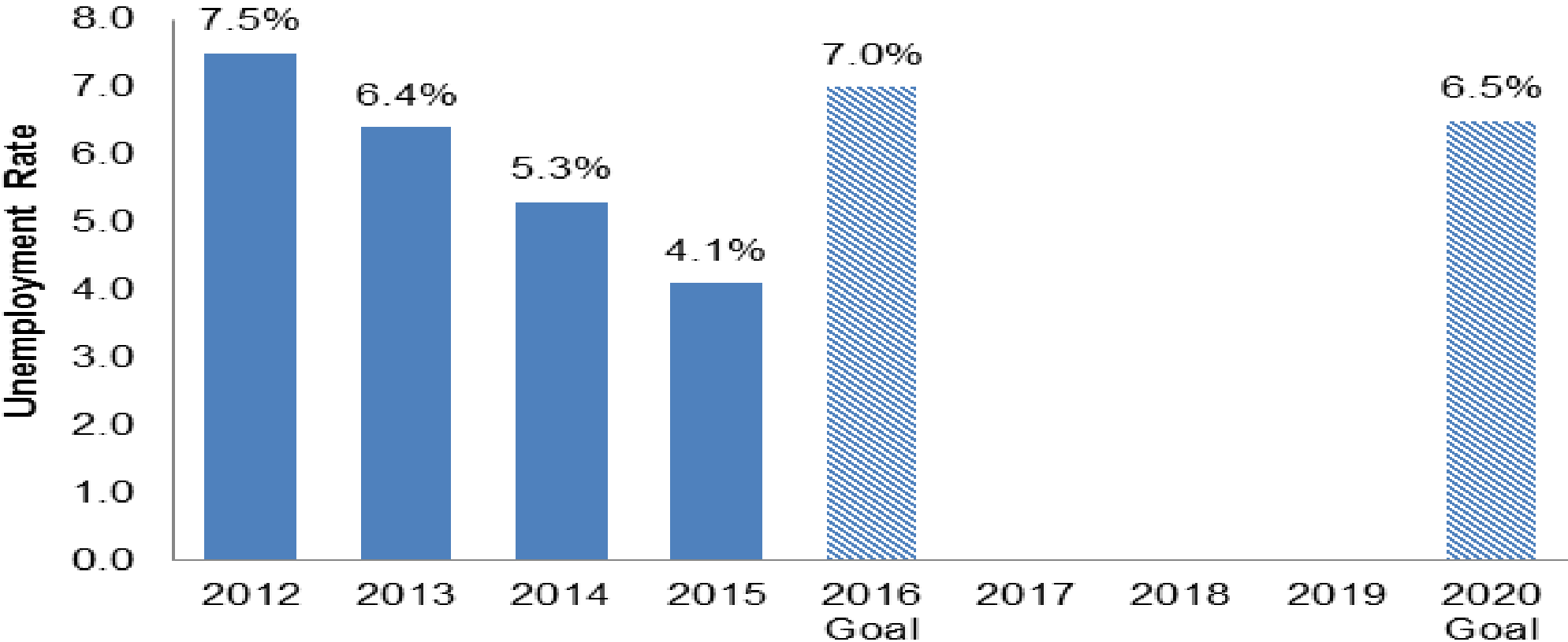


Labor Force Increased by 5% in 3 Years vs. 2.5% Goal in 4 Years



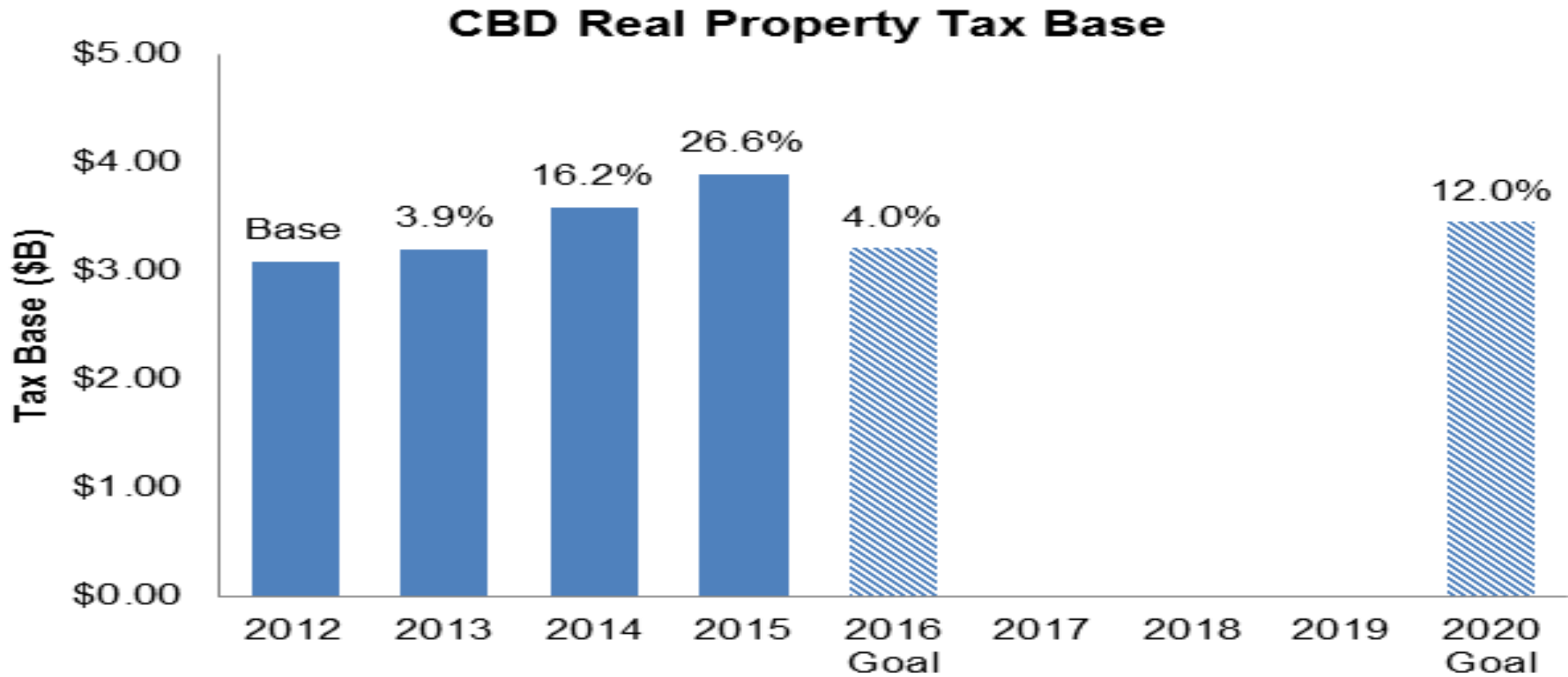
Unemployment Exceeds Early Expectations and Consistently Better Than National Averages

City of Dallas Unemployment Rate



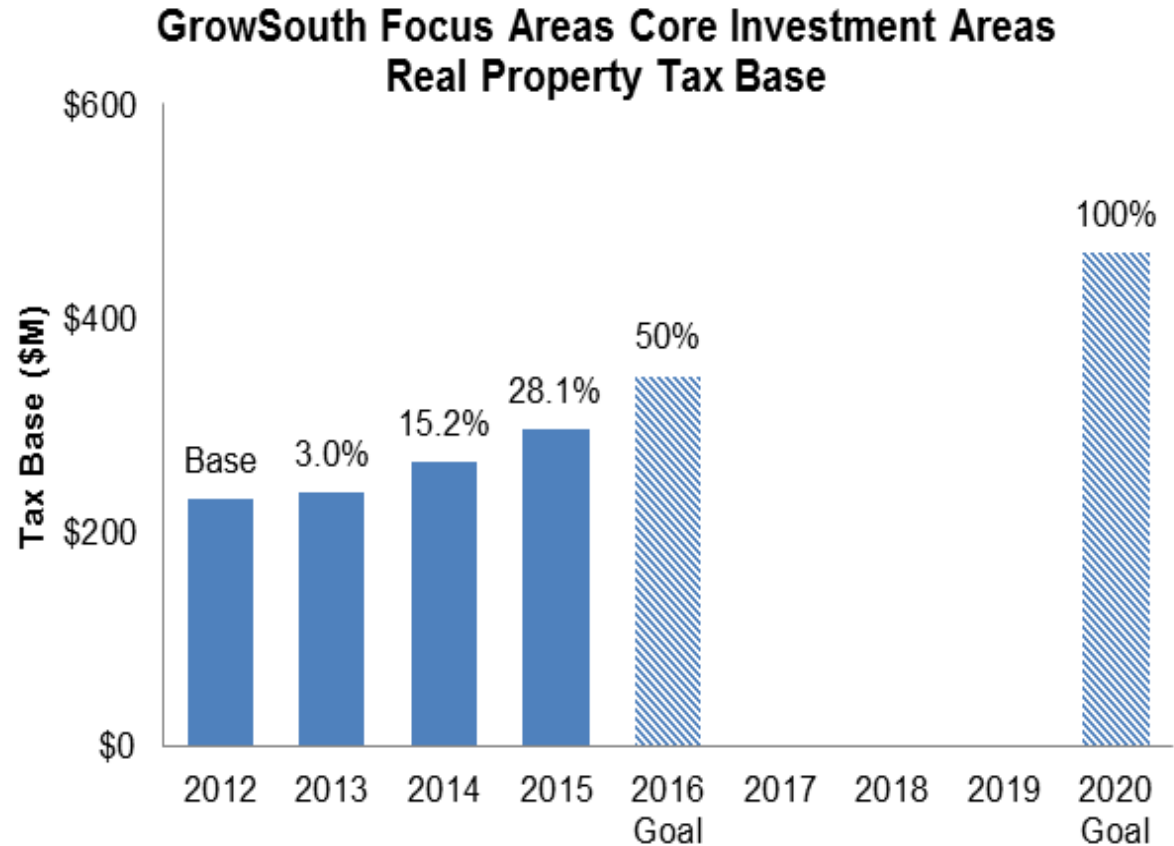
Will Fluctuate With Macroeconomic Climate

CBD Property Tax Base Grew 27% in 3 Years vs. 12% Goal in 8 Years



Southern Dallas Focus Areas' Property Tax Base Increased by 56% of Targeted 50% 4-Year Growth Goal

- Growth Rate is Accelerating
- New Construction Needed to Meet 100% 8-Year Growth Goals



Sustainable Community Indicators Established For 19 Neighborhood Areas

- **Measures of Commitment:** How invested are households in their communities?
- **Measures of Resilience:** How easily can households respond to hardships?
- **Measures of Amenities:** How marketable are neighborhoods?

Good measures for individual neighborhoods, but hard to draw conclusions without specific neighborhood plans to measure against

Dallas Incentives

- Total Incentives (all types) since 2006 = \$1.2B
- Only 9% Cash (Bonds, Pilot, CDBG)
- 61% Foregone Revenue (Tax Abatements, TIFs)
- 30% Other People's \$ (Federal/State Tax Credits, Foreign Investments)
- Estimated Private Investment Leveraged = \$7B+

OED Is A Facilitator
vs.
A Direct Service Provider

Primary Tools

- Tax Abatement (Real and Business Personal Property)
- Business Development Chapter 380 Grants (Pilot, GO Bonds)
- Tax Increment Finance Districts (TIFs)

(See Appendix A)

Supplementary Tools

- New Market Tax Credits (NMTC)
- City of Dallas Regional Center (CDRC)
- Property Assessed Clean Energy (PACE)
- Public Improvement Districts (PID)
- Small Business Adaptive Reuse Program
- Business Assistance Center (BAC)
- South Dallas Fair Park Trust Fund (SDFPTF)

(See Appendix B)

Facilitates Growth in Three Ways

- Business Attraction, Expansion and Retention
- Stimulation of New Private Investment Within Defined Geographic Areas
- Support of Community Sustainability Through Job Preparedness and Small Business Resource Initiatives

Business Attraction, Expansion and Retention

- Foster Growth/Expansion of Targeted Industries and Existing Firms
- Stimulate Commercial/Business Activity
- Maintain Competitive Position vs. Non-Dallas Sites
- Increase Commercial Tax Base
- Create/Retain Quality Job Opportunities For Dallas Residents
- Primary Metrics/Tools: Economic/Fiscal Impact, Private Investment Leveraged (PPP/Bond Grants, Tax Abatements, Texas Enterprise Fund, Enterprise Zones)

(See Appendix C For Examples)

Stimulation Of New Private Investment In Defined Geographic Areas

- Redevelop Sites and Areas Experiencing Disinvestment
- Leverage Increased Private Investment
- Promote Large Scale Catalyst Projects
- Primary Metrics/Tools: Private Investment Generated By Public Dollars; Incremental Property Values and Enhanced General Fund Revenue Created (TIF, PPP/Bond Grants, NMTC, PACE, EB-5, PID)

(See Appendix D For Examples)

Support Community Sustainability

Job-Oriented Focus

- Two Distinct Program Initiatives Relate to:
 - Individuals Who Are Not Yet Prepared To Enter The Workforce
 - Workforce Ready Individuals, Start-Ups, and Small/Microbusinesses
- Not Ready (Need Basic Skills/Workforce Readiness)
 - Workforce Readiness “Pilot” RFP
 - B.R.A.I.N. Partnership with DPL (Literacy, Financial Literacy, ESL, Tax Preparation/EITC thru Community Resource Partners)

Support Community Sustainability Cont'd

- Ready (Need Enhanced Linkage with Resource Network and Capital Sources)
 - B.R.A.I.N./DPL (Linkage with SCORE, DCCCD, Goldman Sachs, Chambers of Commerce, SBA, Momentum TX, City Procurement)
 - Small Business Lending/Capital Support (LIFT, People Fund/SDDC, DDF/People Fund, SDFPTF, Adaptive Reuse Grant Program, Façade Improvement Program)

City Financial Support

- Workforce Readiness Pilot: \$1.5M (PPP) Leverage \$5M Program Spending
- Southern Dallas Adaptive Reuse and Façade Programs: \$450K to date (PPP, CDBG)
- Economic Development Grants/Loans and Social Service Grants – South Dallas/Fair Park: \$500K in FY'16 in Program Funding (SDFPTF/PPP)
- Small Business Lending (Existing)
 - DDF/People Fund: \$300K
 - People Fund/SDDC: \$1M Revolving (PPP); \$180K Revolving (CDBG)
 - Food Desert (\$3M PPP Allocation)

Program Parameters

Workforce Training

- Goal: 75% of Qualified Program Participants Employed With Living Wage At Pilot Program Completion
- City Funds Must Be Leveraged

DDF Small Business Lending

- \$25-\$100K in NMTC Eligible Tracts
- Term: 2-10yrs.
- Int. Rate; 5-9%
- Profile: For-Profit Businesses Unable to Borrow From Commercial Banks – Job Creation within 12 months of Loan Closing

Program Parameters Cont'd

Adaptive Reuse Grants Cont'd

- Small Business Owners with Vacant Buildings < 10K sq. ft.
- Minimum Owner Investment = \$150K
- 51% sq. ft. Space Used For Owners Business
- Maximum Grant = \$30K

B.R.A.I.N./DPL Partnership

- Library Visits Related to B.R.A.I.N. Facility
- Online Searches
- Requests For Assistance
- # Of Resource Partners Recruited
- Responsiveness of Resource Partners to Service Requests (not yet tracked)

Other Initiatives In Progress

- On The Road Lending
- Food Desert
- BAC Program Revision
- LIFT Interest Buy-Down Program
- TREC Community Fund Participation

Lessons Learned

- City Policies and Actions Can Affect The Market
- Strong Partnerships Critical
- Infrastructure Investment A Must
- Transportation Leads To Better Urbanism
- Economic Development Linked To Quality of Life

(See Appendix E for Examples)

Wayne Gretzky Quote:

“SKATE TO WHERE
THE PUCK IS GOING
TO BE, NOT WHERE
IT HAS BEEN.”

Looking To The Future: “Where the Puck is Going to Be”

- DFW Growing To 10 Million Residents By 2040
- Dallas’ Role As Largest Urban Center
- Redevelopment Of Urban Core Into Walkable, Mixed-use, Transit-oriented Neighborhoods
- Poverty And Wealth Gap Issues Require Collaborative Approach And Neighborhood Focus in Southern Dallas and High Poverty Areas Citywide (See Appendix F)
- Education And Job Skills Training Are Critical

“Shared Prosperity” Focus: Next Steps

- **Maintain Active Citywide Business Attraction, Expansion and Retention Programs As Well As Defined Geographic Investment Initiatives**
 - Financial Engine That Fuels Long Term Growth
- **Shift Financial Resources To Proactively Facilitate Anti-Poverty Initiatives Related to Workforce Readiness/Career Path Development and Small Business/Mobility Lending Initiatives**
 - Workforce Readiness Pilot
 - Expanded B.R.A.I.N. Partnership with DPL LIFT Interest Buy-Down Program
 - On the Road Lending
 - BAC Program Revision
 - LIFT Interest Buy-Down Program
 - Other TBD

“Shared Prosperity” Focus: Next Steps Cont’d

- Continue to actively pursue Southern Dallas Grocery Store Opportunities Including Non-Conventional Healthy Food Solutions
 - Create a Dallas Food Policy Council Including City, Non-Profits and Faith-Based Communities to Establish a Baseline Report Related to Food Access, Affordability and Education
- Fund a Facilitated Series of Community Conversations to Develop A More Holistic Strategy That May Also Include an Effective “Boots On The Ground” Approach To Neighborhood Service Delivery
 - Leverage City Assets
 - Facilitate Resource Partner Collaboration

Appendices

Appendix A

Primary Tools

- Tax Abatement: An Agreement to Forego Future Real Property or Business Personal Property Tax Revenue From New Investments
- Business Development Chapter 380 Grants:
 - Used to Defray Project Costs Such As Land Purchase, Construction, Public Infrastructure, Development Fees, Right of Way Abandonment Fees, Loan Guarantees, Relocation Costs, etc.
 - Council Approved Initiatives For Grants or Loans to Stimulate Economic Development (i.e., Small Business Adaptive Re-Use Plan, Workforce Readiness)
 - Funding Sources: Pilot From DWU and GO Bonds

Primary Tools Cont'd

- Tax Increment Finance Districts (TIF): Defined Geographic Areas where increases in Property Tax Revenues in Excess of Base Year Value Are Used to Support Development Improvements Within the District (Program Cash generated from Incremental Property Tax Collections Generated by New Development)

Appendix B

Supplementary Tools

- New Market Tax Credits: Federal Tax Credit Program (39% over 7 years). Run by Dallas Development Fund (DDF). Invests in Low-income Communities in Conjunction with Other Funding Sources. Will Apply For New Allocation in 2017 (12 Projects and \$130M in allocations since 2011).
- City of Dallas Regional Center (EB-5): Employment-based Visa Program Provided Foreign Capital Investment. Can Take The Form of Debt or Equity. Investors Willing to Accept Lower Returns Because of Green Card Benefits. Independently Managed by Civitas Capital Management. Generally Used in Conjunction With Bank Debt (\$400M+ Invested in 20 Projects since 2009).

Supplementary Tools Cont'd

- Property Assessed Clean Energy (PACE): State Legislature-Approved Financing Program Authorized by Council in 2016, Allowing owners of Commercial, Industrial and Multifamily Residential (5+ units) to Obtain Low-cost, Long Term Loans for Water Conservation, Energy Conservation and Renewable Retrofits. Independently Administered by Texas Pace Authority. Three Project Currently Under Consideration.
- Public Improvement Districts (PID's): Special Assessment Area Created at the Request of Property Owners in a Proposed Geographic Boundary. Owners Pay Supplemental Assessment with Property Taxes to Fund Services That Complement Existing City Services. Council Sets Assessment Rate for each District. Governed by Property-owner Elected Boards and Managed by Non-Profits or Homeowner Associations.

Supplementary Tools Cont'd

- Small Business Adaptive Reuse Program: Grant Program Established in 2014 to Assist Owners of Small Businesses with Re-use of Underperforming Vacant Buildings in Southern Dallas. Maximum Award is \$30K with Minimum \$150K investment. 51% of Building Space Must Be Used For Owner's Business. Current Allocation (PPP) is \$250K with Availability of \$190K.

Supplementary Tools Cont'd

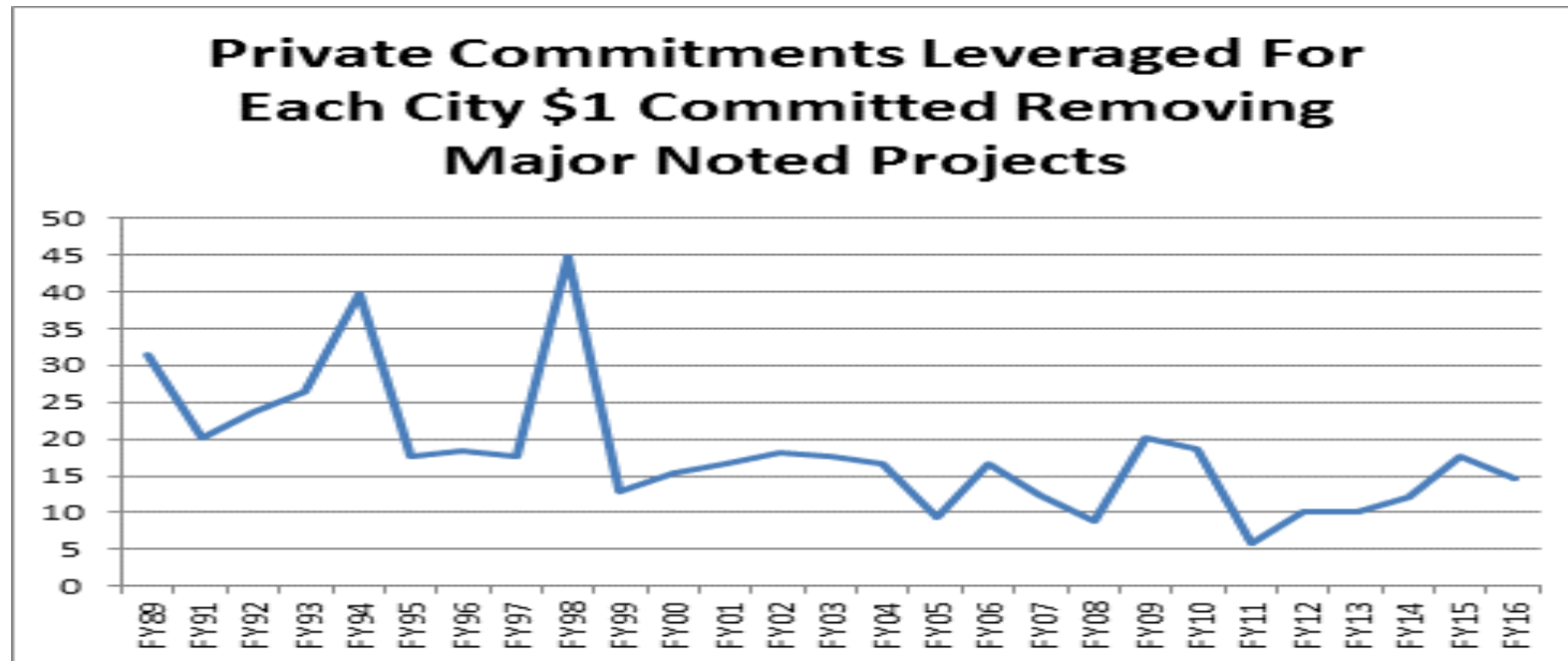
- Business Assistance Centers (BACs): BAC Contractors Provide Technical Assistance, Incubator Space and Other Support Services For Low-to-moderate Income Persons Owning or Starting Microenterprises. Currently, 7 BACs with \$560K in Funding From General Fund. Program to be Reviewed and Modified in 2017.
- South Dallas/Fair Park Trust Fund (SDFPTF): Created in 1989 as asset for South Dallas Fair Park Community Facilitates Community and neighborhood Development Through Grants and Loans That Support Community Service Programs, Business and Economic Development Activity and Affordable Housing, 228 Grants and 12 Loans. FY' 2017 Program Budget is \$500K.

Appendix C

Business Development Examples

Historic Context

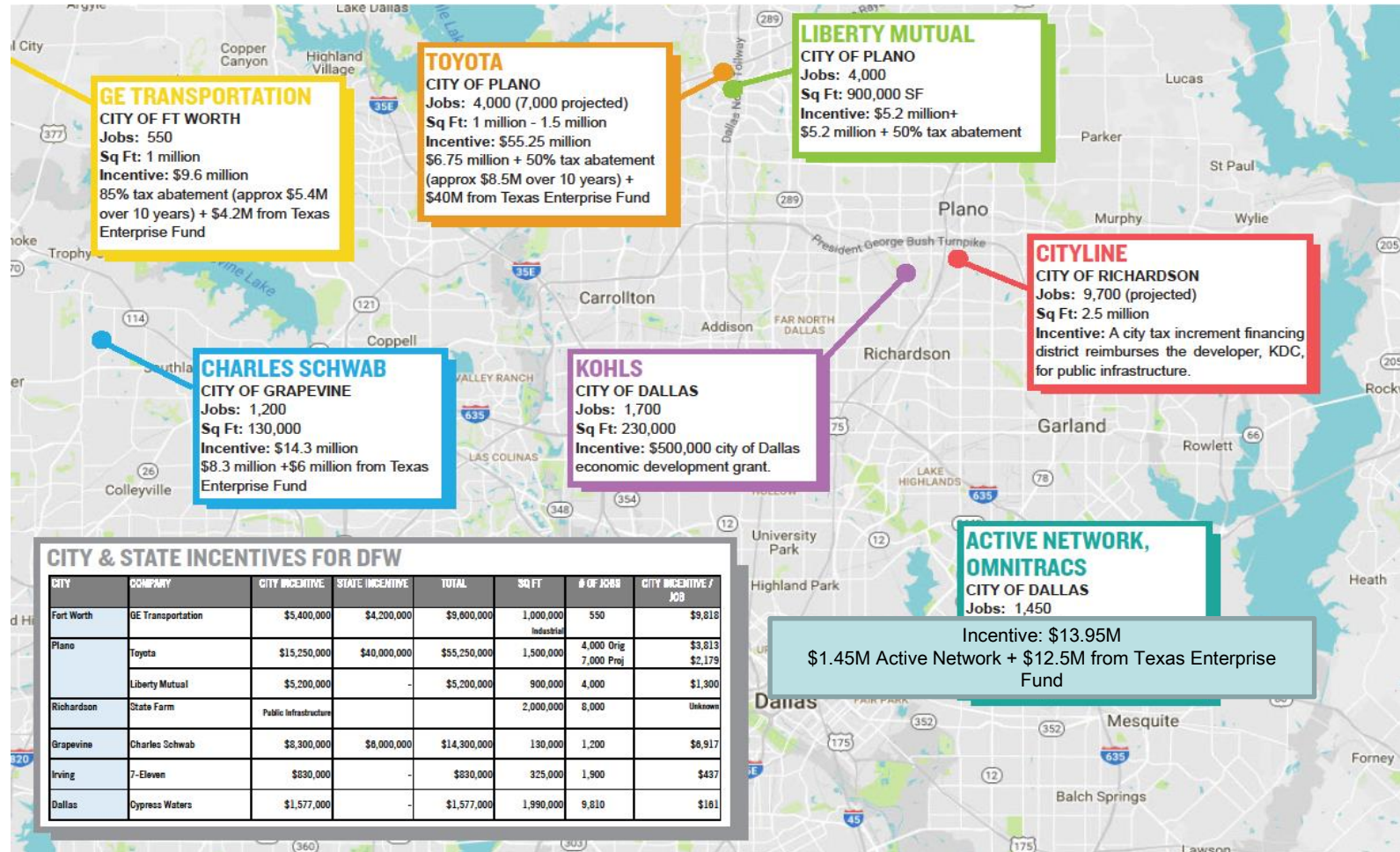
- On average, City leverages \$14.70 in private investment for each \$1.00 committed (after removing projects like Texas Instruments' that distort data)
- The overall trend is of reduced return on City's investments, reflecting an increased focus on community reinvestment



Pinnacle Park & Mountain Creek Business Parks

- Combined initial Dallas Central Appraisal District (DCAD) valuation of \$9.5M prior to development, increased to \$873.3M in 2015 for both parks
- Approaching full development but an additional \$50M+ of new facilities currently under construction or nearing completion

Cypress Waters Creates More Jobs/Private Investments (At Less Public Cost) Than Toyota and Liberty Mutual Combined



Appendix D

New Private Investment In Geographic Areas Examples

Community Reinvestment Examples

- **Sierra Vista Shopping Center** (W. Illinois Ave. at S. Westmoreland Blvd., CD 3)
 - Fiesta-anchored shopping center renovation
 - Total Project Cost: \$20M
 - City P/PPF \$1.04M grant + abatement value
- **Torre Vista Shopping Center** (Lake June Rd. at Masters CD 5)
 - El Rio Grande-anchored shopping center renovation
 - Total Project Cost: \$14M
 - City P/PPF \$1.5M grant



Community Reinvestment Examples Cont'd

- **Glen Oaks Crossing** (E. Ledbetter Dr. at I-35E, CD 4)
 - Walmart-anchored shopping center development
 - Total Project Cost: \$29.8M
 - City P/PPF \$2M grant
- **Save-A-Lot** (3540 Simpson Stuart Rd., CD 8)
 - 15,000 SF Grocery Store
 - 6,000 SF For Three Retail Spaces
 - Total Project Cost: \$4M
 - City P/PPF \$2.8M; Debt \$1.1M; Owner Equity \$150K



Community Reinvestment Examples Cont'd

- **Lancaster Urban Village** (4900 S. Lancaster Rd., CD 4)
 - 14,000 SF Retail
 - 193 Residential Units
 - 395 Structure/Unstructured Parking
 - Total Project Cost: \$27.8M
 - City P/PPF \$3.9M; HUD 108 \$8.4M; HUD 221d-4 \$12.5m; NMTC \$3.2M
- **Parkland Clinic at Hatcher Station Village** (4600 Scyene Rd., CD 7)
 - 44,000 SF Medical Clinic
 - Total Project Cost: \$19.8M
 - City P/PPF \$1.9M; NMTC \$4.3M; Debt \$11.6M; SD/FP Trust Fund \$0.2M; Housing Grant/Loan \$1.2M; Owner Equity \$0.5M



Large Scale Catalyst Project: Trinity Groves



West Dallas Investments LP.



Large Scale Catalyst Projects: Southwest Center(Red Bird)/Midtown Mall



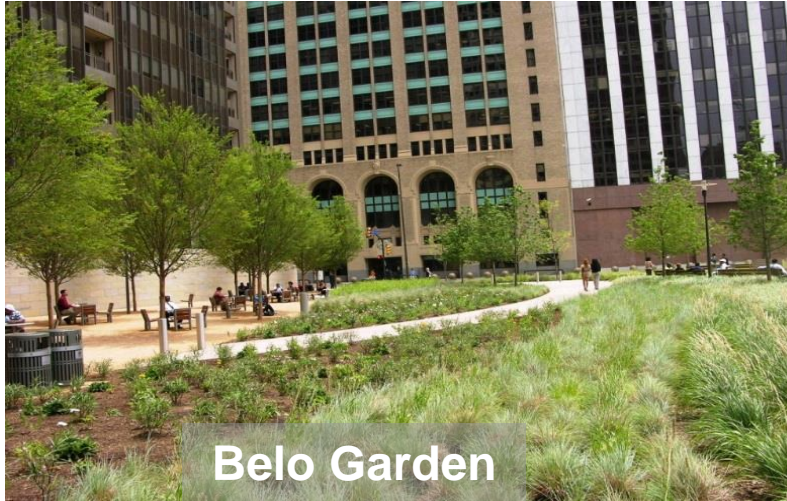
Large Scale Catalyst Project: Farmers Market



Credit: Spectrum Properties



Leverage Private Investment: Downtown Redevelopment And Parks



Belo Garden



Main Street Garden



Klyde Warren Park

Credit: Woodall Rodgers Park Foundation



BELO



City of Dallas



KLYDE WARREN
PARK



U.S. Department
of Transportation
Federal Highway
Administration

Appendix E

Lessons Learned: Examples

Partnerships: NYLO Dallas South Side Hotel



DALLAS
ECONOMIC
DEVELOPMENT



CDRC CITY OF DALLAS REGIONAL CENTER

68



DALLAS
DEVELOPMENT
FUND



Infrastructure: International Inland Port of Dallas



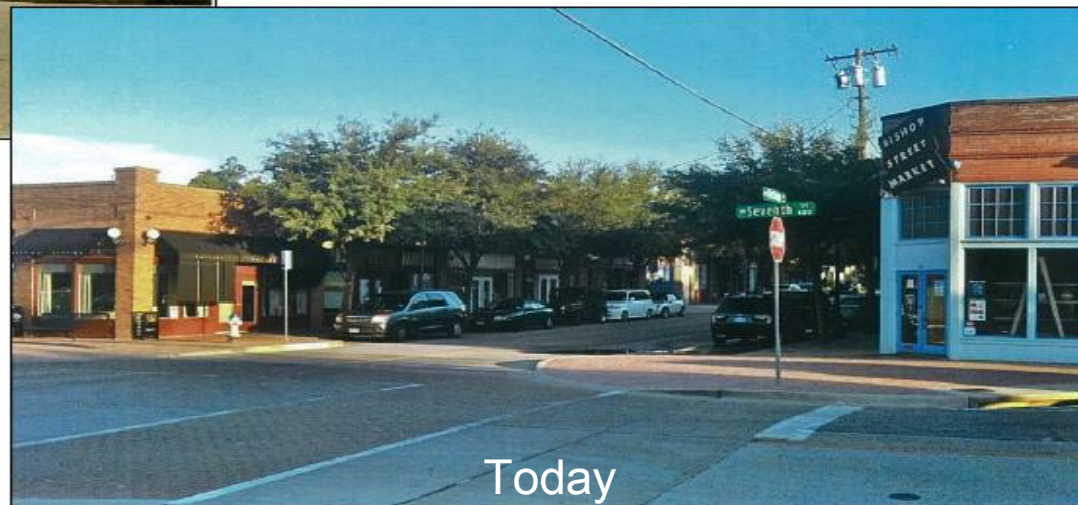
Landmark: Omni Dallas Convention Center Hotel



Transportation/Better Urbanism: Bishop Arts



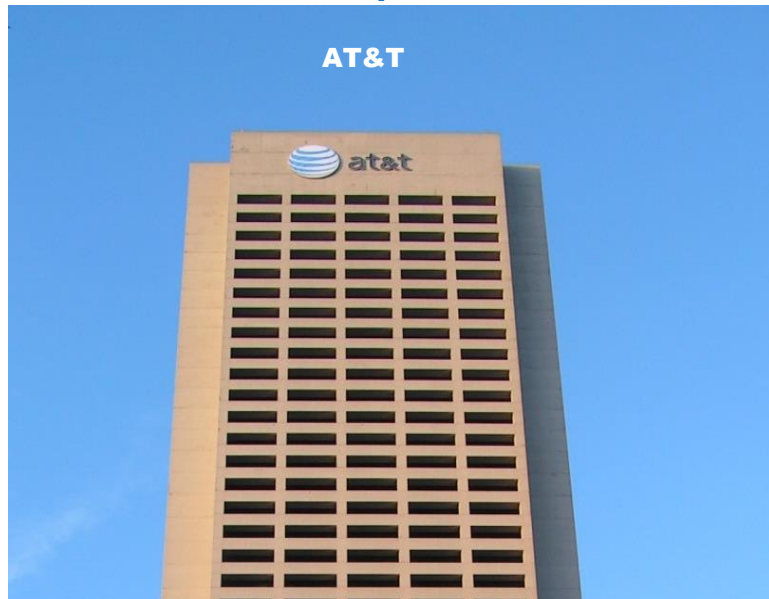
1982



Today

QUALITY OF LIFE ISSUES LINKED TO ECONOMIC DEVELOPMENT INITIATIVES

- Resident Satisfaction
- Business Recruitment/Retention (AT&T, Comerica, Tenet, Deloitte, Active Networks, Omnitrac, Comparex)
- “Return On Perception”



GREEN TO GOLD: KATY TRAIL

- 3.5 Mile Pedestrian and Bike Trail System
- Links 20 Neighborhood Areas to CBD
- Trail Serves 15,000 People a Week
- Between 2001 and 2011, \$750M in Development Completed Within .25 Miles of Trail
- Home Values Increased by 20%

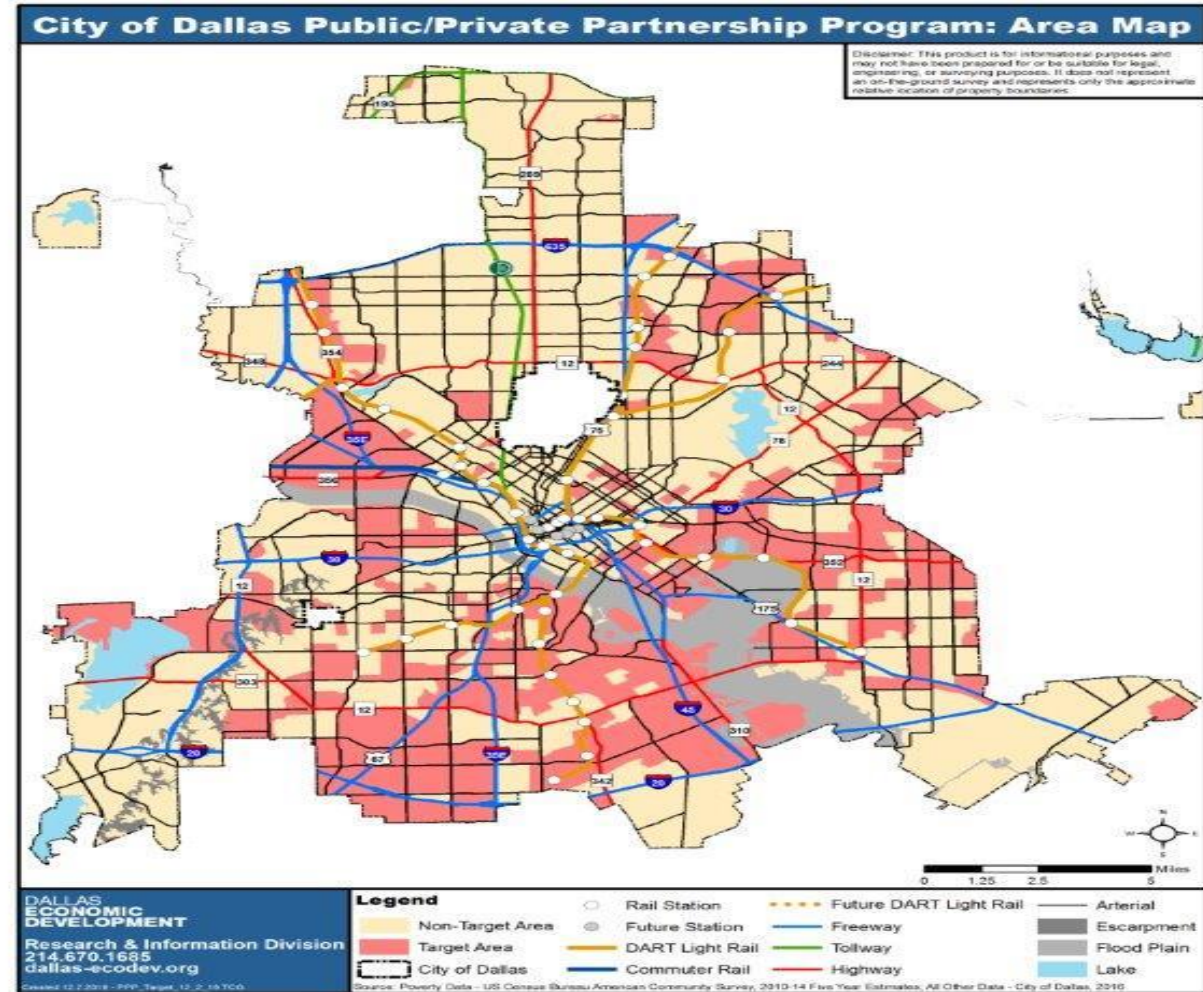


Klyde Warren Park / Arts District Economic Impact Estimated \$1.3 Billion Dollar Impact



Appendix F

High Poverty Target Areas (Red areas on map)



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 8, 2017
COUNCIL DISTRICT(S): 2, 3, 4, 5, 7, 8, 14
DEPARTMENT: Sustainable Development and Construction
CMO: Mark McDaniel, 670-3256
MAPSCO: 46C R T U W X Y Z 47J N 54V 55L N P R S T V W 56B C G T
W X 58M 62A 64H 65C D E F G 66A E N Q 68C G M 69A-T V
70J

SUBJECT

Authorize the quitclaim of 68 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: \$790,865

BACKGROUND

This item authorizes the quitclaim of 68 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 February 6, 2017.

FISCAL INFORMATION

Revenue- \$790,864.87

OWNERS

County Land & Water LLC

Wayne Prokay, Managing Member

Faysha Enterprises, LLC

Sharlene Alexander, Managing Member

For Greater Purpose, LLC

Emmanuel George, Managing Member

Gaba Group, LLC

Alan Galvan, Managing Member

Guel Family Builders, Inc.

Felipe Guel, Managing Member

Manchester Realty, LLC

Devan Earle, Managing Member

Nextlots Now L.L.C.

Lee J. Schmitt, Managing Member

Phoenician Real Estate Investments

Scottie Smith, Managing Member

Title & Title Properties, LLC

W. Justin Title, Managing Member

Tres Bendiciones LLC

Marco Sorto, Managing Member

Watts Capital Group LLC

Leo Watts, Managing Member

WTL Fitzhugh Investment Group, LLC

Chi Wai Lai, Managing Member

Alejandro Hernandez

Amir Azam

Araceli Martinez

Armida Ochoa

OWNERS (Continued)

Baldemar Olivas

Benito Mojica

Butch Benavides

Carlos Sanchez

Cesar Carillo

Ciel Elizalde

Corrie Harbert

David Menn

Francisco J. Celis

Gabriel Perez

Ivan Hernandez

Jasmine Ruvalcaba

Jeffrey D. Smith

Jose Zaragosa

Juan Gonzalez

Katrina Pitre

Kimiaki Itamura

Lane Topletz

Luis Ramirez

Maria D. Martinez

Maria Luisa Ruiz

Miguel Espinoza Ocana

OWNERS (Continued)

Miranda Pereyda

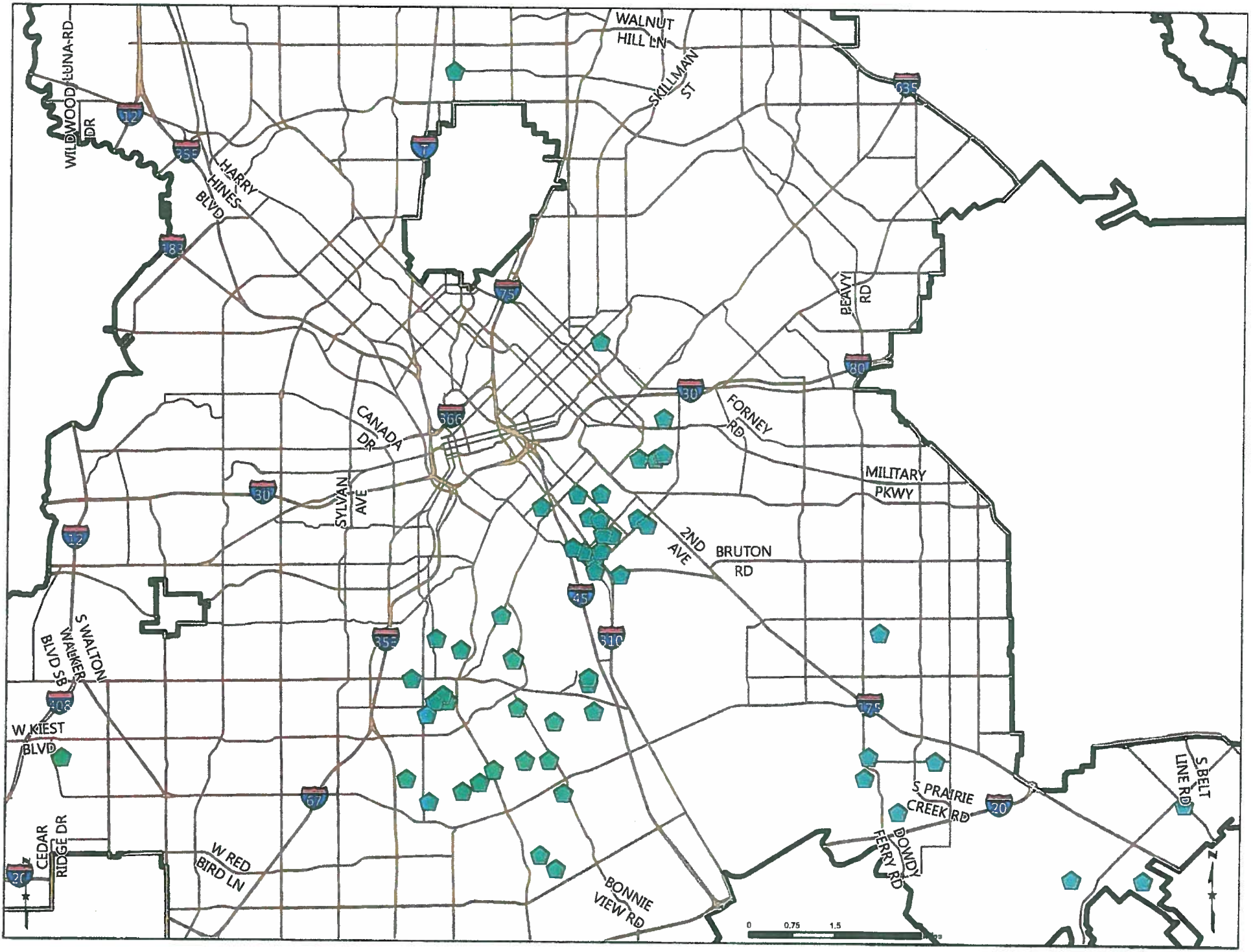
Paula Rivera

Rafael Ruiz Milan

The Johnnie Walker Blue Trust

MAP

Attached



**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
PROPERTY LIST**

ITEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
48	2217 PORTERFIELD	V	04	R-7.5(A)	.2170	\$18,293.32	6	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
49	2205 PORTERFIELD	V	04	R-7.5(A)	.1895	\$18,293.32	8	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
50	2218 PORTERFIELD	V	04	R-7.5(A)	.2319	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
51	2213 PORTERFIELD	V	04	R-7.5(A)	.2170	\$18,293.32	7	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
52	2214 PORTERFIELD	V	04	R-7.5(A)	.2322	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
53	2209 PORTERFIELD	V	04	R-7.5(A)	.1166	\$18,293.32	8	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
54	2221 PORTERFIELD	V	04	R-7.5(A)	.2170	\$18,293.32	7	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
55	2206 PORTERFIELD	V	04	R-7.5(A)	.2962	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
56	2210 PORTERFIELD	V	04	R-7.5(A)	.2322	\$18,293.32	5	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
57	2222 PORTERFIELD	V	04	R-7.5(A)	.2329	\$18,293.32	6	\$1,000.00	\$4,777.00	\$2,250.00	Phoenician Real Estate Investments
58	2200 ROYAL OAKS LOT M	V	08	R-10(A)	.2444	\$43,200.00	8	\$1,000.00	\$8,650.00	\$14,400.00	Araceli Martinez
59	2200 ROYAL OAKS LOT N	V	08	R-10(A)	.2354	\$43,200.00	7	\$1,000.00	\$8,650.00	\$14,400.00	Araceli Martinez
60	15440 SEAGOVILLE	V	08	R-7.5(A)	.1255	\$11,130.00	3	\$3,000.00	\$8,650.00	\$17,000.00	Araceli Martinez
61	1224 SEMINOLE	V	08	R-7.5(A)	.3148	\$7,223.00	3	\$3,000.00	\$6,475.00	\$17,500.00	Nextlots Now, L.L.C.
62	1 SPARROW (aka 2000 Plainfield)	V	08	A(A)	10.3400	\$9,468.51	1	\$15,000.00	\$20,001.00	\$41,360.00	Jasmine Ruvalcaba
63	3103 SPURLOCK	V	02	R-7.5(A)	.1660	\$21,179.00	9	\$3,000.00	\$18,375.00	\$31,590.00	Guel Family Builders, Inc.
64	1439 STELLA	V	04	R-7.5(A)	.1706	\$11,500.00	10	\$1,000.00	\$5,525.00	\$11,500.00	Cesar Carillo
65	8113 SUETELLE	V	08	R-7.5(A)	.3261	\$19,250.00	3	\$2,000.00	\$5,510.00	\$19,250.00	David Menn
66	1438 WAWENOC	V	04	R-7.5(A)	.1913	\$18,592.00	6	\$1,000.00	\$6,001.99	\$43,200.00	Maria D. Martinez
67	3911 WILDER	V	07	PD-595	.1293	\$7,000.00	7	\$250.00	\$2,235.06	\$6,000.00	Maria Luisa Ruiz
68	4039 WIND RIVER	V	04	R-7.5(A)	.1935	\$32,460.00	7	\$1,000.00	\$6,375.00	\$10,800.00	Nextlots Now L.L.C.

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24	4603 ELECTRA	V	07	PD-595	.1147	\$28,200.00	2	\$1,000.00	\$2,200.00	\$28,200.00	Benito Mojica
25	2719 S. EWING	V	04	CR	.0547	\$2,066.00	3	\$1,000.00	\$2,780.00	\$5,500.00	Miranda Pereyda
26	4406 FERNWOOD	V	04	R-7.5(A)	.5665	\$13,465.00	7	\$2,000.00	\$6,000.00	\$15,750.00	Gaba Group, LLC
27	2622 FERNWOOD	V	04	R-7.5(A)	.2104	\$10,461.00	8	\$1,000.00	\$13,225.00	\$26,260.00	Guel Family Builders, Inc.
28	9255 FIRESIDE	V	08	R-7.5(A)	.2296	\$14,253.00	13	\$2,000.00	\$18,375.00	\$22,480.00	Guel Family Builders, Inc.
29	3211 GOLDSPIER	V	07	PD-595	.1300	\$1,657.00	1	\$1,000.00	\$3,500.00	\$6,000.00	Faysha Enterprises, LLC
30	1445 HARLANDALE	V	04	R-7.5(A)	.1847	\$20,133.00	11	\$1,000.00	\$12,050.00	\$11,500.00	Guel Family Builders, Inc.
31	1631 HERALD	V	07	PD-595	.1147	\$4,500.00	1	\$1,000.00	\$1,119.00	\$4,500.00	Title & Title Properties, LLC
32	3908 HOLMES	V	07	PD-595	.1267	\$4,970.00	1	\$1,000.00	\$1,119.00	\$4,970.00	Title & Title Properties, LLC
33	415 E. ILLINOIS	V	04	R-7.5(A)	.8609	\$9,245.73	8	\$4,000.00	\$22,222.00	\$37,880.00	County Land & Water LLC
34	3460 KELLOGG	I	04	R-5(A)	.2159	\$30,180.00	13	\$3,000.00	\$31,000.00	\$34,530.00	Rafael Ruiz Milan and Miguel Espinoza Ocana
35	2524 KOOL	I	08	R-5(A)	.1449	\$39,146.01	9	\$20,000.00	\$65,000.00	\$109,990.00	Ciel Elizalde
36	3316 LINFIELD	V	04	R-7.5(A)	.8507	\$16,355.00	3	\$1,000.00	\$12,375.00	\$12,000.00	Nextlots Now, L.L.C.
37	2319 MARBURG	V	07	PD-595	.1761	\$2,781.00	5	\$1,000.00	\$3,500.00	\$6,000.00	Rafael Ruiz Milan and Miguel Espinoza Ocana
38	5832 MARGEWOOD	V	03	R-7.5(A)	.6019	\$18,575.00	5	\$2,000.00	\$12,250.00	\$22,550.00	Cesar Carillo
39	2903 MARYLAND	V	04	R-7.5(A)	1.8810	\$13,000.00	8	\$1,000.00	\$14,603.00	\$13,000.00	Amir Azam
40	4502 MARYLAND	V	04	R-7.5(A)	.1721	\$30,178.00	7	\$1,000.00	\$14,000.00	\$12,500.00	Corrie Harbert
41	4223 METROPOLITAN	V	07	PD-595	.1494	\$1,752.00	6	\$1,000.00	\$2,705.20	\$5,000.00	Kimiaki Itamura
42	3621 MEYERS	V	07	PD-595	.1301	\$12,821.00	3	\$1,000.00	\$2,165.00	\$5,000.00	Butch Benavides
43	2743 MODREE	I	04	R-7.5(A)	.2487	\$29,113.00	21	\$5,000.00	\$33,000.00	\$30,020.00	Rafael Ruiz Milan and Miguel Espinoza Ocana
44	2318 MOFFATT	I	04	R-7.5(A)	.1628	\$9,990.00	4	\$3,000.00	\$10,990.00	\$9,990.00	Juan Gonzalez
45	6011 PARK MANOR	I	08	R-5(A)	.1622	\$30,142.00	12	\$10,000.00	\$27,900.00	\$40,020.00	For Greater Purpose, LLC
46	2700 PENNSYLVANIA	V	07	PD-595	.1492	\$3,973.00	5	\$1,000.00	\$5,000.00	\$6,500.00	Paula Rivera
47	2522 PINE	V	07	PD-595	.1678	\$2,572.00	3	\$1,000.00	\$4,220.00	\$6,000.00	Kimiaki Itamura

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1	8337 ALTO GARDEN	I	05	R-7.5(A)	.1747	\$45,120.00	19	\$5,000.00	\$45,000.00	\$44,000.00	Baldemar Olivas and Armida Ochoa
2	2411 ANDERSON	I	07	PD-595	.0561	\$8,554.00	7	\$3,000.00	\$11,500.00	\$10,930.00	Francisco J. Celis
3	1917 E. ANN ARBOR	V	04	CR	.1583	\$74,841.00	2	\$3,000.00	\$3,149.00	\$20,690.00	Carlos Sanchez
4	3703 ARMOR	V	04	CS	.2409	\$4,781.00	6	\$1,000.00	\$3,160.00	\$5,000.00	Butch Benavides
5	3807 AROCHA	V	04	CS	.1905	\$5,000.00	4	\$1,000.00	\$2,400.00	\$5,000.00	Benito Mojica
6	3736 ATLANTA	V	07	PD-595	.1249	\$6,000.00	4	\$1,000.00	\$2,393.00	\$6,000.00	Title & Title Properties, LLC
7	714 N. BEACON	I	14	PD-397	.1623	\$149,710.00	20	\$30,000.00	\$111,138.63	\$149,710.00	WTL Fitzhugh Investment Group, LLC
8	6014 BLUNTER	V	08	R-5(A)	.2811	\$10,800.00	4	\$500.00	\$2,652.99	\$10,000.00	Luis Ramirez
9	2202 BONNIE VIEW	V	04	R-7.5A	.1850	\$18,211.30	13	\$1,000.00	\$4,500.00	\$5,400.00	Katrina Pitre
10	2210 BONNIE VIEW	V	04	R-7.5(A)	.1217	\$18,211.30	19	\$1,000.00	\$16,100.00	\$5,400.00	Corrie Harbert
11	2214 BONNIE VIEW	V	04	R-7.5(A)	.1239	\$18,211.30	18	\$1,000.00	\$6,700.00	\$5,400.00	Gabriel Perez
12	4126 BONNIE VIEW	V	04	R-5(A)	.2829	\$10,000.00	4	\$2,000.00	\$4,975.00	\$10,000.00	Nextlots Now, L.L.C.
13	2706 BRITTON	I	04	CR	.2142	\$9,497.00	8	\$2,000.00	\$13,760.00	\$12,050.00	Amir Azam
14	4430 CANAL	V	07	PD-595	.0946	\$3,750.00	1	\$1,000.00	\$2,682.00	\$3,750.00	Miranda Pereyda
15	2647 CARPENTER	V	07	PD-595	.1773	\$16,705.00	2	\$1,000.00	\$1,500.00	\$6,000.00	Jeffrey D. Smith
16	2554 CEDAR CREST	V	04	NS(A)	.2887	\$9,487.00	9	\$3,000.00	\$8,900.00	\$12,580.00	Jose Zaragosa
17	4708 COLLINS	V	07	PD 595	.1275	\$1,122.00	2	\$1,000.00	\$5,500.00	\$5,000.00	Francisco J. Celis
18	4611 COLLINS	V	07	PD 595	.0924	\$10,820.00	1	\$1,000.00	\$1,000.00	\$3,750.00	Tres Bendiciones LLC
19	2807 COLONIAL	V	07	PD-595	.1101	\$1,421.00	6	\$1,000.00	\$8,788.00	\$12,000.00	Watts Capital Group LLC and Manchester Realty, LLC
20	4224 COLONIAL	V	07	PD-595	.1996	\$1,954.00	5	\$1,000.00	\$3,799.00	\$7,830.00	The Johnnie Walker Blue Trust
21	4600 COLONIAL	V	07	PD-595	.1147	\$4,500.00	2	\$1,000.00	\$2,100.00	\$4,500.00	Lane Topletz
22	5125 CORRIGAN	I	08	R-7.5(A)	.2078	\$26,610.00	14	\$3,000.00	\$24,900.00	\$28,330.00	Jose Zaragosa
23	3041 EDD RD	V	08	R-7.5(A)	6.7500	\$79,410.00	11	\$15,000.00	\$38,751.00	\$70,000.00	Ivan Hernandez and Alejandro Hernandez

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 8, 2017
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Mark McDaniel, 670-3256
MAPSCO: 45G,H,L,M

SUBJECT

An ordinance abandoning portions of two alleys and portions of Texas, Live Oak, and Cantegral Streets to Biscuit Holdings, Ltd., the abutting owner, containing a total of approximately 6,728 square feet of land, located near the intersection of Cantegral and Live Oak Streets, and authorizing the quitclaim - Revenue: \$356,584, plus the \$20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of portions of two alleys and portions of Texas, Live Oak, and Cantegral Streets to Biscuit Holdings, Ltd., the abutting owner. The area will be included with the property of the abutting owner for a mixed use development. The abandonment fee is based on an independent appraisal.

Notices were sent to fifteen property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee will be briefed by memorandum regarding this item.

FISCAL INFORMATION

Revenue: \$356,584, plus the \$20 ordinance publication fee

OWNER

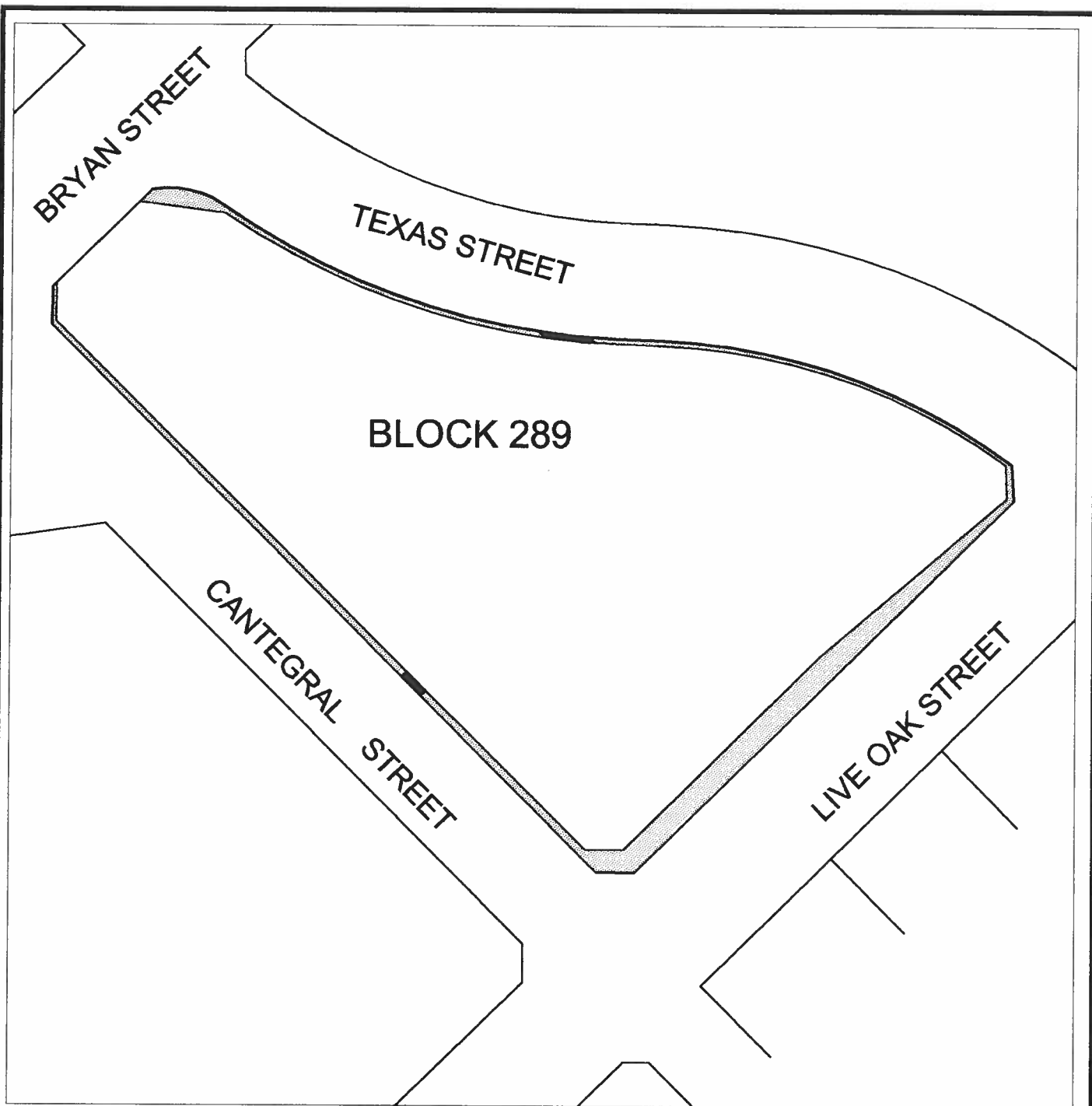
Biscuit Holdings, Ltd.

Danzarias, Inc., General Partner

Matthew E. Malouf, President

MAP

Attached



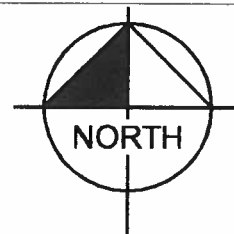
ABANDONMENT LEGEND



STREET RIGHTS-OF-WAY



ALLEY



GRAPHIC SCALE IN FEET



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 8, 2017
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Theresa O'Donnell, 670-3309
MAPSCO: 34E

SUBJECT

Authorize a second amendment to a certain lease of land and facilities with Piedmont/Hawthorne Holdings, Inc. for the addition of approximately 15,274 square feet of land for a three-year period and for the development of a temporary aviation canopy/aircraft hangar tent at Dallas Love Field - Estimated Revenue: \$31,177 (over the three-year period)

BACKGROUND

The proposed second lease amendment with Piedmont/Hawthorne Holdings, Inc., will add approximately 0.35 acres (15,274 sf) of land for the three (3) year period for the development of a temporary aviation canopy/aircraft hangar tent (see exhibit A). This temporary canopy is to provide shelter for an existing 737-800 class aircraft. The current leased property is supporting aircrafts and will see an increase in activity over the next three (3) years. The temporary canopy will provide ground crews and aircraft protection from weather and will reduce impacts to schedules due to weather related delays. The proposed temporary canopy will be comprised of aluminum & high tension fabric and located at the Raytheon facility at Dallas Love Field. Piedmont/Hawthorne Holdings, Inc., will develop, construct, utilize and complete removal of the proposed temporary canopy and restore the additional leased land to its prior condition, as requested by the City, on or before the completion of the three (3) year period (see exhibit B).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the original Lease on July 11, 1984, by Resolution No. 84-2239.

Authorized the First Amendment on November 11, 1998, by Resolution No. 98-3260.

Information about this item will be provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

\$31,176.72 - Estimated Revenue (over the three-year period)

FY017 - \$6,062.14 Estimated Revenue

FY018 - \$10,392.24 Estimated Revenue

FY019 - \$10,392.24 Estimated Revenue

FY020 - \$4,330.10 Estimated Revenue

Exhibit A

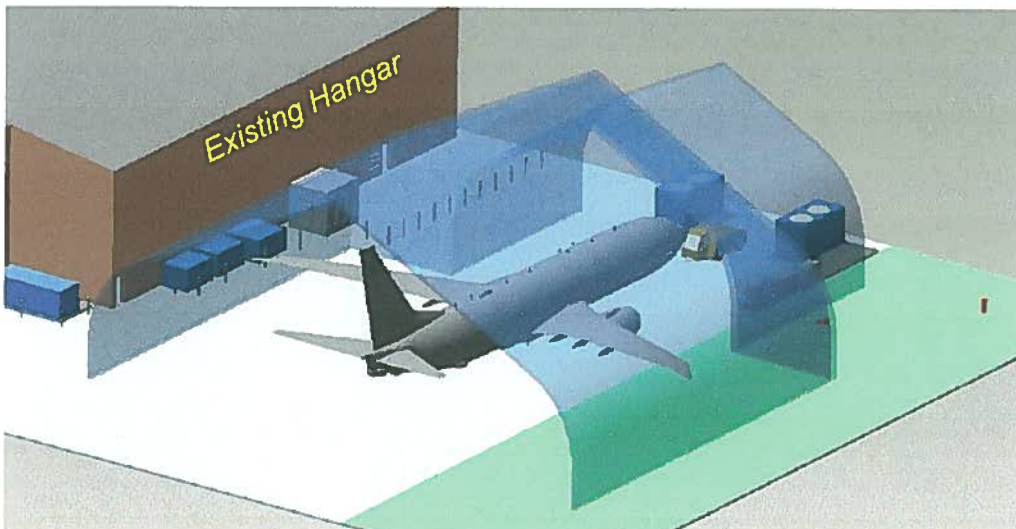
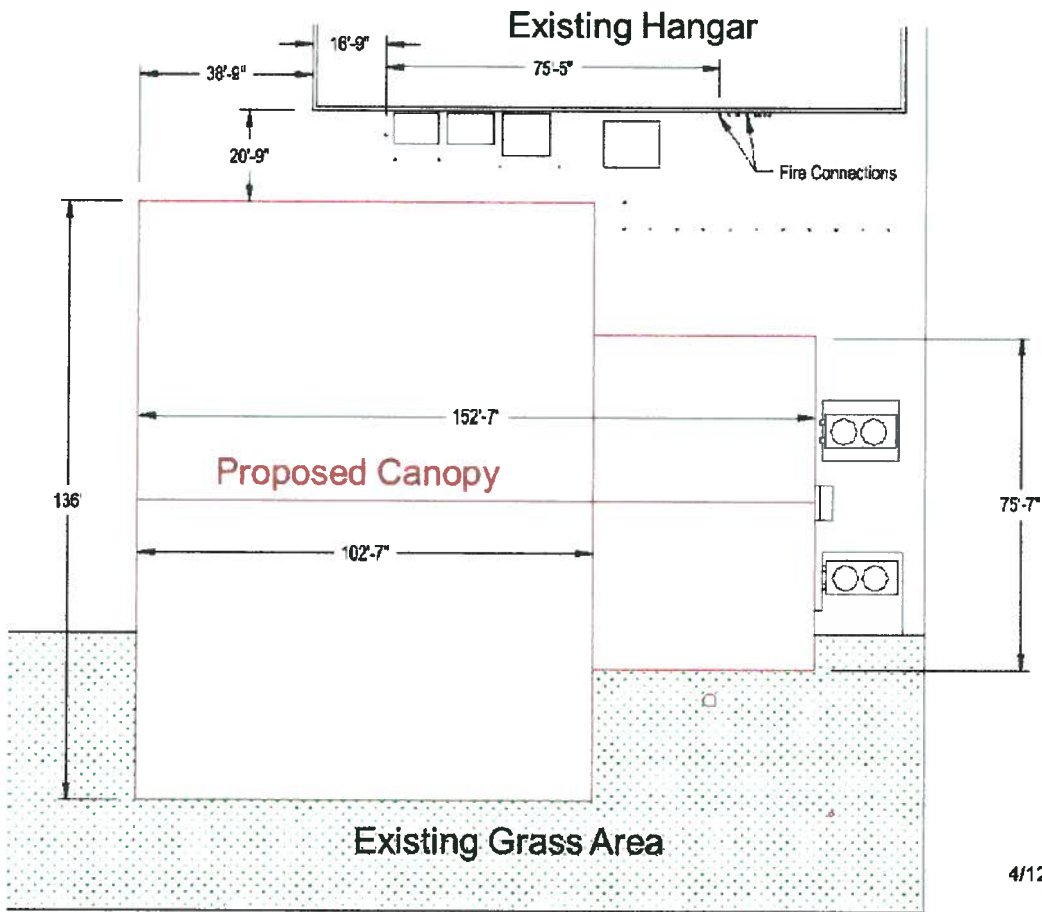


Figure 2- Location of Proposed Canopy



Figure 3 - Location of Proposed Canopy

Exhibit B



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 8, 2017
COUNCIL DISTRICT(S): 9, 10
DEPARTMENT: Mobility and Street Services
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: Various

SUBJECT

A resolution authorizing support for the IH 635 LBJ Freeway East Project - Financing:
This action has no cost consideration to the City

BACKGROUND

This item is on the addendum agenda at council request because TxDOT's official public comment period is currently open through February 15, 2017. Interstate Highway (IH) 635 LBJ East highway, east of U.S. 75 was constructed in the late 1960s and has become one of the busiest, most congested highways in the nation. This LBJ East Project will increase capacity, reduce congestion, and improve mobility for LBJ from U.S. 75 to U.S. 80 in Mesquite.

The LBJ East project is identified by the Regional Transportation Council as among the highest priority highway projects in the eastern side of the region and is now focused on completing a funding package for the Interstate Highway (IH) LBJ East project for construction.

The LBJ East Project is an 11-mile roadway project that entails full reconstruction of IH 635 from US 75 to IH 30, widening the freeway from four to five general purpose lanes in each direction, and including two toll-managed express lanes in each direction. The managed/express lanes are proposed to be tolled from US 75 to Royal Lane/Miller Road to provide a transition from the tolled managed lanes west of Central Expressway and to provide an additional source of revenue to complete funding for the project.

The project includes early implementation of the Skillman-Audelia Bridge and noise barriers to protect residential areas and will include sidewalks along all frontage roads.

BACKGROUND (Continued)

This segment of LBJ East will complement the recently completed sections of LBJ, IH 635 LBJ from Stemmons Freeway to Central Expressway and from IH 30 to US 80.

The Regional Transportation Council included the LBJ East project in the region's Metropolitan Transportation Plan, called the Mobility 2040 Plan, and has included a commitment to fund it using a combination of TxDOT Unified Transportation Program funds that must also be approved by the Texas Transportation Commission. The funding plan anticipates the use of innovative funding mechanisms, including public-private partnerships and the use of tolled managed/express lanes to fully fund the project and expedite construction. The use of tolled lanes will require supportive legislation from the Texas Legislature.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

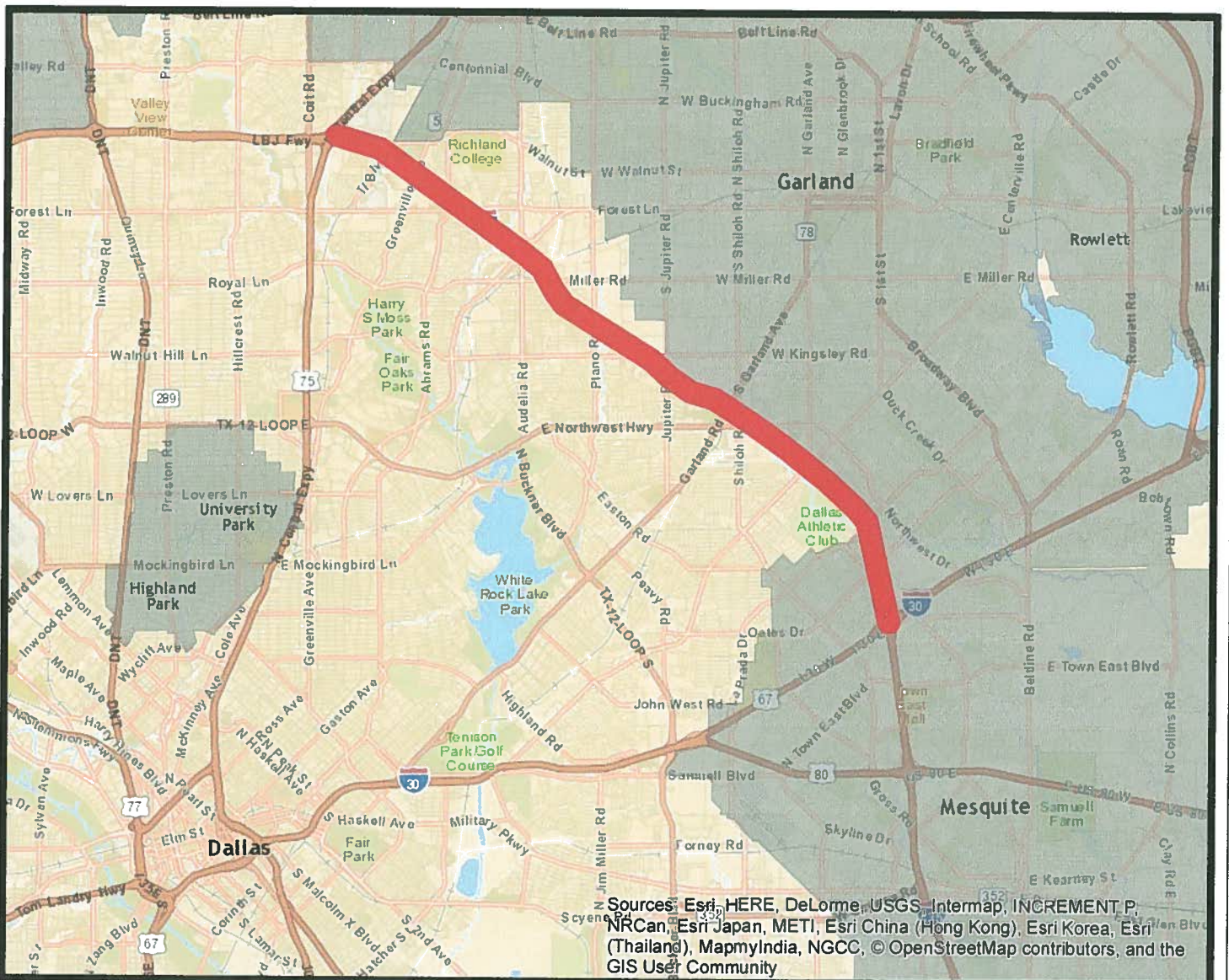
Interstate Highway (IH) 635

LBJ East Highway

US 75 to IH 30

Council District: 9 & 10

MAPSCO: various



**UPCOMING AGENDA
ITEMS FOR
FEBRUARY 22, 2017**

Memorandum



CITY OF DALLAS

DATE February 3, 2017

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 **Upcoming agenda items February 22, 2017: TIF District Annual Reports**

On Monday, February 6, 2017, the Economic Development Committee will receive information on upcoming agenda items for the eighteen TIF district annual reports.

A summary of FY 2016 Activity in Dallas TIF Districts is attached.

Should you have any questions, please contact me at (214) 670-3390.



Mark McDaniel
Acting First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, 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
Joey Zapata, Assistant City Manager
Theresa O'Donnell, Chief of Resilience
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Directors and Assistant Directors

Summary of FY 2016 Activity in Dallas TIF Districts – TIF Annual Report Items February 22, 2017 Council Agenda

During FY 2016 the eighteen (18) active TIF Districts have experienced robust growth. Two districts have sunset – State-Thomas and Cityplace; however, their impact on economic growth for the City has been significant and therefore data continues to be included in most of the district summary information below.

Growth in property values compared to the base year of the districts was strong. Overall taxable real property value in TIF Districts increased by 16.3% (\$1,798,350,866) from last year compared to an 11.1% increase for the City as a whole. All districts increased in value over last year with the largest increases in Cypress Waters, 48.8%; Farmers Market, 38.2%; Cedars, 33.9% and Fort Worth Avenue, 32.1%.

TIF District property value growth since inception through 2016 is 238.8%. For the seven TIF Districts created between 1988 and 1998, overall value has grown by 331.5%. This includes both State-Thomas and Cityplace TIF districts that have officially stopped collecting new incremental revenue.

Newer TIF Districts created after 2005, had an overall value growth of 198.8%. Among those districts that had the highest increases were the Cypress Waters, 266,438%; Downtown Connection, 441.8%; and Southwestern Medical, 223.3%.

Total TIF expenditures or allocations of \$1.196 billion leveraged over \$12.7 billion in added or anticipated property value in TIF Districts since the inception of each TIF District. For every TIF dollar committed, \$10.6 was returned in private investment. This return does not include the amount of increased sales tax, hotel/motel taxes and personal property taxes, nor does it include the taxes paid to the various taxing jurisdictions, including the Dallas Independent School District (DISD). Staff estimates the amount of additional taxes paid to DISD for increased property value in Dallas TIF Districts is over \$106 million for the fiscal year 2016.

TIF District Property Value Growth from Inception to 2016

TIF District	Initial (Base)	2015 Taxable Value	2016 Taxable Value	2015 vs 2016 (% Change)	Initial vs 2016 (% Change)
TIF Districts created between 1988-1998					
State-Thomas	\$47,506,802	\$567,419,170	\$616,358,128	8.6%	1197.4%
Cityplace	\$45,065,342	\$761,862,672	\$820,958,916	7.8%	1721.7%
Oak Cliff Gateway (<i>all sub-districts</i>)	\$145,239,702	\$341,336,343	\$369,126,559	8.1%	154.1%
Cedars	\$35,300,760	\$104,015,093	\$139,297,453	33.9%	294.6%
City Center (<i>all sub-districts</i>)	\$674,751,494	\$1,196,376,681	\$1,402,808,059	17.3%	107.9%
Farmers Market (<i>Zone A-C</i>)	\$35,714,091	\$209,569,624	\$289,539,899	38.2%	710.7%
Sports Arena (<i>all sub-districts</i>)	\$63,730,369	\$702,893,923	\$881,411,626	25.4%	1283.0%
Subtotal	\$1,047,308,560	\$3,883,473,506	\$4,519,500,640	16.4%	331.5%
TIF Districts created after 2005					
Design District (<i>all subdistricts</i>)	\$281,873,753	\$591,825,503	\$671,033,704	13.4%	138.1%
Vickery Meadow (<i>Zone A-B</i>)	\$164,779,090	\$391,092,413	\$434,323,020	11.1%	163.6%
Southwestern Medical (<i>Zone A-B</i>)	\$67,411,054	\$190,112,558	\$217,960,787	14.6%	223.3%
Downtown Connection (<i>Zone A-B</i>)	\$564,917,317	\$2,532,268,642	\$3,060,913,898	20.9%	441.8%
Deep Ellum (<i>Zone A-C</i>)	\$189,162,613	\$314,839,487	\$372,843,197	18.4%	97.1%
Grand Park South	\$44,850,019	\$54,971,515	\$58,903,097	7.2%	31.3%
Skillman Corridor	\$335,957,311	\$583,476,593	\$664,382,474	13.9%	97.8%
Fort Worth Avenue	\$86,133,447	\$170,801,593	\$225,599,449	32.1%	161.9%
Davis Garden (<i>Zone A-B</i>)	\$137,834,597	\$191,565,107	\$218,174,778	13.9%	58.3%
TOD TIF (<i>all subdistricts</i>)	\$202,074,521	\$391,262,320	\$495,031,626	26.5%	145.0%
Maple-Mockingbird (<i>Zone A-B</i>)	\$184,005,009	\$379,504,837	\$462,621,380	21.9%	151.4%
Cypress Waters	\$71,317	\$127,966,606	\$190,407,036	48.8%	266886.9%
Mall Area Redevelopment TIF (<i>all subdistricts</i>)**	\$168,357,630	\$170,084,490	\$179,900,950	5.8%	6.9%
Subtotal	\$2,427,427,678	\$6,089,771,664	\$7,252,095,396	19.1%	198.8%
Total All Districts	\$3,474,736,238	\$9,973,245,170	\$11,771,596,036	16.3%	238.8%

Notes: State-Thomas and Cityplace TIFs have legally expired and no longer officially reporting.
 Districts with Zone A, B, C, etc. reflect original boundary (Zone A) plus accounts added with different base yr (i.e. Zone B)
 Several districts have been amended to add sub-districts that may have different base years.

Although most new taxable value growth in TIF Districts is captured to fund public improvements in those Districts, there has been some added benefit to the City's general fund. Districts created since 2005 and some older TIF districts, as amended have varied City participation during the term of the district ranging from 55-90% of total new taxes and some have delayed increment collection in the initial years, allowing some new growth into the general fund. Estimates for the current tax year 2016 (fiscal year 2016-2017) total TIF tax increment are shown below and include both the estimated City contribution and any contributions from other participating taxing jurisdictions. For older TIF districts, there was more participation from other taxing entities whereas those districts created or amended since 2005 have primarily had only City and County participation.

Estimated TIF District Increment Collection and Added General Fund Revenue

Tax Year	City Center & Downtown Connection TIFs	Non-Downtown TIFs	Total All Districts
2016 Total Increment	\$27,257,089	\$30,147,905	\$57,404,994
2016 (City) Increment	\$22,178,222	\$25,297,446	\$47,475,668
2016 new City General Fund	\$3,050,609	\$14,074,508	\$17,125,117

Total increment is estimated TIF collections for all participating taxing jurisdictions.

City Increment is the estimated City contribution to the TIF Funds.

New City General Fund is the estimated added revenue from increased property value above the base value not captured by TIF Funds (includes estimated annual revenue from State-Thomas & Cityplace TIFs, now expired)

TIF Districts have also been catalysts for improving the real estate market in areas that were lagging, drawing new residents into the City's core and DART station areas, and creating new mixed-use neighborhoods. As of FY 2016, approximately 29,743 new residential units were completed in the City's twenty TIF Districts (including State-Thomas and Cityplace), an additional 7,531 are under construction, and another 6,028 units are planned. Over 10 million square feet of new or redeveloped retail, office, and other commercial space has been completed. Over 3.6 million square feet of commercial space is under construction and another 1.6 million square feet of space is planned. New hotel construction includes 4,002 completed rooms, 1,517 under construction and another 1,279 rooms planned.

The following table summarizes new development in downtown and non-downtown TIF Districts. The two downtown TIFs, City Center and Downtown Connection, comprised 21% of constructed or planned residential units, 36% of commercial space and 71% of completed or planned hotel rooms.

New Residential and Commercial Development in TIF Districts

Development	City Center & Downtown Connection TIFs	Non-Downtown TIFs	Total All Districts
Residential Units			
Completed	7,055	22,688	29,743
Under Construction	1,662	5,869	7,531
Planned	350	5,678	6,028
Resid. Total	9,067	34,235	43,302
Commercial (retail, office, other com.) Square Footage			
Completed	3,444,448	6,637,608	10,082,056
Under Construction	1,873,795	1,761,548	3,635,343
Planned	258,000	1,395,923	1,653,923
Com. Total	5,576,243	9,795,079	15,371,322
Hotel Rooms			
Completed	3,551	451	4,002
Under Construction	1,065	452	1,517
Planned	220	1,059	1,279
Hotel Total	4,836	1,962	6,798

Construction activity in TIF Districts is on-going. Major TIF-related projects that completed construction in FY 2016, with a combined value nearly \$270 million are shown in the following table and took place in several districts. City Council also authorized development agreements for four new development projects in the City's eighteen active TIF Districts. These anticipated projects will have an estimated value of \$291 million at completion.

Major TIF-Related Projects Completed in FY 2016

Project	District	Description	Value^	TIF Investment
Completed in FY 2016				
South Side Flats by Jefferson*	Cedars	290 resid. units; 6,560 sf retail	\$31,683,480	\$1,938,897
Fairfield Residences @ West End	City Center	278 resid. units	\$32,854,400	\$5,500,000
Single Tenant Office Bldg - 9001 Cypress Waters Blvd.**	Cypress Waters	214,520 sf office	\$36,093,132	\$0
Single Tenant Office Bldg - 3001 Hackberry**	Cypress Waters	327,183 sf office	\$74,354,000	\$0
Uptown Plaza II	Downtown Connection	203 resid. units	\$56,153,630	\$0
Sylvan Thirty	Fort Worth Ave	200 resid. units; 53,800 sf retail/restaurant	\$35,509,380	\$3,200,000
Trinity Groves Restaurant Incubator	Sports Arena	106,000 sf retail/restaurant	\$3,037,060	\$3,505,000

Major TIF-Related Projects Approved in FY 2016

Project	District	Description	Value^	TIF Investment
Approved in FY 2016				
Deep Ellum Crossroads	Deep Ellum	59,058 sf retail	\$14,000,000	\$3,500,000
Old Dallas High School	Deep Ellum	26,000 sf retail; 66,000 sf office	\$50,409,542	\$6,240,934
Dallas Midtown Ph I	Mall Area	215,000 sf retail; 70,000 sf office; 200 hotel rooms	\$200,000,000	\$36,000,000
Bishop Arts Station	Oak Cliff Gateway	216 resid. units; 27,302 sf retail	\$26,617,000	\$11,250,000

^Values reflect current DCAD market value for completed projects or estimated value for those planned

**Project incentives were tax abatement.*

***Project supported y Phase 2 public improvements*

Retired TIF Districts

TIF districts are intended to boost real estate markets and grow the City's tax base. The City of Dallas has also been successful in promoting strong urban design and encouraging the creation of unique neighborhoods as part of the TIF program. Both the State-Thomas TIF (sunset in 2008) and Cityplace (sunset in 2012) have been success stories from both an economic and place making perspective. Over 6,300 residential units and 743,000 square feet of commercial space had been

completed in the two districts. Based on available 2016 data, the property value growth in State-Thomas TIF has exceeded \$568 million or 1,197% and Cityplace TIF \$775 million or 1,722% from inception. Both State-Thomas and Cityplace Area TIF Districts have expired, are no longer collecting increment, and estimated to contribute over \$10 million combined to the City for tax year 2016.

TIF District Termination Dates & Estimates for Future City General Fund Revenue

TIF districts are set to re-position real estate in selected neighborhoods. A plan for each TIF neighborhood is developed that builds on remaining strengths of the area and sets new directions for future land uses. Implementation of TIF plans typically occurs one project at a time over several years. A total budget is set up for each TIF district based on anticipated growth caused by new private development needed to implement the TIF plan. If development does not occur or occurs at a slower rate than initial projections, TIF collections are not likely to reach budgeted total collection values.

While most TIF districts contribute a small share of new property tax collections to the general fund, the biggest impact to the general fund budget occurs when each TIF district is terminated (earlier date of collection of full budget or a set period of time). The next anticipated significant budget impact related to TIF termination will occur in 2023 when the Cedars and City Center (*original portion*) are set to terminate. In 2028, Oak Cliff Gateway (*original portion*), Farmers Market, Sports Area (*original portion*), Design District, Vickery Meadow, Deep Ellum TIF districts are set to retire. The remaining TIF districts were authorized to remain in effect until after 2036. The following chart shows the estimated positive budget impact by year as additional TIF districts begin to retire. This chart is an estimate based on current trends and assumes that Council does not modify the term of any existing TIF district.

**Combined TIF District Estimated New General Fund Revenue Summary
 Future Years 2022-2047**

Tax Year	New General Fund \$	TIFs expired to create revenue
2022	\$21,474,055	City Center - <i>original</i> ; Cedars
2023	\$28,760,875	
2024	\$29,251,928	
2025	\$29,903,536	
2026	\$30,416,837	
2027	\$31,423,762	
2028	\$45,807,177	Oak Cliff Gateway - <i>original subdistrict</i> , Farmers Market, Sports Area - <i>original subdistrict</i> , Design District, Vickery Meadow, Deep Ellum
2029	\$60,972,282	
2030	\$64,092,680	Fort Worth Avenue
2031	\$65,095,601	
2032	\$66,114,353	
2033	\$67,149,201	
2034	\$68,201,595	Maple-Mockingbird
2035	\$71,921,155	
2036	\$104,092,789	Downtown Connection, Grand Park S, Skillman Corridor
2037	\$105,699,292	
2038	\$108,106,885	
2039	\$114,280,657	TOD
2040	\$115,997,009	Davis Garden
2041	\$123,464,873	Cypress Waters
2042	\$125,324,625	
2043	\$128,383,736	
2044	\$130,553,975	
2045	\$136,876,454	
2046	\$138,929,601	
2047	\$141,013,545	
Grand Total 2022-47	\$2,153,308,480	

State law requires the preparation of an annual report for each TIF District that summarizes the activities of each area. The state requirements for this report are minimal. In order to better explain the progress of each TIF District, staff has created a report that shows additional information. The reports include the following information:

- Mission Statement for the TIF District
- Accomplishments to Date
- Project Status – Type and amount of new development by project including private investment, new residential units, commercial space created, TIF investment, completion (or expected completion) date
- Other District-wide initiatives, where applicable
- Map of the TIF District
- Taxable value and increment revenue summary – what is the captured appraised value for the District and the expected increment collection
- Objectives and Success Indicators for the TIF District
- Summary of City Council actions related to the TIF District
- TIF Project Plan budget status – projected increment revenues to retire TIF fund obligations, expenditures, and the total plan budget
- M/WBE participation in TIF Contracts
- Bond sales and repayment, where applicable
- FY 2017 Work Program

Sixteen of the TIF District Boards of Directors have met and voted to recommend the annual reports for City Council approval. The Grand Park South TIF and Cypress Waters TIF Boards do not currently have the minimum five appointed members to convene a meeting; therefore, the annual reports are being forwarded without a board recommendation. State law does not require that the board approve the report prior to City Council. The Annual Reports, upon adoption by City Council, will be submitted to the other taxing jurisdictions participating financially in each District and to the State Comptroller.

DRAFT

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 1
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 44 U V Y Z 45 W 54 C D F G H 55 A

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 21466 on November 11, 1992, establishing Tax Increment Financing Reinvestment Zone Number Three, (Oak Cliff Gateway TIF District), as amended. On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23724, as amended.

The Oak Cliff Gateway TIF District's assessed 2016 tax value was \$369,126,559, an increase of \$223,886,857 (154%) over the adjusted base year values (1992 and 2014) and an increase of \$27,790,216 (8%) over the previous year's (2015) final total assessed value.

With the participation of the City and Dallas County, this increase will result in the collection of approximately \$1,854,651 total in incremental revenue for the Oak Cliff Gateway TIF District for the 2016 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Three, the Oak Cliff Gateway TIF District, by Ordinance No. 21466, as amended.

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended.

On December 13, 2016, the Oak Cliff Gateway TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Oak Cliff Gateway area pursuant to Ordinance No. 21466, authorized by the City Council on November 11, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 13, 2016, the Oak Cliff Gateway TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Three and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Three to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DRAFT

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 Q R and T– V

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 21492 on December 9, 1992, establishing Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), as amended. On April 9, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23092, as amended.

The Cedars TIF District's 2016 assessed taxable value was \$139,297,453. This represents an increase of \$103,996,693 (294.6%) over the 1992 base year value and an increase of \$34,184,845 (32.5%) over the taxable value for 2015. The increase over the previous year's taxable value is largely attributed to the completion of the South Side Flats by Jefferson (\$31,683,480) project. With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$586,162 in total incremental revenue for the District.

DRAFT

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 9, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four, the Cedars TIF District by Ordinance No. 21492, as amended.

On April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended.

On December 5, 2016, the Cedars TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Four, ("Cedars TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cedars area pursuant to Ordinance No. 21492, authorized by the City Council on December 9, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 5, 2016, the Cedars TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Four and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Four to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2, 14
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 K L P Q

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 22802 on June 26, 1996, establishing Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23034, as amended.

The City Center TIF District's assessed tax value in 2016 was \$1,402,808,059. This represents an increase of 108% (\$728,056,565) over the assessed value of the adjusted base year value of \$674,751,494 and an increase of 17% (\$206,431,378) from the previous year 2015 value. With the participation of the City and Dallas County, the District's value will result in the collection of approximately \$5,485,993 (City \$4,599,552; County \$886,441) in incremental revenue for the City Center TIF District for the 2016 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 1996, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five, the City Center TIF District by Ordinance No. 22802, as amended.

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

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended by Ordinance No. 23034, as amended.

On December 8, 2016, the City Center TIF District Board of Directors recommended the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the City Center area pursuant to Ordinance No. 22802, authorized by the City Council on June 26, 1996, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District by Ordinance No. 23034, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 14, 2016 the City Center TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Five and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 L M Q and R

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 23521 on May 27, 1998, establishing Tax Increment Financing Reinvestment Zone Number Six, (the Farmers Market TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24001, as amended.

The Farmers Market TIF District's assessed 2016 tax value was \$289,539,899, an increase of \$253,825,808 over the amended base year (note that County base and County taxable value may vary). This property value change represents 711% increase from the adjusted base value. The 2016 tax value increased \$79,970,275 (38%) over the 2015 tax value. The total revenue collected in 2016 is expected to be \$1,954,022 (\$1,787,568 City and \$166,454 County).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

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

On March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, as amended, by Ordinance No. 28951.

On December 12, 2016, the Farmers Market TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Six, ("Farmers Market TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Farmers Market area pursuant to Ordinance No. 23521, authorized by the City Council on May 27, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

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

WHEREAS, on March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 28951, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 12, 2016, the Farmers Market TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Six and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Six to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 22, 2017

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 44 D H M P Q R; 45 A E F J K N

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 23688 on October 28, 1998, establishing Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24002, as amended. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012 by Ordinance No. 28672.

The Sports Arena TIF District's assessed tax value in 2016 was \$881,411,626. This represents an increase of 1283% (\$817,681,257) over the adjusted 2012 adjusted base year assessed value of \$63,730,369 and an increase of 25.4% (\$178,517,703) from the previous year 2015 value. With the participation of the City and Dallas County, the district's value will result in the collection of approximately \$6,249,544 (City \$5,758,520; County \$491,024) in incremental revenue for the Sports Arena TIF District for the 2016 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, the Sports Arena TIF District by Ordinance No. 23688, as amended.

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District, by Ordinance No. 24002, as amended.

On January 19, 2017, the Sports Arena TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

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

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seven, ("Sports Arena TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 19, 2017, the Sports Arena TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), and is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2, 6
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 34 X Y; 44 B C D F G H M & 45 E J

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26021 on June 8, 2005; as amended, establishing Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26303; as amended.

The Design District TIF District's assessed tax value in 2016 was \$671,033,704. This represents an increase of \$389,159,951 or 138% over the base years (2005 and 2013) value and an increase of 13% over last year's final value. With the participation of the City and Dallas County, this increase will result in the collection of approximately \$3,246,406 total in incremental revenue for the Design District TIF District for the 2016 tax year.

DRAFT

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eight, the Design District TIF District by Ordinance No. 26021, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended.

On January 5, 2017, the Design District TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eight, ("Design District TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Design District area pursuant to Ordinance No. 26021, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 5, 2017, the Design District TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 13
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 26 P T and U

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 25964 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District). On December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26181, as amended.

The Vickery Meadow TIF District's 2016 assessed taxable value was \$434,323,020. This represents an increase of \$269,543,930 (163.6%) over the 2005 base year value and an increase of \$43,230,607 (11.1%) over the taxable value for 2015. The increase over the previous year's taxable value is largely attributed to appreciation of property that encompasses The Shops at Park Lane (\$22,859,740) and Half Priced Books (\$9,247,130). With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$2,040,582 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nine, the Vickery Meadow TIF District by Ordinance No. 25964, as amended.

On December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181, as amended.

On December 19, 2016, the Vickery Meadow TIF Board of Directors recommended the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Vickery Meadow area pursuant to Ordinance No. 25964, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 19, 2016, the Vickery Meadow TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 34 T U X Y & 44 C

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 25965 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Ten, (the Southwestern Medical TIF District). On January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26204, as amended.

The Southwestern Medical District's assessed 2016 tax value was \$217,960,787, an increase of \$150,549,733 over the base year value 223.3% (increased from base value). The 2016 tax value increased \$27,848,229 (14.6%) from the 2015 tax value. The total increment revenue collected in 2016 is expected to be \$1,143,727. The actual construction that occurred in FY 2016 will be reflected on the FY 2017 tax roll.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Ten, the Southwestern Medical TIF District by Ordinance No. 25965.

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

On January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended.

On December 5, 2016, the Southwestern Medical TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Ten, ("Southwestern Medical TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Southwestern Medical area pursuant to Ordinance No. 25965, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 5, 2016, the Southwestern Medical TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2, 14
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 A B E F K L P Q

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26020 on June 8, 2005, establishing Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District). On August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26096, as amended.

The Downtown Connection TIF District's assessed tax value in 2016 was \$3,060,913,898. This represents an increase of 442.4% (\$2,495,996,581) over the adjusted 2005 base year value (\$564,917,317). The District's taxable value increased 20.9% (\$528,645,256) from the previous year's 2015 value. With the participation of the City and Dallas County, the districts increase in value will result in the collection of approximately \$21,026,077 (City \$17,578,056; County \$3,448,021) in incremental revenue for the Downtown Connection TIF District for the 2016 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, the Downtown Connection TIF District by Ordinance No. 26020, as amended.

On August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District, as amended.

On December 8, 2016, the Downtown Connection TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Downtown Connection area pursuant to Ordinance No. 26020, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Ordinance No. 26096, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 8, 2016, the Downtown Connection TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2, 7, 14
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 G H L M R; 46 J K N P

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26043 on June 22, 2005, establishing Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26304. On September 10, 2014, the City Council amended the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 29469.

The Deep Ellum TIF District's assessed 2016 taxable value was \$372,843,197. Compared to previous years, the value increased as a result of the addition of the Elan City Lights apartment development and improved existing developments on Main Street owned by 42 Deep Ellum, LP and Westdale Associates. This represents an increase of \$58,003,710 (18.4%) from the 2015 value and an increase of \$183,680,584 (97.1%) from the base year value. This resulted in total increment revenue collected in 2016 of approximately \$1,468,625.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, the Deep Ellum TIF District by Ordinance No. 26043, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended.

On September 10, 2014, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 29469.

On December 6, 2016, the Deep Ellum TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Twelve, ("Deep Ellum TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Deep Ellum area pursuant to Ordinance No. 26043, authorized by the City Council on June 22, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended; and

WHEREAS, on September 10, 2014, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 29469; and

WHEREAS, on December 6, 2016, the Deep Ellum TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten and recommending approval of same by the City Council.

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded the State Comptroller.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Twelve (Deep Ellum TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 7
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 46 J K N P S T

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26147 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District). On June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26773.

The Grand Park South TIF District's assessed 2016 taxable value was \$58,903,097. Compared to previous years, the value increased as a result of the addition new houses in the Fair Park Estates built by the Southfair Community Development Corporation and apartments built by Urban Mixed Use LLC. This represents an increase of \$14,053,078 (31.3%) from the 2005 base year value of \$44,850,019 and an increase of \$3,931,582 (7.2%) from the previous year. The current year's value is higher than the previous year's value, resulting in total increment revenue billing in 2016 of approximately \$121,331.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Thirteen, the Grand Park South TIF District by Ordinance No. 26147, as amended.

On June 13, 2007, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773.

The Grand Park South TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Thirteen, ("Grand Park South TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Grand Park South area pursuant to Ordinance No. 26147, authorized by the City Council October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, and

WHEREAS, on June 13, 2007, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773; and

WHEREAS, the Grand Park South TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 9, 10, 13, 14
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 17 W; 26 D H V Y Z; 27 A-H J-N P-U W; 28 N; 36 C D

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26148 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District). On December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26534, as amended.

The Skillman Corridor TIF District's assessed 2016 taxable value was \$664,382,474. This represents an increase of 98% (\$328,425,163) over the assessed value of the base year (2005) and an increase of 14% over last year's final value. With the participation of the City, Dallas County and the Richardson Independent School District, this increase will result in the collection of approximately \$3,212,830 in total incremental revenue for the Skillman Corridor TIF District for the 2016 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fourteen, the Skillman Corridor District TIF District by Ordinance No. 26148, as amended.

On December 13, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor TIF District by Ordinance No. 26534, as amended.

On December 9, 2016, the Skillman Corridor TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Fourteen, ("Skillman Corridor TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Skillman Corridor area pursuant to Ordinance No. 26148, authorized by the City Council on October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor District TIF District by Ordinance No. 26534 as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 9, 2016, the Skillman Corridor TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 1, 6
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 43 U V Y Z & 44 P Q R S T U V

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 26798 on June 13, 2007, as amended, establishing Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District). On March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27129, as amended.

The Fort Worth Avenue TIF District's 2016 assessed taxable value was \$225,599,449. This represents an increase of \$139,466,002 (161.9%) over its base value and an increase of \$51,706,177 (30%) over its taxable value for 2015. The increase over the previous year's taxable value is largely attributed to the appreciation and completed construction of the properties that comprise the Sylvan | Thirty (\$36,207,110) and Alta West Commerce (\$27,965,000) projects. With the City and Dallas County's participation, the increase over the base value will result in the collection of approximately \$1,114,078 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fifteen, the Fort Worth Avenue TIF District by Ordinance No. 26798, as amended.

On March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended.

On December 12, 2016, the Fort Worth Avenue TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Fifteen, ("Fort Worth Avenue TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Fort Worth Avenue area pursuant to Ordinance No. 26798, authorized by the City Council on June 13, 2007, as amended, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 12, 2016, the Fort Worth Avenue TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 1, 3
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 43 S T W-Z; 44 S T W-Y; 53 B-D; 54 A-C

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26799 on June 13, 2007, establishing Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), as amended. On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27090, as amended.

The Davis Garden TIF District's 2016 assessed taxable value was \$218,174,778. This represents an increase of \$80,340,181 (58.3%) over its adjusted base value of \$137,834,597 and an increase of \$26,609,671 (13.9%) over its taxable value for 2015. Of this amount, \$28,063,421 is attributed to the appreciation of property within Sub-district A (The Canyon) while \$52,276,760 is attributed to the appreciation of land and continuation of construction in Sub-district B. With the City and Dallas County's participation, the increase over the adjusted base value will result in the collection of approximately \$713,595 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Ordinance No. 26799, as amended.

On February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended.

On December 12, 2016, the Davis Garden TIF Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 24, 2016

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Sixteen, ("Davis Garden TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Davis Garden area pursuant to Ordinance No. 26799, authorized by the City Council on June 13, 2007, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 12, 2016, the Davis Garden TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DRAFT

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 22, 2017

COUNCIL DISTRICT(S): 2, 3, 4, 8, 14

DEPARTMENT: Office of Economic Development

CMO: Mark McDaniel, 670-3256

MAPSCO: 35 M R U V Y; 36 A B E F J K; 45 C G J K L N P
T U V X Y Z; 55 B C F K M P Q R T U V X Y; 65 B C G H L M;
56 J N

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27432, as amended on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District) The Transit-Oriented Development (TOD) around DART stations was created in the central portion of the City to help create a series of unique destinations. On April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27854, as amended.

The TOD TIF District's assessed 2016 taxable value was \$495,031,626. This represents an increase of 145% (\$292,957,105) from the assessed value of the base year (2008 and 2010), as amended and an increase of 27% (\$62,076,910) over the final value for the previous year. With the participation of the City and Dallas County, this increase will result in the collection of approximately \$2,340,230 in total incremental revenue for the TOD TIF District for the 2016 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Ordinance No. 27432, as amended.

On April 14, 2010, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended.

On December 6, 2016, the TOD TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seventeen, ("TOD TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment of Transit-Oriented Development (TOD) sites pursuant to Ordinance No. 27432, as amended, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 14, 2010, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 6, 2016, the TOD TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

DRAFT

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: N/A

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27435 on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District). On September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27690.

The Maple/Mockingbird TIF District's assessed 2016 taxable value was \$462,621,380. This represents an increase of \$278,616,371 or 151.4% from the 2008 base year value and an increase of \$82,941,342 or 17.9% from last year (2015). From the inception of the district, approximately, 76.7% of the increment is from the new construction and 23.3% from the general appreciation. The total increment revenue collected in 2016 is expected to be \$2,223,966. The actual construction that occurred in 2016 will be reflected on the 2017 tax roll.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eighteen, the Maple/Mockingbird TIF District, by Ordinance No. 27435.

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

On September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690.

On December 13, 2016, the Maple/Mockingbird TIF Board of Directors recommended the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Maple/Mockingbird area pursuant to Ordinance No. 27435, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 13, 2016, the Maple/Mockingbird TIF District Board of Directors passed a motion accepting the FY 2015 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 6
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 11A B C D E F G H J K L M N P Q R

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District) authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 28074 on December 8, 2010, establishing Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District). On June 8, 2011 the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 28224, as amended.

The Cypress Waters TIF District's assessed tax value in 2016 was \$190,407,036, an increase of approximately \$190,335,696 (266,438%) over the adjusted 2010 base year assess value of \$71,437. The district's value increased by 49% (\$62,440,430) from the previous year's 2015 value. With the participation of the City and Dallas County in 2016, the district's value will result in the collection of approximately \$1,520,458 (City \$1,265,970; County \$254,488)) in incremental revenue for the Cypress Waters TIF District for the 2016 tax year. The final amount of increment collected may increase as roll back taxes for 2016 are paid.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2010, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nineteen, the Cypress Waters TIF District by Ordinance No. 28074, as amended.

On June 8, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended.

The Cypress Waters TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

DRAFT

COUNCIL CHAMBER

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nineteen, ("Cypress Waters TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cypress Waters area pursuant to Ordinance No. 28074, authorized by the City Council on December 8, 2010, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on June 8, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, the Cypress Waters TIF District Board of Directors was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the district and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 8, 11
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 14R 15N 15P 63S 63T 63W 63X

SUBJECT

A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the zone as well as to the State Comptroller.

On May 14, 2014, the City Council passed Ordinance No. 29340, approving the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District). On June 17, 2015, the City Council passed Ordinance No. 29771, approving the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District and authorizing the City Manager to execute a participation agreement with Dallas County. On August 18, 2015, the Dallas County Commissioners Court passed Court Order 2015-1122 authorizing: (1) the participation of Dallas County in the City of Dallas Mall Area Redevelopment TIF District, beginning on January 1, 2020, subject to Valley View Mall (excluding Sears and the existing theater) being demolished by the same date, by providing 55% of its increment for either twenty years, until the County's total net present value contribution reaches \$21.6 million (using a discount rate of 4%), or the City of Dallas terminates the district, whichever comes first and (2) the County Judge to sign any related participation agreement with the City of Dallas.

BACKGROUND (Continued)

For 2016, the total appraised value of all taxable real property in the Mall Area Redevelopment TIF District (as determined by the Dallas Central Appraisal District) was \$179,900,950, representing an increase of \$11,543,320 (6.9%) over the base year.

In the Montfort-IH 635 Sub-District, the total appraised value of all taxable real property in 2016 was \$159,390,450, representing an increase of \$10,798,710 (7.3%) over the base year. This 7.3% increase over the base year is attributed to slightly appreciating property values and new taxable value created by the Modera Galleria apartment project (5% complete at time of appraisal by Dallas Central Appraisal District).

In the Westmoreland-IH 20 Sub-District, the total appraised value of all taxable real property in 2016 was \$20,510,500, representing an increase of \$744,610 (3.8%) over the base year. This 3.8% increase over the base year is attributed to slightly appreciating property values.

With the City's participation in the TIF District beginning this year at 90%, the "captured" incremental tax revenue anticipated to be collected and deposited into the TIF fund for tax year 2016 is approximately \$81,294.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, the City Council passed Ordinance No. 29340, approving the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District).

On June 17, 2015, the City Council passed Ordinance No. 29771, approving the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District.

On December 8, 2016, the Mall Area Redevelopment TIF District Board of Directors recommended that the FY 2016 Annual Report be accepted and approved.

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City established Tax Increment Financing Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District" or "District") and established a Board of Directors for the District pursuant to Ordinance No. 29340, authorized by the City Council on May 14, 2014, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Ordinance No. 29771; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 8, 2016, the Mall Area Redevelopment TIF District Board of Directors passed a motion accepting the FY 2016 Annual Report for the Mall Area Redevelopment TIF District and recommending approval of same by the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), City of Dallas, Texas, as of September 30, 2016, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the 2016 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 9
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 38M

SUBJECT

Authorize a Chapter 380 economic development grant agreement with Casa View II Ltd and/or its affiliates ("Owner") in an amount not to exceed \$1,000,000 in consideration of the Owner's investment in eligible expenditures for improvements to Casa View Shopping Center located at 2331 and 2203 Gus Thomasson Road, pursuant to the Public/Private Partnership Program - Not to exceed \$1,000,000 - Financing: Public/Private Partnership Funds

BACKGROUND

Casa View Shopping Center (the "Property") is an existing commercial shopping center (approximately 199,000 square feet on approximately 15 acres) located at the northwest corner of Gus Thomasson Road and Ferguson Road. The shopping center was originally developed between 1953 and 1956. In the early years, tenants included Sears, J.C. Penney, A&P Grocery, Lone Star Life Insurance, Rexall Drug Store, M.E. Moses Co., Skillerns Drug Store, and Ethel Shipp's Ladies Wear.

The Greater Casa View Alliance (GCVA), formed of neighborhood leaders and business owners, was established in 2010 as a super-neighborhood group with a goal to unify the Greater Casa View Area at large. Between 2011 and 2015, through a volunteer-led process that included town hall style meetings, visioning workshops, and public opinion surveys, the GCVA created the Greater Casa View Area Plan ("Area Plan"), which was adopted by City Council in December 2016. The Area Plan focuses significantly on the revitalization of Casa View Shopping Center, identifying it as the #1 Top Area of Concern.

This project is anticipated to be a catalyst for revitalization of the greater Casa View area and aims to implement many of the recommendations in the Area Plan, including:

- Retaining the original character of the Property
- Establishing the Property as a destination and the "heart" of the greater Casa View area

BACKGROUND (Continued)

- Improving the aesthetic appeal of the Property
- Repositioning the Property to more deliberately attract a tenant mix that matches the needs and demographics of the community (e.g. restaurant tenants with quality dining and outdoor dining opportunities)
- Increasing opportunities for public events on the Property (e.g. farmers market; food truck fair)

Casa View Shopping Center is also located within the Casa View Target Area, as identified in the City's Neighborhood Plus initiative.

The Owner is planning to invest approximately \$2.0 million for improvements to the Property. The project scope is anticipated to include, but is not limited to, some or all of the improvements listed below:

- Renovation of the open-air courtyard (including new hardscaping and new landscaping)
- Replacement of the exterior soffit and installation of new lighting
- Replacement of the "Casa View" building sign
- Retention and repair of original exterior architectural features (e.g. brick; metal posts and ornamentation)
- Repair and/or replacement of the storefront sidewalk
- Installation of a new "village plaza" pedestrian area in the parking lot
- Installation of new landscaping/irrigation in the parking lot
- Installation of new lighting in the parking lot
- Re-paving of the parking lot (milling off 4" and applying a new asphalt overlay)
- Re-paving of the rear access drive (applying a new asphalt overlay)
- Re-striping/re-configuration of the parking lot
- Installation of two (2) new multi-tenant shopping center signs (one at entrance from Gus Thomasson and one at entrance from Ferguson)

The City is also planning to initiate a public improvement project immediately adjacent to the Casa View Shopping Center. The project is planned to include paving, drainage, landscape, streetscape, and utility improvements on Gus Thomasson from San Medina to Ferguson with the goals of calming traffic and creating a safer, more walkable, and more aesthetically appealing environment. Construction of the project is planned to begin in Q2 2017 and be completed by end of 2018.

Pursuant to the City's adopted Public/Private Partnership Program Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project is located within a target area and meets the minimum eligibility requirement of at least \$1.0 million in private investment.

BACKGROUND (Continued)

With the proposed economic development grant, this project would be the first to be facilitated by the “Neighborhood Commercial/Retail Redevelopment Grant Program” which was added to the Public/Private Partnership Program for the current effective period.

The proposed economic development grant agreement is subject to the following key terms:

- A grant (“Grant”) equal to 50 percent (50%) of the Owner’s private investment in eligible expenditures for improvements to the Property up to an amount not-to-exceed \$1,000,000.
- In consideration of the Grant, the Owner agrees to invest or cause to be invested a minimum of \$1,500,000 in eligible expenditures for improvements to the Property.
- The Grant shall be payable in up to four (4) installments. Each installment shall be paid upon substantial completion of some portion of improvements to the Property and verification of associated eligible expenditures. Exhibit B of the Resolution includes a list of eligible and non-eligible expenditures.
- All improvements shall be substantially completed within thirty-six (36) months from the latter of: (i) the date of execution of the Grant Agreement or (ii) the date of commencement of construction of the City’s public improvement project on Gus Thomasson from San Medina to Ferguson (commencement of construction does not include adjustment/relocation of existing non-City utilities).

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2017
Complete Construction	June 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

\$1,000,000 – Public/Private Partnership Funds

DRAFT

OWNER

Casa View II Ltd (a Texas Limited Partnership)

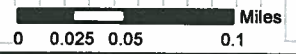
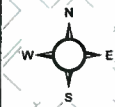
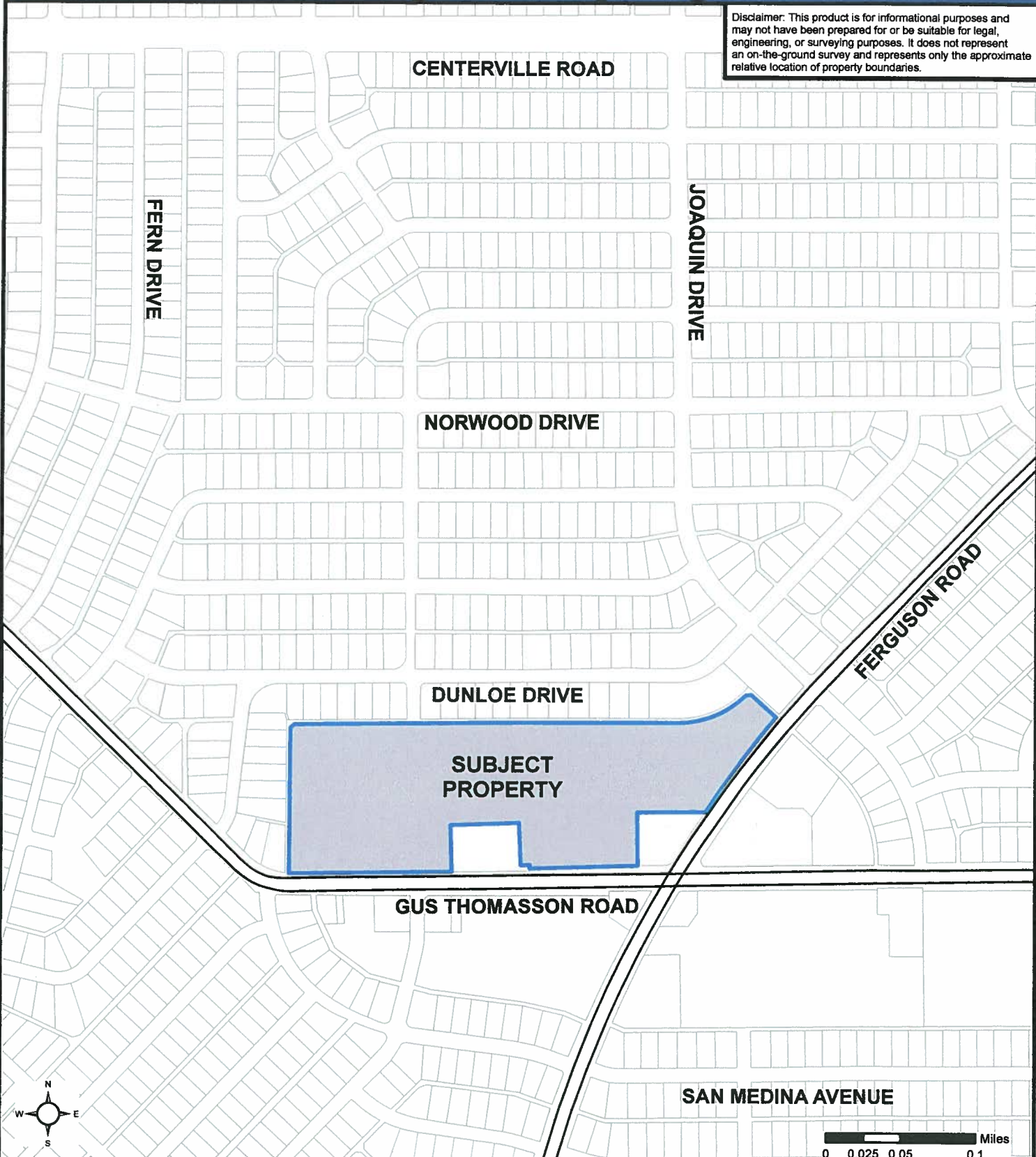
Dallas Casa View, Inc. (General Partner)
J.W. Levell, President

MAP

Attached.

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 01/10/16, Last Updated 01/10/16 - Ferguson Rd and

Legend

Subject Property

February 22, 2017

WHEREAS, the City of Dallas recognizes the importance of its role in local economic development; and

WHEREAS, investment decisions made by commercial property owners are often influenced by a municipality's ability to provide economic development incentives; and

WHEREAS, Casa View Shopping Center ("Property") is an existing commercial shopping center (approximately 199,000 square feet on approximately 15 acres) located at the northwest corner of Gus Thomasson Road and Ferguson Road (as shown in **Exhibit A**); and

WHEREAS, the Greater Casa View Alliance ("GCVA"), formed of neighborhood leaders and business owners, was established in 2010 as a super-neighborhood group with a goal to unify and revitalize the Greater Casa View Area at large; and

WHEREAS, between 2011 and 2015, through a volunteer-led process that included town hall style meetings, visioning workshops, and public opinion surveys, the GCVA created the Greater Casa View Area Plan ("Area Plan"), which was adopted by City Council in December 2016; and

WHEREAS, the Area Plan focuses significantly on the revitalization of Casa View Shopping Center, identifying it as the #1 Top Area of Concern; and

WHEREAS, Casa View Shopping Center is also located within the Casa View Target Area, as identified in the City of Dallas Neighborhood Plus initiative; and

WHEREAS, the owner of the Property, Casa View II Ltd ("Owner"), is planning to make an investment of approximately \$2 million for improvements to the Property; and

WHEREAS, this project is anticipated to be a catalyst for revitalization of the greater Casa View area and aims to implement many of the recommendations in the Area Plan; and

WHEREAS, on December 14, 2016, City Council (1) authorized the continuation of its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); and

February 22, 2017

WHEREAS, pursuant to the Public/Private Partnership Program - Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project is located within a target area and meets the minimum eligibility requirement of at least \$1.0 million in private investment; and

WHEREAS, pursuant to the Public/Private Partnership Program - Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), this project also meets the minimum eligibility requirements of the Neighborhood Commercial/Retail Redevelopment Grant Program; and

WHEREAS, the decision of Owner to make an investment of approximately \$2 million for improvements to the Property will not occur without an offer of an economic development grant incentive from the City of Dallas; and

WHEREAS, the City of Dallas desires to enter into an economic development grant agreement with Casa View II Ltd and/or its affiliates to promote economic development, stimulate private sector investment, and grow the tax base in the city of Dallas.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute an economic development grant agreement with Casa View II Ltd and/or its affiliates ("Owner") in consideration of Owner's investment in eligible expenditures for improvements to Casa View Shopping Center ("Property") located at 2331 and 2203 Gus Thomasson Road.

Section 2. That the Property is depicted on the attached location map (**Exhibit A**).

Section 3. That Owner is planning to invest approximately \$2.0 million for improvements to the Property. The project scope is anticipated to include, but is not limited to, some or all of the improvements listed below:

- Renovation of the open-air courtyard (including new hardscaping and new landscaping)
- Replacement of the exterior soffit and installation of new lighting
- Replacement of the "Casa View" building sign
- Retention and repair of original exterior architectural features (e.g. brick; metal posts and ornamentation)
- Repair and/or replacement of the storefront sidewalk
- Installation of a new "village plaza" pedestrian area in the parking lot
- Installation of new landscaping/irrigation in the parking lot
- Installation of new lighting in the parking lot

February 22, 2017

Section 3. (Continued)

- Re-paving of the parking lot (milling off 4" and applying a new asphalt overlay)
- Re-paving of the rear access drive (applying a new asphalt overlay)
- Re-striping/re-configuration of the parking lot
- Installation of two (2) new multi-tenant shopping center signs (one at entrance from Gus Thomasson and one at entrance from Ferguson)

Section 4. That the economic development grant shall be in an amount not to exceed \$1,000,000 provided Owner meets its obligations under the grant agreement with the City.

Section 5. That the key terms of the economic development grant agreement shall be as follows:

1. A grant ("Grant") equal to 50 percent (50%) of Owner's private investment in eligible expenditures for improvements to the Property up to an amount not-to-exceed \$1,000,000.
2. In consideration of the Grant, Owner agrees to invest or cause to be invested a minimum of \$1,500,000 in eligible expenditures for improvements to the Property.
3. The Grant shall be payable in up to four (4) installments. Each installment shall be paid upon substantial completion of some portion of improvements to the Property and verification of associated eligible expenditures. **Exhibit B** (attached) includes a list of eligible and non-eligible expenditures.
4. All improvements shall be substantially completed within thirty-six (36) months from the latter of: (i) the date of execution of the economic development grant agreement or (ii) the date of commencement of construction of the City's public improvement project on Gus Thomasson from San Medina to Ferguson (commencement of construction does not include adjustment/relocation of existing non-City utilities).

Section 6. That the Chief Financial Officer is hereby authorized to encumber and disburse future funds from: Fund 0352, Department ECO, Unit 9992, Object 3016, Activity PPPF, Encumbrance No. XXXXXXXXXXXX, Vendor No. VS93843, in an amount not to exceed \$1,000,000.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 8
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 76 H; M; 77 E; J

SUBJECT

I-20 Distribution Park Phase I

- * Authorize a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC 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 speculative industrial/warehouse facility located at 8900 Blanco 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 \$33,256; ten-year revenue estimated at \$332,563 (Estimated revenue forgone for the ten-year real property abatement estimated at \$2,993,063)
- * Authorize a Chapter 380 economic development grant agreement with I-20 Distribution Park Phase I, LLC for reimbursement of costs associated with public street and utility improvements to facilitate a proposed speculative industrial/warehouse facility located at 8900 Blanco 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 \$2,500,000 - Financing:TBD

BACKGROUND

For the past several months, city staff has been in discussions with Hines Interests, L.P. ("Hines") regarding development of a minimum 1,000,000 square foot speculative industrial/warehouse facility ("Facility") to be located on approximately 125 acres of land ("Site") at 8900 Blanco Road in southern Dallas within the International Inland Port of Dallas. The proposed development site is bounded by Blanco Road to the west and south, Cleveland Road to the north and the Union Pacific railroad tracks to the east.

BACKGROUND (Continued)

Hines has formed I-20 Distribution Park Phase I, LLC ("I-20 Distribution Park"), an entity created for the purpose of developing the site. 2ML Real Estate Interest Inc ("2ML, Inc"), the current property owner, has a contract to sell the property to I-20 Distribution Park pending favorable City Council consideration of the requested development incentives.

I-20 Distribution Park anticipates spending approximately \$38,000,000 on hard and soft costs to construct the proposed minimum 1,000,000 square foot facility. While the facility is currently envisioned to be one building, I-20 Distribution Park will be considering multiple building footprint options to fulfill the proposed minimum 1,000,000 square feet of commercial/industrial/warehouse distribution space, with the goal of providing flexible commercial/industrial/warehouse building space to help meet current market and client needs. Of note, I-20 Distribution Park has currently envisioned a potential second phase development involving an additional speculative industrial/warehouse building of up to 400,000 square feet in size, which may occur if Hines is able to accommodate the needed acreage at the site upon completion of the initial minimum 1,000,000 square foot facility.

Additionally, city staff has negotiated a new public four lane road as part of this project. Budgeted at approximately \$3,000,000, the proposed new public road with utilities will serve as the second phase of an envisioned three phase thoroughfare project which will replace and improve most of Blanco Road and help provide access to the site. The first phase of the public road, named Logistics Drive, is currently under construction at the southern end of Dermody Properties' new Logistic Center Development. Logistics Drive begins at Bonnie View Road and proceeds approximately 1,000 feet east to a temporary turnaround. With the I-20 Distribution Park project, the proposed second phase segment of the thoroughfare is planned to begin on Cleveland Road, starting approximately 600 feet east of the existing Blanco Road, and proceeding approximately 2,700 feet south near the southern property line of the site. The second phase design proposes a turnaround that will accommodate large vehicular traffic at its southern end. A future third phase of the public road is anticipated to connect phases one and two, with its alignment and timing driven by subsequent area development projects.

2ML, Inc and I-20 Distribution Park request council consideration of (1) a 10-year 90 percent tax abatement on added real property value resulting from the proposed new facility and (2) an economic development grant not to exceed \$2,500,000 for assistance with costs associated with the construction of a new public thoroughfare with utilities. The requested tax abatement is intended to assist securing a tenant at the facility. Therefore, the owner will only be eligible for tax abatement if it secures a tenant for at least 51 percent of the building. Additionally, if I-20 Distribution Park initiates the tax abatement agreement and completes any additional facilities at the site, I-20 Distribution Park will be able to apply the enacted tax abatement on the added real property value resulting from any such additional facilities for the remaining period of the tax abatement agreement.

BACKGROUND (Continued)

In order to receive the both the property tax abatement and economic development grant, I-20 Distribution Park must purchase the development site by April 15, 2017, becoming owner prior to execution of the agreement. Additional material terms of the proposed agreement include the requirement that a minimum of \$32,000,000 is expended on hard and soft costs associated with land, infrastructure and building improvements with a substantial completion date of June 30, 2018. Also, completion of the public thoroughfare will be required to occur concurrently to the substantial completion date of the facility.

Net fiscal impact from the project after incentives is estimated at \$291,208 over 10 years and \$7,820,537 over 20 years. This proposed project conforms with the City's Public/Private Partnership Program guidelines and criteria within a non-targeted area as it has a private investment exceeding \$5 million. Staff recommends the proposed incentives be approved.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction June 30, 2017
Complete Construction June 30, 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

\$2,500,000 - 2012 Bond Program (General Obligation Commercial Paper Funds)

DEVELOPER

I-20 Distribution Park Phase I, LLC

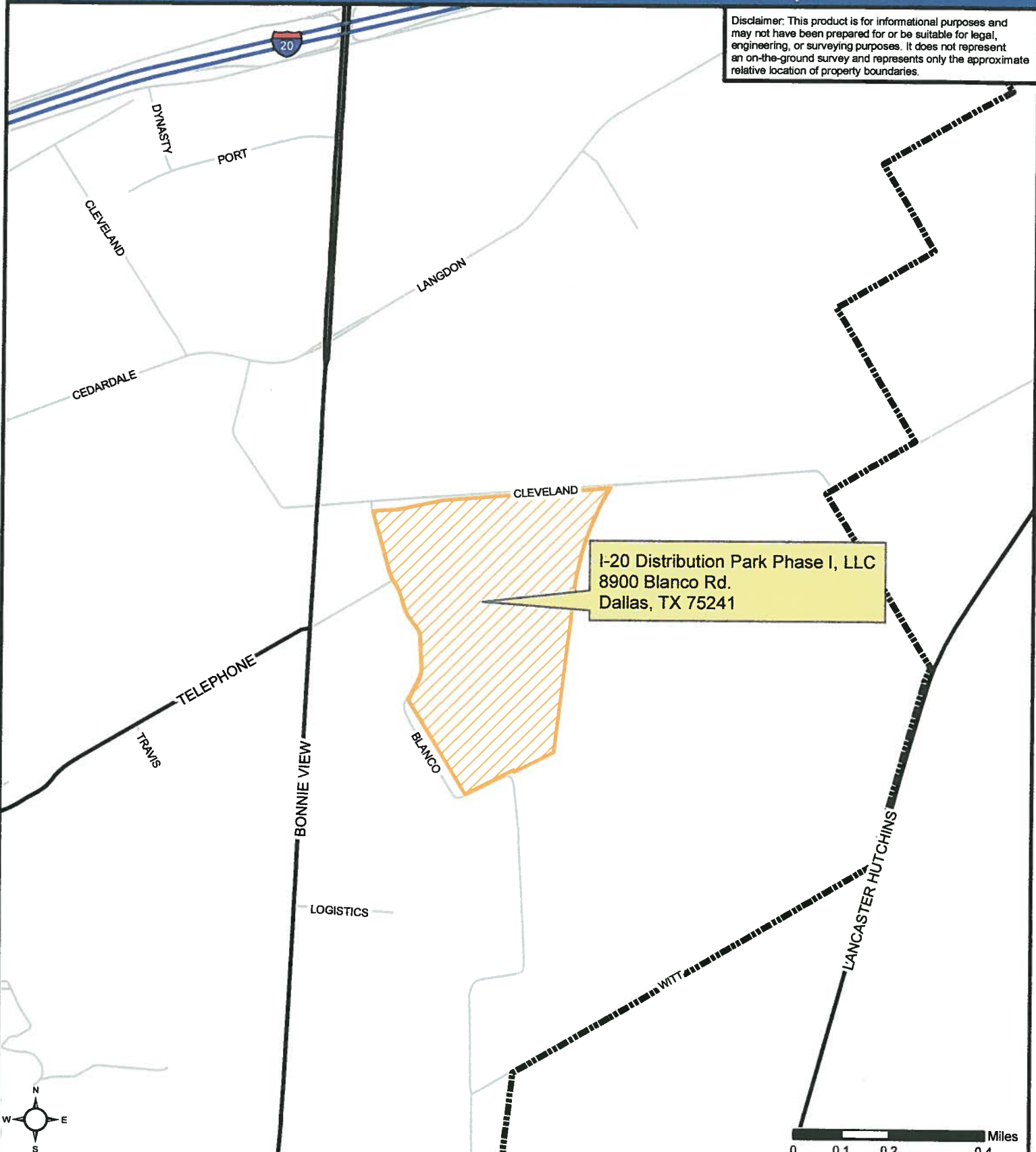
Palmer Letzerich, Senior Managing Director

MAP



Attached.




I-20 Distribution Park Phase I, LLC

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
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Legend
 Site
 City of Dallas

 Freeway
 Arterial
 Local Road

Source: City of Dallas, 2017

Created: 1/24/17, Updated: 1/25/17, 17-01-24, David Schlegel, Parcel 1 CG

February 22, 2017

February 22, 2017

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City of Dallas for development of new industrial/warehouse facilities; and

WHEREAS, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, the City desires to support and secure new employment opportunities and taxable revenue that new industrial/warehouse development will bring for Dallas residents; and

WHEREAS, the proposed development will not occur within the City of Dallas without an offer of economic development incentives from the City of Dallas; and

WHEREAS, on December 14, 2016, the City Council (1) authorized the continuation of its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and (2) established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code, (the "Act"); and

WHEREAS, pursuant to Section 312.2011, the Property Redevelopment and Tax Abatement act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC for the added value on real property improvements located within a Texas Enterprise Zone to promote economic development.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager is hereby authorized, upon approval as to form by the City Attorney, to execute a real property tax abatement agreement with I-20 Distribution Park Phase I, LLC in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria subject to I-20 Distribution Park Phase I, LLC purchasing the development site by April 15, 2017.

Section 2. That at least seven (7) days prior to the execution of the tax abatement

agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

Section 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Legal Description)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a Texas Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

(a) The property subject to tax abatement shall be located entirely within the City of Dallas, Texas.

(b) None of the property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(c) That the development of the property must conform to all requirements of the City's zoning ordinance, and that the use of the property is consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.

(d) A ten-year abatement of 90 percent of the added value to the real property located on property at 8900 Blanco Road in southern Dallas as provided in **Exhibit A (Legal Description)**.

(e) That a minimum of 1,000,000 square feet of real property building improvements and related hard and soft project costs of \$32,000,000 are substantially completed by June 30, 2018. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.

(f) A description of the kind, number, location and costs of all proposed improvements to the property.

(h) That access to the subject property is provided to allow for inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specifications and terms of the tax abatement agreement.

(i) That the property tax revenue lost as a result of the tax abatement agreement

will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.

(j) A requirement that the owner of the property certify annually that the owner is in compliance with each applicable term of the agreement.

(k) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.

(l) That the tax abatement agreement shall be personal to I-20 Distribution Park Phase I, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 11
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 16 W

SUBJECT

Authorize the nomination of Columbia Hospital at Medical City Dallas Subsidiary, L.P. located at 7777 Forest Lane, Dallas, Texas 75230 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

BACKGROUND

The City of Dallas has been approached by Columbia Hospital at Medical City Dallas Subsidiary, L.P. (“Medical City”) to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor’s Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to \$2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

Medical City anticipates investing approximately \$120,000,000 in capital funding to renovate and expand its facilities at 7777 Forest Lane in Dallas by approximately 120,000 square feet. Project expenditures will result in adding five new floors to an existing building, upgrades to four floors in another building, new equipment, and new information/communication systems.

Medical City offers full-service adult and pediatric hospitals, with separate adult and pediatric emergency rooms, as well as numerous outpatient clinics and diagnostic centers. Founded in 1974, the hospital operates as a 796-bed tertiary care center and offers nearly 100 specialties. Medical City presently maintains approximately 2,750 full and part-time jobs on site and anticipates adding an additional 100 new jobs with the project. Its medical team consists of more than 1,200 physicians.

BACKGROUND (Continued)

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job benefits if “the business is able to employ individuals in accordance with Section 2303.402.” To meet this requirement at a non-Enterprise Zone site, Medical City must ensure that at least 35 percent of new or retained personnel are residents of an enterprise zone, economically disadvantaged or veterans over the next five years.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

CORPORATE REPRESENTATIVE

Columbia Hospital at Medical City Dallas

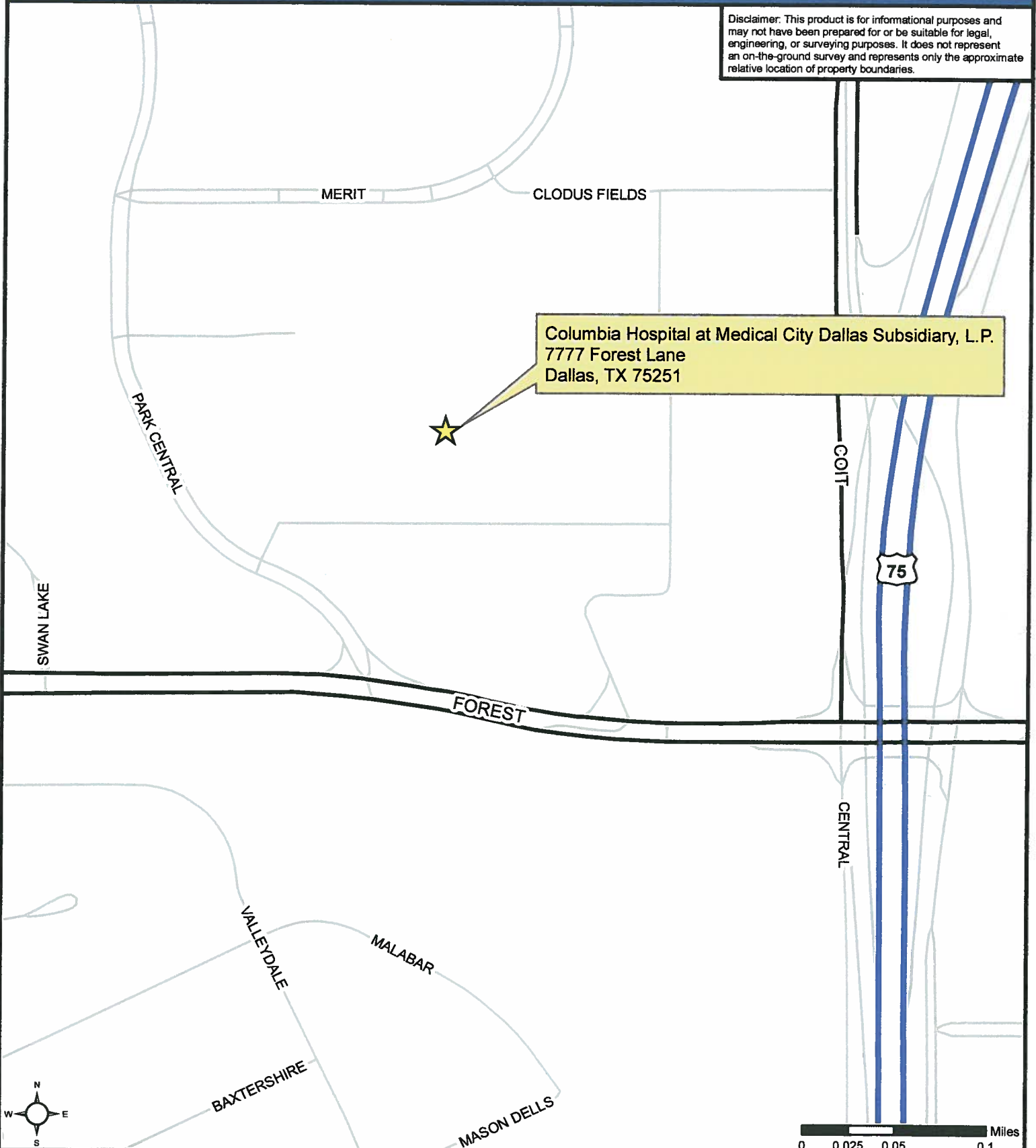
Susan Shreeve, CFO

MAP

Attached.

Columbia Hospital at Medical City Dallas Subsidiary, L.P.

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.



Columbia Hospital at Medical City Dallas Subsidiary, L.P.
7777 Forest Lane
Dallas, TX 75251

DALLAS ECONOMIC DEVELOPMENT
 Research & Information Division
 214.670.1685
 dallas-ecodev.org

Legend
 — Freeway
 — Arterial
 — Local Road

Source: City of Dallas, 2017

February 22, 2017

WHEREAS, the Dallas City Council has previously passed Ordinance No. _____ on February 22, 2017 electing to participate in the Texas Enterprise Zone Program; and

WHEREAS, the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. _____; and

WHEREAS, the Office of the Governor Economic Development and Tourism (OOGEDT), through the Economic Development Bank (the "Bank"), will consider Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise zone project pursuant to a nomination and an application made by the City; and

WHEREAS, the City of Dallas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals and veterans; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code ("Act"), Columbia Hospital at Medical City Dallas Subsidiary, L.P. has applied to the City for designation as an enterprise zone project; and

WHEREAS, the City finds that Columbia Hospital at Medical City Dallas Subsidiary, L.P. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act; and

WHEREAS, the City finds that Columbia Hospital at Medical City Dallas Subsidiary, L.P. meets the criteria for tax relief and other incentives adopted by the City; and

WHEREAS, the City finds that it is in the best interest of the City to nominate Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise project pursuant to the Act.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the recitals above are true and correct.

Section 2. That Columbia Hospital at Medical City Dallas Subsidiary, L.P. is a qualified business and meets the criteria for designation as an Enterprise Project under Chapter 2303, Subchapter F of the Enterprise Zone Act on the following grounds:

December 14, 2016

Section 2. (Continued)

- A. Columbia Hospital at Medical City Dallas Subsidiary, L.P. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals;
- B. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
- C. The designation of Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 3. That the City finds that Columbia Hospital at Medical City Dallas Subsidiary, L.P. meets the criteria for incentives adopted by the City and nominates Columbia Hospital at Medical City Dallas Subsidiary, L.P. for Enterprise Zone project status on the grounds that it will create or retain a higher level of employment and create economic activity and stability.

Section 4. That the designation of Columbia Hospital at Medical City Dallas Subsidiary, L.P. will contribute significantly to the achievement of the plans of the City for development and revitalization.

Section 5. That the City finds that it is in the best interest of the City to nominate Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an Enterprise Project pursuant to the Act, and hereby authorizes the Assistant Director, Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of Columbia Hospital at Medical City Dallas Subsidiary, L.P. as an enterprise project.

Section 6. That the enterprise project shall take effect on the date of designation of the Enterprise Project by the Office of the Governor, Economic Development and Tourism through the Economic Development Bank and terminate 5 years after date of designation.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 22, 2017
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Mark McDaniel, 670-3256
MAPSCO: 35 G

SUBJECT

Authorize the nomination of EnLink Midstream Operating, LP located at 1722 Routh Street, Dallas, Texas 75201 to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

BACKGROUND

The City of Dallas has been approached by EnLink Midstream Operating, LP (“Enlink”) to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor’s Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to \$2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

EnLink is an integrated midstream energy services provider whose offerings include gathering, transmission, processing, fractionation, brine, and marketing services to producers of natural gas liquids, crude oil and condensate. The company is headquartered in Dallas, and recent growth necessitates a relocation of its operation from 2501 Cedar Springs Road to 1722 Routh Street in Dallas. EnLink anticipates investing approximately \$20 million with its relocation with over \$17 million of which anticipated for building and office space improvements, new technology, and equipment.

The company employs 1,500 persons globally and had global revenue of approximately \$4 billion in 2016. EnLink maintains 285 full-time employees in Dallas and expects to add 10 new positions with its move.

BACKGROUND (Continued)

Section 2303.406(a)(4)(D) of the Texas Government Code allows a project or activity of a qualified business to be designated as an Enterprise Project and receive job benefits if “the business is able to employ individuals in accordance with Section 2303.402.” To meet this requirement at a non-Enterprise Zone site, EnLink must ensure that at least 35 percent of new or retained personnel are residents of an enterprise zone, economically disadvantaged or veterans over the next five years.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on February 6, 2017.

FISCAL INFORMATION

No cost consideration to the City

CORPORATE REPRESENTATIVE

EnLink Midstream Operating, LP

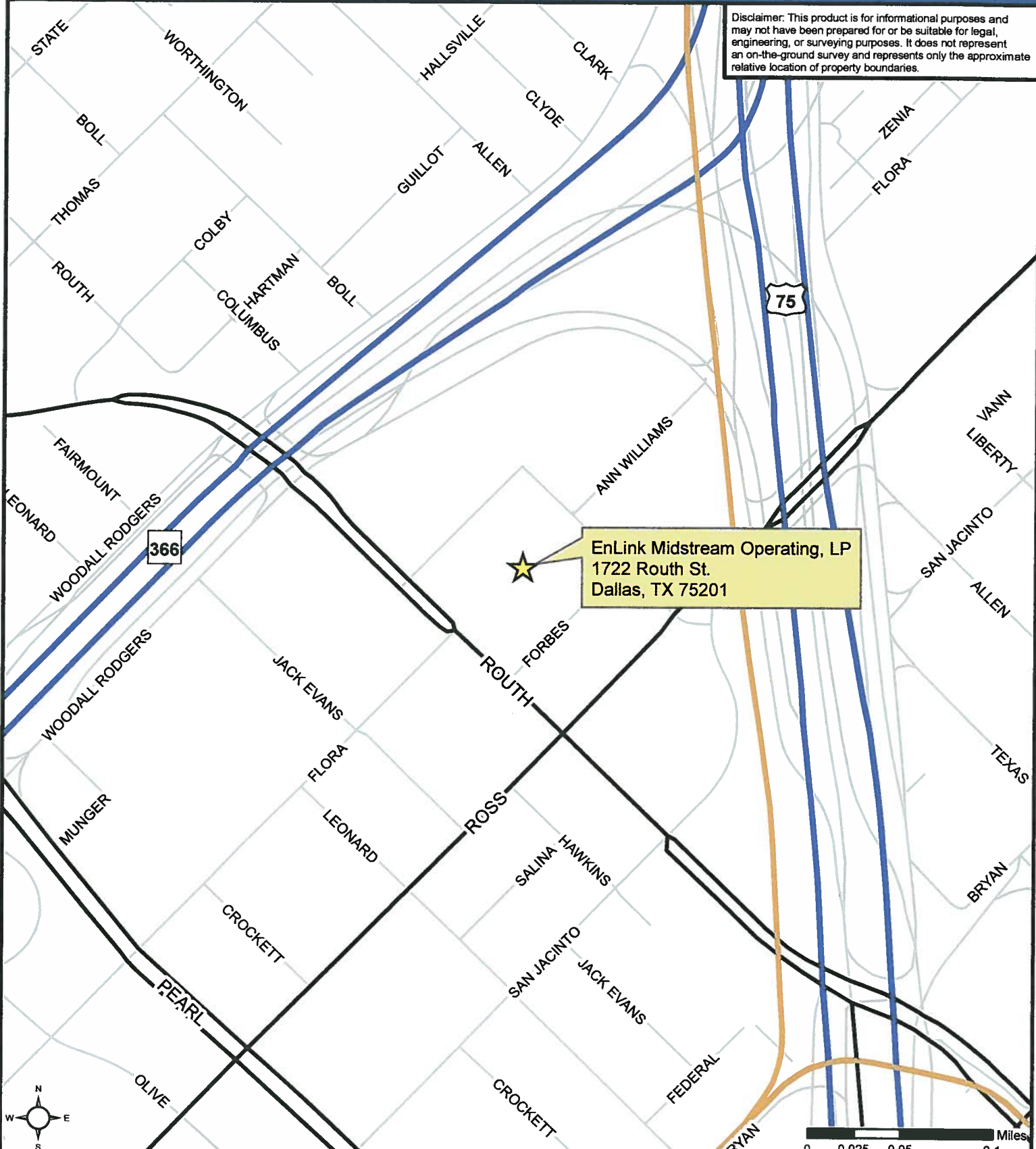
Matthew Vorwald, Manager, Indirect Tax

MAP

Attached.

EnLink Midstream Operating, LP

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.



EnLink Midstream Operating, LP
1722 Routh St.
Dallas, TX 75201

DALLAS
ECONOMIC
DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

- DART Light Rail
- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2017

February 22, 2017

WHEREAS, the Dallas City Council has previously passed Ordinance No. _____ on February 22, 2017 electing to participate in the Texas Enterprise Zone Program; and

WHEREAS, the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. _____; and

WHEREAS, the Office of the Governor Economic Development and Tourism (OOGEDT), through the Economic Development Bank (the "Bank"), will consider EnLink Midstream Operating, LP as an enterprise zone project pursuant to a nomination and an application made by the City; and

WHEREAS, the City of Dallas ("City") desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals and veterans; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code ("Act"), EnLink Midstream Operating, LP has applied to the City for designation as an enterprise zone project; and

WHEREAS, the City finds that EnLink Midstream Operating, LP meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act; and

WHEREAS, the City finds that EnLink Midstream Operating, LP meets the criteria for tax relief and other incentives adopted by the City; and

WHEREAS, the City finds that it is in the best interest of the City to nominate EnLink Midstream Operating, LP as an enterprise project pursuant to the Act.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the recitals above are true and correct.

Section 2. That EnLink Midstream Operating, LP is a qualified business and meets the criteria for designation as an Enterprise Project under Chapter 2303, Subchapter F of the Enterprise Zone Act on the following grounds:

December 14, 2016

Section 2. (Continued)

- A. EnLink Midstream Operating, LP is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals;
- B. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
- C. The designation of EnLink Midstream Operating, LP as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 3. That the City finds that EnLink Midstream Operating, LP meets the criteria for incentives adopted by the City and nominates EnLink Midstream Operating, LP for Enterprise Zone project status on the grounds that it will create or retain a higher level of employment and create economic activity and stability.

Section 4. That the designation of EnLink Midstream Operating, LP will contribute significantly to the achievement of the plans of the City for development and revitalization.

Section 5. That the City finds that it is in the best interest of the City to nominate EnLink Midstream Operating, LP as an Enterprise Project pursuant to the Act, and hereby authorizes the Assistant Director, Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of EnLink Midstream Operating, LP as an enterprise project.

Section 6. That the enterprise project shall take effect on the date of designation of the Enterprise Project by the Office of the Governor, Economic Development and Tourism through the Economic Development Bank and terminate 5 years after date of designation.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.