

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2016 MAY 12 PM 2:31

CITY SECRETARY
DALLAS, TEXAS

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

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

Call to Order

1. Approval of May 2, 2016 Economic Development Committee Minutes

BRIEFINGS

2. Southern Sector Food Desert Grocery Recruitment Program
J. Hammond Perot
Assistant Director, Office of Economic Development
3. Workforce Readiness Placement and Retention Program
Karl Zavitkovsky
Director, Office of Economic Development
4. Lease Agreement with Farmers Assisting Returning Military
Ashley Eubanks
Assistant Director, Sustainable Development & Construction

5. **UPCOMING AGENDA ITEMS**

May 25, 2016

Aviation

- A. Authorize **(1)** acceptance of FY 2016 grant from the Texas Department of Transportation Aviation Division for the Routine Annual Maintenance Program at Dallas Executive Airport in an amount not to exceed \$50,000 or 50% of eligible project costs whichever is less; **(2)** a local cash match in the amount of \$50,000 for airport maintenance projects; and **(3)** execution of the grant agreement - Total not to exceed \$100,000 - Financing: Aviation Current Funds (\$50,000) (subject to appropriations) Texas Department of Transportation Grant Funds (\$50,000)

Sustainable Development & Construction

- B. Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled *City of Dallas v. Diann Tessman Slaton, et al.*, Cause No. CC-14-01509-B, pending in Dallas County Court at Law No. 2, to acquire approximately 27.68 acres of land located at 1005 IH-20, Hutchins, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award – Not to exceed \$911,105 (\$904,259 being the amount of the award, plus closing costs and title expenses not to exceed

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

\$6,846); an increase of \$222,000 from the amount Council originally authorized for this acquisition - Financing: Water Utilities Capital Improvement Funds

- C. An ordinance abandoning portions of Zang Boulevard to Alamo Manhattan BAD, LLC, the abutting owner, containing a total of approximately 8,579 square feet of land, located near the intersection of Zang Boulevard and Davis Street and authorizing the quitclaim - Revenue: \$220,476, plus the \$20 ordinance publication fee
- D. An ordinance abandoning two variable width alley reservations, an alley site reservation, a portion of an alley easement, a detention area reservation, and a portion of a detention area reservation to the City of Dallas, the abutting owner, containing a total of approximately 139,787 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of approximately 5,967 square feet of land for needed right-of-way and approximately 12,511 square feet for needed detention area easements - Revenue: \$27,000, plus the \$20 ordinance publication fee
- E. An ordinance abandoning a water easement to United States Cold Storage, L.P., the abutting owner, containing approximately 8,201 square feet of land, located near the intersection of Cockrell Hill Road and La Reunion Parkway - Revenue: \$5,400, plus the \$20 ordinance publication fee
- F. An ordinance abandoning a drainage reservation, a sanitary sewer reservation, a sanitary sewer easement and a water reservation to the City of Dallas, the abutting owner, containing a total of approximately 9,087 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of containing a total of approximately 8,086 square feet for three drainage easements, 225 square feet for a water easement, and 7,787 square feet for three wastewater easements - Revenue: \$5,400 plus the \$20 ordinance publication fee
- G. An ordinance abandoning three sanitary sewer easements to Trinity Basin Preparatory, Inc., the abutting owner, containing a total of approximately 1,521 square feet of land, located near the intersection of 8th Street and Jefferson Blvd - Revenue: \$5,400 plus the \$20 ordinance publication fee
- H. An ordinance amending Ordinance No. 29383, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat and dedication requirement from two years to 30 months - Revenue: \$5,400, plus the \$20 ordinance publication fee
- I. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Carol Arriaga a/k/a Caroline Arriaga, of approximately 6,000 square feet of land improved with a single-family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights City Service and Maintenance Facilities Project - Not to exceed \$23,500 (\$21,500, plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

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

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

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

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

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

Economic Development Committee **DRAFT**

Meeting Record

May 2, 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: May 2, 2016 Meeting Start time: 9:06 AM

Committee Members Present:

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

Other Council Members Present:

Philip Kingston

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
J. Hammond Perot, Assistant Director, Office
of Economic Development
Jill A. Jordan, P.E., Assistant City Manager,
City Manager's Office
Mark Duebner, Director, Aviation

Other Presenters:

1. Approval of April 18, 2016 Minutes of the Economic Development Committee

Presenter(s):

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

Motion made by: Mr. Kleinman

Motion seconded by: Mr. Thomas

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. Upcoming Agenda Items

May 11, 2016

Economic Development

- A. Resolution to Create a Dallas Property Assessed Clean Energy (PACE) Program and Resolution to Authorize a Third-Party Administrator for the Dallas PACE Program
- B. Authorize (1) a public hearing to be held on June 15, 2016, in accordance with Chapter 372 of the Texas Local Government Code to consider the advisability of renewing the Oak Lawn-Hi Line Public Improvement District (District), for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District to receive comments, and, at the close of the public hearing; (2) a resolution approving renewal of the District for seven years and approval of the District's Service Plan for calendar years 2017-2023 - Financing: No cost consideration to the City
- C. Authorize a Chapter 380 economic development grant agreement with Costco Wholesale Corporation ("Costco") in an amount not to exceed \$3,000,000 in consideration of Costco's development, construction, and continued operation of a new store on approximately 13.2 acres located at 12550 Coit Road in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$3,000,000 - Financing: Public/Private Partnership Funds

- D. Authorize a Chapter 380 economic development grant agreement with Saatchi & Saatchi North America, Inc. (doing business as Saatchi and Saatchi LA Team One) in an amount up to \$75,000 to encourage relocation and stimulate business development activity in the City of Dallas in conjunction with the location of its new office at 2021 McKinney Avenue, pursuant to the Public/Private Partnership Program - Not to exceed \$75,000 - Financing: Public/Private Partnership Funds
- E. Authorize (1) the Seventh Amendment to the Loan Agreement between the City of Dallas and the Oak Cliff Foundation (OCF) to convert the Section 108 Term Loan Agreement (the "Term Loan") in the original amount of \$400,000 from one with partial repayment and forgiveness terms to a secured, zero percent interest forgivable loan, where all principal and interest will be forgiven under the loan by June 1, 2026 or over a period of 10 years from the date of execution of the Seventh Amendment whichever is later, subject to the OCF meeting certain conditions and requirements of the City; (2) the City to subordinate the City 's loans with the OCF to a third party lender in order for the OCF to obtain third party bank financing, subject to the OCF meeting certain conditions and requirements of the City; (3) the City Manager to execute a Partial Release of Lien with respect to the 1.2 million Section 108 funded Loan Agreement between the City and the OCF; and (4) modifications to the Loan Agreement and the Loan documents to comport with these requirements – Financing: CDBG Program Income Foregone (\$467,888)

Sustainable Development & Construction

- F. A resolution authorizing the conveyance of approximately 23,010 square feet of land for a public mass transit easement across City-owned land to Dallas Area Rapid Transit, located near the intersection of Camp Wisdom Road and Patrol Way - Revenue: \$25,576
- G. A resolution (1) declaring three properties unwanted and unneeded and authorizing a sale by public auction (list attached); and (2) authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute - Estimated Revenue - \$1,199,940
- H. An ordinance granting a revocable license to Haskell E-Bar, LLC for the use of a total of approximately 243 square feet of aerial space to occupy, maintain and utilize one sign and one awning over and above portions of Haskell Avenue right-of-way, near its intersection with Munger Avenue – Revenue: \$1,000 annually and \$100 one-time fee, plus the \$20 ordinance publication fee
- I. An ordinance granting a private license to South Tollway 3920, L.P. for the use of a total of approximately 3,116 square feet of land to occupy, maintain and utilize six street lights on portions of Maple Avenue right-of-way, near its intersection with Throckmorton Street – Revenue: \$600 one-time fee, plus the \$20 ordinance publication fee
- J. An ordinance granting a private license to Southwest Airlines Co. for the use of a total of approximately 2,260 square feet of aerial space to occupy, maintain and utilize two pedestrian bridges above and over a portion of Wyman Street and Denton Drive right-of-way located near its intersection with Wyman Street and Denton Drive – Revenue: \$1,477 annually, plus the \$20 ordinance publication fee
- K. An ordinance abandoning a portion of a water and sanitary sewer easement to MSL Management, LLC, the abutting owner, containing approximately 4,350 square feet of land, located near the intersection of Dilido and John West Roads - Revenue: \$5,400 plus the \$20 ordinance publication fee.
- L. An ordinance abandoning two storm sewer easements, four sanitary sewer easements and one water and wastewater easement to Mockingbird Venture Partners, LLC, the abutting owner, containing a total of approximately 26,706 square feet of land, located near the intersection of West Mockingbird Lane and Forest Park Road - Revenue: \$18,695, plus the \$20 ordinance publication fee

Water Utilities

M. West Cell Development

* Authorize the City Manager to enter into a Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for treated water service for Dallas' portion of the West Cell Development - Not to exceed \$106,832 - Financing: Water Utilities Current Funds (subject to annual appropriations)

* Authorize the City Manager to enter into a Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for wastewater service for Dallas' portion of the West Cell Development - Not to exceed \$14,878 - Financing: Water Utilities Current Funds (subject to annual appropriations)

* 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 Development) - Financing: No cost consideration to the City

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council (Items J&M were pulled from the agenda)

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: _____

Item passed on a divided vote: X **With Councilmember Adam Medrano Voting No**

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. Technical Criteria for Economic Development 2017 Bond Program

Presenter(s): J. Hammond Perot, Assistant Director, Office of Economic Development

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

Motion made by:

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Dallas Love Field Rental Car Operations

Presenter(s): Mark Duebner, Director, Aviation

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

Motion made by: Mr. Klienman

Motion seconded by: Mr. Thomas

Item passed unanimously: _____

Item passed on a divided vote: X

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:46 A.M.

Approved By: _____

Memorandum



DATE May 13, 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 **Southern Sector Food Desert Grocery Recruitment Program**

On Monday, May 16, 2016, the Economic Development Committee will be briefed on the Southern Sector Food Desert Grocery Recruitment Program.

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
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

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

Southern Sector Food Desert Grocery Recruitment Program

May 16, 2016



Purpose

1. Respond to City Council request to develop a program to actively pursue a major grocer to locate in a southern sector food desert
2. Propose a call for projects via “Notice of Funding Availability” (NOFA) to promote a major grocery store and redevelopment of aging retail centers with vacant or underutilized grocery space
3. Receive Committee comments and recommendations in preparation of City Council consideration within a 90-day period

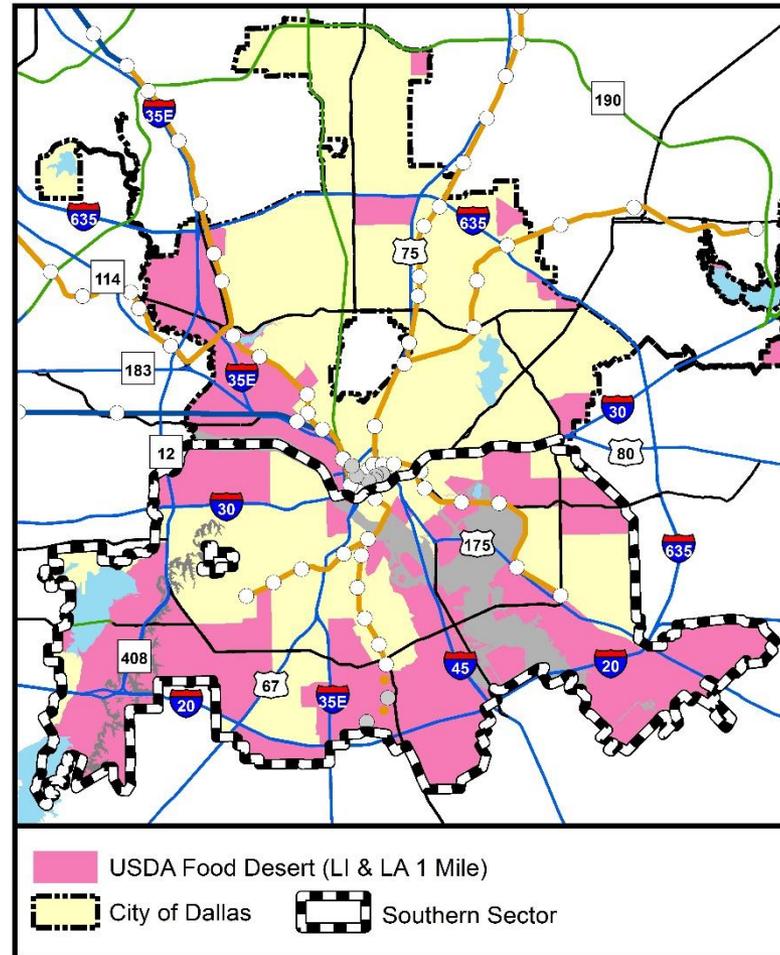
Project Initiation

- At its May 11, 2016 meeting, City Council requested staff develop a program to recruit a major grocer to a southern sector food desert.
- To identify potential projects, staff proposes to provide a “NOFA” (in an amount up to \$3 million) directly to developers and major grocers in an effort to drive new opportunities in the desired underserved markets.
 - Outreach to include: direct mailings; email; on-line and print advertising; face-to-face meetings; and, phone calls to brokers, real estate professionals, developers and grocery store operators

Targeted Areas

- The map depicts food deserts in the city of Dallas*
- Targeted food deserts will include locations in the Southern Sector

*USDA definition: Low-income areas where a significant number or share of residents is far from a supermarket, where "far" is more than 1 mile in urban areas



Suggested Criteria

1. Proposers required to:

- Exhibit the ability to control proposed site
- Initiate project within desired time line
- Have funding or be capable of raising equity and/or debt
- Have requisite experience
- Be an operator of a grocery or, if developer driven, show ability to pre-lease
- Deliver an established brand
- Develop a minimum 50,000 s.f. grocer
- Provide high quality and responsive proposals

Suggested Criteria – cont.

2. Stipulations

- City Council approval and executed contract prior to initiation of project
- City payments after Certificate of Occupancy
- Recipient current on taxes
- Not in litigation with City
- Agree to the City’s “Good Faith Effort Plan” to include minority/women owned businesses for construction contracts
- Design Review to ensure high quality

Proposed City Participation

- Set aside at least \$3 million in funding to support the project
- Also consider utilization of tax abatement or other existing programs as appropriate

Outstanding Issue

- At its April 4, 2016 meeting, the Committee was briefed on the existing Public/Private Partnership Program
- Briefing acknowledged a need to incorporate emerging Council priorities to ensure consistency with affordable/mixed income policy guidelines and a coordinated census tract focus
- The current program expires after June 25, 2016 and will need to request Council consideration for a 6 month renewal to strategically align the program with newly developing housing policy initiatives
 - Explore additional programs to address food access, retail, and healthy corner stores

Next Steps

- Integrate Committee input into the development of the proposed NOFA
- Prepare for City Council consideration of the NOFA
- Extend “Guidelines & Criteria” for the Public/Private Partnership Program for 6 months

Memorandum



DATE May 13, 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 **Workforce Readiness Placement and Retention Program**

On Monday, May 16, 2016, the Economic Development Committee will be briefed on the Workforce Readiness Placement and Retention Program.

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
Christopher D. Bowers, Interim City Attorney	Joey Zapata, Assistant City Manager
Craig D. Kinton, City Auditor	Jeanne Chipperfield, Chief Financial Officer
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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

Workforce Readiness Placement and Retention Program

May 16, 2016



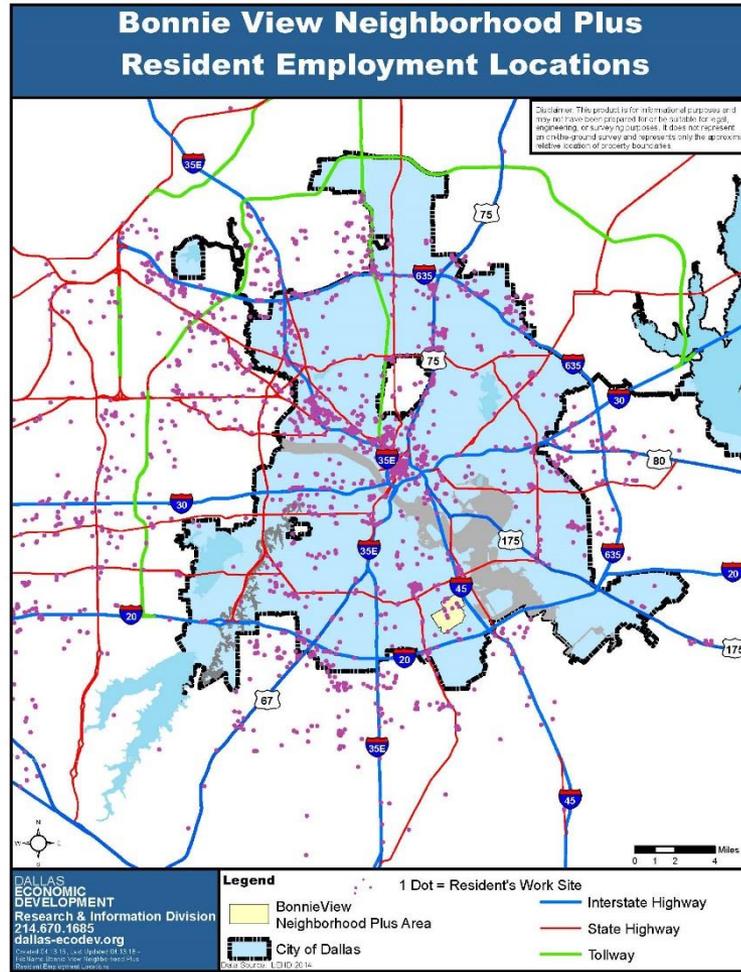
Purpose

Seek input and direction from Workforce Development Ecosystem Providers and ECO Committee Members regarding a proposed City role in support of outreach and “Career Pathway” training and job placement for low-income and low-skilled residents in high poverty areas.

Background

- Dallas has one of the highest concentrations of poverty in the nation
 - Per capita income is less than \$12,000 and household income is less than \$30,000 in high poverty communities in Dallas
- Low skilled/low income residents are unprepared for jobs that will lift them out of poverty
 - Low skilled/low income residents face barriers to employment, lack access to training, transportation, available jobs in high demand industries, childcare, tuition assistance, and knowledge of and access to available resources to overcome barriers
- Low skilled/low income residents often not qualified for job opportunities near where they live

Bonnie View Neighborhood Plus Employment Locations



Background Cont'd

- *New Skills at Work* report presented to Dallas City Council on February 17, 2016 (underwritten by J.P. Morgan Chase)
 - A data based analysis of local conditions focused on middle skill opportunities in healthcare and IT sectors.
 - Provided recommendations to develop career pathways to meet growing demand for employees in these sectors
 - Large pool of potential middle skill workers is needed to fill the talent pipeline
- In demand industries such as advanced manufacturing, logistics/warehouse, construction, healthcare and IT have shared concerns regarding the lack of work ready talent to fill entry level (first rung) and middle skill positions

Background Cont'd

- Talent pool includes residents who are currently unemployed or underemployed who need considerable support to be successful securing and retaining entry level and middle skill positions
- Outreach initiatives in underserved communities can be strengthened to more effectively reach low-skilled residents and targeted populations (formerly incarcerated, single parents, and out-of-school youth/young adults)

Goals

To address poverty through targeted efforts to engage third-party service providers to prepare unemployed and underemployed low skill/low income residents in high poverty areas for “first rung” and middle skill occupations in growing industries that pay a livable wage.

- Provide outreach to targeted populations
- Engage workforce ecosystem partners
- Support continuum process that addresses issues that impede successful training and employment
- Compliment/support existing programs

Existing Partners

- **Workforce Solutions of Greater Dallas** –Employment Readiness, Tuition Assistance, Support Services, Work Experience Subsidies, Work Opportunity Tax Credits (WOTC – employers can take advantage of tax credits for hiring formerly incarcerated, veterans, and long-term Temporary Assistance for Needy Families (TANF) recipients)
- **DCCCD** – Sector-based training in high demand industries such as Logistics/distribution, Advance Manufacturing, Construction, IT, Healthcare, Adult Education Literacy, ESL, tuition assistance, employer customized training (current/new employees)
- **DISD** – Continuing Education in High Demand Industries, Dual Enrollment in Industry accredited programs (DCCCD), Work-place Readiness, Industry Exposure through internships, work experiences, pre-apprenticeships, and apprenticeships

Existing Partners Cont'd

- **United Way** – Funding for job training and work place readiness programs for demand industries
- **Dallas Regional Chamber** – Real-time demographic data/information relevant to economic growth trends, skill occupations for demand industries, labor force availability (current & future)
- **Corporate Partners** – DCCCD Customized training for current and new employees work experience, internships, on-the-job training (OJT), apprenticeships, and permanent employment

Proposed City Support Role

- Focus on outreach and continuum of services to increase opportunities for unskilled and low-skilled workers in high poverty areas
- Establish MOA's with Workforce Ecosystem Partners to develop a systematic and complimentary process for servicing targeted groups
- Fund pilot program for third party service providers who provide outreach, employment readiness, placement, retention programs and manage a continuum of services to address needs and remove barriers to Workforce Readiness

Program Focus

- **Targeted Groups**
 - Formerly Incarcerated
 - Single Parents
 - Out-of-School Youth/Young Adults
- **Targeted Communities**
 - Neighborhood Plus
 - Neighbor Up

Proposed Program Design/Structure

Select third-party entities with capacity to provide continuum of services focused on:

- ✓ community outreach
 - ✓ case management
 - ✓ career and basic skills assessment
 - ✓ industry-based training
 - ✓ integrated basic skills and soft skills
 - ✓ paid work experience/OJT/apprenticeships
 - ✓ job placement
 - ✓ employment retention follow-up (6mos. – 1yr)
- Utilize a strong case management approach throughout the continuum to ensure individual success from program entry through job placement and retention
 - Leverage career pathway training resources through an MOA with Partners of Workforce Ecosystem (Workforce Solutions & DCCCD)
 - Engage employers in an **earn and learn model** where program participants will engage in OJT or apprenticeship while receiving classroom training, counseling, and other needed assistance

Suggested Program Criteria and Scope of Service

- **Proposers required to have:**
 - Experience with workforce training programs
 - Employer Engagement
 - Commitment from collaborative partners/providers in the continuum
 - Plan for outreach to targeted populations and communities
 - History of work with targeted populations/ communities
 - Financial capacity
- **Stipulations:**
 - Grants awarded in accordance with program criteria
 - City Council Approval and executed contract prior to funding
 - Not in Litigation with City
 - Agree to City's "Good Faith Effort Plan" to include Minority/Woman Owned Businesses

Measurements of Success

Increased number of residents from targeted, high-poverty communities:

- Entering career pathway programs in high demand industries
- Participating in a seamless continuum of services
- Completing industry-based training
- Participating in OJT or apprenticeships
- Securing sustainable employment

Next Steps

- Integrate Committee and Ecosystem Partners Input
- Subsequent Committee Briefing
- Prepare for adoption of guidelines/ funding allocation criteria in June 2016

Questions

Memorandum



CITY OF DALLAS

DATE May 13, 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 **Lease Agreement with Farmers Assisting Returning Military**

On Monday, May 16, 2016, the Economic Development Committee will be briefed on the Lease Agreement with Farmers Assisting Returning Military. Briefing materials are attached.

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



Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
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J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

LEASE AGREEMENT WITH FARMERS ASSISTING RETURNING MILITARY

ECONOMIC DEVELOPMENT COMMITTEE

MAY 16, 2016



HISTORY

- Property located at 606 & 700 S. Good Latimer Expressway
- Property Acquired in 1907
- Previous uses of Property:
 - Coal Storage area
 - Auto Washing and Greasing
 - Repair Shop and Auto Pound
 - Municipal Garage
 - Filling Station
 - Material Storage
 - Parking

PROPERTY STATISTICS

- Approximately 89,445 s.f.
- Zoning: PD-357 (Farmers Market Special Use District)
- DCAD (2014) Value: \$1,351,760
- Known environmental concerns on property
 - Identified chemicals in soil and groundwater that exceed allowable levels
- Property identified for future Park purposes – 2013 Downtown Parks Masterplan (Property currently landbanked)

SITE MAP



POTENTIAL INTERIM USE

Proposal:

- Farmers Assisting Returning Military will provide for an urban farm that will provide educational farm tours, growing classes, nutritional awareness, includes aquaponics, hydroponics, composting, rainwater harvesting, orchards and gardens
 - Includes construction of bathrooms, a kitchen, green houses, fountains, picnic areas, event space, and amphitheater
 - Raised bed planting (fruits and vegetables)
 - Sidewalks
 - Landscaping (installed in unrestricted areas)

POTENTIAL INTERIM USE, CONTINUED

- Fresh local produce grown on site will support the efforts of the Dallas Farmers Market
- A portion of all produce grown will be donated to the Food Bank and local non-profits
- Major Contributors of this Development:
 - United Way Metropolitan Dallas Ground Floor Program
 - Kubota Tractor Corporation
 - Texas A&M Arability Program
 - Grow North Texas
 - Northrup Grumman
 - Wisdom 4 Warriors
 - Living Earth Technologies
 - Texas Honeybee Guild
 - Urban Chicken Ranching

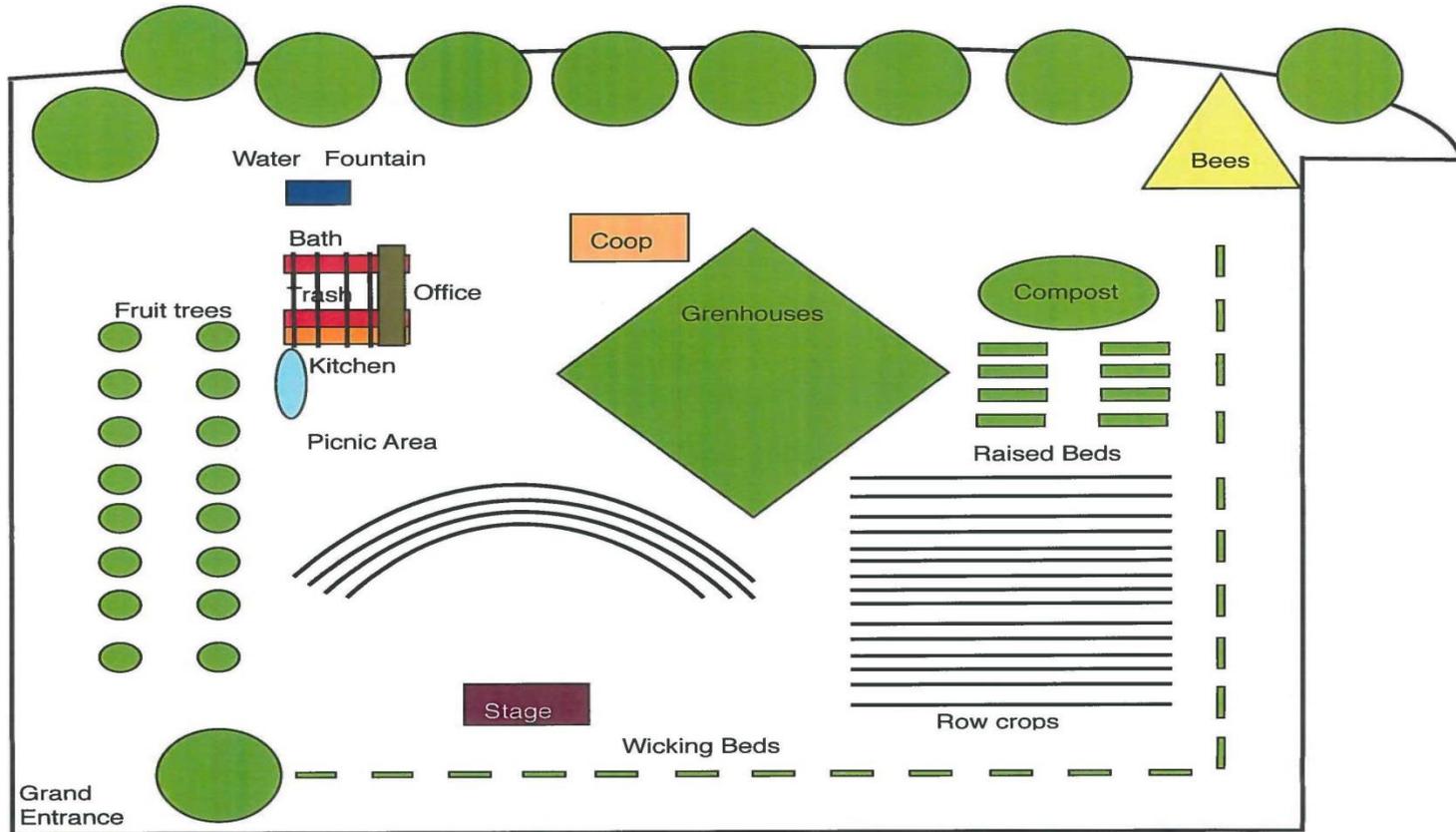
ADDRESSING ENVIRONMENTAL CONCERNS

- Approximately 50% of existing concrete will be required to remain
 - Concrete cover inside Controlled Area 1 will be repaired and maintained as part of the redevelopment
 - All development in controlled areas will occur above pavement to act as a barrier to the subsurface below
 - Concrete cover inside Controlled Area 2 must remain unless additional soil testing is completed to ensure residential standards are met
- If any soil is excavated, it must be characterized, transported and disposed of according to local, state, and federal laws

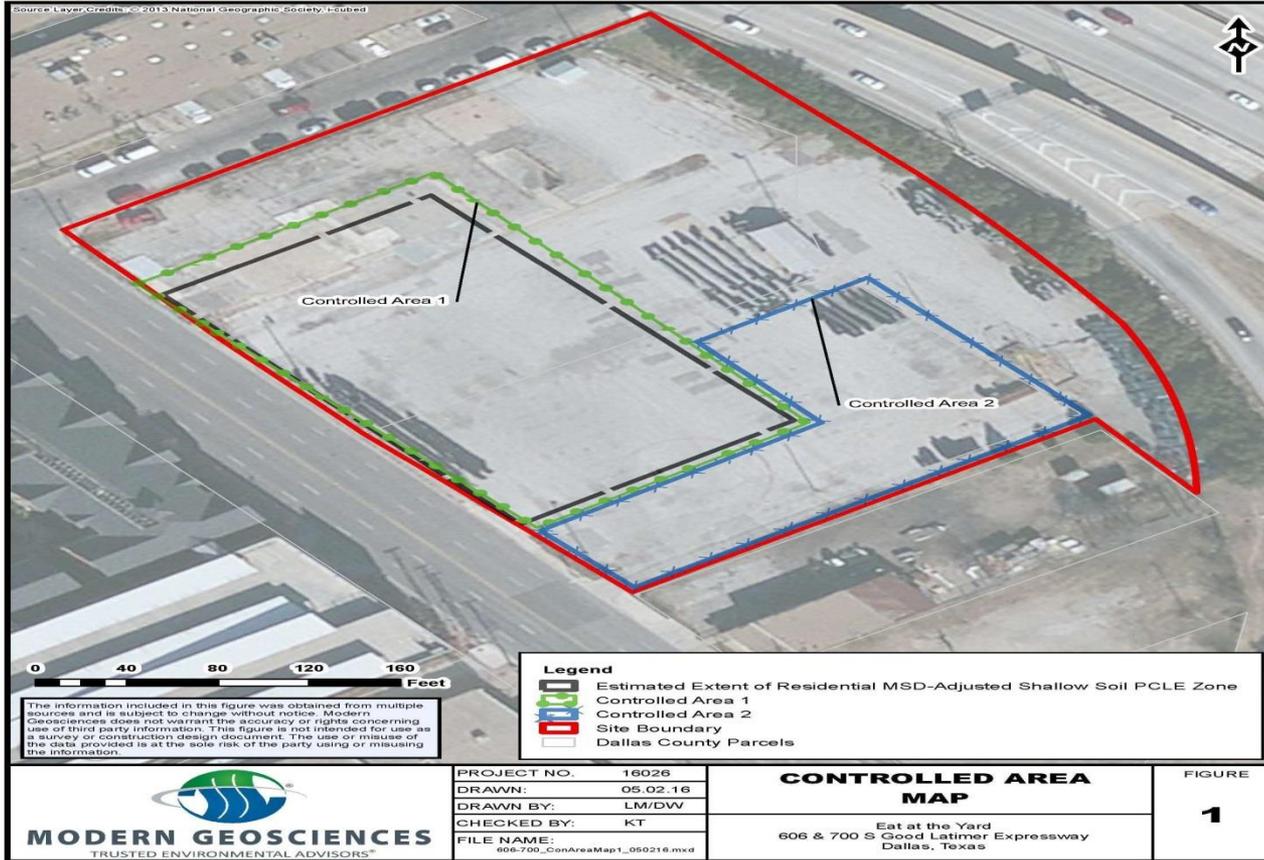
ADDRESSING ENVIRONMENTAL CONCERNS, CONT'D

- Raised bed plantings will be required in controlled areas
- Installation of landscaping and trees will be allowed in non-controlled areas
 - fruit or nut trees do not have a root system that extend anywhere near groundwater depths (42 feet). Their roots only extend to possibly 2 feet and extend laterally
- Property will be entered into the TCEQ Voluntary Cleanup Program (VCP) and an Municipal Setting Designation (MSD) obtained to support closure

PROPOSED DEVELOPMENT PLAN



CONTROLLED AREAS



PROPOSED TERMS

- 10-year lease agreement with option to renew two (2) additional periods of five (5) year terms
- Triple net lease
- Tenant responsible for all improvements and repairs to premises at no cost to City
- Minimum monthly rent, payable in advance and escalating at 3% per year beginning in year 3,
- Year 1 - \$1,500/mo, Year 2 - \$2,213/mo
- Minimum improvements to the property valued at \$700,000
- Property reverts to City upon cease of use

PROPOSED TERMS

- Certain improvements remain on the property upon expiration of lease (Provides for future infrastructure that offset future Park development costs)
 - Bathrooms
 - In-ground Plantings
 - Trees
 - Sidewalks

PROPOSED SCHEDULE

May 25, 2016	City Council considers authorizing Lease
June 25, 2016	Tenant begins preparing Site for Urban Farm
May 25, 2017	Urban Farm improvements complete

DIRECTION ON FUTURE URBAN FARMS

- Staff anticipates an increasing number of requests to use City Property for Urban Farm/ Community Garden type uses
- This development is being used as a case study to aid in consideration of future requests:
 - non-profits, for-profits, private farming enterprises – worthy cause
 - will improve City property
 - pay fair market rent
 - will open operations for schools and other tours

QUESTIONS??

KEY FOCUS AREA: Public Safety
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 63L

SUBJECT

Authorize **(1)** acceptance of FY 2016 grant from the Texas Department of Transportation Aviation Division for the Routine Annual Maintenance Program at Dallas Executive Airport in an amount not to exceed \$50,000 or 50% of eligible project costs whichever is less; **(2)** a local cash match in the amount of \$50,000 for airport maintenance projects; and **(3)** execution of the grant agreement - Total not to exceed \$100,000 - Financing: Aviation Current Funds (\$50,000) (subject to appropriations) Texas Department of Transportation Grant Funds (\$50,000)

BACKGROUND

The Routine Airport Maintenance Project (RAMP) for fiscal year 2016 is a reimbursement that will enable the Department of Aviation to conduct needed repairs on the airport for annual maintenance. Some of the examples of these programs in the Ramp include runway crack seal and ramp area crack seal. The primary objective of the project is:

- Conduct repairs as needed under the Routine Airport Maintenance Program under the guidelines of Texas Department of Transportation (TxDOT).

TxDOT will determine that the repairs are within the scope of eligible projects for the TxDOT Grant for Routine Airport Maintenance Program Funds and will participate in an amount equal to 50% of the eligible project costs, TxDOT reimbursement not to exceed \$50,000.00.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council authorized the acceptance of grant funds from TxDOT Aviation Division for RAMP maintenance cost on May 13, 2015 by Resolution No. 15-0834.

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

City Council authorized a two-year service contract for airport runway concrete crack and joint repairs with MRK Industrial Flooring, Inc. on August 26, 2015 by Resolution No. 15-1518.

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

FISCAL INFORMATION

\$50,000.00 - Aviation Current Funds (subject to annual appropriation)

\$50,000.00 - Texas Department of Transportation Grant Funds

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: May 25, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
City Attorney's Office

CMO: Ryan S. Evans, 671-9837
Christopher D. Bowers, 670-3491

MAPSCO: 67V

SUBJECT

Authorize **(1)** the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Diann Tessman Slaton, et al., Cause No. CC-14-01509-B, pending in Dallas County Court at Law No. 2, to acquire approximately 27.68 acres of land located at 1005 IH-20, Hutchins, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project; **(2)** an amendment to Resolution No. 11-0174, previously approved on January 12, 2011, to correct the funding information; and **(3)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$911,105 (\$904,259 being the amount of the award, plus closing costs and title expenses not to exceed \$6,846); an increase of \$222,000 from the amount Council originally authorized for this acquisition - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On January 12, 2011, City Council authorized the acquisition of this property by Resolution No. 11-0174. The property owners were offered \$180,852 which was based on a written appraisal from an independent certified appraiser. However, this offer did not include the lease for billboards. The property owners did not accept the offer.

On March 27, 2013, City Council authorized the acquisition of this property by Resolution No. 13-0521 based on a second appraisal performed determining a market value of \$683,955. The property owners did not accept the offer and the City filed an eminent domain proceeding to acquire the property. After a hearing on September 22, 2015, the Special Commissioners awarded the property owners \$904,259.

This item authorizes deposit of the amount awarded by the Special Commissioners for the property, which is \$215,154 more than the City Council originally authorized for this acquisition, plus closing costs and title expenses not to exceed \$6,846.

BACKGROUND (Continued)

The City has no control over the Special Commissioners appointed by the judge or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed by memorandum on January 5, 2011.

Authorized acquisition on January 12, 2011, by Resolution No. 11-0174.

Council was briefed by memorandum on March 6, 2013.

Authorized acquisition on March 27, 2013, by Resolution No. 13-0521.

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

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$222,000

Resolution No. 13-0521	\$689,105
Additional Amount (this action)	<u>\$222,000</u>
Total Authorized Amount	\$911,105

OWNERS

Diann Tessman Slaton

Patti Tessman Rea Luttrell

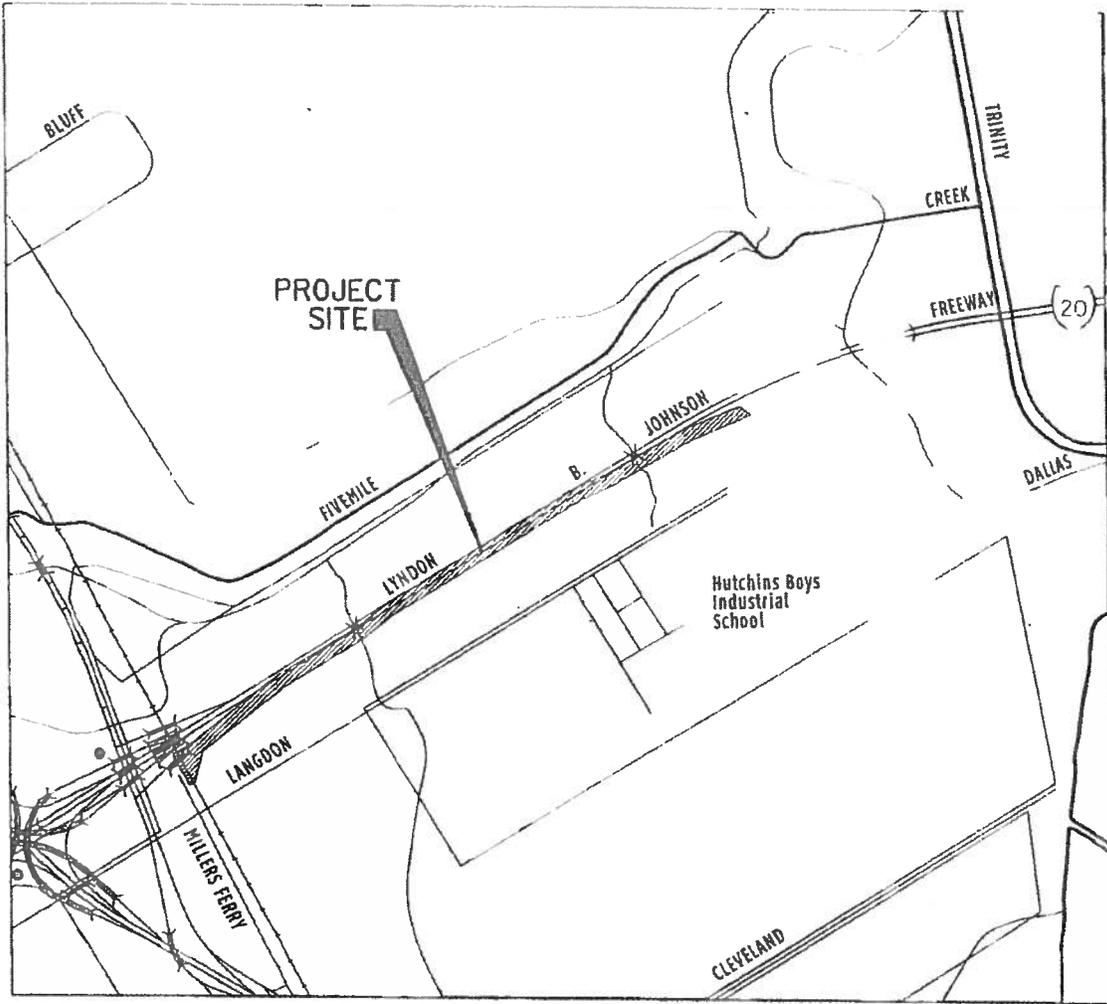
AT&T Corp. d/b/a AT&T East Corp. (easement)

City of Hutchins (easement)

MAP

Attached.

PARCEL E-128



SUBJECT:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 54D

SUBJECT

An ordinance abandoning portions of Zang Boulevard to Alamo Manhattan BAD, LLC, the abutting owner, containing a total of approximately 8,579 square feet of land, located near the intersection of Zang Boulevard and Davis Street, and authorizing the quitclaim - Revenue: \$220,476, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of Zang Boulevard to Alamo Manhattan BAD, LLC, the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The abandonment fee is based on an independent appraisal.

Notices were sent to 32 property owners located within 300 feet of the proposed abandonment area. There was one response received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

FISCAL INFORMATION

Revenue: \$220,476, plus the \$20 ordinance publication fee

OWNER

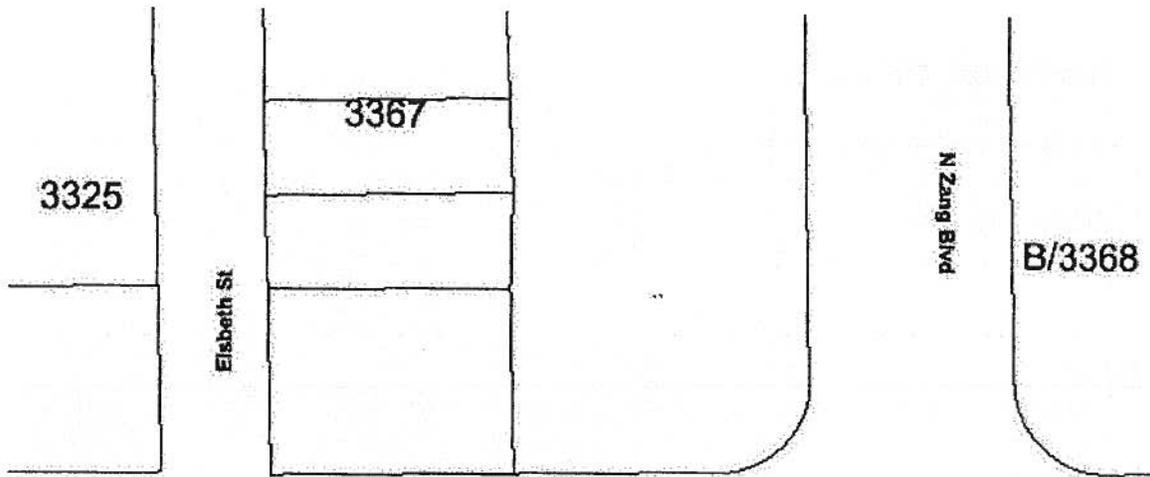
Alamo Manhattan BAD, LLC

Alamo Manhattan Properties, LLC

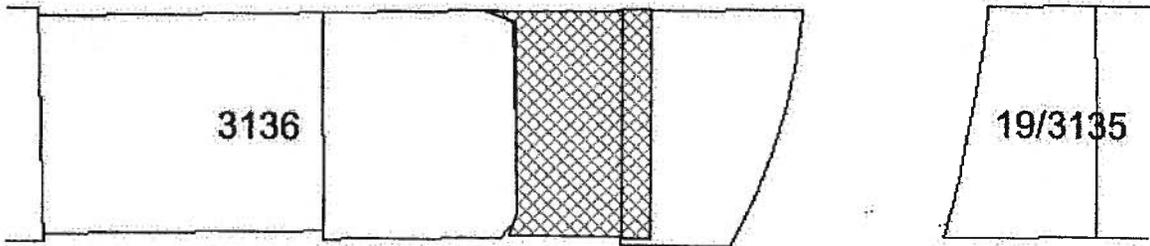
G. H. Stool, Member

MAP

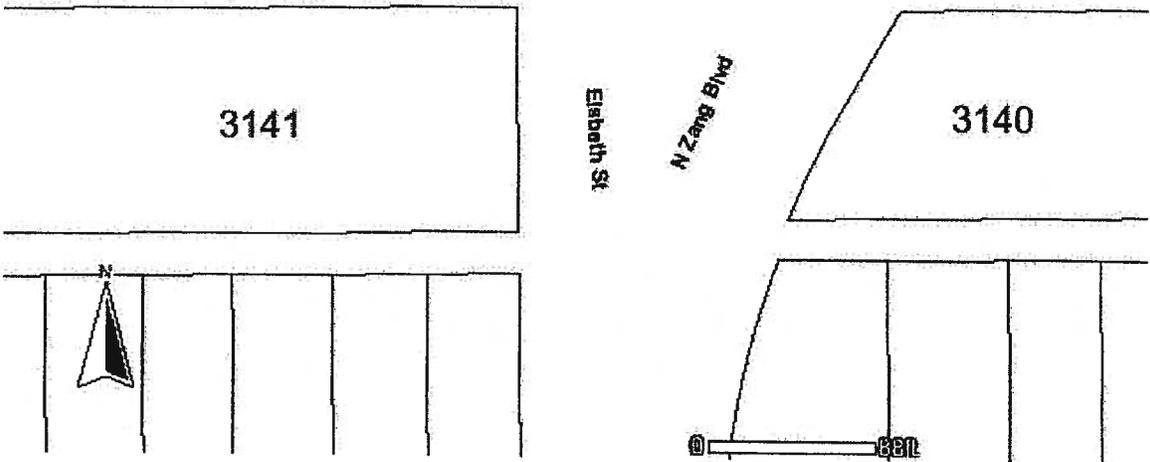
Attached



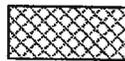
W Davis St



W 7th St



Abandonment Areas:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Sustainable Development and Construction
Park & Recreation
CMO: Ryan S. Evans, 671-9837
Willis Winters, 670-4071
MAPSCO: 37R

SUBJECT

An ordinance abandoning two variable width alley reservations, an alley site reservation, a portion of an alley easement, a detention area reservation, and a portion of a detention area reservation to the City of Dallas, the abutting owner, containing a total of approximately 139,787 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of approximately 5,967 square feet of land for needed right-of-way and approximately 12,511 square feet for needed detention area easements - Revenue: \$27,000, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two variable width alley reservations, an alley site reservation, a portion of an alley easement, a detention area reservation, and a portion of a detention area reservation to the City of Dallas, the abutting owner. The area will be included with the property of the abutting owner for the construction of a parking garage benefiting the Dallas Arboretum. The owner will dedicate approximately 5,967 square feet of land for needed right-of-way and approximately 12,511 square feet for needed detention area easements. The abandonment fee is the minimum.

Notices were sent to 27 property owners located within 300 feet of the proposed abandonment areas. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved the acceptance of the bid on April 9, 2014.

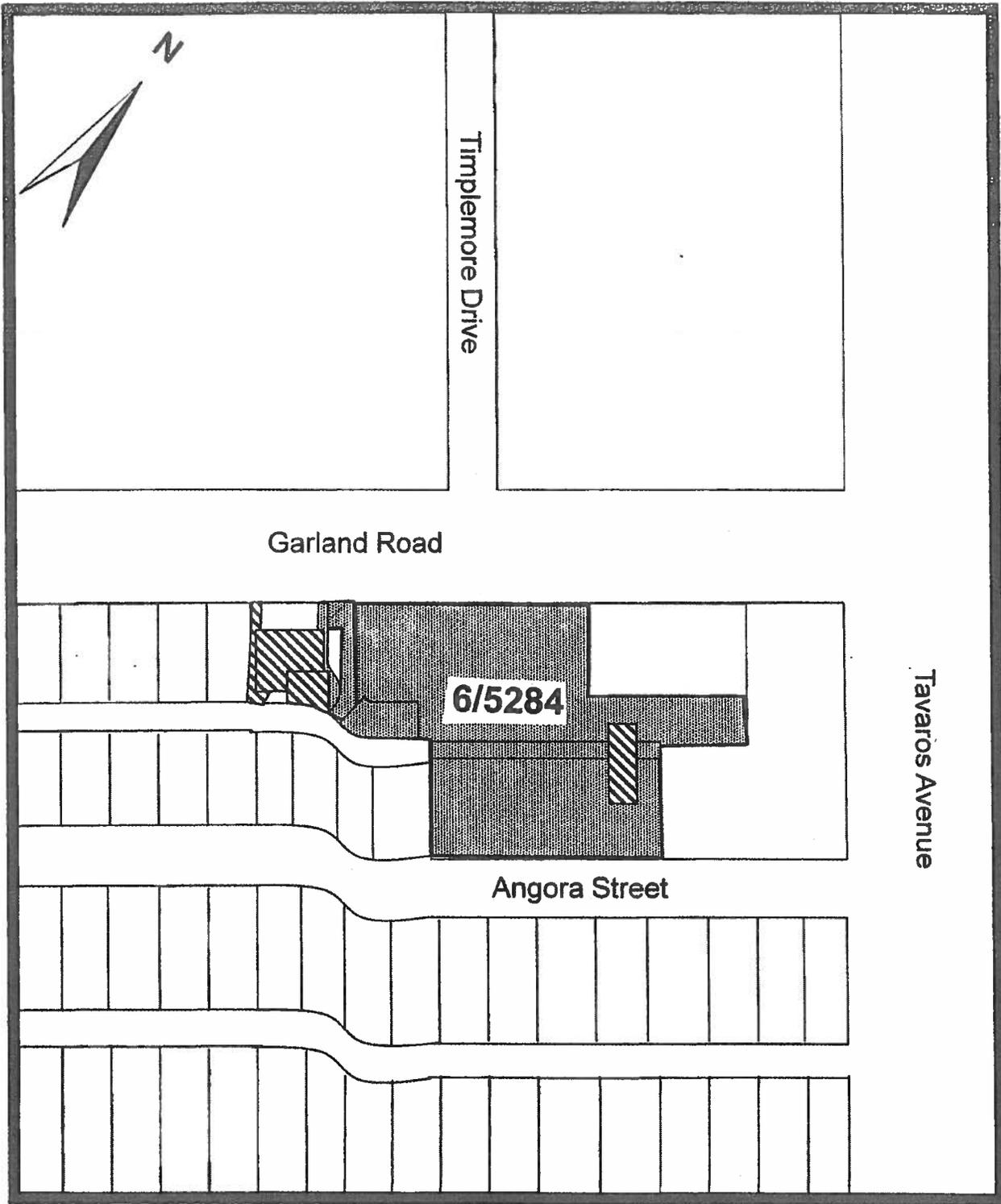
Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$27,000, plus the \$20 ordinance publication fee

MAP

Attached



 = Abandonment Areas

 = Dedication Areas

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 42V

SUBJECT

An ordinance abandoning a water easement to United States Cold Storage, L.P., the abutting owner, containing approximately 8,201 square feet of land, located near the intersection of Cockrell Hill Road and La Reunion Parkway - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a water easement to United States Cold Storage, L.P., the abutting owner. The area will be included with the property of the abutting owner for the expansion of their cold storage facility. 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 May 16, 2016.

FISCAL INFORMATION

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

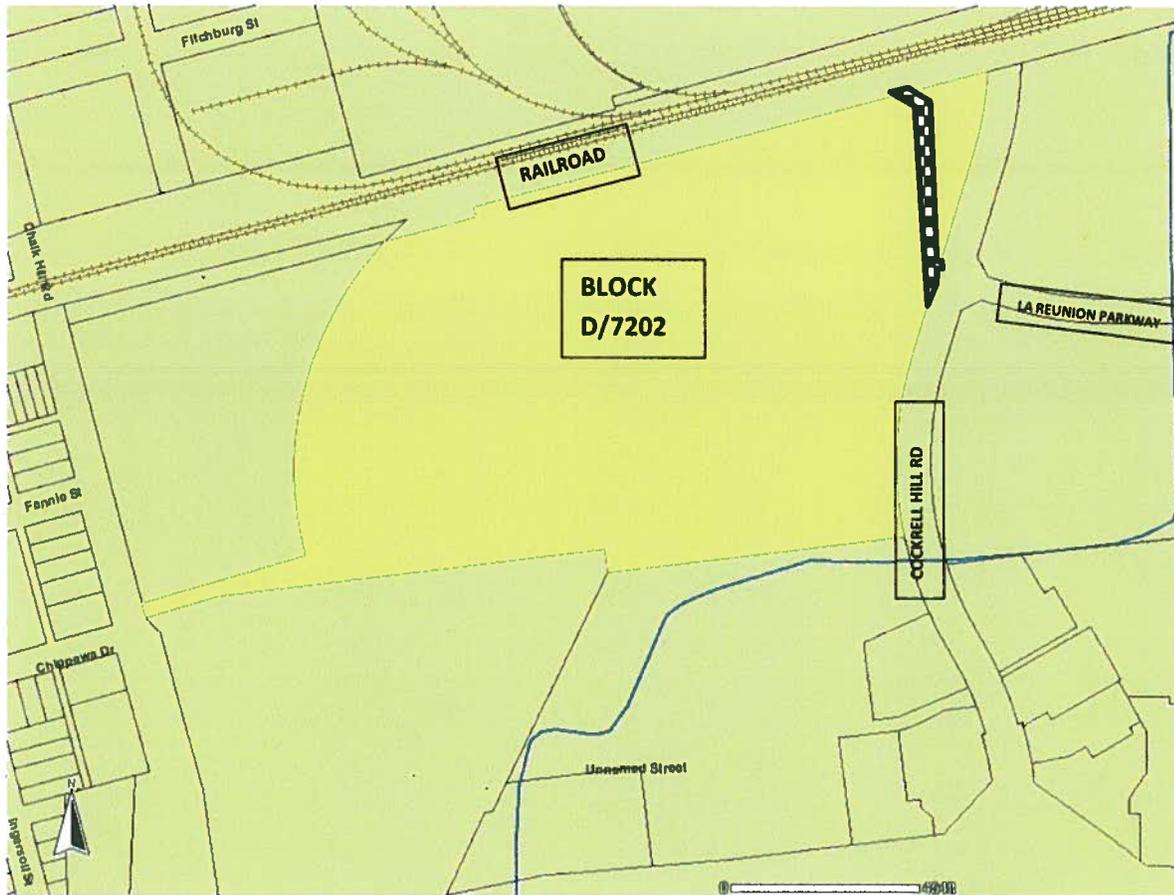
OWNER

United States Cold Storage, L.P.

Barry Ominsley, Vice President

MAP

Attached



Log: 42633

Abandonment:



Applicant: UNITED STATES COLD STORAGE, L.P.

Mapsc0: 42V

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Sustainable Development and Construction
Park & Recreation
CMO: Ryan S. Evans, 671-9837
Willis Winters, 670-4071
MAPSCO: 37R

SUBJECT

An ordinance abandoning a drainage reservation, a sanitary sewer reservation, a sanitary sewer easement and a water reservation to the City of Dallas, the abutting owner, containing a total of approximately 9,087 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of drainage easements, water easements and wastewater easements containing a total of approximately 16,098 square feet - Revenue: \$5,400 plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a drainage reservation, a sanitary sewer reservation, a sanitary sewer easement, and a water reservation to the City of Dallas. These areas will be included with the property of the abutting owner for the construction of a parking garage benefiting the Dallas Arboretum. The owner will dedicate drainage easements, water easements and wastewater easements containing a total of approximately 16,098 square feet. 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)

The Park and Recreation Board approved the acceptance of the bid on April 9, 2014.

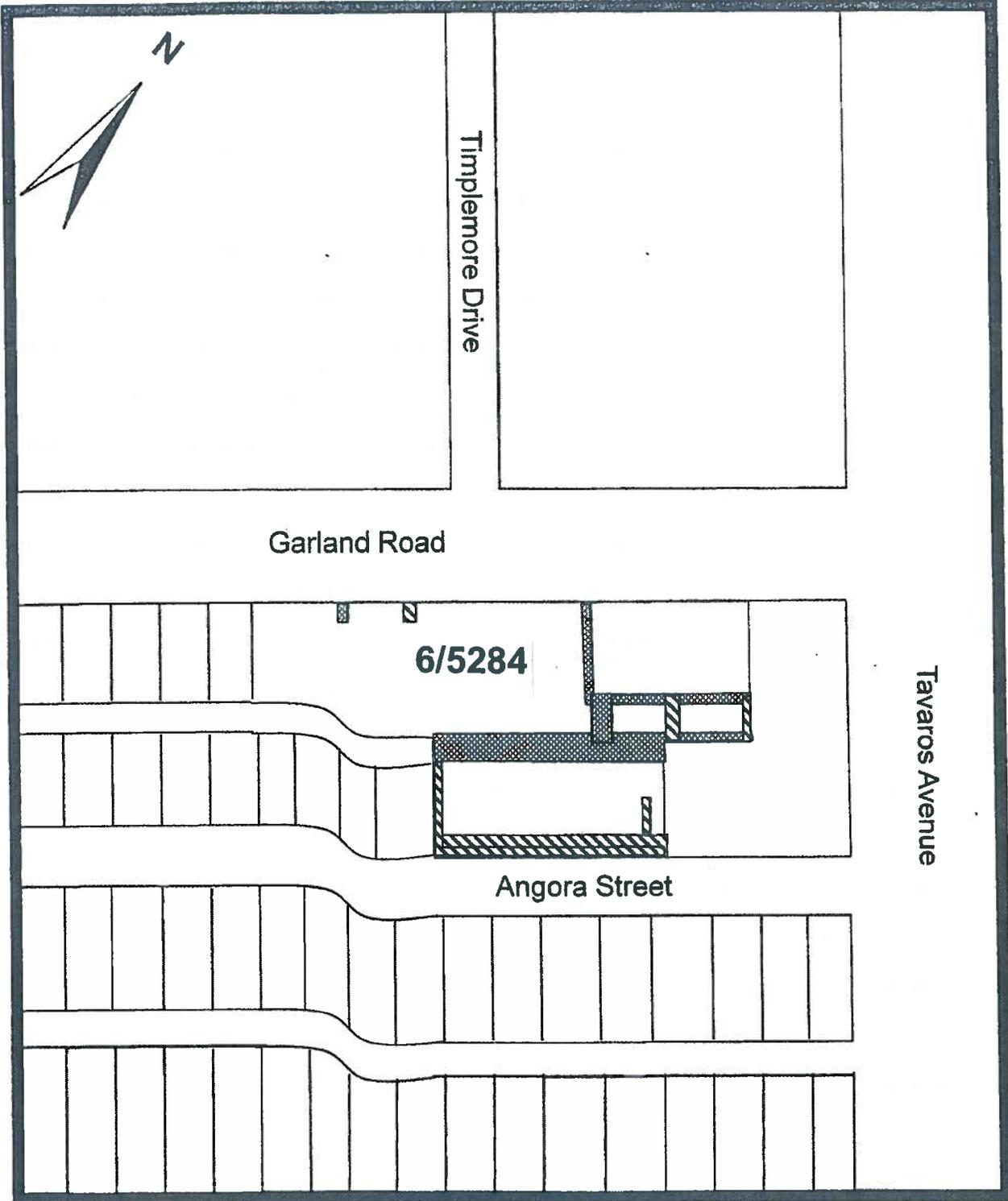
Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

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

MAP

Attached



 = Abandonment Areas

 = Dedication Areas

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 55A

SUBJECT

An ordinance abandoning three sanitary sewer easements to Trinity Basin Preparatory, Inc., the abutting owner, containing a total of approximately 1,521 square feet of land, located near the intersection of East 8th Street and East Jefferson Boulevard - Revenue: \$5,400 plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of three sanitary sewer easements to Trinity Basin Preparatory, Inc., the abutting owner. The areas will be included with the property of the abutting owner for the construction of a new school. 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 Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

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

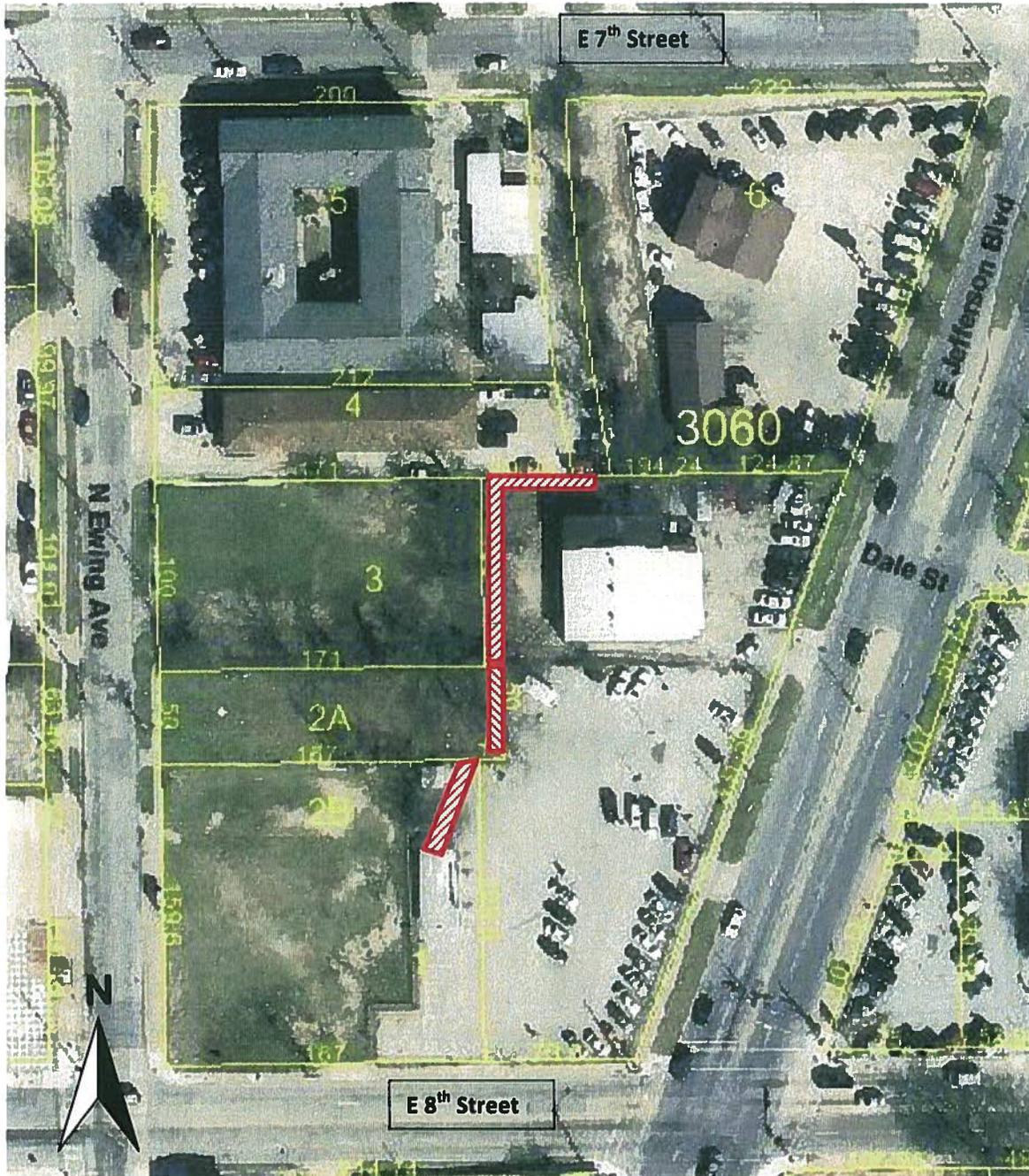
OWNER

Trinity Basin Preparatory, Inc.

Randal C. Shaffer, President

MAP

Attached



LOG #: 42223

Abandonments: 

Mapsc0: 55A

Applicant: Trinity Basin Preparatory, Inc

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23X Y

SUBJECT

An ordinance amending Ordinance No. 29383, previously approved on June 25, 2014, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat and dedication requirement from two years to 30 months - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the amendment of Ordinance No. 29383, previously approved on June 25, 2014, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC, the abutting owners.

This amendment will allow for the extension of the final replat and dedication requirements from two years to 30 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved Ordinance No. 29383.

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

FISCAL INFORMATION

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

OWNERS

Northwest Overlake, L.L.C.

Oxford Enterprises, Inc.

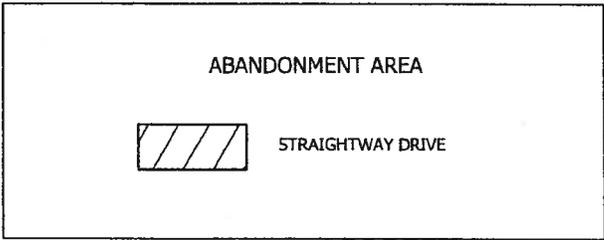
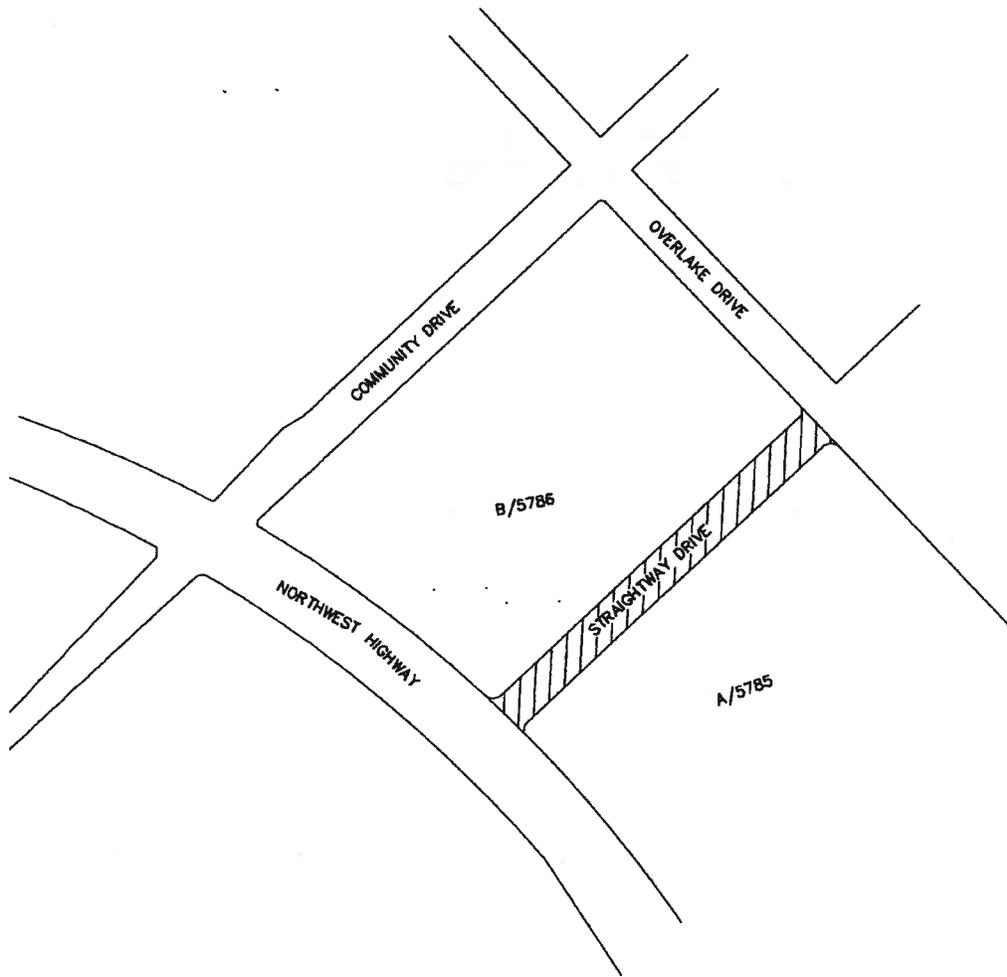
Anthony Swartz, President

Rizos Land Group Northwest Highway, LLC

Nick Rizos, Manager

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 55H

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Carol Arriaga a/k/a Caroline Arriaga, of approximately 6,000 square feet of land improved with a single-family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights City Service and Maintenance Facilities Project - Not to exceed \$23,500 (\$21,500, plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of approximately 6,000 square feet of land improved with a single-family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights City Service and Maintenance Facilities Project. The use of eminent domain is being pursued because the subject property is encumbered with title issues preventing the issuance of a title policy. The consideration is based on an independent appraisal. The relocation benefits are estimated to be \$62,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

FISCAL INFORMATION

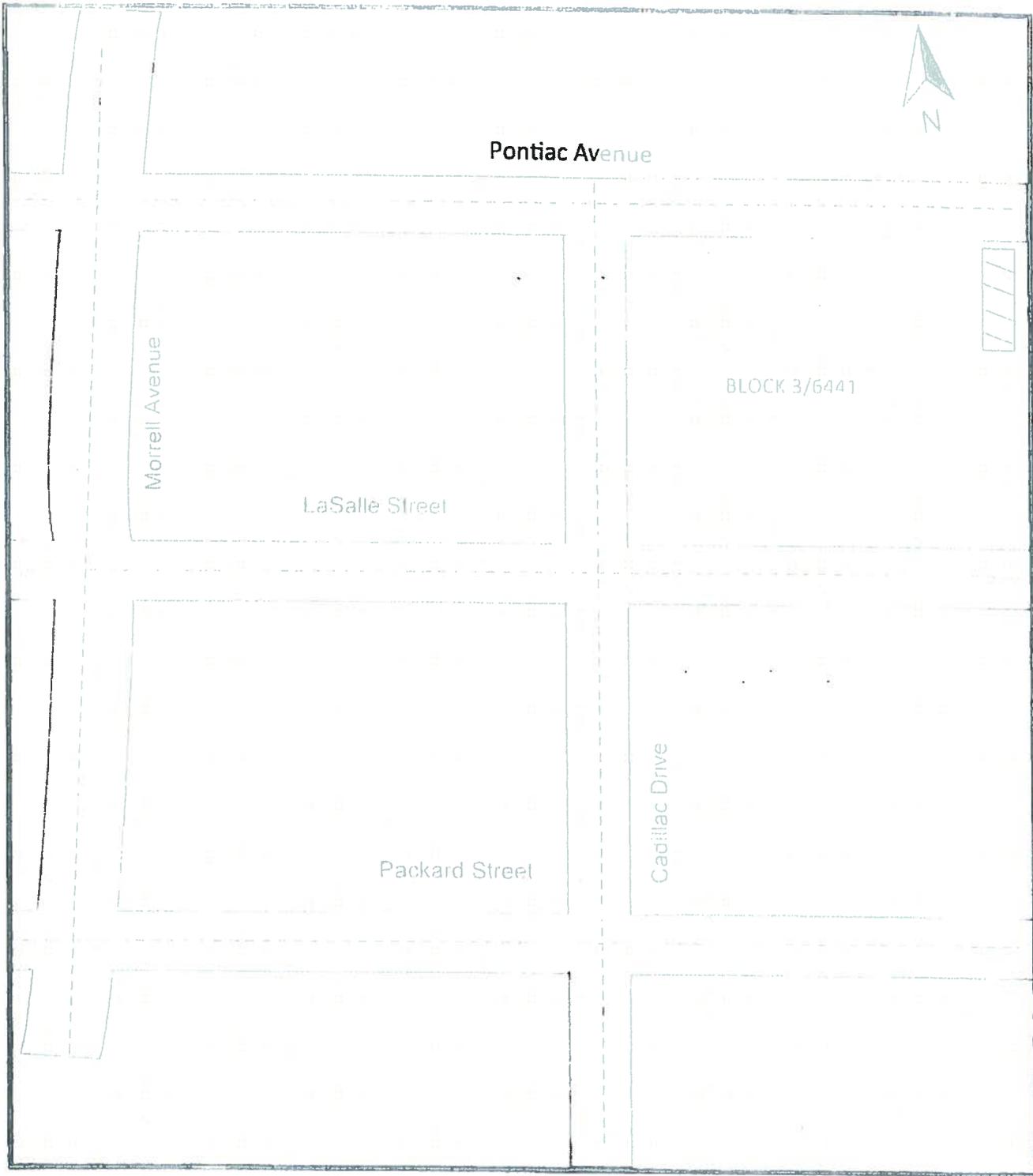
2006 Bond Funds - \$23,500 (\$21,500, plus closing costs and title expenses not to exceed \$2,000)

OWNER

Carol Arriaga a/k/a Caroline Arriaga

MAP

Attached



SUBJECT: 