

**ECONOMIC DEVELOPMENT COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

TUESDAY, FEBRUARY 16, 2016  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
9:00 A.M. – 10:30 A.M.

2016 FEB 11 PM 2:11

CITY SECRETARY  
DALLAS, TEXAS

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

Call to Order

1. Approval of Combined Economic Development and Housing Committee Minutes

**BRIEFINGS**

2. Dallas Development Fund: Karl Zavitkovsky  
Upcoming NMTC Projects *Director, Office of Economic Development*
3. Airport Rates & Charges Study Mark Duebner  
Recommendations *Director, Aviation*

4. **UPCOMING AGENDA ITEMS**

February 24, 2016

**Office of Economic Development**

- A. A resolution accepting the FY 2015 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
- B. A resolution accepting the FY 2015 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
- C. A resolution accepting the FY 2015 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

- D. A resolution accepting the FY 2015 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
- E. A resolution accepting the FY 2015 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
- F. A resolution accepting the FY 2015 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
- G. A resolution accepting the FY 2015 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
- H. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical 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
- I. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection 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
- J. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), submitted by the Deep Ellum 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
- K. A resolution accepting the FY 2015 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 and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- L. A resolution accepting the FY 2015 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

- M. A resolution accepting the FY 2015 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
- N. A resolution accepting the FY 2015 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
- O. A resolution accepting the FY 2015 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
- P. A resolution accepting the FY 2015 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
- Q. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters 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
- R. A resolution accepting the FY 2015 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
- S. Authorize Supplemental Agreement No. 2 to the contract with Southern Dallas Development Corporation to: **(1)** extend the term of the fourth and final renewal option from March 30, 2016 through September 30, 2016; and **(2)** continue administration and loan servicing of the Community Development Block Grant funded Business Revolving Loan Program - Financing: No cost consideration to the City
- T. **Sports Arena TIF District – Victory Sub-District**  
\*Authorize an amendment of the terms of the grant agreement with Victory Park UST Joint Venture I, L.P. for the Victory Placemaking Project, previously authorized by Resolution No. 15-0688 on April 8,

2015, to limit the consideration for the approved TIF Subsidy in the amount of \$5,974,804 to the design and modification of existing public infrastructure and streetscape improvements within the district, including the purchase of streetscape amenities (planters, benches, kiosks and directories, district markers and other fixtures, furnishings and equipment) for the project since such improvements benefit the entire district and were not necessitated by any one particular private investment project – Financing: No cost consideration to the City

\*Authorize an amendment to the terms of the grant agreement with Victory Park UST Joint Venture I, LP, (UST) for the Victory South Parking Garage to **(1)** replace the requirement to increase the property value of Blocks D, G, K and M by \$50M with the requirement to invest a minimum of \$100M in the development of Block M only; and **(2)** require investment in Block K for construction of a parking facility providing district parking as consideration for such amendment - Financing: No cost consideration to the City

### **Sustainable Development & Construction**

- U. Authorize acquisition from State of Texas, of approximately 560,399 square feet located near the intersection of Greenville Avenue and Markville Drive for the 12000 Greenville Project - Not to exceed \$3,385,000 (\$3,365,000 plus closing cost and title expenses not to exceed \$20,000) - Financing: Water Utilities Capital Improvement Funds
- V. A resolution declaring approximately 2,306 square feet of undevelopable City-owned land unwanted and unneeded located near the intersection of Hutchins and Eads Avenue and authorizing its sale to Skyview Development LLC, the abutting owner – Revenue: \$2,306
- W. An ordinance abandoning a portion of a utility easement to Sikka Investments, LLC, the abutting owner, containing approximately 3,391 square feet of land, located near the intersection of C.F. Hawn Freeway and Murdock Road - Revenue: \$5,400, plus the \$20 ordinance publication fee
- X. An ordinance abandoning portions of Fifth and Red Oak Streets to Skyview Development, LLC, the abutting owner, containing a total of approximately 8,374 square feet of land, located near the intersection of Eads and Hutchins Streets, and authorizing the quitclaim – Revenue: \$8,374, plus the \$20 ordinance publication fee
- Y. A resolution authorizing acceptance of the only bid received from SLF III - The Canyon in Oak Cliff, L.P. for approximately 12.993 acres of land located near the intersection of Pinnacle Park Boulevard and Falls Bluff Drive in exchange for approximately 23.78 acres of unwanted and unneeded City-owned land located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive - Revenue: \$7,500
- Z. Authorize an historic preservation tax exemption for 1314 West Davis Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$8,289 (Estimated revenue foregone over ten years is \$82,888)
- AA. Authorize an historic preservation tax exemption for the Adolphus Hotel located at 1315 Commerce Street and 1321 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$213,217 (Estimated revenue foregone over ten years is \$2,132,166)

### Water Utilities

#### BB. Cypress Waters and West Cell Developments

\*An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell area of the Cypress Waters Development) - Financing: No cost consideration to the City

\*Authorize the City Manager to enter into a Reciprocal Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for reciprocal treated water service for the Cypress Waters Development - \$1,944,801 - Financing: Water Utilities Current Funds (subject to annual appropriations)

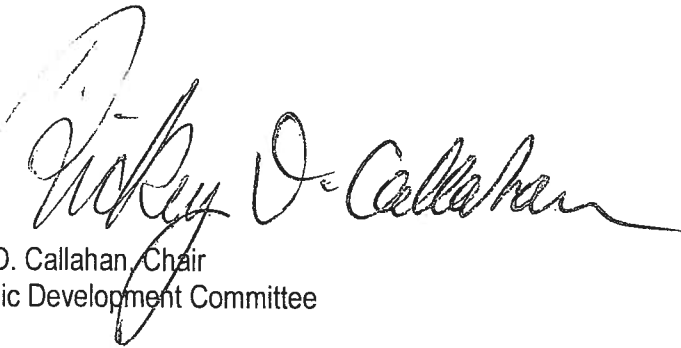
\*Authorize the City Manager enter into a Reciprocal Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for reciprocal wastewater service for the Cypress Waters Development - \$71,058 - Financing: Water Utilities Current Funds (subject to annual appropriations)

#### CC. Cypress Waters Project

\*Authorize an amendment to Resolution No. 15-1192, previously approved on June 17, 2015 to increase financial participation with the City of Irving within the Dallas-Irving Interlocal Agreement for water supply and infrastructure projects from \$5,748,518 to \$7,346,747 - Not to exceed \$1,598,229 - Financing: Water Utilities Capital Construction Funds

\*Authorize an amendment to Resolution No. 15-1193, previously approved on June 17, 2015 to increase receipt and deposit of funds from Billingsley LD, Ltd., for the Phase III Development Agreement for Irving-led construction projects from \$4,023,963 to \$5,142,723 - Revenue: \$1,118,760

Adjourn



Rickey D. Callahan, Chair  
Economic Development Committee

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

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

**SUPPLEMENTAL NOTICE  
FOR  
AGENDA POSTING**

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

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

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

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

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

# Combined Economic Development & Housing Committee **DRAFT**

## Meeting Record February 1, 2016

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

**Meeting Date:** February 1, 2016

**Meeting Start time:** 10:01 AM (Housing)

**Meeting Start time:** 10:09 AM (Economic Development)

**Committee Members Present:**

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

Scott Griggs (Chair)  
Carolyn King Arnold (Vice Chair)  
Tiffinni A. Young  
Monica R. Alonzo  
Mark Clayton  
Casey Thomas, II

**Other Council Members Present:**

Erik Wilson  
Philip Kingston

**Staff Present:**

Ryan S. Evans, First Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
Karl Stundins, Manager, Office of Economic  
Development  
Sue Hounsel, Sr. Coordinator, Office of  
Economic Development  
Bernadette Mitchell, Director, Housing and  
Community Services

**Other Presenters:**

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

**1. Approval of January 19, 2016 Minutes of the Economic Development Committee**

**Presenter(s):**

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

**Motion made by:** Mr. Thomas

**Motion seconded by:** Mr. McGough

Item passed unanimously: X

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**2. Approval of January 19, 2016 Minutes of the Housing Committee**

**Presenter(s):**

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

**Motion made by:** Ms. Young

**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):**

**3. Bishop Arts Station Project (Alamo Manhattan) Oak Cliff Gateway TIF District**

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

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

**Motion made by:** Mr. Medrano

**Motion seconded by:** Mr. McGough

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote:  X  (Mr. Thomas voting NO)

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**4. Review of Tax Increment Financing Policy and Applicability of Encouraging Mixed Income Housing**

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

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

**Motion made by:**

**Motion seconded by:**

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**4. Upcoming Agenda Items**

**February 10, 2016**

**Office of Economic Development**

- A. Authorize a real property tax abatement agreement with ATC Realty Investments, LLC US and its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas (IIPD) and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement is \$430,384)

**Sustainable Development & Construction**

- B. Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023 - Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- C. An ordinance granting a private license to 400 S. Record Street LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets – Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee



## Housing

- D. Authorize (1) the sale of the property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and (2) the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property owned by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 – *District 14*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 2*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; (2) the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DFW Projects, LLC; and (3) execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City – *District 6*
- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- H. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 6*
- I. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 4*
- J. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of an affordable house and (2) the exchange of deed restrictions from 1 lot previously purchased from the Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) – *District 4*
- K. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Optimum Real Estate and Construction Group, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Optimum Real Estate and Construction Group, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 6*
- L. Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 – *District 7*

- M. Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*
- N. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*
- O. Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*

**Office of Financial Services**

- P. Authorize an extension through September 30, 2016 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement – *District N/A*

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

**Motion made by:** Mr. Medrano

Item passed unanimously: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

**Follow-up (if necessary):**

**Motion seconded by:** Mr. Griggs

Item passed on a divided vote:   X  

(Mr. Kleinman voting NO)

Item failed on a divided vote: \_\_\_\_\_

**Meeting Adjourned: 12:00 Noon**

**Approved By:** \_\_\_\_\_

# Memorandum



DATE February 12, 2016

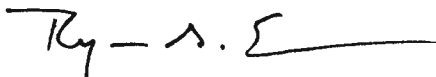
TO Members of the Economic Development Committee:  
Rick Callahan (Chair), Casey Thomas, II, (Vice Chair), Adam Medrano, Lee M. Kleinman,  
Carolyn King Arnold, Adam McGough

SUBJECT **Dallas Development Fund: Upcoming NMTC Projects**

On Tuesday, February 16, 2016, the Economic Development Committee will be briefed on the Dallas Development Fund: Upcoming NMTC Projects.

Briefing material is attached.

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



Ryan S. Evans  
First Assistant City Manager

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

# Dallas Development Fund: Upcoming NMTC Projects

February 16, 2016  
Economic Development Committee



# Briefing Purpose

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Summarize key elements of the New Markets Tax Credit (NMTC) program

Provide overview on two potential NMTC projects: C.H. Guenther and Resource Center

Request approval of C.H. Guenther and Resource Center Projects

# New Markets Tax Credit (NMTC) Overview

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**NMTC attract private investment** for business and real estate developments in **Low Income Neighborhoods**

NMTC is a **federal tax credit program** created in 2000

- U.S. Treasury administers
- Allocations made directly to local Community Development Entity (CDE)
- Tax credit is **39% of original investment over 7 years** (5% first three years, 6% last four)

NMTC program offers **additional financial tool** to achieve Dallas' development goals, particularly in southern Dallas

# NMTC Overview (cont'd)

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Funds can be used for debt or equity financing in combination with Public Private Partnership and TIF subsidies

Targets commercial, industrial, not-for-profit, operating businesses and mixed use development

Community development entity (CDE) must be formed to apply for program

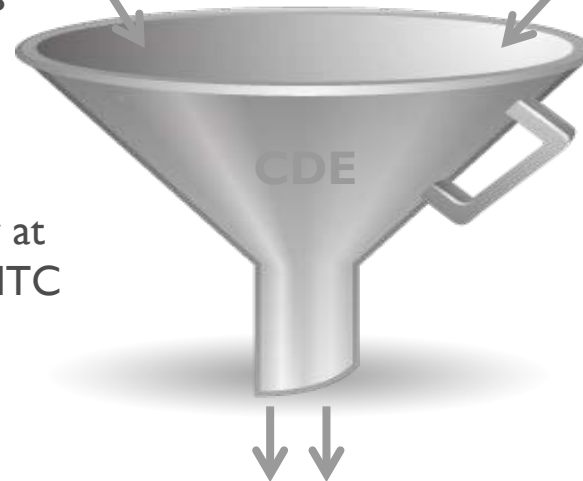
City created Dallas Development Fund (DDF) in 2009 as a non-profit CDE to apply, accept and allocate any NMTC allocation

# Capital Funnel

Capital the project was already able to obtain (Commercial debt, philanthropy, sponsorship equity and other sources equals leverage sources)

(About a 4:1 ratio of Leverage Sources to NMTC Equity)

“Matching funds” subsidy (NMTC Equity)



KEY: All funding must flow at the same time through NMTC structure

Increased financing available for project (15-20% more than otherwise available)



# DDF Previous Projects

DDF has funded seven completed projects with its previous allocations

	Project	Net NMTC Cash Benefit	Type	Total Project Cost	Date
First Allocation	NYLO	\$3.7 M	Hotel	\$19.1 M	7/11
	Kroger	\$2.8 M	Grocery store	\$12 M	7/11
	Lancaster Urban Village	\$2.0 M	Mixed-use housing	\$27.8 M	9/12
	CitySquare Opportunity Center	\$2.6 M	Community facilities	\$13.8 M	6/13
Second Allocation	Vogel Alcove	\$1.2 M	Community facilities	\$5.9 M	12/12
	Hatcher Station Clinic	\$3.4 M	Medical facility	\$19.8 M	7/14
	Serta/Dormae	\$1.9 M	Manufacturing facility	\$15.5 M	7/15

# Current Allocation

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\$45 million awarded in most recent award cycle

\$11.5 million allocated to The Family Place  
(Council approved on January 13, 2016)

\$8 million to be considered today for C.H.  
Guenther

\$6.5 million to be considered today for Resource  
Center

\$19 million remaining for future projects

DDF intends to apply for additional allocation  
in the next funding cycle

# C.H. Guenther

Manufacturer of grain-based food products, gravies, sauces, and seasonings for retail, foodservice, and industrial customers

2,000 employees at 16 manufacturing facilities worldwide

Headquartered in San Antonio, TX with closest existing plant in Duncanville (to remain open)

## NMTC Project

Retrofitting and equipping vacant 134,000 SF Dallas Morning News building that was built in 2008

Facility will manufacturer biscuits and dough for Pioneer Foods, a wholly owned subsidiary of CHG

\$36 million project includes:

- \$4MM retrofit of building for food production

- \$20MM of equipment for first production line

- \$12MM 71,000 SF new storage freezer

In future, potential to add a second production line

In March 2015, the City authorized a 75 percent business personal property tax abatement agreement for 8 years with Pioneer Frozen Foods, (Recruitment Subsidy).

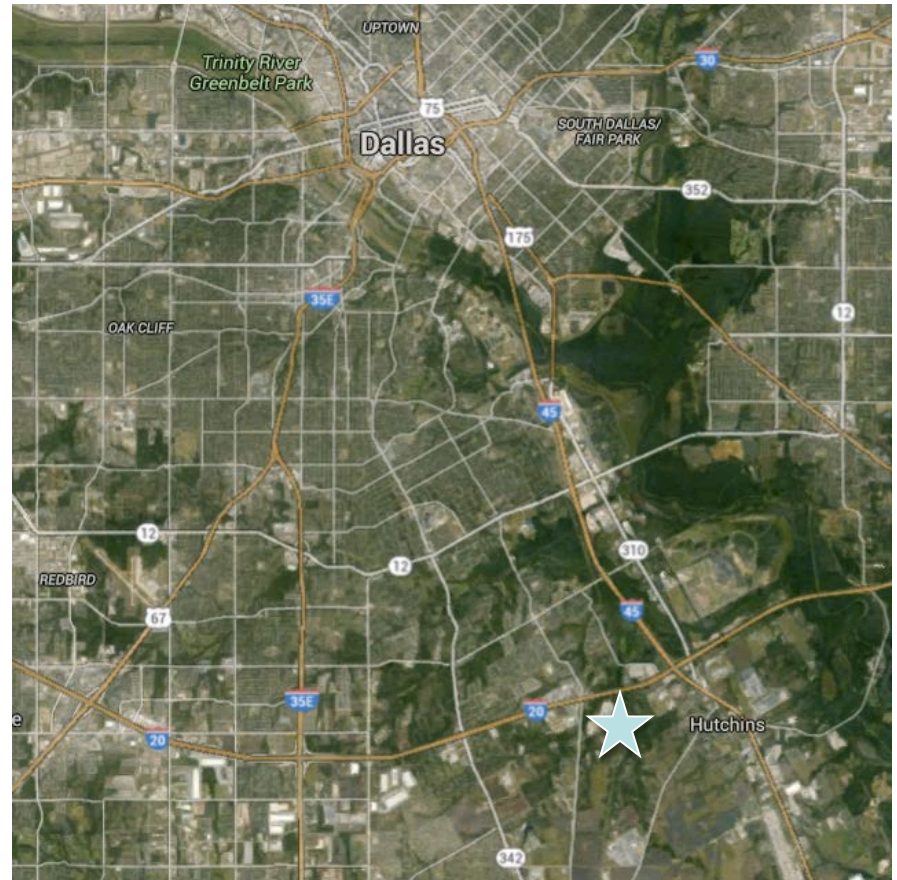


# Project Location

4616 Langdon Road in  
IIPOD

Good access to I-20, I-  
45, I-35E

Tract (48113016703)  
Highly Distressed  
based on  
unemployment 1.65x  
the national average  
and inclusion within  
Enterprise Zone



# Community Impacts

- Repurpose of vacant industrial building in Southern Dallas
- 93 new full-time jobs
  - 76 full-time jobs associated with first production line
  - 13 full-time jobs associated with freezer
  - If another production line is added in future, potential for 75 additional jobs
- High job quality
  - Starting salary \$18/hour + benefits
  - Average wage of \$26.90/hour + benefits
  - 100% of jobs receive benefits
- High job accessibility
  - Entry-level production line workers
  - Skilled production positions (quality tech, warehouse clerk, maintenance tech)
  - Expectation is for employee advancement
  - Have had conversations with Office of Economic Development for hiring





# C.H. Guenther– Financing Summary

Base Project Budget: \$24million + \$12MM freezer

Multi-CDE Transaction with National New Markets Tax Credit Fund, Inc. (CRF), a CDE and CDFI with a national footprint

DDF NMTC allocation: \$8 million

CRF NMTC allocation: \$14.5 million

Leverage Source: Corporate credit facility at parent company level

Investor: J.P. Morgan Chase

NMTC funds primarily or solely focused on equipment

Expected closing: Q2 2016

Sources	Total
Net NMTC Equity	\$4,872,750
Sponsor Equity (as leverage loan)	\$16,014,000
Sponsor Equity (to QALICB)	\$15,915,087
<b>Total Base Project Sources</b>	<b>\$36,801,837</b>
Uses	Total
Dry Ingredient Storage, Blending & Delivery	\$2,000,000
Dough Mixing & Delivery	\$1,270,000
Dough Sheeting/Baking Process	\$4,525,000
Freezing	\$1,400,000
Packaging & Case Packing	\$2,303,000
Pallet Pattern Program, Startup	\$200,000
Ice Machine & Expandable NH3	\$3,075,000
Co2 Tank and Piping	\$350,000
Installations	\$2,900,000
Building Construction	\$4,040,000
Support Services	\$350,000
Contingency	\$1,354,650
Capitalized Interest	\$600,000
QA Equipment	\$30,000
IT Infrastructure, Licensing & Software	\$404,187
71,000 SF Freezer	\$12,000,000
<b>GRAND TOTAL</b>	<b>\$36,801,837</b>

# DDF Investment Criteria

C.H. Guenther Project				
Location	<b><i>Southern Dallas?</i></b>		<b><i>Distressed Community?</i></b>	
	Yes		13% Unemployment and Enterprise Zone	
Proposed Uses	<b><i>Job Training?</i></b>	<b><i>TOD?</i></b>	<b><i>Mixed-use, community oriented?</i></b>	
	Yes, employee training programs and certifications	No	No	
Demonstrated need for NMTC	Without NMTC, freezer component would be delayed indefinitely Retrofitting of existing, vacant building into food manufacturing facility is capital intensive			
Likely community impact	<b><i>Job creation for LIC</i></b>	<b><i>Increased wages LIC</i></b>	<b><i>LIC owned business?</i></b>	<b><i>M/WBE owned business?</i></b>
	Yes, up to 93 new jobs	Yes, \$26/hour	No	No
	<b><i>Community services business?</i></b>	<b><i>Facilitates wealth creation for LICs?</i></b>	<b><i>Provides goods or services to LICs?</i></b>	<b><i>Environmentally sustainable?</i></b>
	No	Yes	No	TBD



# Resource Center

## Project Sponsor: Resource Center

Established 1983 to empower LGBT communities and support persons affected by HIV

Serves over 60,000 persons each year, including 2,700 low-income persons through HIV Services

Operates outreach programs in Southern Dallas, including United Black Elumment and Valor Latino Outreach

\$5.8 million annual operating budget



resourcecenter



## NMTC Project

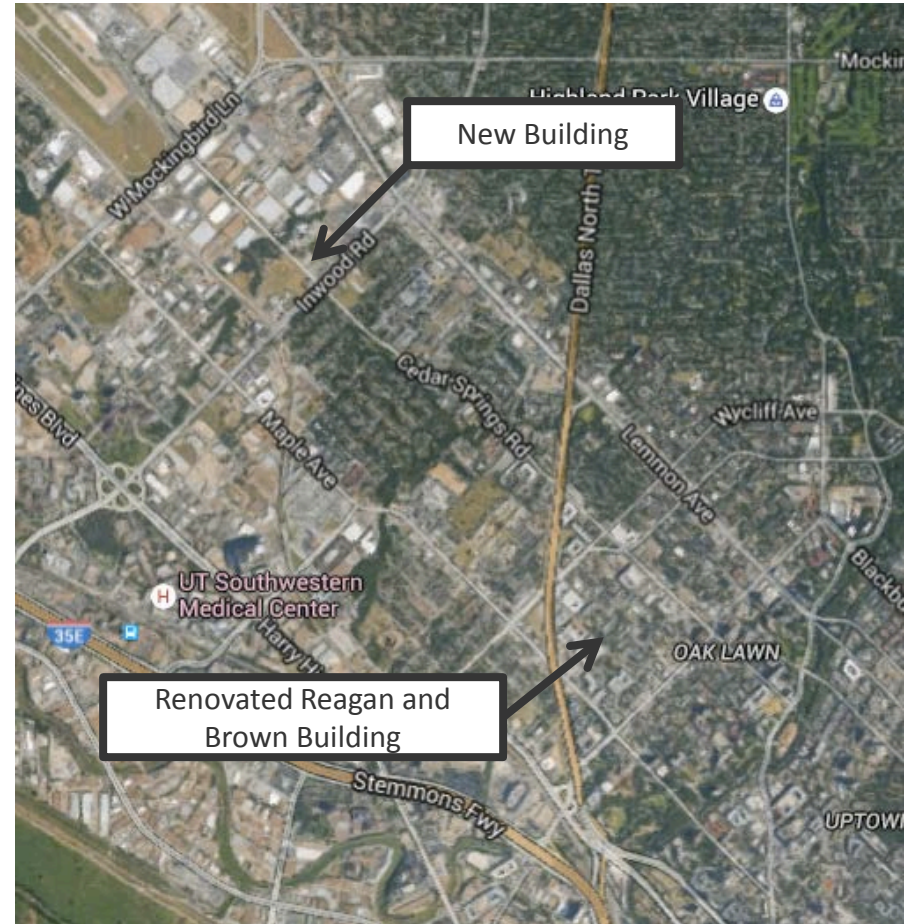
- Complete construction of 20,000 SF new community center to consolidate youth and senior programs, administration, mental health, event and meeting spaces
- Rehabilitation of existing 12,000 SF Reagan and Brown building to consolidate and expand HIV Services and food pantry
- Expanded operations and launch of new programs, including behavioral health



# Location

## Two Project Locations

- New community center
  - Inwood and Cedar Springs Road
  - Highly Distressed, 34.2% Poverty; 54.7% Median Family Income
  - Less than half-mile from Inwood-Love Field Station
- Rehabilitation of Reagan and Brown building
  - 2701 Reagan St
  - Highly Distressed, 32.7% Poverty, 34.3% Median Family Income
- Strategically located facilities to be near largest concentrations of existing clients and be regionally transit accessible (by bus and light-rail)



# Key Community Impacts

## Need for Resource Center Services

- Dallas County has highest HIV rate per capita in Texas
- Federal study calls for a 38% increase in capacity to meet current need
- Southern Dallas communities' gay and bisexual men are disproportionately affected by HIV
- LGBT persons experience mental illness at a rate of 2-3x non-LGBT populations
- Mental health services for LGBT persons are underfunded in Texas (ranks 49<sup>th</sup> in the nation for mental health spending)

## HIV Treatment Services

- Case management, medical case management, nutrition, insurance assistance, and dental health for low-income persons with HIV
- Consolidating services into one facility to serve more than 2,700 served annually and improve well-being of these clients, including 900+ from Southern Dallas

## Outreach and Prevention Services

- Increase outreach and education to vulnerable populations in Southern Dallas
- Grow United Black Ellument and Valor Latino outreach and testing programs that annually serve over 9,000
- Strengthen partnerships with Abounding Prosperity, AIDS Services of Dallas, and Legacy Founders College

## Health, Wellness, and Advocacy Services

- Seven counseling rooms to double behavioral health service capacity projected to serve 560 annually
- Dedicated youth center for a safe place for vulnerable LGBT Youth

# Resource Center – Financing Summary

Base Project Budget:  
approximately \$8.3 million

DDF NMTC allocation: \$6.5 million

Net Subsidy: \$1.25 million

Leverage Source: Capital Campaign proceeds

Investor: TBD Bank Investor

Expected closing: Q2 2016

Sources	Total
Net NMTC Equity (Net of all up-front + reserved NMTC costs/fees)	\$ 1,264,150
Capital Campaign Cash (including recent expenditures)	\$ 7,094,091
<b>Total Base Project Sources</b>	<b>\$ 8,348,241</b>
Uses	Total
Land (New Building)	\$ 2,010,281
Hard Costs - General Contractor (New Building)	\$ 3,264,881
Hard Costs - Owner (New Building)	\$ 215,000
Soft Costs (New Building)	\$ 1,807,422
Reagan Center Remodel	\$ 600,000
Construction Loan Interest	\$ 450,657
<b>Total Uses (non NMTC costs)</b>	<b>\$ 8,348,241</b>

# DDF Investment Criteria

Resource Center				
<b>Location</b>	<b><i>Southern Dallas</i></b>		<b><i>Distressed Community</i></b>	
	Serves 900+ annually through HIV services and has extensive outreach		Yes, both sites have poverty >30% and AMI <60%	
<b>Proposed Uses</b>	<b><i>Job Training</i></b>	<b><i>TOD</i></b>	<b><i>Mixed-use, community oriented</i></b>	
	No	Access to bus and light rail	Yes, community resource for at-risk population; new facility has community gathering spaces	
<b>Demonstrated need for NMTC</b>	<p>\$8.7 million capital campaign goal, only \$7.1 million raised in cash and \$500,000 in pledges</p> <p>Without NMTC, limited operational funding to expand services</p>			
<b>Likely community impact</b>	<b><i>Job creation for LIC</i></b>	<b><i>Increased wages LIC</i></b>	<b><i>LIC owned business?</i></b>	<b><i>M/WBE owned business?</i></b>
	Yes, 51.75 FTEs retained; 2 FTEs created	Yes, average wages \$40,057	No	No
	<b><i>Community services business?</i></b>	<b><i>Facilitates wealth creation for LICs?</i></b>	<b><i>Provides goods or services to LICs?</i></b>	<b><i>Environmentally sustainable?</i></b>
	Yes	No	Yes	Dallas green standards

# Next Steps

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Request Economic Development Committee approval of CH Guenther and Resource Center Projects prior to full Council consideration on February 24<sup>th</sup>

DDF Board unanimously approved both projects at board meeting on January 27, 2016

# Memorandum



DATE February 12, 2016

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

SUBJECT **Airport Rates & Charges Study Recommendations**

On Tuesday, February 16, 2016, the Economic Development Committee will be briefed on the Airport Rates & Charges Study Recommendations.

Briefing material is attached.

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



Ryan S. Evans  
First Assistant City Manager

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





# Airport Rates & Charges Study Recommendations

Department of Aviation

Economic Development  
Committee

February 16, 2016



# Purpose of Prevailing Rate Review

- Increase airport lease rental/usage rates to competitive market rate
- Provide catalyst for economic development opportunities at both airport sites
- Cultivate increased long-term lease rental revenues for DOA
- Improve site conditions of available airport property



# Background/FAA Regulations

- The prime obligation of the owner of a federally assisted airport is to provide a facility to serve the public's interest in aviation
- Airport owner is not required to build hangars and terminal facilities, it has the obligation to make available suitable areas or space on reasonable terms to those who are willing and otherwise qualified to offer aeronautical services

# Background/FAA Regulations

- Airport revenue maximization should be a key goal for the airport
- The FAA requires airports to establish fair and reasonable land lease fees without discriminating against a specific aeronautical user
- The FAA also recommends that airports maintain a fee and rental structure that makes the airport virtually self-sustaining.
- Airports are expected to establish rents and airport user fees that generate enough revenue to meet airport funding requirements

# Prior Council Actions

- Ground lease rates (set by City Council):
  - Dallas Love Field
    - August 27, 2008 - Last approved rate increase
    - Unimproved ground rate:       \$.40/sf/yr
    - Improved ground rate:         \$.65/sf/yr
    - Storage hangar:                 \$3.50/sf/yr
    - Maintenance hangar space     \$3.75/sf/yr
    - Office space                     \$8.00/sf/yr
  - Executive Airport
    - September 18, 1981 - Last approved rate increase
    - Unimproved ground rate:       \$.13/sf/yr
    - Improved ground rate:         \$.17/sf/yr

# Current Market Conditions

- The expiration and impact of the Wright Amendment at Dallas Love Field (DAL) and the real estate market around the airport
- Future market impact of the DEA runway reconstruction project
- DOA requested an updated evaluation of the Airport's aeronautical property values, rents, and fees to assess their consistence with current market conditions

# Market Appraisal Process

- ABS Consultancy, Inc. d/b/a Airport Business Solutions (ABS), which completed the prior airport prevailing market study in 2008, was contracted in June/2015 for a reassessment
- The report was completed on November 2, 2015
- Provides a range of current market rates for:
  - Unimproved/Improved aeronautical land
  - Hangars, office space, and other aeronautical facilities
  - Determining new leases negotiations, pending rate adjustments, airport development, budget planning, etc.

# Airport Lease Activity

## Long-term lease activity last ten (10) years

- ❖ *Numbers are reflective of 1). DAL being lease landlocked and new emphasis on redevelopment outside of airport grounds and 2). DEA undergoing recent runway re-construction and new methodology of “lease buyback” by DOA to regain control of under utilized airport properties for future best-use.*

### Love Field

### Executive Airport

▪ Approved leases	5	0
▪ Approved lease amendment	3	0
▪ Lease assignments, estoppels, subleases	4	5
▪ Notable lease approvals last five years		
▪ Dalfort Development		
▪ Harry Hines(Love Connection) parking lot		
▪ Dallas Executive Airport lease buy-back		
▪ Scarborough Maple Manor (Mockingbird & Denton)		
▪ Lemmon Ave. lease amendment (Signature)		

# Market Rate Study

The market study researched the local, regional and national market for prevailing rental rates for land and facilities similar to and competing to those at DAL and DEA. From this data, market rent conclusions were derived and recommendations made

<b>COMPARABLE AIRPORT RATE SUMMARY</b>					
<b>Airport</b>	<b>Unimproved Land</b>	<b>Improved Land (Ramp/Apron)</b>	<b>FBO Storage Hangars</b>	<b>Maintenance Hangars</b>	<b>Office Space</b>
Addison	\$0.45 - \$0.65	\$0.70	NA	\$5.00 - \$5.50	\$10.00 - \$15.00
Meacham	\$0.38	\$0.38	NA	\$7.00	\$13.35
McKinney National	\$0.30	NA	NA	NA	NA
San Antonio	\$0.30 - \$0.57	\$0.74	\$1.00 - \$5.00	\$1.00 - \$5.00	\$5.00
Houston Hobby	\$0.20	\$0.38	NA	NA	NA
Tulsa	\$0.29	\$0.32	11% of FMV	NA	NA
Memphis	\$0.35	\$0.40	\$1.50-\$3.00	\$3.50	\$5.00
Spirit of St. Louis	\$0.32	NA	\$5.00	NA	NA
Nashville	\$0.30	\$0.50	\$6.25	NA	\$5.00
Centennial	\$0.40	\$0.40	NA	NA	\$14.00 - \$17.00
Louisville	\$0.41	\$0.41	\$5.80	NA	NA
Jacksonville	\$0.206	\$0.36-\$0.60	\$2.50-\$3.50	\$4.70-\$8.00	NA

## DALLAS LOVE FIELD MARKET RENTS AND FEES

Component	Annual Rent or Fee
Unimproved Land	\$0.65 to \$0.75 Per Sq. Ft.
Improved Land	\$0.80 to \$1.00 Per Sq. Ft.
FBO/Storage Hangars	\$3.50 to \$5.00 Per Sq. Ft.
Maintenance Hangars	\$4.50 to \$6.00 Per Sq. Ft.
Office Space	\$8.00 to \$9.00 Per Sq. Ft.
Cargo/Support Facilities	\$8.00 to \$8.50 Per Sq. Ft.
Fuel Flowage Fees	\$0.10 Per Gallon – FBOs \$0.18 Per Gallon – Self-Fuelers
Fuel Operations Permit Fees	\$10,000 Per Year – FBOs \$5,000 Per Year – Self-Fuelers
Nightly Aircraft Storage Fee	\$0.20 Per Square Foot of the Aircraft Footprint
City Fuel Farm Through-Put Fee	\$0.015 Per Gallon

## DALLAS EXECUTIVE MARKET RENTS AND FEES

Component	Annual Rent or Fee
Unimproved Land	\$0.30 to \$0.40 Per Sq. Ft.
Improved Land	\$0.30 to \$0.50 Per Sq. Ft.
GA Storage/Maintenance Hangars	\$2.50 to \$4.00 Per Sq. Ft.
T-Hangars	\$325 to \$400 Per Month
Office Space	\$5.00 to \$6.00 Per Sq. Ft.
Fuel Flowage Fees	\$0.08 Per Gallon – FBOs \$0.12 Per Gallon – Self-Fuelers
Fuel Operations Permit Fees	\$10,000 Per Year – FBOs \$5,000 Per Year – Self-Fuelers



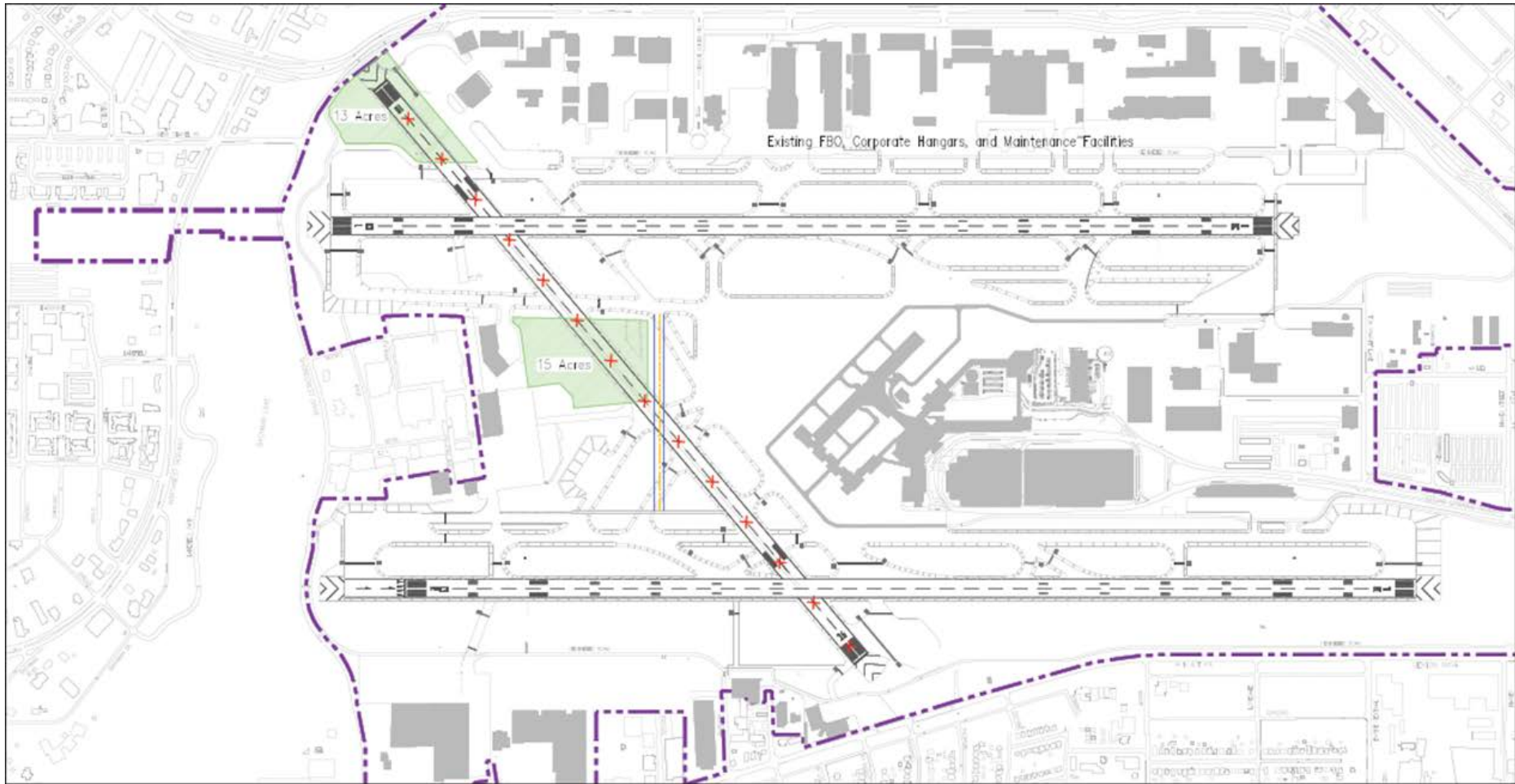
# DALLAS LOVE FIELD

The resulting report recommended an increase in annual lease rates at Dallas Love Field of: \$0.65 per square foot per unimproved ground; \$0.80 per square foot for improved ground; \$4.25 per square foot for storage hangars; \$5.00 per square foot for maintenance hangars; and \$8.50 per square foot for office space.

## DAL

<u>Unimproved Land</u>	<u>Improved Land</u>	<u>Storage Hangar</u>	<u>Maintenance Hangar</u>	<u>Office Space</u>
\$0.65 per square foot per year	\$0.80 per square foot per year	\$4.25 per square foot per year	\$5.00 per square foot per year	\$8.50 per square foot per year

# Areas Open For Development if 18/36 is Decommissioned



- LEGEND**
- Taxiway
  - Taxiway Centerline
  - Facility Expansion Area
  - Property Line
  - Runway to be decommissioned

# DALLAS EXECUTIVE AIRPORT

*Development-Ready Land:*

*480 acres*

*130 acres Aeronautical*

*350 acres Non-aeronautic*

The report recommended an increase in annual lease rates at Dallas Executive Airport of: \$0.30 per square foot per unimproved ground and \$0.40 per square foot for improved ground.

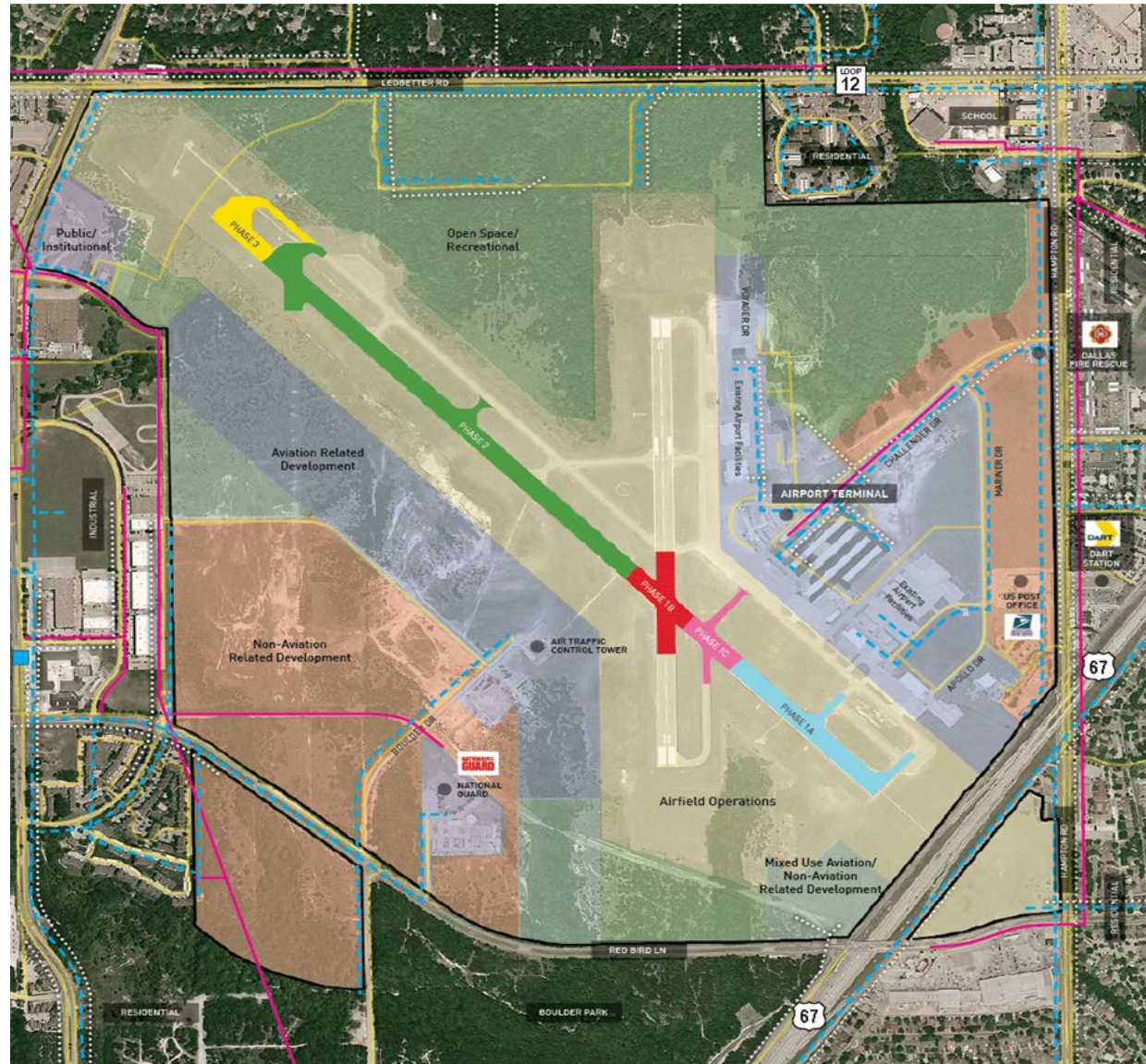
## DEA

### Unimproved Land

**\$0.30 per square foot per year**

### Improved Land

**\$0.40 per square foot per year**



**DALLAS LOVE FIELD**

Leading the **EVOLUTION** of the Airport Experience



# Memorandum



**DATE** February 12, 2016

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

**SUBJECT** **Upcoming agenda items February 24, 2016: A-R**

On Tuesday, February 16, 2016, the Economic Development Committee will receive information on upcoming agenda items A-R, the eighteen TIF district annual reports.

A summary of FY 2015 Activity in Dallas TIF Districts is attached.

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



**Ryan S. Evans**  
First Assistant City Manager

- |   |  |
|---|--|
| <b>C:</b> The Honorable Mayor and Members of the City Council | Mark McDaniel, Assistant City Manager                                |
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| Jill A. Jordan, P.E., Assistant City Manager                  |  |

## **Summary of FY 2015 Activity in Dallas TIF Districts – TIF Annual Report Items February 24, 2016 Council Agenda**

During FY 2015 the eighteen (18) active TIF Districts continued to experience increased activity and success. 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 9.9% (\$1,064,385,294) from last year compared to an 8.69% increase for the City as a whole. With the exception of City Center, due to a boundary adjustment, all districts increased in value over last year with the largest increases in Cypress Waters, 114.4%; Fort Worth Avenue, 37.9%; and Sports Arena, 27.2%.

TIF District property value growth since inception through 2015 is 190.8%. For the seven TIF Districts created between 1988 and 1998, overall value has grown by 276.4%. This includes both State-Thomas and Cityplace TIF districts that have officially closed.

Newer TIF Districts created after 2005, had an overall value growth of 153.8%. Among those districts that had the highest increases were the Cypress Waters, 178236%; Downtown Connection, 356.6%; and Southwestern Medical, 186.4%.

Total TIF expenditures or allocations of \$1.15 billion leveraged over \$10.6 billion in added or anticipated property value in TIF Districts since the inception of each TIF District. For every TIF dollar committed, \$9.27 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 \$84 million for the fiscal year 2015.

TIF District FY 2015 Summary - Annual Reports

February 12, 2016

Page 2 of 6

**TIF District Property Value Growth from Inception to 2015**

TIF District	Initial (Base)	2014 Taxable Value	2015 Taxable Value	2014 vs 2015 (% Change)	Initial vs 2015 (% Change)
<b>TIF Districts created between 1988-1998</b>					
State-Thomas	\$47,506,802	\$527,573,397	\$567,419,170	7.6%	1094.4%
Cityplace	\$45,065,342	\$691,781,618	\$761,862,672	10.1%	1590.6%
Oak Cliff Gateway (all sub-districts)	\$145,239,702	\$273,696,094	\$341,947,744	24.9%	135.4%
Cedars	\$35,300,760	\$85,929,776	\$105,112,608	22.3%	197.8%
City Center (all sub-districts)	\$674,751,494	\$1,353,773,717	\$1,239,414,953	-8.4%	83.7%
Farmers Market (Zone A-C)	\$35,714,091	\$174,763,641	\$210,277,560	20.3%	488.8%
Sports Arena (all sub-districts)	\$63,730,369	\$563,002,185	\$715,929,969	27.2%	1023.4%
<b>Subtotal</b>	<b>\$1,047,308,560</b>	<b>\$3,670,520,428</b>	<b>\$3,941,964,676</b>	<b>7.4%</b>	<b>276.4%</b>
<b>TIF Districts created after 2005</b>					
Design District (all subdistricts)	\$281,873,753	\$539,348,904	\$603,320,937	11.9%	114.0%
Vickery Meadow (Zone A-B)	\$164,779,090	\$352,034,240	\$392,667,920	11.5%	138.3%
Southwestern Medical (Zone A-B)	\$67,411,054	\$155,243,322	\$193,073,878	24.4%	186.4%
Downtown Connection (Zone A-B)	\$564,917,317	\$2,336,630,090	\$2,579,538,992	10.4%	356.6%
Deep Ellum (Zone A-C)	\$189,162,613	\$251,259,111	\$315,062,667	25.4%	66.6%
Grand Park South	\$44,850,019	\$49,031,827	\$54,936,261	12.0%	22.5%
Skillman Corridor	\$335,957,311	\$511,426,994	\$587,358,744	14.8%	74.8%
Fort Worth Avenue	\$86,133,447	\$126,113,215	\$173,893,272	37.9%	101.9%
Davis Garden (Zone A-B)	\$137,834,597	\$183,395,336	\$191,565,107	4.5%	39.0%
TOD TIF (all subdistricts)	\$202,074,521	\$330,253,777	\$392,330,687	18.8%	94.2%
Maple-Mockingbird (Zone A-B)	\$184,005,009	\$305,448,269	\$379,680,038	24.3%	106.3%
Cypress Waters	\$71,437	\$59,427,196	\$127,397,964	114.4%	178236.1%
Mall Area Redevelopment TIF (all subdistricts)**	\$168,357,630	\$168,357,630	\$170,084,490	1.0%	1.0%
<b>Subtotal</b>	<b>\$2,427,427,798</b>	<b>\$5,367,969,911</b>	<b>\$6,160,910,957</b>	<b>14.8%</b>	<b>153.8%</b>
<b>Total All Districts</b>	<b>\$3,474,736,358</b>	<b>\$9,038,490,339</b>	<b>\$10,102,875,633</b>	<b>9.9%</b>	<b>190.8%</b>

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.

TIF District FY 2015 Summary - Annual Reports

February 12, 2016

Page 3 of 6

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 2015 (fiscal year 2014-2015) 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**

<b>Tax Year</b>	<b>City Center &amp; Downtown Connection TIFs</b>	<b>Non-Downtown TIFs</b>	<b>Total All Districts</b>
2015 Total Increment	\$21,554,424	\$22,787,986	\$44,342,410
2015 (City) Increment	\$18,075,609	\$19,413,916	\$37,489,526
2015 new City General Fund	\$2,481,293	\$12,843,752	\$15,325,045

*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 2015, approximately 36,844 new residential units were completed in the City's twenty TIF Districts (including State-Thomas and Cityplace), an additional 4,605 are under construction, and another 5,639 units are planned. Over 7.9 million square feet of new or redeveloped retail, office, and other commercial space has been completed. Over 2.8 million square feet of commercial space is under construction and another 1.7 million square feet of space is planned. New hotel construction includes 3,192 completed rooms, 1,034 under construction and another 120 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 23% of constructed or planned residential units, 35.7% of commercial space and 76.5% of completed or planned hotel rooms.

**New Residential and Commercial Development in TIF Districts**

<b>Development</b>	<b>City Center &amp; Downtown Connection TIFs</b>	<b>Non-Downtown TIFs</b>	<b>Total All Districts</b>
<b>Residential Units</b>			
Completed	6,177	20,423	26,600
Under Construction	1,947	2,658	4,605
Planned	333	5,306	5,639
<b>Resid. Total</b>	<b>8,457</b>	<b>28,387</b>	<b>36,844</b>
<b>Commercial (retail, office, other com.) Square Footage</b>			
Completed	2,520,931	5,440,150	7,961,081
Under Construction	1,883,158	934,501	2,817,659
Planned	52,176	1,641,269	1,693,445
<b>Com. Total</b>	<b>4,456,265</b>	<b>8,015,920</b>	<b>12,472,185</b>
<b>Hotel Rooms</b>			
Completed	2,741	451	3,192
Under Construction	582	452	1,034
Planned	0	120	120
<b>Hotel Total</b>	<b>3,323</b>	<b>1,023</b>	<b>4,346</b>

Construction activity in TIF Districts is on-going. Major TIF-related projects that completed construction in FY 2015, with a combined value nearly \$328 million are shown in the following table and took place in several districts. City Council also authorized development agreements for eleven new development projects in the City's eighteen active TIF Districts. These anticipated projects will have an estimated value of \$572 million at completion.



**Major TIF-Related Projects Completed in FY 2015**

Project	District	Description	Value^	TIF Investment
<b>Completed in FY 2015</b>				
1400 Belleview	Cedars	164 resid. units	\$5,825,000	\$441,225
711 Elm Street	City Center	3,000 sf retail	\$1,725,730	\$124,000
3700M (fka Forest City West Village)	Cityplace	381 resid. Units; 37,000 sf retail	\$99,428,000	\$2,851,000
Kessler Theater Renovastion	Davis Garden	11,500 sf retail	\$451,170	\$199,643
1600 Pacific Ph I (fka Grand Ricchi Hotel/LTV Tower)	Downtown Connection	186 resid. Units; 171 hotel rooms	\$67,520,108	\$17,500,000
Hall Arts Center	Downtown Connection	430,000 sf office; 30,000 sf retail	\$130,000,000	\$5,000,000
Alta Maple Station	Maple-Mockingbird	249 resid. Units	\$22,882,790	\$8,000,000

**Major TIF-Related Projects Approved in FY 2015**

Project	District	Description	Value^	TIF Investment
<b>Approved in FY 2015</b>				
Trinity Groves mixed use	Sports Arena	34,200 sf retail space & 349 apartments	\$51,200,000	\$13,950,000
Alexan Riveredge	Design District	309 apartments	\$46,000,000	\$7,800,000
Thanksgiving Tower	City Center	200,000 sf office; 10,000 sf retail	\$173,745,558	\$6,000,000
Bishop Arts Village	Oak Cliff Gateway	218 resid. Units; 26,670 sf retail	\$30,000,000	\$5,000,000
MM Hotel - 2345 W Mockingbird	Maple-Mockingbird	Hotel - 232 rooms; 145,000 common space	\$40,800,000	\$5,000,000
Mayflower Building (411 N Akard)	Downtown Connection	215 apts & 13,500 sf retail	\$56,108,085	\$10,000,000
Alamo Drafthouse	TOD TIF	38,000 sf theater/restaurant	\$16,800,000	\$1,405,000
Westdale	Deep Ellum	30,595 sf retail	\$7,000,000	\$1,600,000
1712 Commerce	Downtown Connection	244 hotel rooms; 16,428 sf retail	\$54,880,025	\$10,500,000
Saint Elm Hotel -1907 Elm (Tower Petroleum) and 1900 Pacific (Corrigan Tower)	Downtown Connection	150 hotel rooms; 6,174 sf retail	\$57,742,643	\$9,700,000
Oxygen	Oak Cliff Gateway	250 apartments	\$38,000,000	\$4,600,000

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

## **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 2015 data, the property value growth in State-Thomas TIF has exceeded \$519 million or 1094% and Cityplace TIF \$716 million or 1590% from inception. Both State-Thomas and Cityplace Area TIF Districts have expired, are no longer collecting increment, and estimated to contribute nearly \$9.8 million combined to the City for tax year 2015.

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 2016 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 Board does not currently have the minimum five appointed members to convene a meeting and the Deep Ellum TIF Board review is pending; 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.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 44 U V Y Z 45 W 54 C D F G H 55 A

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 tax value was \$341,947,744, an increase of \$196,708,042 (135%) over the adjusted base year values (1992 and 2014) and an increase of \$68,251,650 (25%) over the previous year's (2014) final total assessed value.

With the participation of the City and Dallas County, this increase will result in the collection of approximately \$1,648,256 total in incremental revenue for the Oak Cliff Gateway TIF District for the 2015 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 January 14, 2016, the Oak Cliff Gateway TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 Q R and T– V

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 assessed taxable value was \$105,112,608. This represents an increase of \$69,811,848 (197.8%) over the 1992 base year value and an increase of \$19,182,832 (22.3%) over the taxable value for 2014. The increase over the previous year's taxable value is largely attributed to appreciation of properties that comprise the Beat at South Side Station (\$4,537,290), South Side Flats by Jefferson (\$3,594,560) and Belleview (\$3,396,960) projects. With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$628,150 in total incremental revenue for the District.

**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 7, 2015, the Cedars TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 K L P Q

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 was \$1,239,414,953. This represents an increase of 83.7% (\$564,663,459) over the assessed value of the adjusted base year value of \$674,751,494 and a decrease of 8.4% (\$114,358,764) from the previous year 2014 value, due to the adjusted base. If parcels had not been removed for the adjusted base, the City Center TIF District value would have increased by \$101,491,206 (8.9%) between 2014 and 2015. With the participation of the City and Dallas County, the District's value will result in the collection of approximately \$4,247,823 (City \$3,624,261; County \$623,562) in incremental revenue for the City Center TIF District for the 2015 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.

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 January 14, 2016, the City Center TIF District Board of Directors recommended the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 L M Q and R

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 tax value was \$210,277,560, an increase of \$174,563,469 over the amended base year. This property value change represents a 488.8% increase from the adjusted base value. The 2015 tax value increased \$36,413,179 (20.9%) over the 2014 tax value.

### **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 15, 2015, the Farmers Market TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2, 6, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 44 D H M P Q R; 45 A E F J K N

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### **SUBJECT**

A resolution accepting the FY 2015 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. 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 2015 was \$715,929,969. This represents an increase of 1023.2% (\$652,190,710) over the adjusted 2012 adjusted base year assessed value of \$63,739,482 and an increase of 27.2% (\$152,927,784) from the previous year 2014 value. With the participation of the City and Dallas County, the district's value will result in the collection of approximately \$4,986,166 (City \$4,678,228; County \$307,938) in incremental revenue for the Sports Arena TIF District for the 2015 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.

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.

On January 14, 2016, the Sports Arena TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2, 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34 X Y; 44 B C D F G H M & 45 E J

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 was \$603,320,937. This represents an increase of \$321,447,184 or 114% over the base years (2005 and 2013) value and an increase of 12% over last year's final value. With the participation of the City and Dallas County, this increase will result in the collection of approximately \$2,724,006 total in incremental revenue for the Design District TIF District for the 2015 tax year.

**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 December 11, 2015, the Design District TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 26 P T and U

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 assessed taxable value was \$392,667,920. This represents an increase of \$227,888,830 (138.3%) over the 2005 base year value and an increase of \$40,633,680 (11.5%) over the taxable value for 2014. The increase over the previous year's taxable value is largely attributed to appreciation of property that encompasses The Shops at Park Lane (\$29,103,780). With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately \$1,757,718 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 7, 2015, the Vickery Meadow TIF Board of Directors recommended the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34 T U X Y & 44 C

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### **SUBJECT**

A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical 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. 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 TIF District's assessed 2015 tax value was \$193,073,878 an increase of \$125,662,824 over the base year value (186.4% increased from base value). The 2015 tax value increased \$37,830,556 (24.4%) from the 2014 tax value. The total increment revenue collected in 2014 is expected to be \$801,226. The actual construction that occurred in FY 2015 will be reflected on the FY 2016 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 16, 2015, 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 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 A B E F K L P Q

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 was \$2,579,538,992. This represents an increase of 357.2% (\$2,014,621,675) over the adjusted 2005 base year value (\$564,917,317). The District's taxable value increased 10.4% (\$242,908,902) from the previous year's 2014 value. With the participation of the City and Dallas County, the districts increase in value will result in the collection of approximately \$17,224,159 (City \$14,450,881; County \$2,773,277) in incremental revenue for the Downtown Connection TIF District for the 2015 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 January 14, 2016, the Downtown Connection TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2, 7, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 G H L M R; 46 J K N P

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 taxable value was \$315,062,667. 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 owned by 42 Deep Ellum, LP and Westdale Associates. This represents an increase of \$63,803,556 (20.3%) from the 2014 value and an increase of \$125,900,054 (66.6%) from the previous 2014 base year value. This resulted in total increment revenue collected in 2015 of approximately \$852,910.

**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.

The Deep Ellum 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 will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 46 J K N P S T

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 taxable value was \$54,936,261. 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 \$10,086,242 (22.5%) from the 2005 base year value of \$44,850,019 and an increase of \$5,904,434 (12.04%) from the previous year. The current year's value is higher than the previous year's value, resulting in total increment revenue billing in 2015 of approximately \$72,349.

**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 will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 9, 10, 13, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 17 W; 26 D H V Y Z; 27 A-H J-N P-U W; 28 N; 36 C D

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**SUBJECT**

A resolution accepting the FY 2015 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 2015 taxable value was \$587,358,744. This represents an increase of 75% (\$251,401,433) over the assessed value of the base year (2005) and an increase of 15% 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 \$2,420,217 in total incremental revenue for the Skillman Corridor TIF District for the 2015 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 January 7, 2016, the Skillman Corridor TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 1, 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 43 U V Y Z & 44 P Q R S T U V

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 assessed taxable value was \$173,893,272. This represents an increase of \$87,759,825 (101.9%) over its base value and an increase of \$47,780,057 (37.9%) over its taxable value for 2014. The increase over the previous year's taxable value largely attributed to the appreciation of the properties that comprise the Sylvan | Thirty (\$25,094,560) and Alta West Commerce (\$12,903,380) projects. With the City and Dallas County's participation, the increase over the base value will result in the collection of approximately \$711,857 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 January 29, 2016, the Fort Worth Avenue TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 1, 3  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 43 S T W-Z; 44 S T W-Y; 53 B-D; 54 A-C

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 assessed taxable value was \$191,565,107. This represents an increase of \$53,730,510 (39.0%) over its adjusted base value of \$137,834,597 and an increase of \$8,169,771 (4.5%) over its taxable value for 2014. Of this amount, \$27,676,082 is attributed to the appreciation of property within Sub-district A (The Canyon) while \$21,698,200 is attributed to the appreciation of land and the construction of the Bell Bishop Arts Apartments at 1836 West Davis Street 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 \$484,677 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 1, 2015, the Davis Garden TIF Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 24, 2016

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

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**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

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## **SUBJECT**

A resolution accepting the FY 2015 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 2015 taxable value was \$392,330,687. This represents an increase of 94.2% (\$190,256,166 ) from the assessed value of the base year (2008 and 2010), as amended and an increase of 18.8% (\$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 \$1,574,262 in total incremental revenue for the TOD TIF District for the 2015 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 3, 2015, the TOD TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 33 R; 34 J K N P Q T U

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### **SUBJECT**

A resolution accepting the FY 2015 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 2015 taxable value was \$379,680,038. This represents an increase of \$195,675,029 or 106.3% from the 2008 base year value and an increase of \$74,231,769 or 24.3% from last year (2014). From the inception of the district, approximately, 75.1% of the increment is from the new construction and 24.9% from the general appreciation. The total increment revenue collected in 2015 is expected to be \$1,325,600. The actual construction that occurred in 2015 will be reflected on the 2016 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.

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 14, 2015, the Maple/Mockingbird TIF Board of Directors recommended the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 11A B C D E F G H J K L M N P Q R

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### **SUBJECT**

A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters 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. 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 2015 was \$129,397,964, an increase of approximately \$127,326,527 (178,136%) over the adjusted 2010 base year assess value of \$71,437. With the participation of the City and Dallas County in 2015, the district's value will result in the collection of approximately \$1,032,816 (City - \$862,574; Dallas County - \$170,242) in incremental revenue for the Cypress Waters TIF District for the 2015 tax year. The final amount of increment collected may increase as roll back taxes for 2015 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.

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.

On December 21, 2015, the Cypress Waters TIF District Board of Directors recommended acceptance and approval of the FY 2015 Annual Report.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 8, 11  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 14R 15N 15P 63S 63T 63W 63X

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### **SUBJECT**

A resolution accepting the FY 2015 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, City Council approved Ordinance No. 29340, establishing Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District). On June 17, 2015, the City Council approved Ordinance No. 29771, authorizing the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District and the City Manager to execute a participation agreement with Dallas County. On August 18, 2015, the Dallas County Commissioners Court passed Court Order No. 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)

The Mall Area Redevelopment TIF District's assessed value in 2015 was \$170,084,490, an increase of approximately \$1,726,860 (1.0%) over the assessed value of the base year (2014) value of \$168,357,630. The positive increase in the TIF District's tax base is primarily attributed to slightly appreciating property values.

For tax year 2015, with the City's participation and the County's participation in the TIF District being 0% respectively, there will be no captured incremental tax revenue deposited into the TIF fund. For tax year 2016, with the City's participation being 90%, any increase in assessed value in 2016 over the assessed value of the base year (2014) will be treated as "captured" value, and the resulting incremental revenue will be added to the TIF fund for the duration of the Mall Area Redevelopment TIF District.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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.

On December 10, 2015, the Mall Area Redevelopment TIF District Board of Directors recommended that the FY 2015 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 54 H

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### **SUBJECT**

Authorize Supplemental Agreement No. 2 to the contract with Southern Dallas Development Corporation to: **(1)** extend the term of the fourth and final renewal option from March 30, 2016 through September 30, 2016; and **(2)** continue administration and loan servicing of the Community Development Block Grant funded Business Revolving Loan Program - Financing: No cost consideration to the City

### **BACKGROUND**

In 1989, the City of Dallas contracted with Southern Dallas Development Corporation (SDDC) to use Community Development Block Grant (CDBG) dollars to administer and implement a business loan program designed to help revitalize and enhance community and economic development in the City of Dallas. SDDC is currently in the twenty-seventh year of contracting with the City of Dallas to provide these loan services.

SDDC administers the Business Revolving Loan Program which makes loans to for-profit businesses on behalf of the City. The program provides funding and access to capital for entrepreneurs, and creates and/or retains jobs to foster community and economic development and revitalization within the eligible U.S. Department of Housing and Urban Development (HUD) census tracts in Dallas.

From inception to date, SDDC has approved 198 loans through the Business Revolving Loan Program. SDDC has a proven track record in administering loan programs and other services. The CDBG Business Revolving Loan Program has provided approximately \$19,973,065 in loans to foster economic development; leveraged an estimated \$41,918,502 in private investment; and created/retained 1,993 jobs.

The CDBG Business Revolving Loan Program provides loans of up to \$300,000 in financing for eligible businesses in low to moderate income areas of the City of Dallas and requires that 1 new job be created per \$35,000 loaned.

## **BACKGROUND** (Continued)

Funds for loans, and administrative costs for operation of the program are limited to funds received from the collection of monthly accounts receivable (Program Income) and cash on hand from prior years, currently \$194,000. Program Income was estimated to be \$600,000 in FY 2014-15 in the HUD Consolidated Plan Budget approved by City Council. However, actual collections of Program Income in FY 2014-15 were \$376,249.

The program has not received entitlement since 2005 and has been limited to making new loans from collection of accounts receivable. As new loans have declined and booked loans have matured, collections have continued to decrease and currently will only cover program operations. The number of loans and loan amounts have been significantly reduced.

Loan production for the past 3 years have been:

FY 2012-13	4/\$245,000
FY 2013-14	4/\$155,000
FY 2014-15	3/\$243,000

FY 2015-16 program income is now projected to be \$275,000 with expenses of approximately \$269,000. The program will only be able to make loans from cash reserves.

On September 22, 2015, City Council authorized to extend the term of the fourth and final renewal option between the City of Dallas and the Southern Dallas Development Corporation to administer and provide loan servicing of the Business Revolving Loan Program through March 30, 2016.

Council will be asked to approve a second six month extension requested to keep the Business Revolving Loan Program in operation until the Scope of Work can be developed, new terms can be negotiated and a contractor selected through the Request for Competitive Sealed Proposal (RFCSP) process.

The Board of Directors has three (3) Council appointed positions. Two are currently filled.

### **Other SDDC Responsibilities and Activities:**

- Manage loan portfolio, collections, delinquencies and legal issues
- Business Development support to assist small businesses to access capital
- Fund development to increase operating revenue
- Conduct site visits to CDBG loan recipients and prospects
- Submit monthly reports to the City of Dallas
- Participate in community development workshops and meetings to market SDDC and spur economic development



## **BACKGROUND** (Continued)

- Monitor clients, address and resolve compliance issues as required
- Leverage other loan funds under management to maximize CDBG dollars available for loans
- Provide technical assistance to loan applicants

With continued support SDDC serves as a catalyst for small business growth, development and promotion of investment through:

- Leveraging private debt and equity
- Promoting access to capital
- Facilitating economic development: job creation, business development and growth

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 8, 2010, City Council authorized the execution of: (1) a one-year term contract, with four one-year renewal options, with Southern Dallas Development Corporation (SDDC), to administer the CDBG Business Revolving Loan Program, for the purpose of servicing and making loans to for-profit businesses to create and/or retain jobs for low-to-moderate income persons, in accordance with Department of Housing and Urban Development (HUD) regulations; and (2) any unexpended balances of program income and allocations from prior contract years be rolled over to continue the Business Revolving Loan Program, by Resolution No. 10-3056.

On August 24, 2011, City Council authorized the first one-year renewal option with SDDC, by Resolution No. 11-2233.

On August 22, 2012, City Council authorized the second one-year renewal option with SDDC, by Resolution No. 12-2085.

On August 14, 2013, City Council authorized the third one-year renewal option with SDDC, by Resolution No. 13-1289.

On September 10, 2014 City Council authorized the fourth and final one-year renewal option to the contract with SDDC, by Resolution No. 14-1455.

On June 10, 2015, the City Council authorized the adoption of the FY 2015-16 Consolidated Plan Budget, which included program income estimated at \$600,000 to be retained by SDDC and any unexpended balances from prior years to continue the management and operations of the Business Revolving Loan Program, by Resolution No. 15-1055.

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

On September 22, 2015, the City Council authorized to extend the term of the fourth and final twelve-month renewal option with SDDC through March 30, 2016, by Resolution No. 15-1749.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER**

**Southern Dallas Development Corporation**

Terrance Henderson, Board Chair

**MAP**

Attached.



# City of Dallas



Southern Dallas Development Corporation  
 400 Zang Blvd. Ste. 1210  
 Dallas, TX 75208

## Legend

- |                         |   |                         |
|-------------------------|---|-------------------------|
| City of Dallas          | DART Blue Line to Rowlett (2011)          | Colleges & Universities |
| Rail Station            | DART Orange Line to DFW Airport (2012-14) | Lakes & Rivers          |
| Future Station          | DART Blue Line to UNT-Dallas (2019)       | Parks                   |
| DART Red Line           | Freeway or Tollway                        | Escarpment              |
| DART Blue Line          | Highway                                   | Flood Plain             |
| DART Green Line         | Arterial                                  | Airport                 |
| DART Orange Line        | Local Road                                | Business Parks          |
| Trinity Railway Express | Proposed Freeway or Tollway               |                         |

**DALLAS ECONOMIC DEVELOPMENT**  
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 214.670.1685  
 dallas-ecodev.org

Source: Airports & Proposed Roadways - NCTCOG, 2009; All Other Data - City of Dallas, 2010



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 2, 6, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 E

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**SUBJECT**

**Sports Arena TIF District – Victory Sub-District**

- \* Authorize an amendment of the terms of the grant agreement with Victory Park UST Joint Venture I, L.P. for the Victory Placemaking Project, previously authorized by Resolution No. 15-0688 on April 8, 2015, to limit the consideration for the approved TIF Subsidy in the amount of \$5,974,804 to the design and modification of existing public infrastructure and streetscape improvements within the district, including the purchase of streetscape amenities (planters, benches, kiosks and directories, district markers and other fixtures, furnishings and equipment) for the project since such improvements benefit the entire district and were not necessitated by any one particular private investment project – Financing: No cost consideration to the City
- \* Authorize an amendment to the terms of the grant agreement with Victory Park UST Joint Venture I, LP, (UST) for the Victory South Parking Garage to **(1)** replace the requirement to increase the property value of Blocks D, G, K and M by \$50M with the requirement to invest a minimum of \$100M in the development of Block M only; and **(2)** require investment in Block K for construction of a parking facility providing district parking as consideration for such amendment - Financing: No cost consideration to the City

## **BACKGROUND**

### **Victory Placemaking Project**

The Placemaking Project was approved by the Sports Arena TIF Board on February 19, 2015, and City Council on April 8, 2015. The Placemaking Project addresses recommendations made by the District-wide Technical Studies for the area by: (1) constructing vertical improvements to complete redesigned streets within the sub-district (Victory Park Lane, Houston Street, Victory Avenue and Olive Street); (2) replacing existing directories along Victory Park Lane with directories that can display up-to-date commercial tenant listings and locations as well as seasonal or promotional messages; (3) installing adaptable seating along sidewalks and pedestrian nodes activating the public realm; and (4) installing district markers and banners that uniquely identify Victory Park. The project will be completed in two phases.

The original terms for \$5.9M in TIF reimbursement of project costs included a requirement that the developer invest a minimum of \$18 million in improvements to property in the district. Such investment may have included, among other things, investments in tenant spaces directly or through tenant allowances, improvements to the Block D garage including but not limited to adding external skin, adding vertical transportation, and installing retail spaces on the east ground floor, adding a parking facility on Block K, and investment in an entertainment anchor and associated retail spaces.

Since the original terms' approval, it has been determined that no private investment on any blocks should have been committed in support of the Placemaking Project. The project's improvements benefit the entire district and were not necessitated by any one particular private investment project. As such, the Placemaking project is solely a public infrastructure project and private investment commitments are not necessary. As a result of this determination, Staff is requesting an amendment of the terms of the TIF funding for the project to remove the private investment commitment of \$18M. The only consideration for the project will be the construction and operation and maintenance requirement of all public infrastructure improvements described above.

### **Victory South Parking Garage**

On February 13, 2013, City Council approved Resolution No. 13-0324, as amended, authorizing a grant agreement with Victory Park UST Joint Venture I, LP, ("UST") to provide American Airlines Center ("AAC") event parking and public transient parking within UST's 629-space garage (the "South Parking Garage") located in Block D at the northwest corner of Victory Park Lane and Museum Way in the Sports Arena TIF District. The grant was to be made in installments of \$855,000 annually, for a total incentive not to exceed \$12,825,000.

## **BACKGROUND** (Continued)

The purpose of the grant was to incentivize UST to encumber its South Parking Garage for both AAC event and public transient parking so that certain surface parking lots required to provide AAC event parking spaces could be released for vertical development. To ensure vertical development on the surface lots released from the Parking Rights Agreement, the grant agreement further required UST to guarantee an increase of a minimum of \$100M in DCAD appraised value between the 2012 and 2020 tax year on undeveloped tracts owned by UST within the Sports Arena TIF District -- Blocks D, G, K, M and N.

On September 10, 2014, the grant agreement was amended to reflect a reduction in the number of reserved AAC event parking spaces available in the garage from 425 to 359 to account for existing office and valet leases. As additional consideration for the \$12,825,000 grant award, the agreement was further amended to encumber 66 spaces on the South Parking Garage's adjoining surface parking lot for AAC event parking. City Council also approved a reduction in the guaranteed minimum increase in DCAD-appraised value from \$100M to \$50M and limited the undeveloped parcels that could be used to meet the requirement to Blocks D, K and M, because development was completed on Block N and Block G being under contract between 2012 and 2014.

Subsequent to the 2014 amendment, the City Attorney's Office determined that there is an inherent consideration problem with the commitment of appreciation originally sited as consideration for the grant. Specifically, since the city contractually secured a commitment from UST to increase appraised values by a minimum of \$50M on Blocks D, G, K and M, rather than a specific minimum investment requirement, it could be interpreted that all development on these tracts, i.e. all increased appraised value on these parcels, was secured as consideration under the Victory South Parking Garage agreement. Without clarification and a council amendment, additional investment on Blocks D, G, K cannot be separately cited as new consideration supporting additional TIF subsidies.

Given this finding, Staff requests a second amendment of the grant agreement to replace the current minimum appreciation requirement of \$50M for developable blocks within the district with a minimum investment requirement of \$100M for Block M only. Block M has been sold to a private developer who could start construction of a 466,000 square foot office building as soon as 1st quarter 2016. The estimated private investment for the office project is in excess of \$100M.

The proposed minimum investment commitment is much clearer and eliminates ambiguities with respect to which developable block is secured by this grant. Additionally, any future private investment in district wide retail projects on Blocks throughout the district, including Blocks D and G, may be cited as consideration for future TIF Subsidy requests.

**ESTIMATED PROJECT SCHEDULE – Victory Placemaking Project**

Start Date                    October 2015  
Completion Date          December 2016

**GRANT TERM - Victory South Parking Garage**

Began Grant Payment	2014
End Grant Payment	2028 or expiration of the 1999 Center Operating Company Lease Agreement for the American Airlines Center with any exercised renewal options, whichever termination occurs first

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

On May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999, to (1) add two new sub-districts within the Sports Arena TIF District: (a) Riverfront Gateway Sub-district and (b) West Dallas Sub-district; (2) increase the geographical area of the Sports Arena TIF District to add approximately: (a) 4.5 acres to the Victory Sub-district (generally the original Sports Arena TIF District boundary); (b) 33 acres in the Riverfront Gateway Sub-district; and (c) 89.2 acres in the West Dallas Sub-district; (3) extend the termination date of the Sports Arena TIF District for a 10 year period from the City Council established termination date of December 31, 2018, to December 31, 2028, for the Victory Sub-district and establish a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the Sports Arena TIF District budget from \$25,498,568 NPV (approximately \$46,961,785 total dollars) to \$94,409,005 NPV (approximately \$273,599,175 total dollars), an increase of \$68,910,437 NPV (approximately \$226,637,390 total dollars); (6) create an Economic Development TIF Grant Program within the District and adopt program guidelines; (7) make corresponding modifications to the Sports Arena TIF District map, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28672.

On December 19, 2012, the Sports Arena TIF District board of directors reviewed and recommended approval of a grant agreement with Victory Park UST Joint Venture I, LP, pursuant to the Sports Arena TIF District Grant program, to provide public parking in a private garage located at the northwest corner of Victory Park Lane and Museum Way in an amount not to exceed \$12,825,000.

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

On February 13, 2013, City Council authorized a grant agreement with Victory Park UST Joint Venture I, LP, pursuant to the Sports Arena TIF District Grant program, to provide public parking in a private garage located at the northwest corner of Victory Park Lane and Museum Way in the Victory Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) in a total amount not to exceed \$12,825,000 from future Victory Sub-district Sports Arena TIF District revenues, in the form of an annual Economic Development TIF Grant not to exceed \$855,000 by Resolution Nos. 13-0324 and 13-0325.

On September 10, 2014, City Council authorized various amendments to the terms of a \$12,825,000 grant agreement with Victory Park UST Joint Venture I, LP, (UST) to: (1) reduce the parking commitments in the South Parking Garage from 425 parking spaces to 359 reserved parking spaces for American Airlines Center events to accommodate current contract parkers; (2) reduce UST's commitment to increase DCAD appraised values on its undeveloped/underdeveloped lots from \$100M to \$50M and reduce the number of developable tracts to only Blocks D, K and M for this commitment; (3) Add a contractual commitment to comply with the Sports Arena TIF District's Mixed Income Housing requirements for any residential development on Blocks D, K and M, if the block's increased value is counted towards UST's development commitment; and (4) Add a City design review requirement for any improvements to Blocks D, G, K and M, Resolution No. 14-1456.

On February 19, 2015, the Sports Arena TIF District board of directors reviewed and recommended approval of a development agreement with Victory Park UST Joint Venture I, LP, and dedicated TIF funding for the Placemaking Project in an amount not to exceed \$5,974,804.

On April 8, 2015, City Council authorized a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs of the Placemaking Project which includes public improvements such as landscaping, streetscape and wayfinding signs in the Victory Sub-district in an amount not to exceed \$5,974,804 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) by Resolution No. 15-0688.

On January 14, 2016, the Sports Arena TIF District Board of Directors reviewed and recommended approval of the proposed second amendment to the Victory South Parking Garage grant agreement with Victory Park UST Joint Venture I, LP.

On January 14, 2016, the Sports Arena TIF District board of directors reviewed and recommended approval of the proposed amendments to the Victory South Park Garage grant agreement and the terms of the Placemaking Project.



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

Information about amendments to the Victory South Park Garage grant agreement and the terms of the Victory Placemaking Project item will be provided to the Economic Development Committee on February 16, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**PROJECT COUNCIL DISTRICT**

2

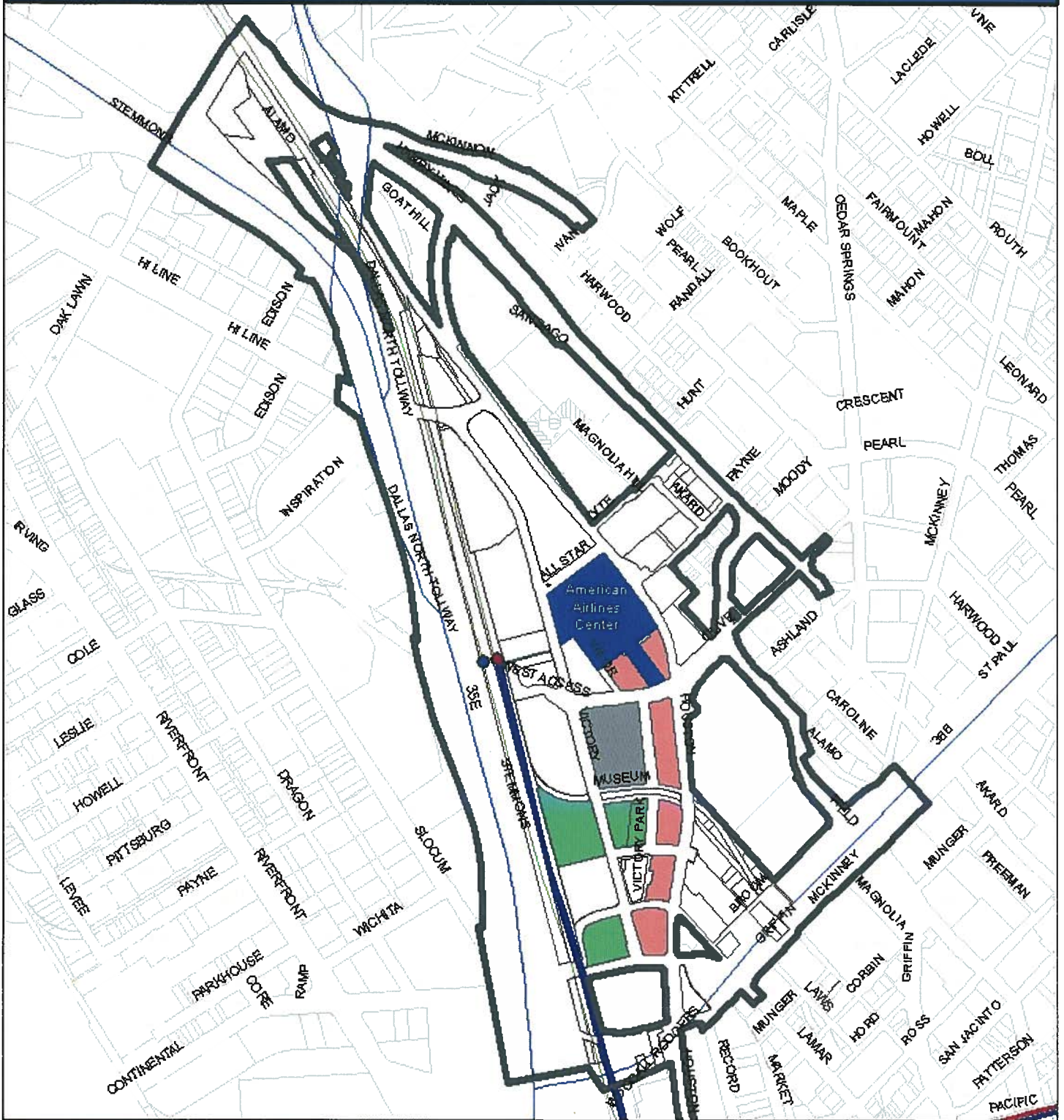
**DEVELOPER/OWNER**

**Victory Park UST Joint Venture I, LP**  
Lance Fair, Vice President  
3090 Olive Street, Ste. 210  
Dallas, TX 75219

**MAP**

Attached.

# Victory South Parking Garage Sports Arena TIF District - Victory Sub-district



City of Dallas  
Office of Economic Development



Area Redevelopment Division  
<http://www.Dallas-EconDev.org>

Created 12/2012

## Legend

- Victory Sub-district
- Lots Released from Parking Requirement
- Victory South Parking Garage
- Existing Retail & Restaurant Space

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** February 24, 2016

**COUNCIL DISTRICT(S):** 10

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** 17W

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### **SUBJECT**

Authorize acquisition from the State of Texas, of approximately 560,399 square feet located near the intersection of Greenville Avenue and Markville Drive for the 12000 Greenville Project - Not to exceed \$3,386,000 (\$3,365,000 plus closing costs and title expenses not to exceed \$21,000) - Financing: Water Utilities Capital Improvement Funds

### **BACKGROUND**

This item authorizes the acquisition of approximately 560,399 square feet of land located near the intersection of Greenville Avenue and Markville Drive for the 12000 Greenville Project.

Dallas Water Utilities (DWU) currently occupies approximately sixteen acres of land at the Dallas Southeast Service Center. The 2006 City of Dallas Bond Program set aside funds for a new Equipment and Building (EBS) services fleet maintenance facility to be placed at Southeast Service center. In 2012, after programming efforts by a consultant, it was determined that the best way to place this future EBS facility and keep both EBS and DWU fully functional was to relocate Dallas Water Utilities to a new location. The purchase of this 560,399 square feet property from the Texas Department of Transportation will allow for the relocation/consolidation of DWU meter operations and a space for DWU material services to support that function. These two divisions are functionally interconnected and must be moved together to maintain a high level of service. DWU currently owns the Abrams pump station facility which is immediately adjacent to this parcel. Purchasing this property and combining with the Abrams property will also allow potential reduction in additional DWU leases over time.

**BACKGROUND (Continued)**

The 12000 Greenville property is currently owned by the Texas Department of Transportation (TXDOT) which has determined the property is no longer needed for state highway purposes. A Priority Right to Purchase letter from TXDOT was sent to the City on October 23, 2015.

The City determined that it would exercise its priority right to purchase and sent a letter stating such on November 22, 2015. TXDOT transportation commission approved this letter on December 17, 2015 as noted in the Minute Order dated December 17, 2015. When formal letter of notification is received from TXDOT, the City of Dallas will have 60 days to approve the purchase of this property through council action and close on the property. The consideration is based on an independent appraisal.

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

Council will be briefed by memorandum regarding this item.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$3,386,000 (\$3,365,000 plus closing cost and title expenses not to exceed \$21,000)

**OWNERS**

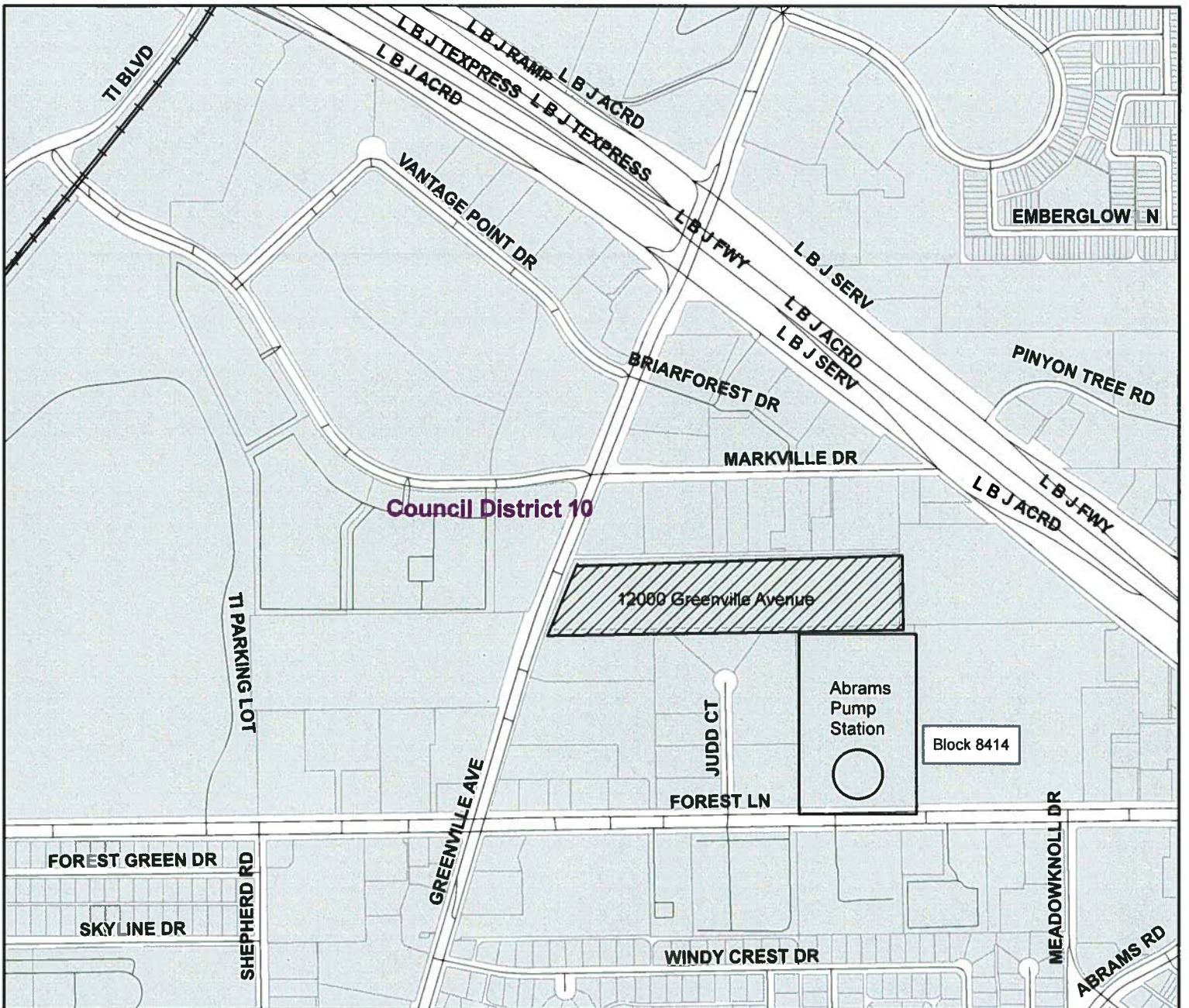
**State of Texas**

**Texas Department of Transportation**

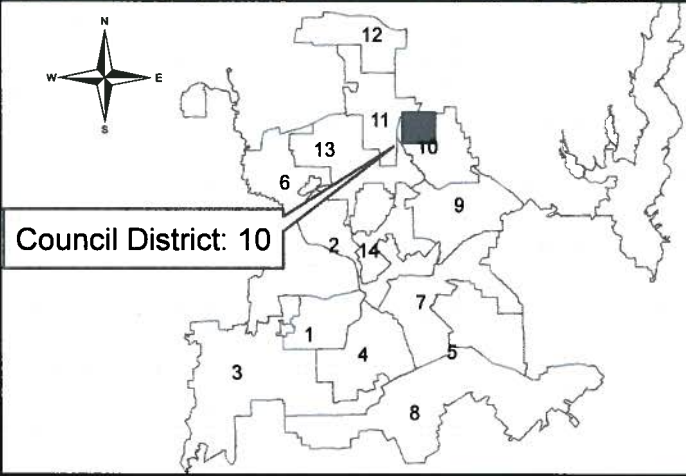
**MAP**

Attached





Mapsc0: 17 W



SUBJECT:



12000 Greenville Avenue

**Dallas Water Utilities  
12000 Greenville Avenue**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45W

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### **SUBJECT**

A resolution declaring approximately 2,306 square feet of undevelopable City-owned land unwanted and unneeded located near the intersection of Hutchins and Eads Avenues, and authorizing its sale to Skyview Development LLC, the abutting owner – Revenue: \$2,306

### **BACKGROUND**

This item will declare a tract of undevelopable City-owned land containing approximately 2,306 square feet unwanted and unneeded located near the intersection of Hutchins and Eads Avenues, and authorize its sale to Skyview Development LLC, the abutting owner. The purchase price of \$2,306 is based on Dallas Central Appraisal District values. The land cannot be used independently under the current zoning or under applicable subdivision or other development control ordinances, and should be sold only to the abutting owner.

The property will be conveyed with a restriction prohibiting the placement of industrialized housing and a reservation of all oil, gas and other minerals in and under the property. The current zoning for this property is Regional Retail and the tax value is \$2,306. This land will return to the tax rolls upon conveyance.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

### **FISCAL INFORMATION**

Revenue: \$2,306

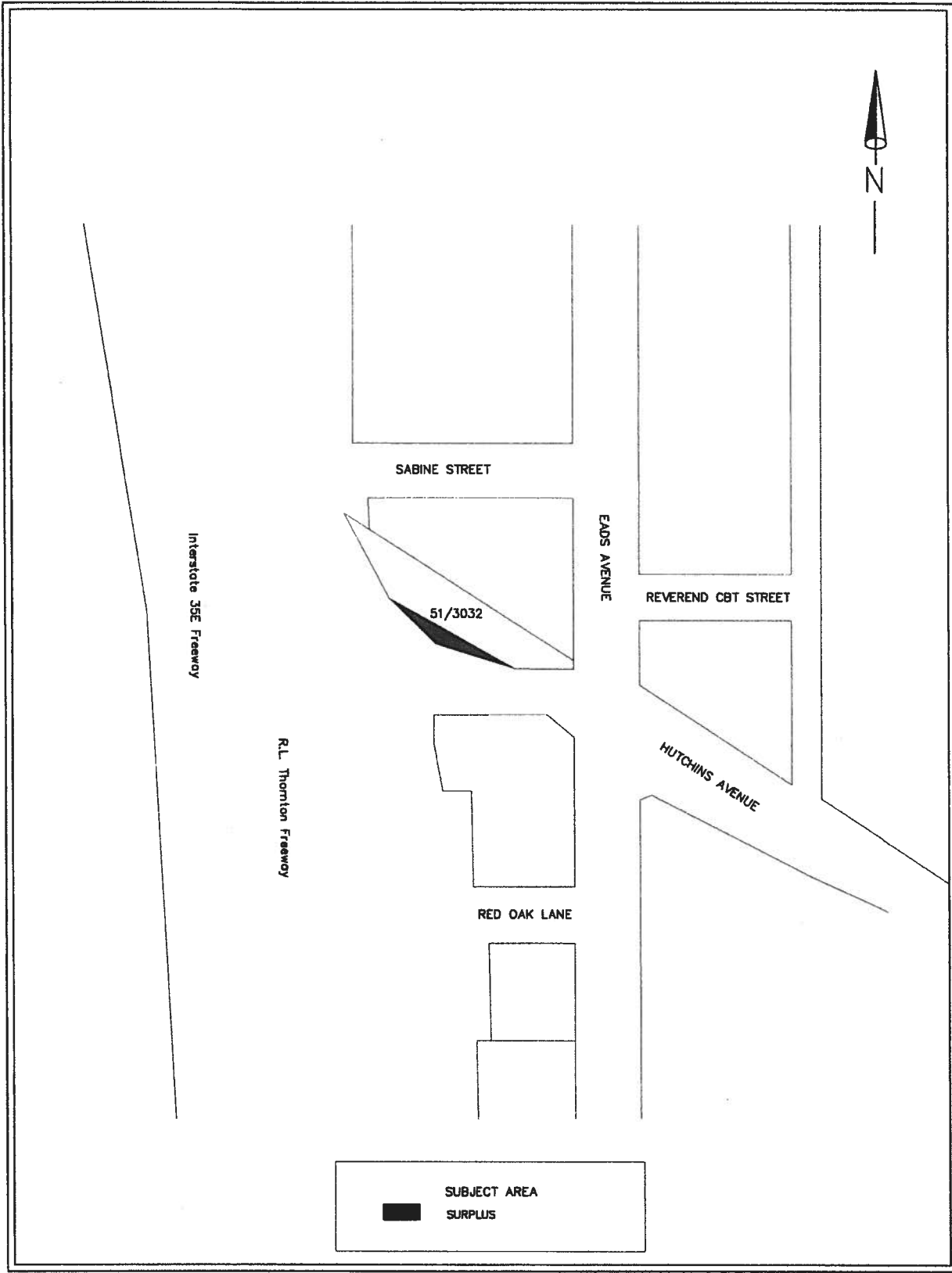
**OWNER**

**Skyview Development LLC**

Royce West, Manager

**MAP**

Attached



SABINE STREET

51/3032

EADS AVENUE

REVEREND CBT STREET

HUTCHINS AVENUE

RED OAK LANE

Interstate 35E Freeway

R.L. Thornton Freeway

SUBJECT AREA  
SURPLUS



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 58Y

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### **SUBJECT**

An ordinance abandoning a portion of a utility easement to Sikka Investments, LLC, the abutting owner, containing approximately 3,391 square feet of land, located near the intersection of C. F. Hawn Freeway and Murdock Road - Revenue: \$5,400, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item authorizes the abandonment of a portion of a utility easement to Sikka Investments, LLC, the abutting owner. The area will be included with the property of the abutting owner for the construction of a convenience store and gas station. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

### **FISCAL INFORMATION**

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

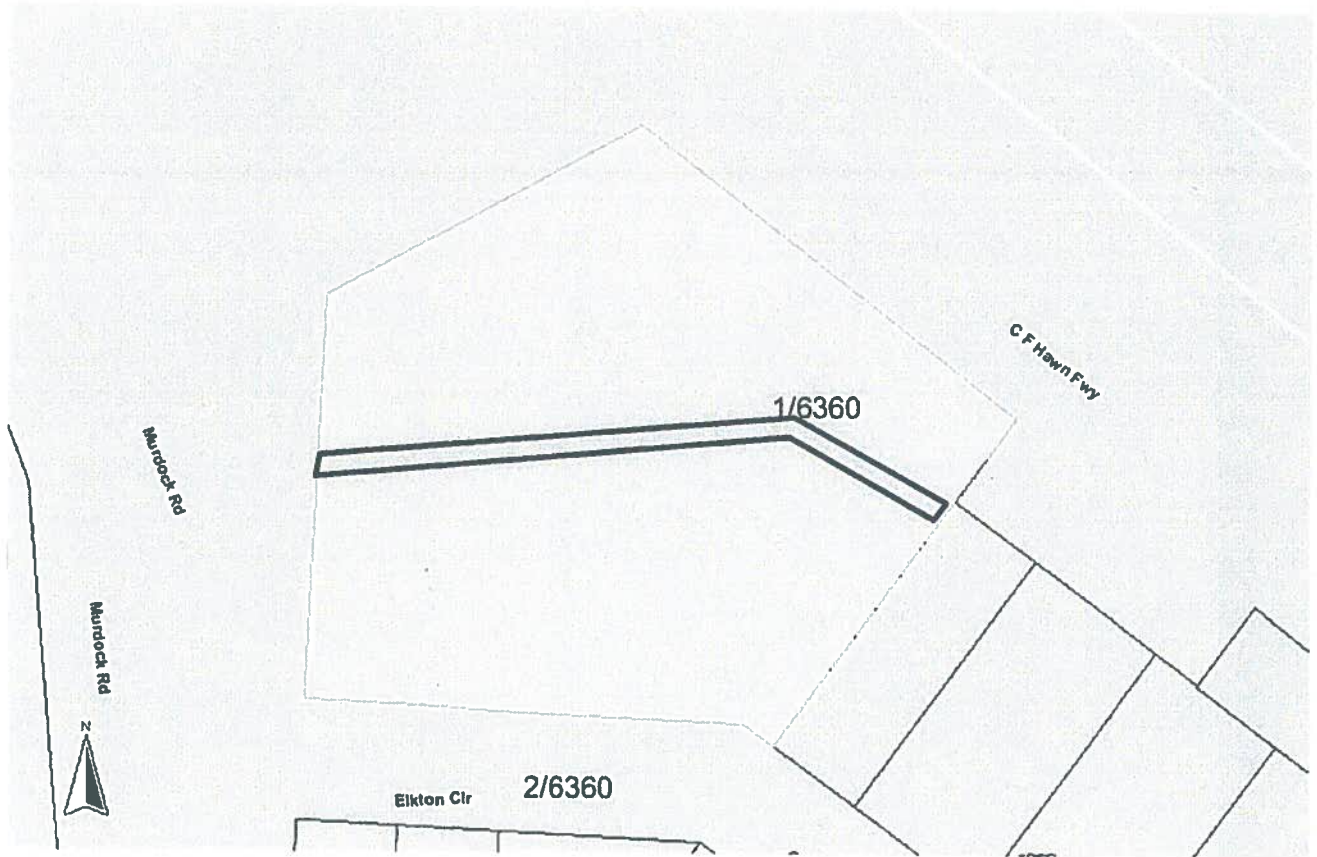
### **OWNER**

**Sikka Investments, LLC**


Barkat Daredia, Manager

**MAP**

Attached



Log 41825

Abandonment area =  Utility Easement

Mapsco 58-Y

Applicant Sikka Investments LLC

# Memorandum



DATE February 12, 2016

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

SUBJECT **Skyview Development, LLC.- February 24, 2016 Council Addendum Item**

This is an ordinance abandoning a perpetual easement and portions of Fifth and Red Oak Streets to Skyview Development, LLC, the abutting owner, containing a total of approximately 9,050 square feet of land, located near the intersection of Eads and Hutchins Avenues, and authorizing the quitclaim - Revenue: \$8,152, plus the \$20 ordinance publication fee

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



Ryan S. Evans  
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Kari Zavilkovsky, Director, Office of Economic Development  
J. Hammond Perot, Assistant Director, Office of Economic Development  
Elsa Cantu, Assistant to the City Manager - Mayor & Council

# Memorandum



DATE February 12, 2016

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

SUBJECT **Upcoming Agenda item on the March 23, 2016 Council Agenda - The Canyon in Oak  
Cliff, L.P**

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

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



Ryan S. Evans  
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chappierfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Karl Zavitskovsky, Director, Office of Economic Development  
J. Hammond Perot, Assistant Director, Office of Economic Development  
Elsa Cantu, Assistant to the City Manager - Mayor & Council

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 54 B

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### **SUBJECT**

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

### **BACKGROUND**

Article XI of the Dallas Development Code establishes the Historic Preservation Tax Incentive Program, which allows property owners to receive tax exemptions for restorations of historic properties. The Historic Tax Incentive Program was reviewed and approved by the Dallas City Council on November 26, 2007. Revisions to the Historic Preservation Tax Incentive Program were approved by City Council on December 9, 2015, by Ordinance No. 29953. Dallas Development Code Section 11.201(e) requires City Council to review any exemption over \$50,000. The City Council may approve or deny any portion of the exemption over \$50,000.

An application has been submitted by the current owner, 1314 Davis, LLC. The "Revitalizing Historic District" exemption allows for up to a 100% exemption of the city portion of the property taxes for up to a ten year period. To qualify for this exemption, the cost of rehabilitation must exceed 25 percent of the pre-rehabilitation value of the structure.

The 2014 Dallas Central Appraisal District (DCAD) appraised value of 1314 West Davis Street is \$1,040,000, with an improvement value of \$946,250 and land value of \$93,750. The applicant is planning on investing approximately \$690,000 into the property. Currently, the building is a commercial use and the applicant has proposed to renovate the historic building for continued use for retail and housing uses. Prior to the initiation of the tax exemption, verification of expenditures is required.

## **BACKGROUND** (Continued)

New value after completion is estimated to be \$1,730,000 with an estimated annual tax revenue at \$13,788. Estimated years for the City to recoup the estimated revenue forgone over ten years is six years.

The revenue forgone is calculated based on the DCAD value as of the date of Landmark Commission (in this case 2014). The assumption is that without the tax exemption, nothing would happen on this building and the value would not change. Therefore, revenue forgone for 10 years on a 100% abatement is the current (or in this case 2014) city taxes times 10 years.

The new value of the project after rehabilitation is calculated based on the current (as of Landmark Commission) DCAD value plus the amount the applicant is proposing to spend on the project.

The estimated years to recoup is the total revenue foregone divided by the new estimated taxes after completion, without adjustment for inflation.

## **PRIOR ACTION/ REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 2, 2015 the Landmark Commission approved the certificate of eligibility.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

## **FISCAL INFORMATION**

Revenue Foregone: First year tax revenue foregone estimated at \$8,288.80 (Estimated revenue foregone over ten years is \$82,888)

## **OWNER**

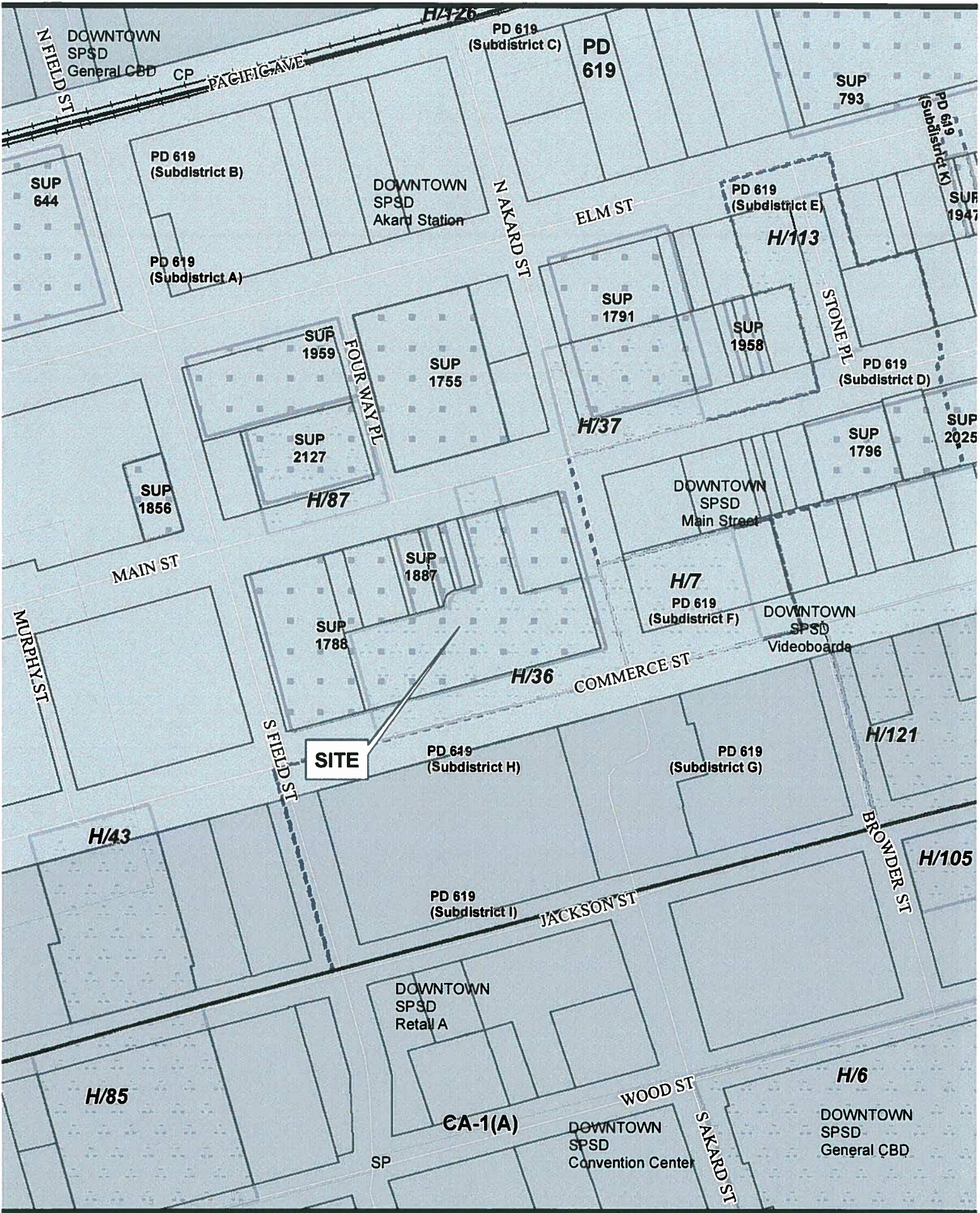
**1314 Davis, LLC**

Kacy Jones, President

## **MAP**

Attached





**SITE**



1:1,800

Case ID:  
Printed: 11/9/2015



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** February 24, 2016  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 P

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### **SUBJECT**

Authorize an historic preservation tax exemption for the Adolphus Hotel located at 1315 Commerce Street and 1321 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$213,217 (Estimated revenue foregone over ten years is \$2,132,166)

### **BACKGROUND**

Article XI of the Dallas Development Code establishes the Historic Preservation Tax Incentive Program, which allows property owners to receive tax exemptions for restorations of historic properties. The Historic Tax Incentive Program was reviewed and approved by the Dallas City Council on November 26, 2007. Revisions to the Historic Preservation Tax Incentive Program were approved by City Council on December 9, 2015, by Ordinance No. 29953. Dallas Development Code Section 11.201(e) requires City Council to review any exemption over \$50,000. The City Council may approve or deny any portion of the exemption over \$50,000.

An application has been submitted by the current owner, RBP Adolphus LLC. The "Urban Historic District" exemption allows for up to a 100% exemption of the city portion of the property taxes for up to a ten year period. To qualify for this exemption, the cost of rehabilitation must exceed 75 percent of the pre-rehabilitation value of the structure. The Adolphus Hotel, built in 1912, is a landmark hotel in downtown Dallas.

The abatement applies to two Dallas Central Appraisal District (DCAD) account numbers for the site, one for 1315 Commerce Street and one for 1321 Commerce Street. The 1315 Commerce Street account (000070000A01A0400) includes the two basements and retail space. The 1321 Commerce Street account (000070000A01A9900) includes the historic 1912 tower and 1925 addition. The 2014 Dallas Central Appraisal District appraised value for the 1315 Commerce Street account is \$4,913,400, with an improvement value of \$2,650,230 and land value of \$2,263,170.

## **BACKGROUND** (Continued)

The 2014 Dallas Central Appraisal District appraised value for the 1321 Commerce Street account is \$21,839,000, with an improvement value of \$21,839,000 and land value of \$0. The applicant has to invest approximately \$18,366,923 into the property to qualify for the exemption. Currently, the building is a hotel and the applicant has proposed to renovate the historic building for continued use as a hotel. Prior to the initiation of the tax exemption, verification of expenditures is required.

With the two accounts taken together, the new value after completion is estimated to be \$45,119,323, with an estimated annual tax revenue at \$359,601. Estimated years for the City to recoup the estimated revenue forgone over ten years is six years.

The revenue forgone is calculated based on the DCAD value as of the date of Landmark Commission (in this case 2014). The assumption is that without the tax exemption, nothing would happen on this building and the value would not change. Therefore, revenue forgone for 10 years on a 100% abatement is the current (or in this case 2014) city taxes times 10 years.

The new value of the project after rehabilitation is calculated based on the current (as of Landmark Commission) DCAD value plus the amount the applicant is proposing to spend on the project.

The estimated years to recoup is the total revenue foregone divided by the new estimated taxes after completion, without adjustment for inflation.

## **PRIOR ACTION/ REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 2, 2015 and February 1, 2016, the Landmark Commission approved the certificates of eligibility.

Information about this item will be provided to the Economic Development Committee on February 16, 2016.

## **FISCAL INFORMATION**

Revenue Foregone: First year tax revenue foregone estimated at \$213,217 (Estimated revenue foregone over ten years is \$2,132,166)

## **OWNER**

**RBP Adolphus LLC**

James T. Merkel, President

**MAP**

Attached

CD 1  
(Subarea 3)

CD 1  
(Subarea 1)

RANIER ST

N WINDOMERE AVE

N EDGEFIELD AVE

CD 1

PD 830

PD 830  
(Subdistrict 7)  
Winnetka Heights Village

PD 87  
(Tract 4A)

W DAVIS ST

PD 87

PD 87  
(Tract 4C)

PD 87  
(Tract 4B)

H/15

W 7TH ST

N CLINTON AVE

SITE

W 8TH ST

PD 87  
(Tract 1)



1:1,800

Case ID:

Printed: 11/9/2015

# Memorandum



DATE February 12, 2016

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

SUBJECT **Cypress Waters Project and West Cell Developments Council Addendum Items for February 24, 2016**

**BB. Cypress Waters and West Cell Developments**

\*An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell area of the Cypress Waters Development) - Financing: No cost consideration to the City

\*Authorize the City Manager to enter into a Reciprocal Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for reciprocal treated water service for the Cypress Waters Development - \$1,944,801 - Financing: Water Utilities Current Funds (subject to annual appropriations)

\*Authorize the City Manager enter into a Reciprocal Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for reciprocal wastewater service for the Cypress Waters Development - \$71,058 - Financing: Water Utilities Current Funds (subject to annual appropriations)

**CC. Cypress Waters Project**

\*Authorize an amendment to Resolution No. 15-1192, previously approved on June 17, 2015 to increase financial participation with the City of Irving within the Dallas-Irving Interlocal Agreement for water supply and infrastructure projects from \$5,748,518 to \$7,346,747 - Not to exceed \$1,598,229 - Financing: Water Utilities Capital Construction Funds

\*Authorize an amendment to Resolution No. 15-1193, previously approved on June 17, 2015 to increase receipt and deposit of funds from Billingsley LO, Ltd., for the Phase III Development Agreement for Irving-led construction projects from \$4,023,963 to \$5,142,723 - Revenue: \$1,118,760

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

Ryan S. Evans  
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager  
Joey Zapala, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Karl Zavitkovsky, Director, Office of Economic Development  
J. Hammond Perot, Assistant Director, Office of Economic Development  
Elsa Cantu, Assistant to the City Manager – Mayor & Council