

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, JUNE 5, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

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

Call to Order

1. Approval of May 15, 2017 Economic Development Committee Minutes

BRIEFINGS

2. Market Value Analysis
Raquel Favela, Chief of Economic Development
Dr. Ira Goldstein, The Reinvestment Fund.
3. Relocation - Chapter 39A Code Amendment
David Cossum, Director
Sustainable Development & Construction
Ashley Eubanks, Assistant Director
Sustainable Development & Construction

4. **UPCOMING AGENDA ITEMS**

June 14, 2017

- A. Cedar Branch Townhomes and Bridge Extension (District 2)
- B. Knox Street Public Improvement District Renewal (2018-2024)

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

EXECUTIVE SESSION NOTICE

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

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

Handgun Pohibition Notice for Meetings of Government Entities

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

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

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

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

Economic Development Committee **DRAFT**

Meeting Record May 15, 2017

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

Meeting Date: May 15, 2017 **Meeting Start time:** 9:04 AM

Committee Members Present:

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

Staff Present:

Raquel Favela, Chief of Economic
Development and Neighborhood Services
Karl Zavitkovsky, Director, Office of Economic
Development
Barbara Martinez, Executive Assistant City
Attorney, Attorney's Office
Karl Stundins, Manager, Office of Economic
Development
Tamara Leak, Sr. Coordinator, Office of
Economic Development

Other Council Members Present:

Other Presenters:

1. Approval of April 17, 2017 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. Medrano

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 24, 2017

- A. Upcoming Agenda Item: Creation of PACE-related accounts
- B. Economic Development Grant to the Dallas Foundation from the South Dallas/Fair Park Trust Fund
- C. Economic Development Grant to In the City for Good from the South Dallas/Fair Park Trust Fund
- D. Economic Development Grant and South Dallas/Fair Park Trust Fund (SD/FPTF)
Economic Development Loan to the South Dallas/Fair Park Inner City Development Corporation (ICDC)
- E. Sports Arena TIF District Plan and Grant Program Amendment and L.G. Pinkston High School Workforce Ready Program TIF Grant

Action Taken/Committee Recommendation(s): (1) Mr. Thomas made a motion to recommendation all items to Council for approval. Mr. Kleinman made an amendment to the original motion to recommend items A&E but forward other items B, C and D to Council for consideration without recommendation.

Motion made by Mr. Thomas

Motion seconded by: Mr. Medrano

Item passed unanimously: _____

Item passed on a divided vote: X Mr.

Callahan voting against the amended motion

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

May 15, 2017
ED Committee Minutes 2 of 2

Meeting Adjourned: 10: 43 A.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE May 30, 2017

The Honorable Members of the Economic Development Committee:

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

SUBJECT **Market Value Analysis**

On Monday, June 5, 2017, you will be briefed on the Market Value Analysis. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns 214-671-5257.

A handwritten signature in black ink that reads "Raquel Favela".

Raquel Favela

Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors



REINVESTMENT
FUND



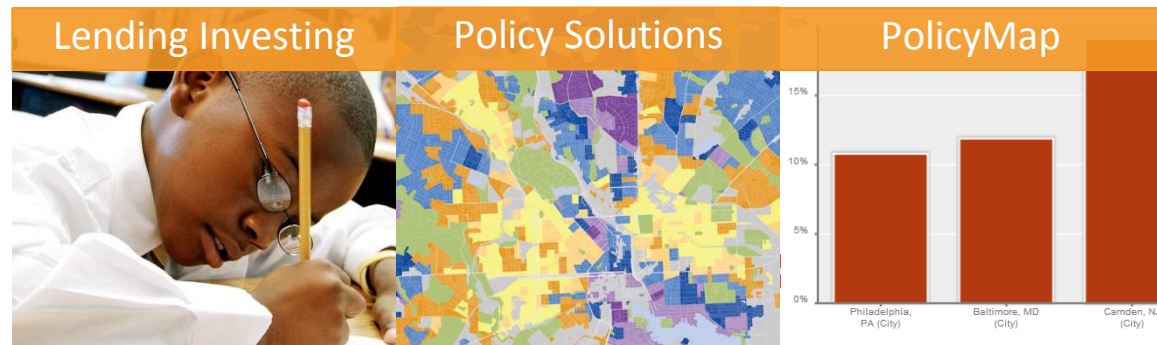
Market Value Analysis: Analyzing Real Estate Markets to Support Impactful Data-Based Community Investments

June, 2017

About Reinvestment Fund

- Our mission is to build wealth and opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development.
- Since 1985, Reinvestment Fund has made **\$1.9 billion** in cumulative investments and loans.
- We are supported by over **850 investors** that include individuals, foundations, religious institutions, financial institutions, civic organizations and government.
- Top AERIS rating of AAA+1 and AA S&P rating.

Business Lines





REINVESTMENT
FUND

Market Value Analysis

The Market Value Analysis (MVA) is a tool designed to assist the private market and government officials to identify and comprehend the various elements of local real estate markets. It is based fundamentally on local administrative data sources.

By using an MVA, public sector officials and private market actors can more precisely craft intervention strategies in weak markets and support sustainable growth in stronger market segments.

MVAs have been funded by government agencies, local foundations, and financial institutions in cities and counties around the country:

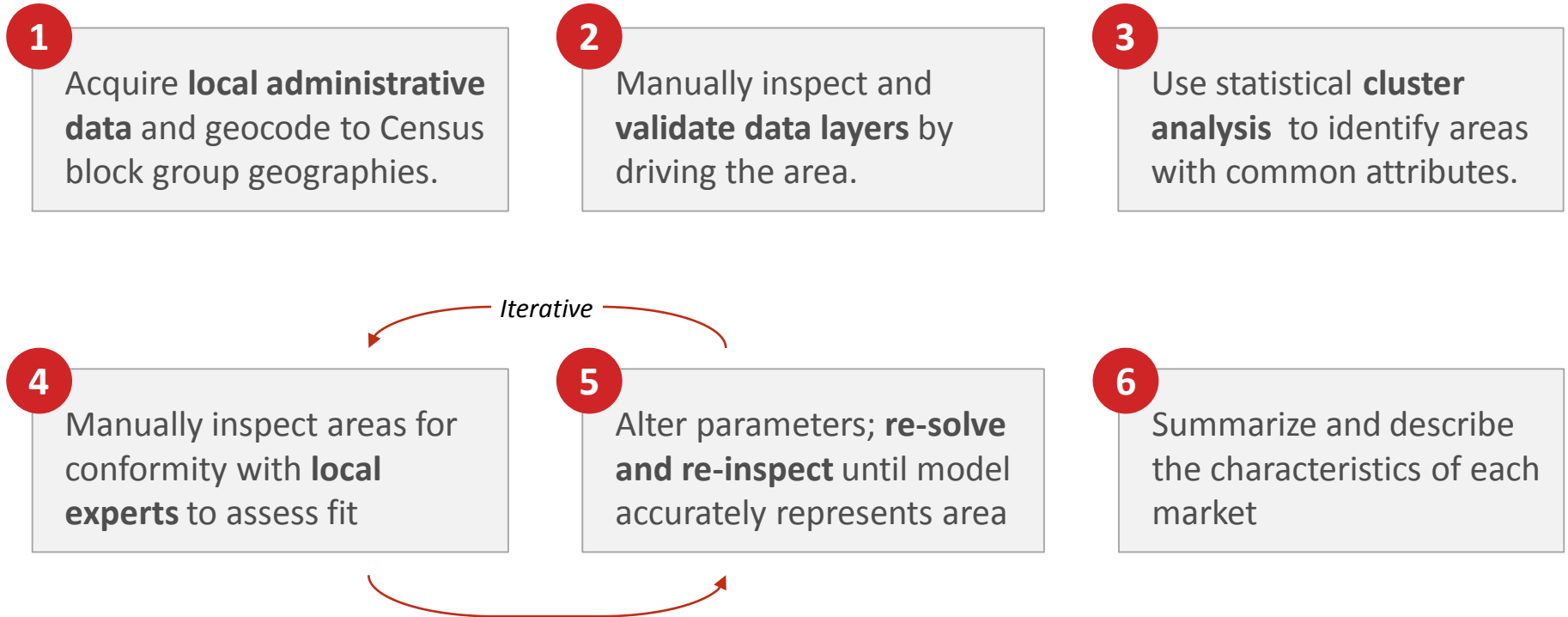
- Philadelphia, PA
- Washington, DC
- Baltimore, MD
- San Antonio, TX
- Camden, NJ
- Newark, NJ
- Selected (8) NJ regions
- Reading Area, PA
- Indianapolis, IN
- New Orleans, LA
- State of Delaware
- Detroit, MI
- Houston, TX
- Milwaukee, WI
- St. Louis, MO
- Atlantic City, NJ
- Jacksonville, FL
- Wilmington, DE
- Selma, AL
- Prince George's County, MD
- Allegheny County, PA
- Akron, OH
- Pittsburgh, PA
- Kansas City, MO
- Richmond, VA



- Component of a local land banking strategy (Phila., NOLA)
- Guide capital budget (Detroit)
- Focus code enforcement (Phila., Baltimore, Indianapolis, NOLA)
- Inform Assessment of Fair Housing (Phila.)
- Benchmark quality of life measures (Phila.)
- Target statewide Strong Neighborhoods Revolving Loan Fund (DE/DSHA)
- Scoring LIHTC QAP (DE/DSHA)
- Develop CDGB ConPlan / Comprehensive plan (Detroit, Wilmington, St. Louis)
- Assess changes in the market over time (Phila., Baltimore, Pittsburgh)
- Evaluate development opportunities (Pittsburgh, Phila., Houston, Detroit, St. Louis, cities in NJ)
- Target demolition and acquisition activities (Baltimore, Phila., Detroit, NOLA)
- Engage partners – philanthropic, non-profit, government – in coordinated efforts to rebuild neighborhoods (Baltimore, Milwaukee, NOLA)
- Guide federal Neighborhood Stabilization Program Investment (States of PA & NJ, Houston, Detroit)
- Transportation planning (St. Louis)



Preparing an MVA



Lessons from 15+ years of experience

Validating Data is Critical.

Researchers must visit the city to understand the data

Geographic Scale Matters.

Census tract and MSA geographies are too large to accurately reflect real markets.

One Size Does Not Fit All.

Measurement scales and the appropriate number of clusters are different in every city.

Integrate Local Knowledge.

All Models are tested with local experts to incorporate qualitative feedback from each geography.

Role:

Work with the Reinvestment Fund team to understand the methods, view interim results and affirm final results. Support a data-driven approach to resource allocation and planning once the study is complete.

Responsibilities include assisting Reinvestment Fund & County to:

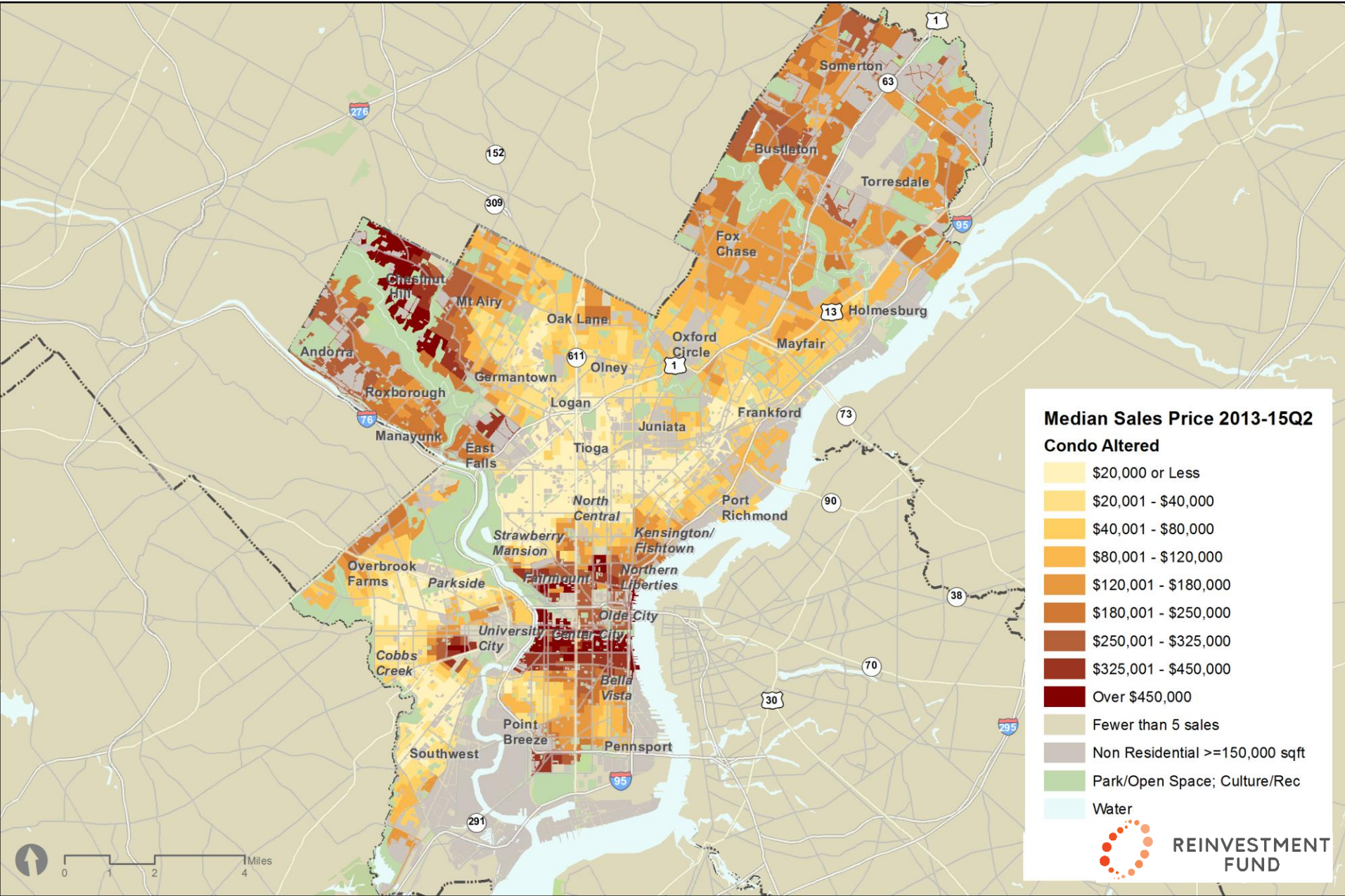
- Identify, select and secure data
- Assist Reinvestment Fund to understand nuances of local market
- Contribute to validation of data and models
- Advise Reinvestment Fund of projects that are in the development/predevelopment stages
- Share experiences working with data sets: understand limitations/offer alternative sources/ways to control for problems
- Recommend strategic investment action by the public, institutional and private entities once the MVA is complete.

Our normative assumptions when analyzing markets:

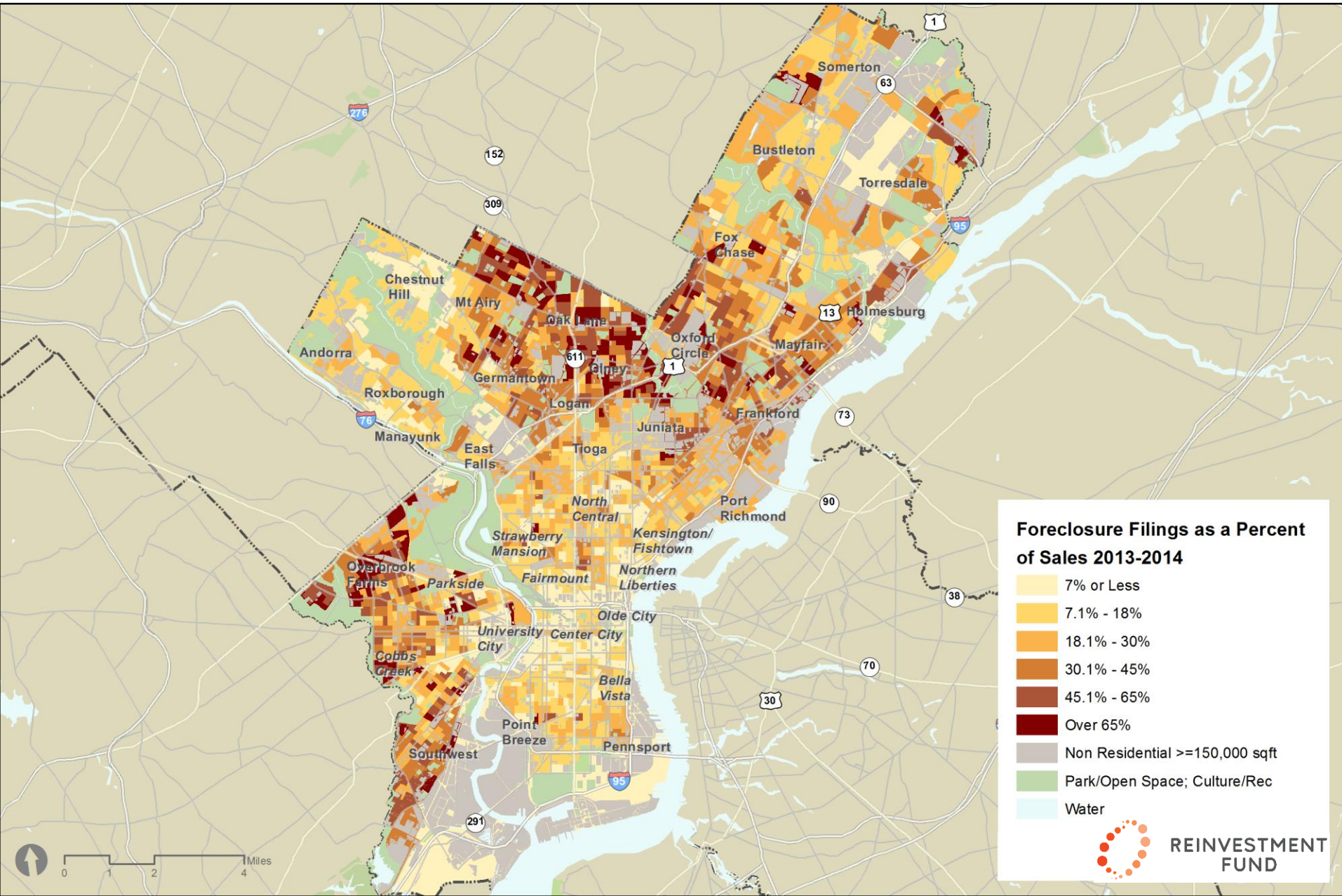
- Public subsidy is scarce and it alone cannot create a market;
- Public policy and subsidy must be used to leverage, or clear the path, for private investment;
- In distressed markets, invest near strong assets (e.g., major institution of place, transportation hub, environmental amenities) – “Build from Strength”;
- All parts of a city are customers of the services and resources that it has to offer;
- Government action is tailored to the market conditions;
- Decisions to invest and/or deploy governmental programs must be based on objectively gathered data and sound quantitative and qualitative analysis.

- Value**
 - Median Sales Price 2013-15q1 (OPA)
 - Sales Price Variance 2013-15q1 (OPA)
- Stress**
 - Foreclosure filings as a Percent of Sales 2013-2015q1 (Philadelphia Courts, OPA)
 - Percent of Residential Properties L&I Cited as Vacant 2011-2015 (L&I, OPA)
- Land Use**
 - Density of Housing Units in Residential Land Area (ACS, OPA)
 - Percent of Single Family Properties that are Condominiums (OPA)
- Occupancy**
 - Percent of Owner Occupied Housing Units (ACS)
- Subsidy**
 - HUD MF Rental Units and PHA Owned Residential Properties as a Percentage of Rental Units, (HUD, OPA, ACS)
- Investment**
 - Percent of Residential Properties with Permits 2013-2015 (L&I, OPA)
 - Percent of Residential Properties Built Since 2008 (OPA)

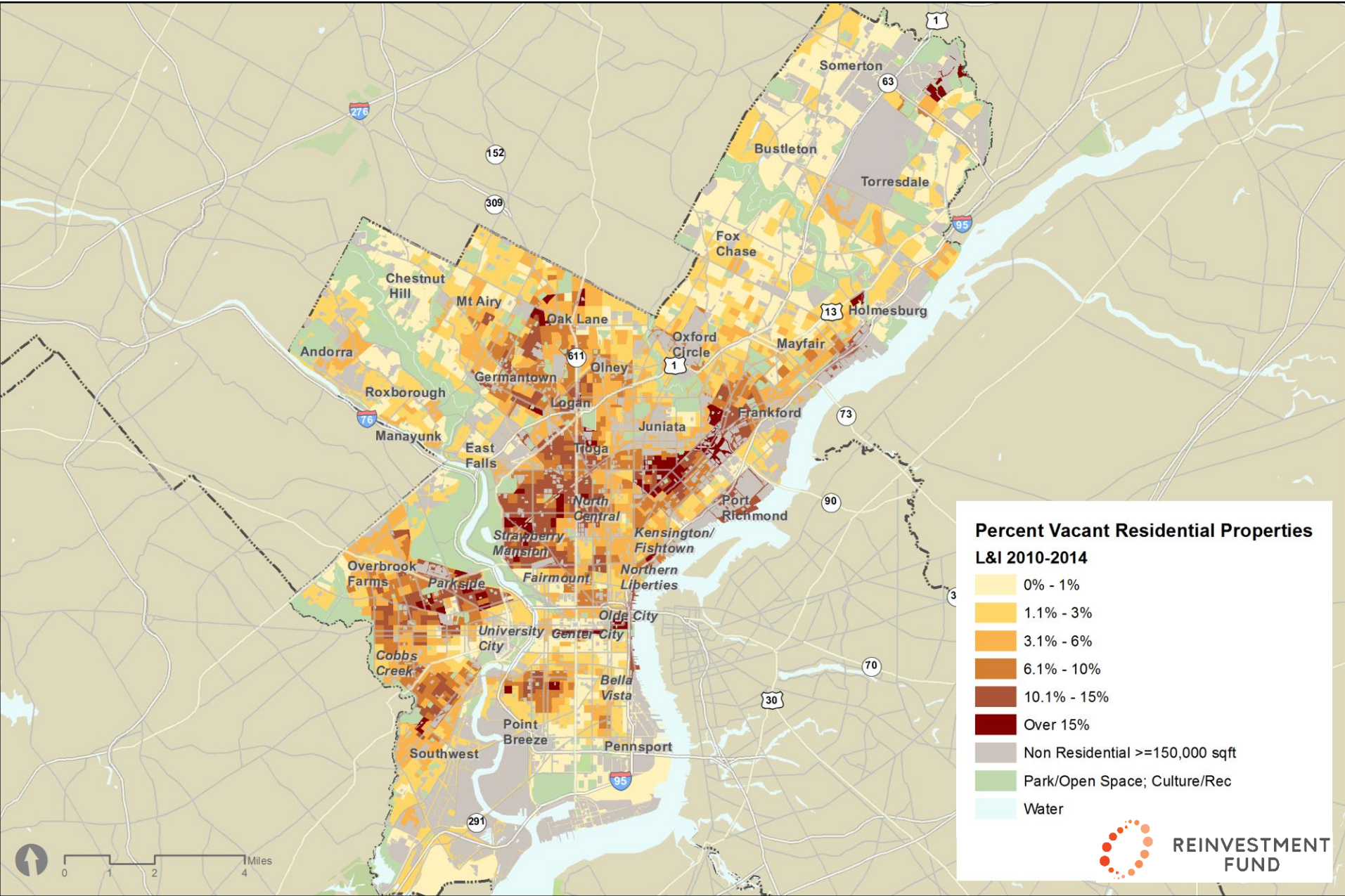
Median Sale Price 2013 – 2015q2

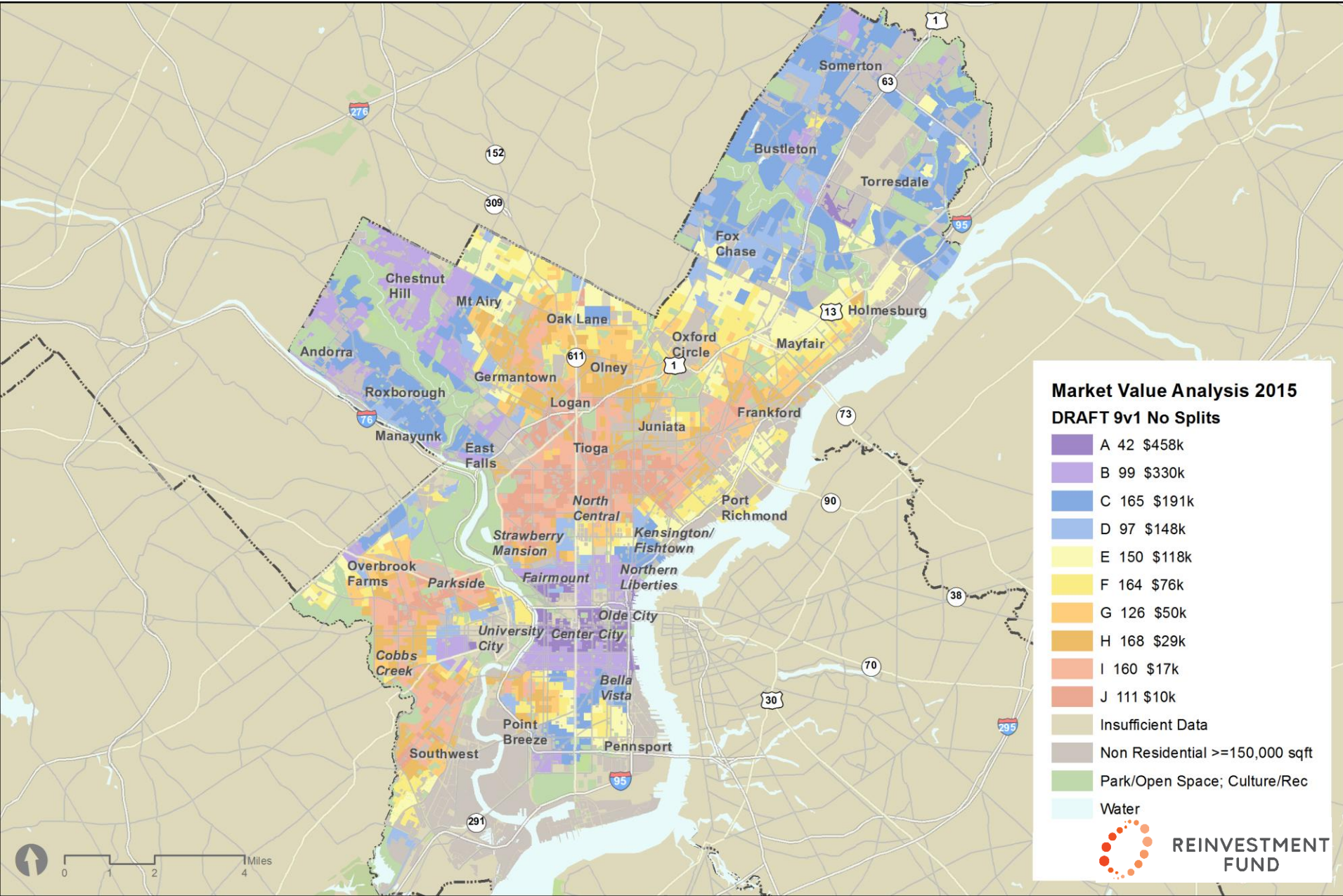


Foreclosure Filings as a Percent of Sales 2013 – 2015q2



Vacant Residential Properties Cited 2010-14





Market Value Analysis 2015

DRAFT 9v1 No Splits

- A 42 \$458k
- B 99 \$330k
- C 165 \$191k
- D 97 \$148k
- E 150 \$118k
- F 164 \$76k
- G 126 \$50k
- H 168 \$29k
- I 160 \$17k
- J 111 \$10k
- Insufficient Data
- Non Residential >=150,000 sqft
- Park/Open Space; Culture/Rec
- Water



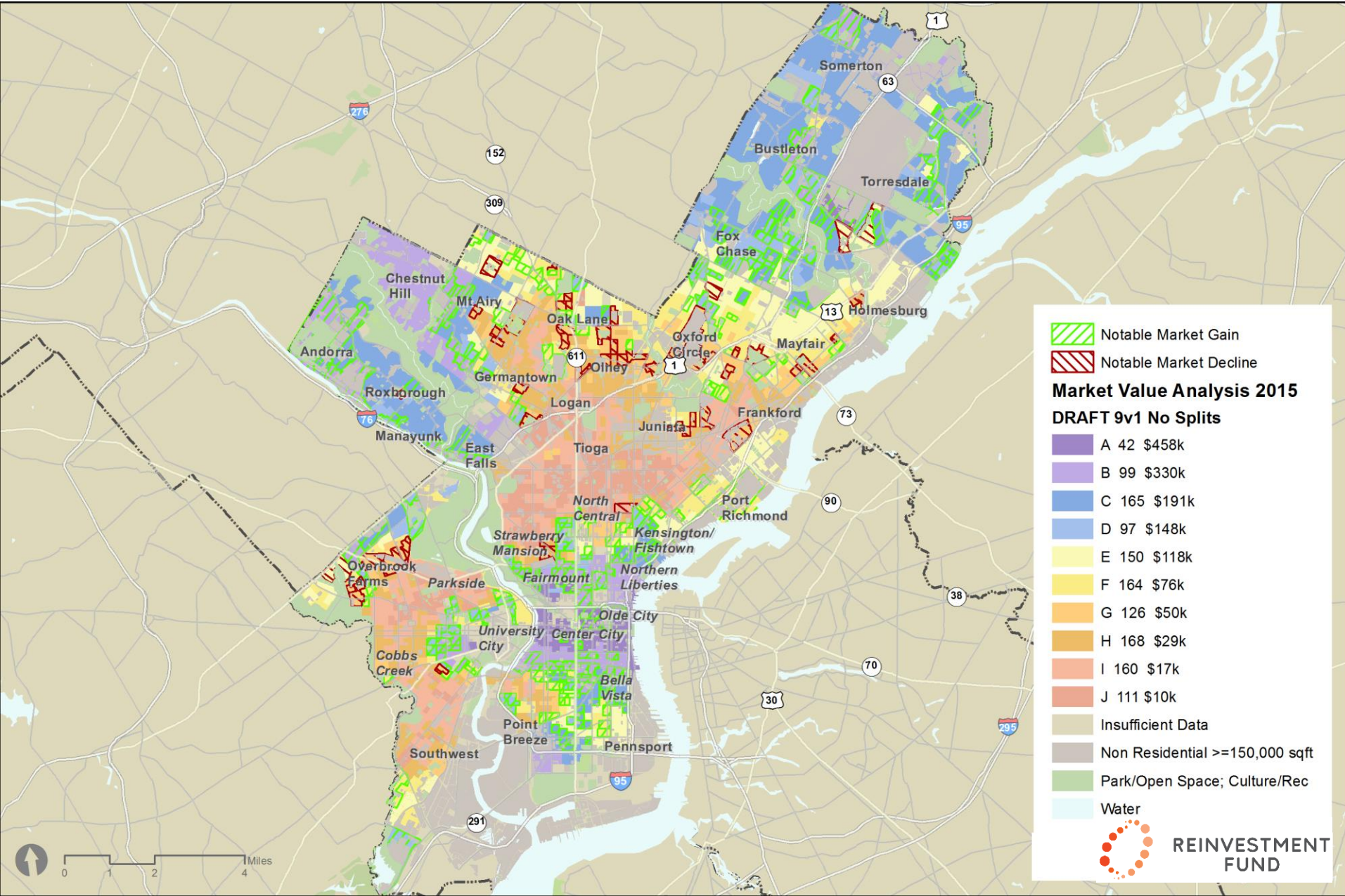
Market Value Analysis – Average Market Characteristics

Market	Number of Block Groups	Median Sales Price	Median Sales Price (Condo Altered)	Sales Price Variance	Percent Condo	Percent New Const (08-15)	Percent of Properties with Permits	Percent Owner Occupied	Percent Vacancy	Housing Units per Acre	Forclosures as Percent of Sales	Subsidized Housing
A	42	\$ 458,429	\$ 595,024	0.67	67.1%	2.1%	33.9%	35.6%	3.4%	272	6.8%	0.8%
B	99	\$ 330,164	\$ 344,922	0.48	13.4%	5.1%	8.8%	47.7%	2.0%	50	10.0%	4.6%
C	165	\$ 191,327	\$ 194,649	0.39	4.6%	0.8%	4.9%	75.1%	1.7%	26	18.7%	0.1%
D	97	\$ 148,248	\$ 150,917	0.47	10.9%	1.2%	6.6%	33.8%	3.3%	47	28.4%	5.2%
E	150	\$ 117,613	\$ 117,713	0.42	0.9%	0.3%	4.4%	71.6%	1.9%	29	35.1%	0.5%
F	164	\$ 75,952	\$ 76,285	0.57	3.4%	0.2%	4.4%	60.3%	3.5%	36	39.4%	4.3%
G	126	\$ 49,674	\$ 49,708	0.68	1.4%	0.2%	4.3%	62.1%	4.5%	35	45.0%	2.9%
H	168	\$ 28,794	\$ 28,844	0.84	1.4%	0.4%	4.4%	51.6%	6.9%	38	38.5%	6.7%
I	160	\$ 17,227	\$ 17,233	0.90	1.1%	0.3%	4.1%	49.9%	9.6%	39	30.0%	7.5%
J	111	\$ 9,956	\$ 9,956	0.99	1.2%	0.2%	3.4%	43.6%	11.9%	42	19.0%	14.1%

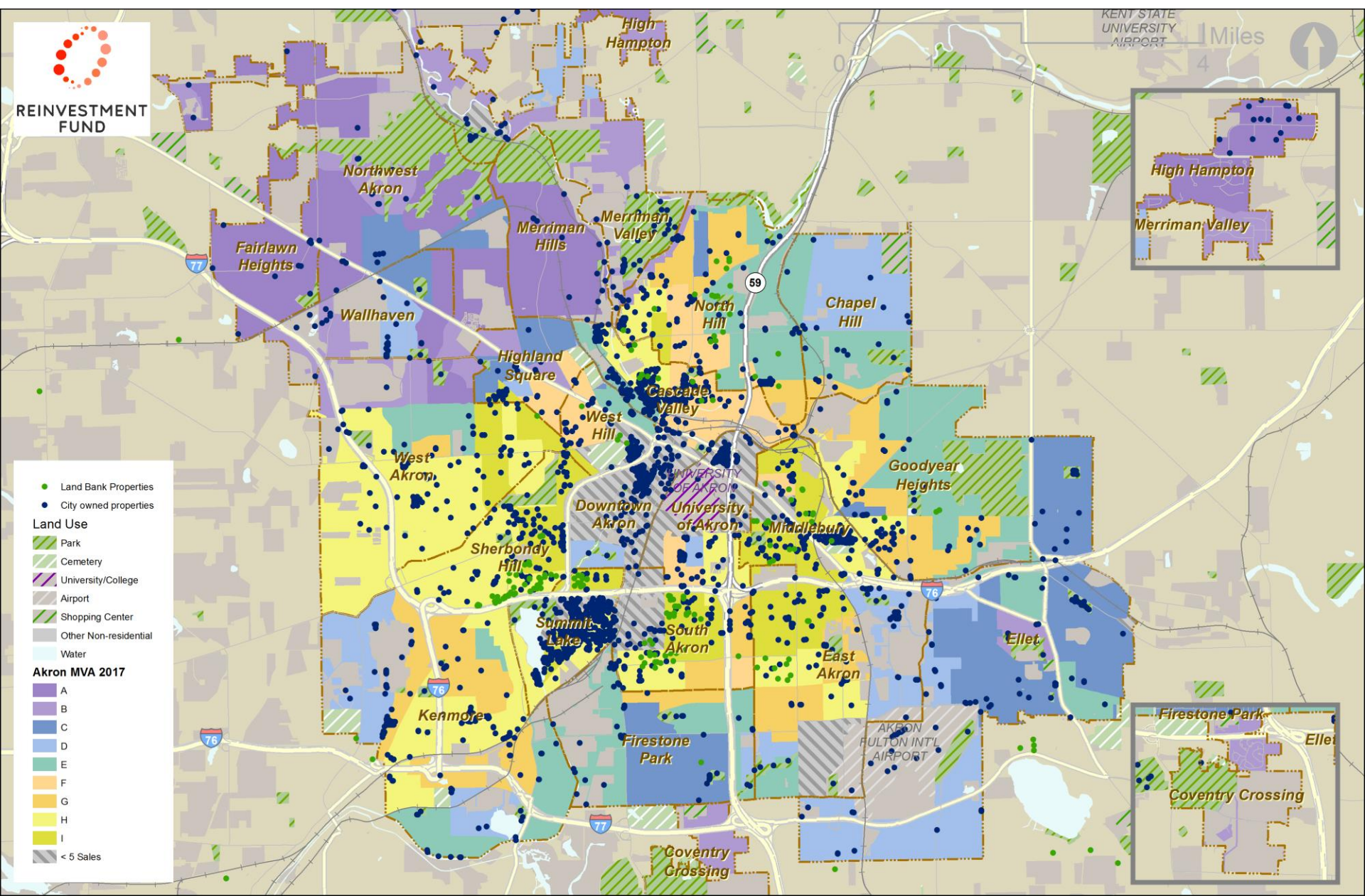


Examples of How Cities with MVAs Apply the Analysis to Related Community Issues

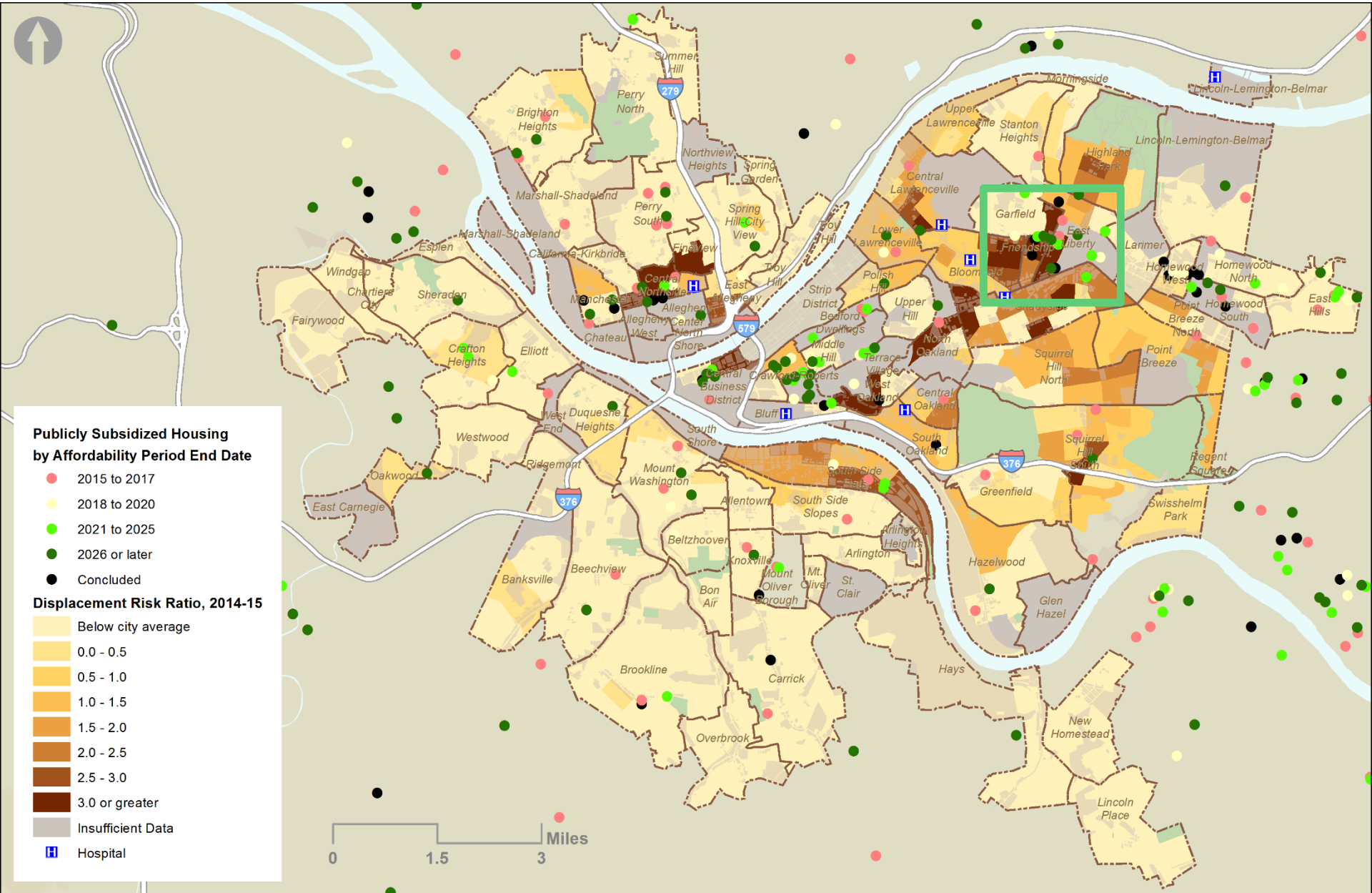
Measuring Change: 2011 vs 2015 MVAs



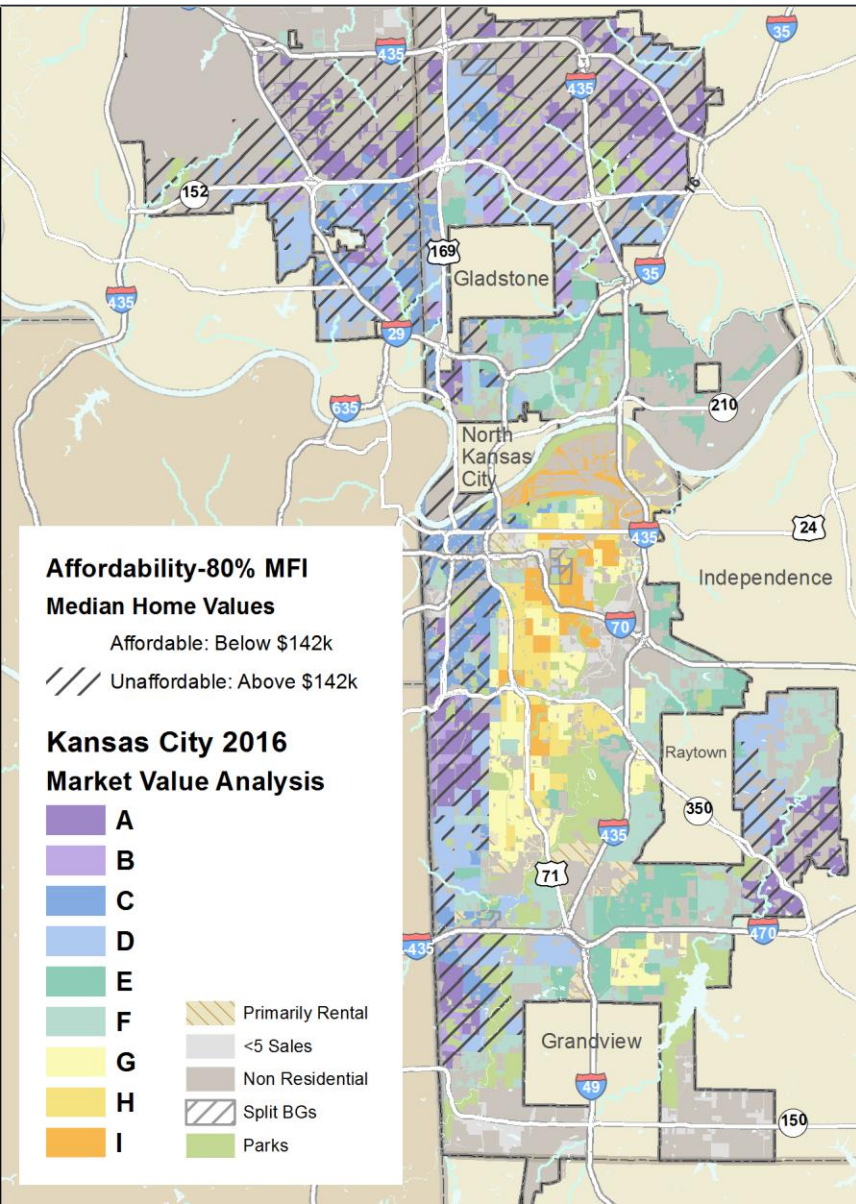
City of Akron and Land Bank Owned Properties



Equitable Development (Pittsburgh): MVA - DRR & Affordable Housing Development



Areas Affordable at 80% MFI



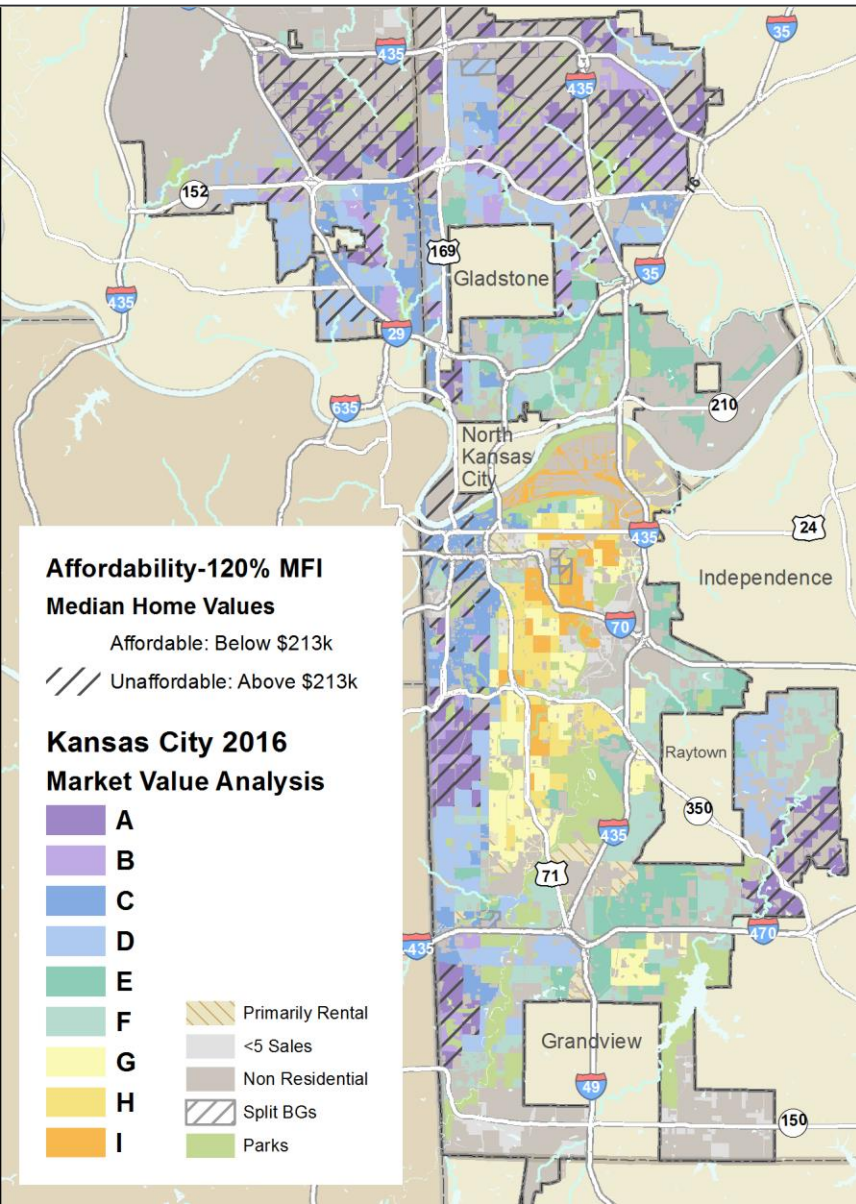
80% of median family income in Kansas City was \$47,337 in 2014. Our analysis assumes families earning 80% MFI can afford homes worth up to \$142,010 (three times \$47,337).

261 of the city's 454 block groups had median sales prices below \$142,010. Of these block groups, 57% were in E, F, and G markets

Share of Affordable Block Groups by MVA Category

	Total Block Groups	Affordable at 80%
A	34	0%
B	28	0%
C	64	17%
D	69	43%
E	52	100%
F	45	100%
G	53	100%
H	35	100%
I	28	100%
NULL	33	21%
Total	441	59%

Areas Affordable at 120% MFI



120% of median family income in Kansas City was \$71,005 in 2014. Our analysis assumes families earning 120% MFI can afford homes worth up to \$213,015 (three times \$71,005).

350 of the city's 454 block groups had median sales prices below \$213,015. Of these block groups, 63% were in C, D, E, or F markets.

Share of Affordable Block Groups by MVA Category

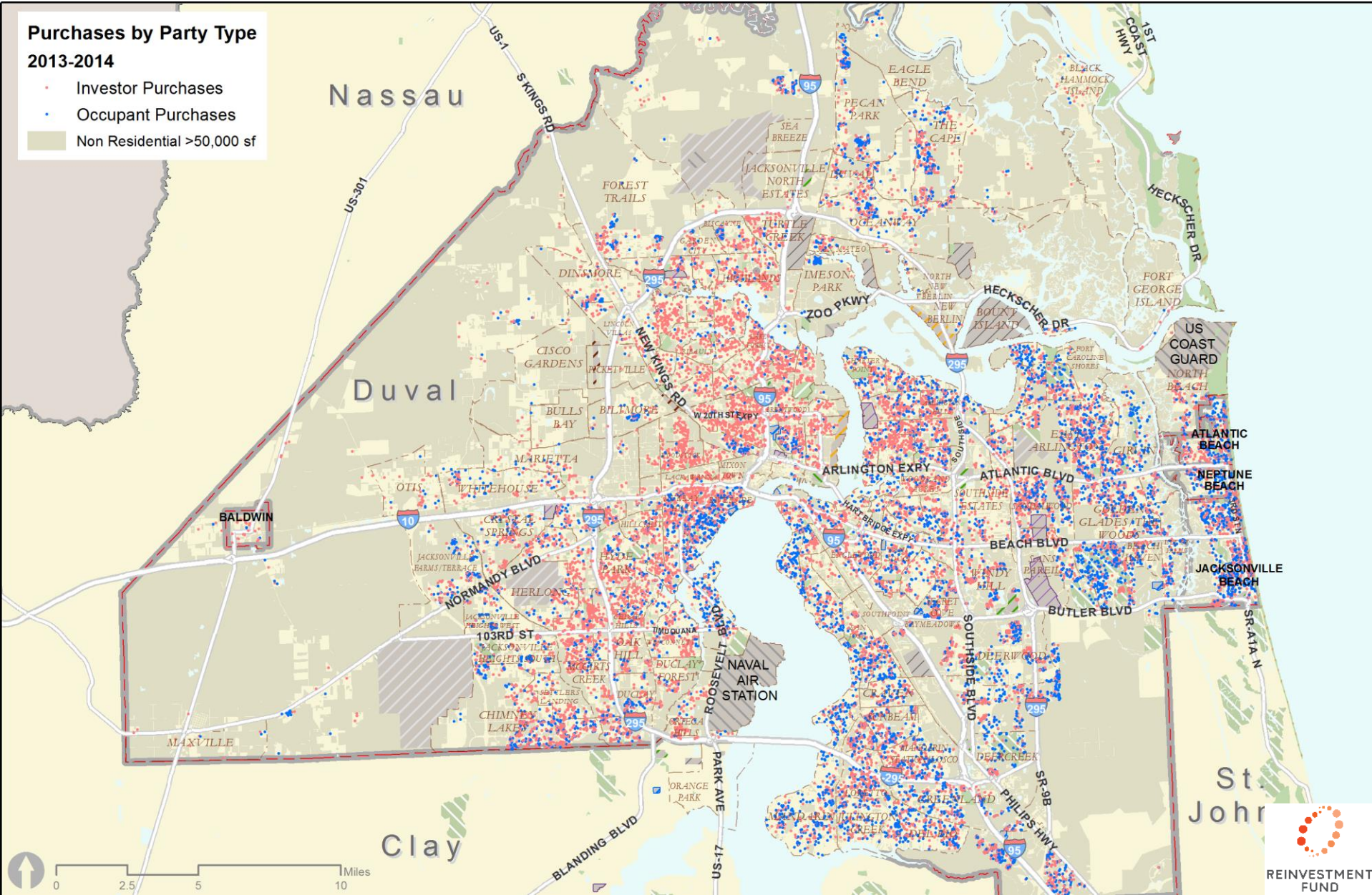
	Total Block Groups	Affordable at 120%
A	34	0%
B	28	21%
C	64	88%
D	69	99%
E	52	100%
F	45	100%
G	53	100%
H	35	100%
I	28	100%
NULL	33	21%
Total	441	79%

Monitoring Investors (Jacksonville): Home Sales by Party Type

24

Purchases by Party Type 2013-2014

- Investor Purchases
- Occupant Purchases
- Non Residential >50,000 sf



AFH (Philadelphia): Evictions, Market Strength and Racial Composition

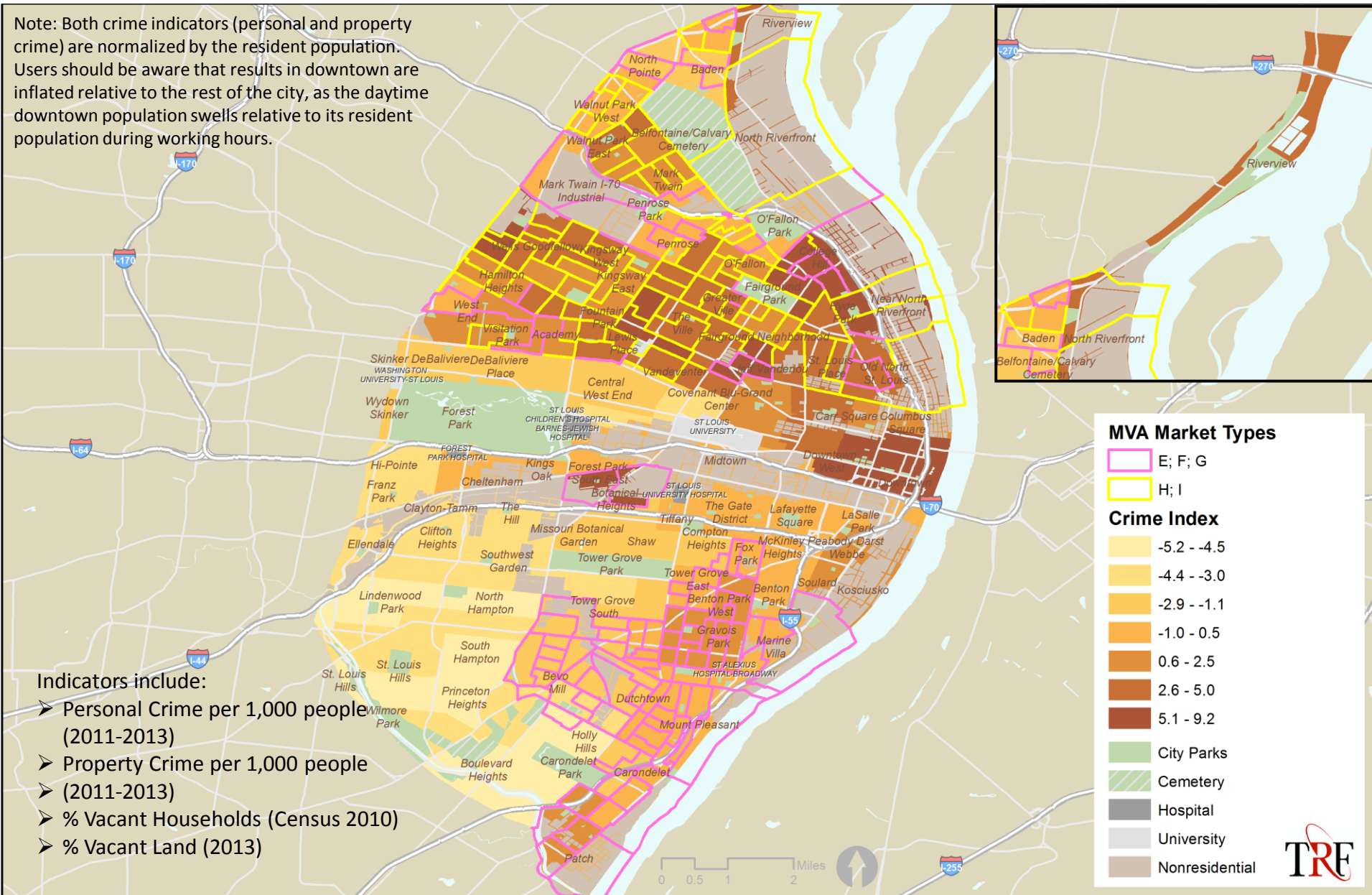
Row Labels	Rental Units	Eviction (14-15)	HH w/ Multiple Evictions	Evic as a % of Rental Units	Evictions (10-11)	Numeric Change (10-11 to 14-15)	% Change (10-11 to 14-15)
1. Strong Markets	110,320	10,131	935	5%	9835	296	3%
1. Low Black Pop	77,342	5,796	476	4%	5322	474	9%
2. Mid Black Pop	31,585	4,112	445	7%	4328	-216	-5%
3. High Black Pop	1,393	223	14	8%	185	38	21%
2. Middle Markets	78,474	14,377	1,237	9%	14660	-283	-2%
1. Low Black Pop	19,445	2,412	99	6%	2370	42	2%
2. Mid Black Pop	36,292	6,863	667	9%	7118	-255	-4%
3. High Black Pop	22,737	5,102	471	11%	5172	-70	-1%
3. Distressed Markets	77,353	15,526	1,250	10%	15436	90	1%
1. Low Black Pop	5,440	576	29	5%	567	9	2%
2. Mid Black Pop	26,119	5,212	384	10%	5323	-111	-2%
3. High Black Pop	45,794	9,738	837	11%	9546	192	2%



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Crime Index with MVA Markets (St. Louis, MO)

Note: Both crime indicators (personal and property crime) are normalized by the resident population. Users should be aware that results in downtown are inflated relative to the rest of the city, as the daytime downtown population swells relative to its resident population during working hours.



Indicators include:

- Personal Crime per 1,000 people (2011-2013)
- Property Crime per 1,000 people (2011-2013)
- % Vacant Households (Census 2010)
- % Vacant Land (2013)

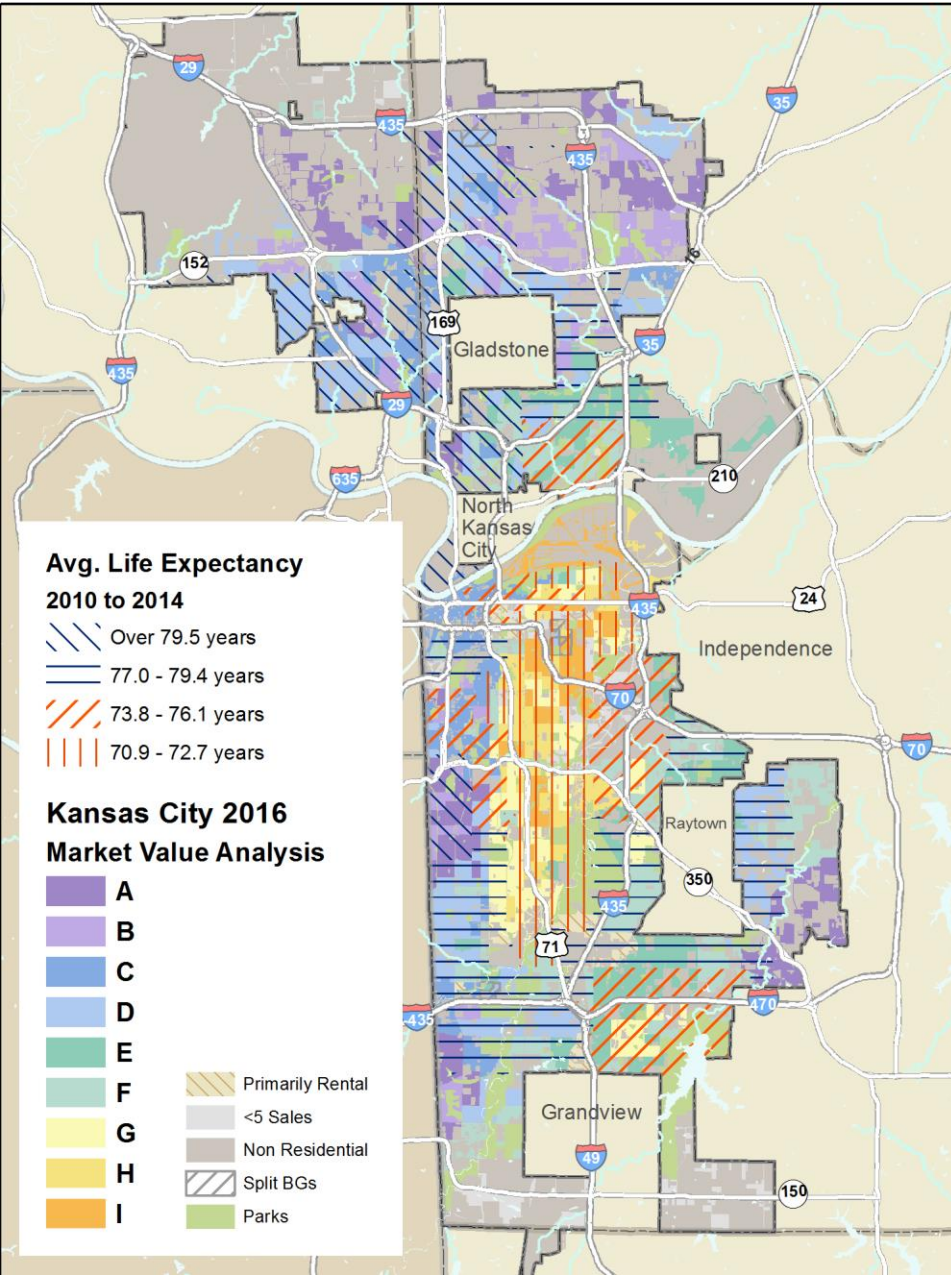
MVA Market Types

- E; F; G
- H; I

Crime Index

- 5.2 - -4.5
- 4.4 - -3.0
- 2.9 - -1.1
- 1.0 - 0.5
- 0.6 - 2.5
- 2.6 - 5.0
- 5.1 - 9.2
- City Parks
- Cemetery
- Hospital
- University
- Nonresidential





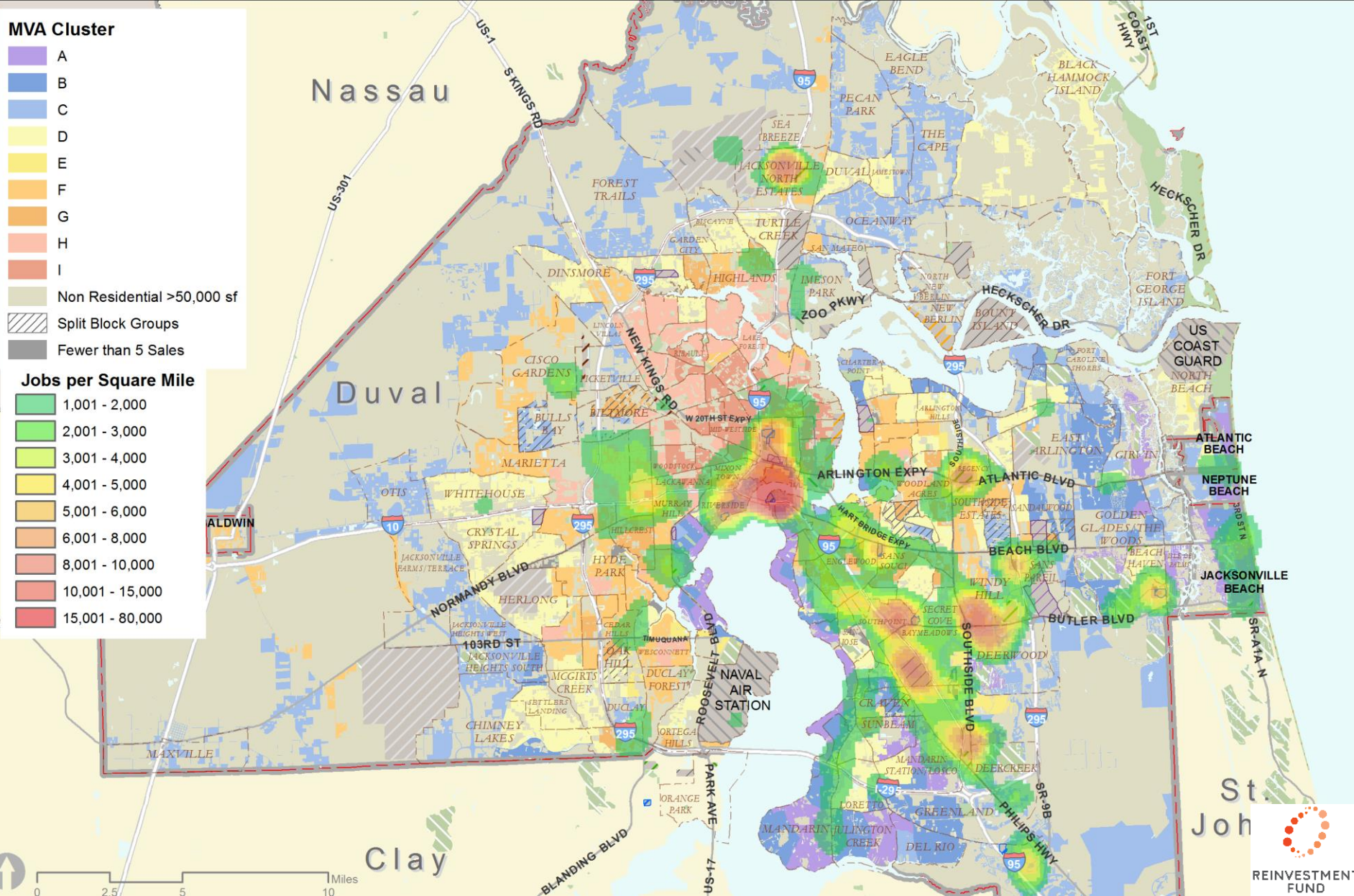
Across Kansas City average life expectancies ranged from 71 to 82 years. Many of the areas with the lowest life expectancies in the city are concentrated in disadvantaged communities and distressed markets.

84% of the block groups with an average life expectancy over 79.5 years were in Blue and Purple markets, while 86% of block groups with life expectancies of 70.9 to 72.7 years were in Yellow markets.

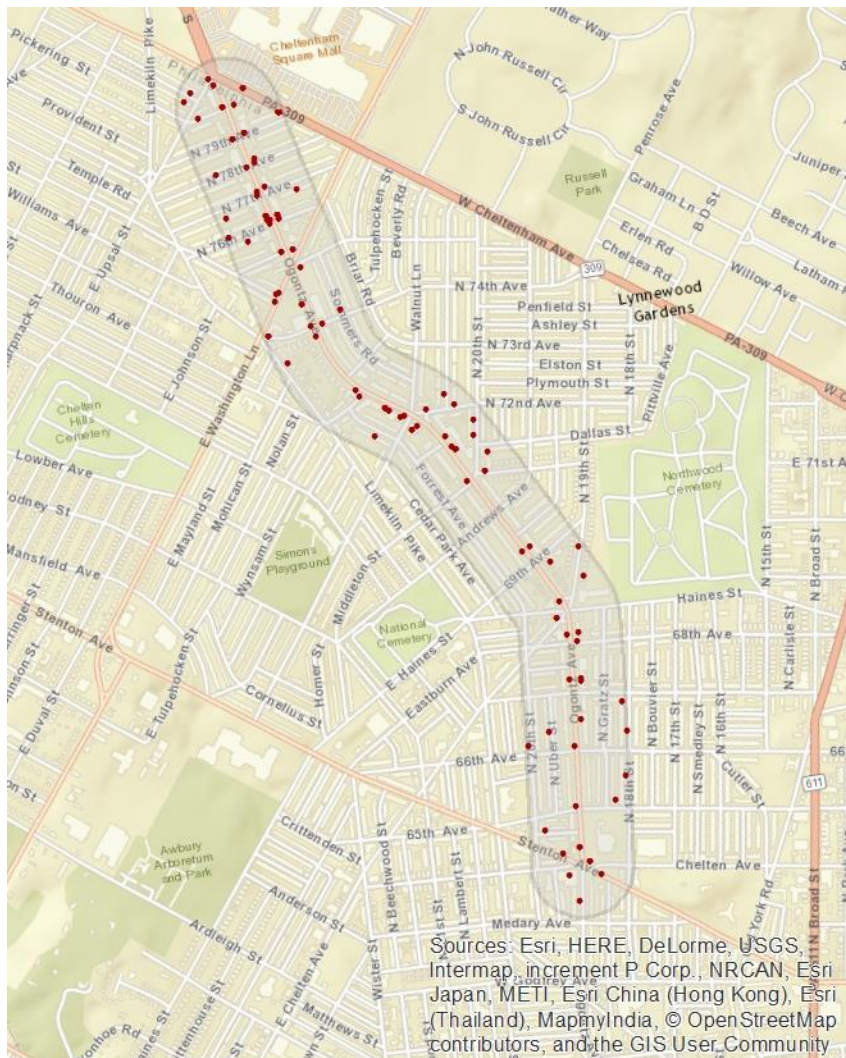
Average Life Expectancy by MVA Category

	← Shortest → Longest →			
	70.9 to 72.7 years	73.8 to 76.1 years	77.0 to 79.4 years	Over 79.5 years
A	0%	3%	7%	17%
B	2%	1%	5%	18%
C	4%	25%	13%	22%
D	2%	6%	30%	29%
E	2%	19%	26%	6%
F	6%	17%	13%	8%
G	31%	18%	6%	0%
H	28%	6%	0%	0%
I	25%	3%	0%	0%
Total	100%	100%	100%	100%

Housing & Jobs (Jacksonville): Job Centers (Jobs per mi²)

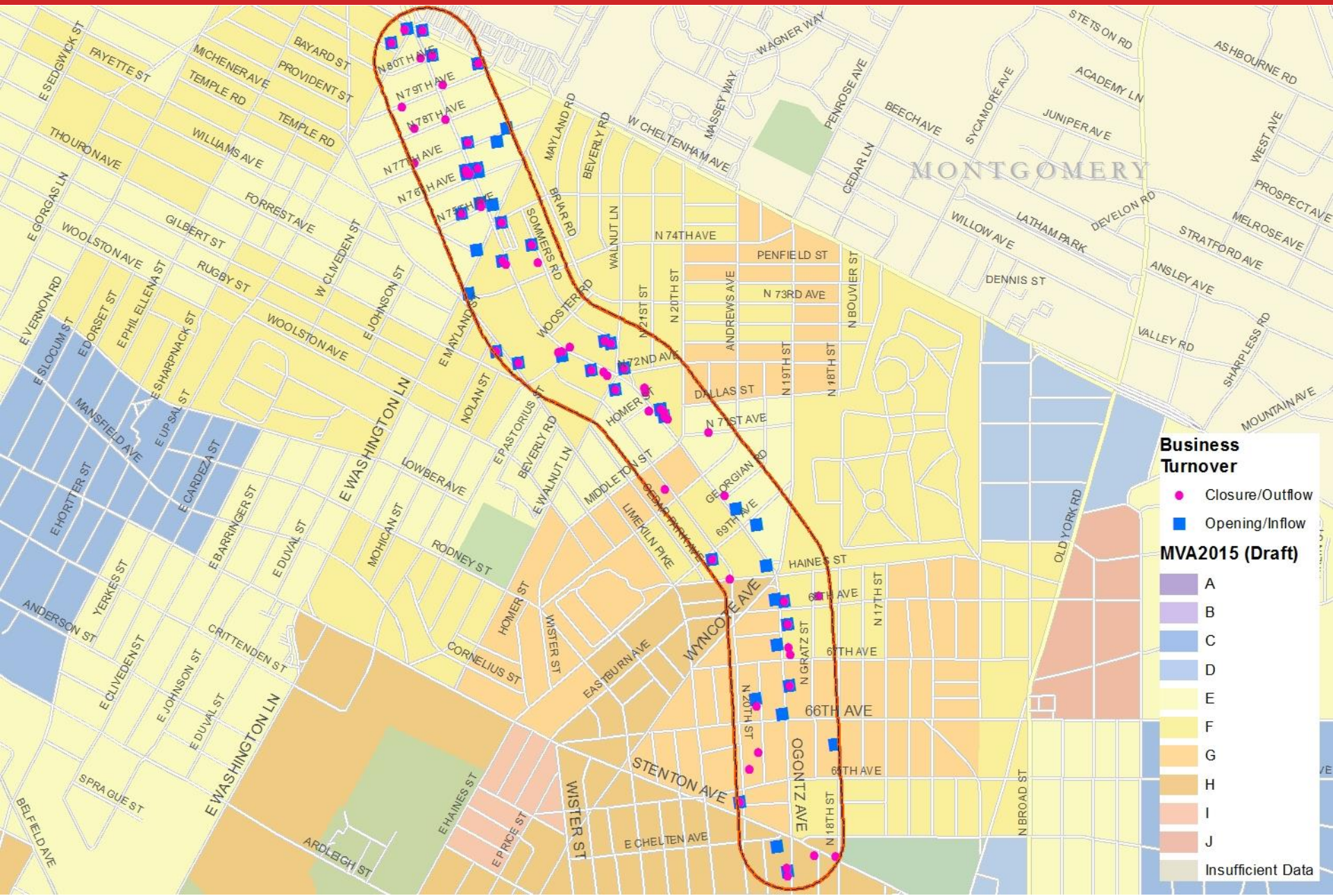


Commercial Corridors (Philadelphia): Ogontz Avenue*

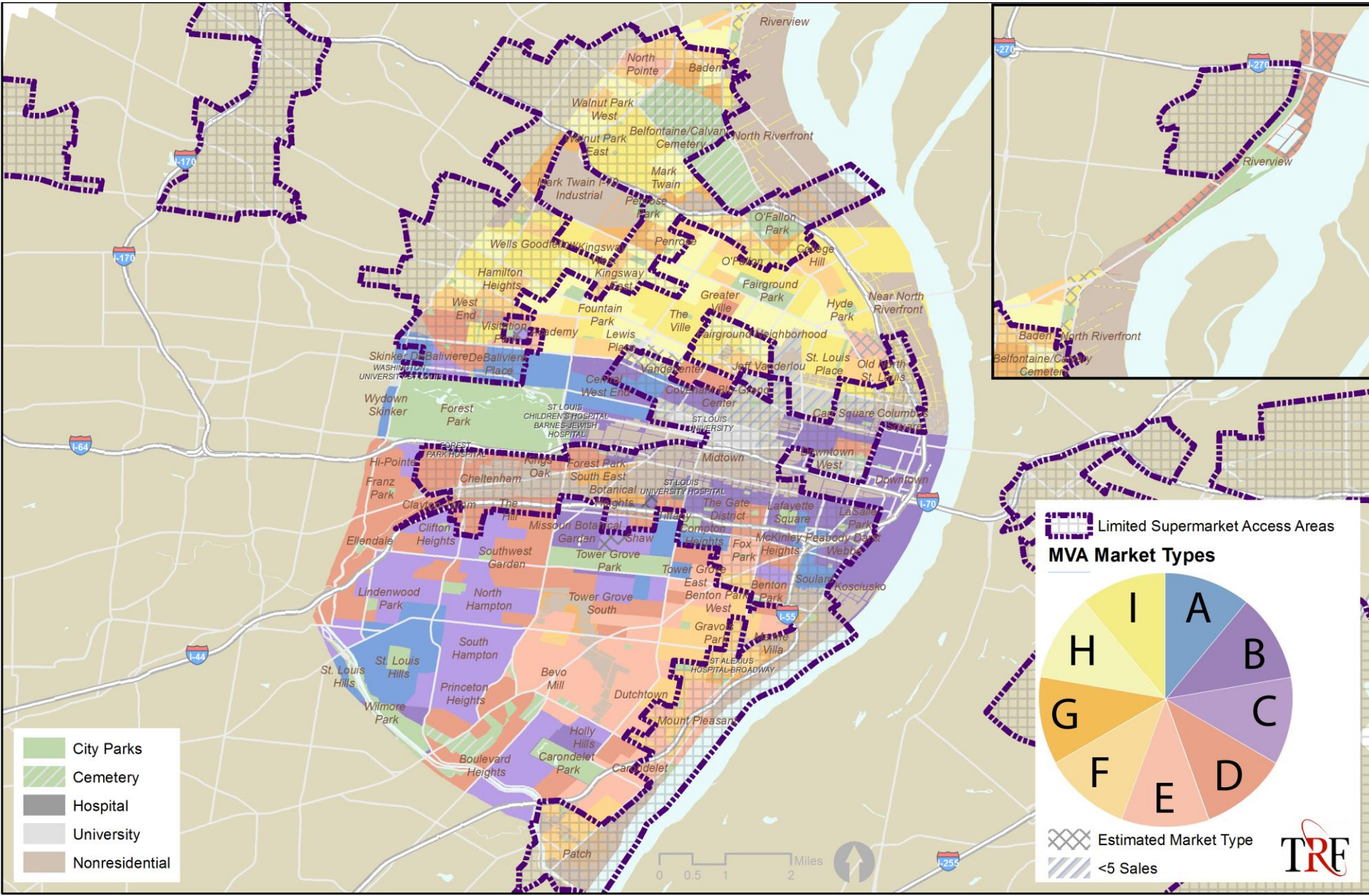


	2008	2013
Firms	173	157
Employment	2,143	2,010
Firms by Industry		
Goods producing	12	10
Retail Trade	77	61
Health Services	3	5
All Other Services	81	81
Firms by Emp. Size		
Less than 5 employees	85	72
5 – 20	73	75
21 – 50	9	5
51 – 100	4	2
Greater than 100	2	3

Commercial Corridors (Philadelphia): Business Turnover on Ogontz Avenue



MVA Markets with Low Fresh Food Access



Ira Goldstein
President, Policy Solutions

Contact:

ira.Goldstein@reinvestment.com

www.reinvestment.com



Memorandum



CITY OF DALLAS

DATE May 30, 2017

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

SUBJECT **Relocation - Chapter 39A Code Amendment**

On Monday, June 5, 2017, you will be briefed on proposed changes and updates to Chapter 39A. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns 214-671-5257.

A handwritten signature in black ink that reads "Raquel Favela".

Raquel Favela

Chief of Economic Development & Neighborhood Services

c The Honorable Mayor and Members of the City Council
: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
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Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Relocation - Chapter 39A Code Amendment

**Economic Development
Committee**

June 5, 2017

**David Cossum, Director,
Ashley Eubanks, Asst. Director
Department of Sustainable
Development and Construction**



City of Dallas

Presentation Overview

- Background
- Objectives
- Primary Concern of Chapter 39A
- Proposed Code Amendments
- Next Steps



Background

Various laws mandate relocation assistance for persons displaced by governmental actions

- Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) passed by Congress in 1970, as amended
 - Provides for assistance for all federally funded projects causing displacement.
- Texas Property Code - Senate Bill 18, enacted by the 82nd Texas Legislature, Title 4, Chapter 21. “Eminent Domain”
 - Provides for Relocation Assistance to be compatible with URA.



Background

- Dallas City Code – Chapter 39A – “Relocation Assistance-Eminent Domain”:
 - Provides for Relocation Assistance to eligible persons displaced by actions of the City of Dallas, specifically
 - Provides for Information regarding residential and commercial replacement sites be maintained and readily available
 - Provides for procedures to address and review appeals

Objectives of Relocation Process

- Provide relocation assistance for eligible persons permanently and involuntarily displaced by governmental actions.
- Each displaced person is entitled to receive the following:
 - Advisory service on benefits
 - Relocation financial assistance, if eligible
 - Explanations of eligibility requirements
 - Technical assistance with applications, contracts and required forms

5

Objectives of Relocation Process

- Provide current information on federal, state and local housing programs.
- Minimize hardships by providing counseling, referrals to other sources of assistance (e.g., welfare assistance, job training, drug or alcohol treatment, child care, etc.) and such other help as may be appropriate.



Concerns with Chapter 39A

- Compatibility issues with URA
 - Displaced Person Definition
- Other notable areas requiring updates:
 - Update and provide for compatibility language to mirror Federal Law (URA) and local laws
 - Title/Scope of Chapter
 - Other definitions
 - Relocation Assistance Program
 - Moving and Related Expenses
 - Temporary Housing Payment

7

Proposed Code Amendments

Displaced Person Definition

- Chapter 39A currently requires a person to be in occupancy upon three critical dates:
 - Public Notice date; and
 - Initiation of Negotiation; and
 - Notice of City’s intent to acquire
- Proposed Code Amendment
 - Mirror URA definition
 - Any person who moves from real property, or moves his or her personal property as a direct result of a written purchase offer

8



Proposed Code Amendments

Other Notable Areas	Proposed Code Amendment
<u>Temporary Housing Payment</u> (Official Order to temporarily vacate) Food expenses - \$10/day Housing Expenses - \$50/night	Increase housing payments to mirror U.S. Office of Personnel Management – General Texas Per Diems. See Appendix. (No provision in URA)
<u>Replacement Housing Payment</u> Owner Occupant – 180 days Relocation benefit \$22,500 Tenant occupied – 90 days Relocation Benefit - \$5,250	Provide for language to mirror Federal Law Owner Occupant – <u>90</u> days Relocation benefit <u>\$31,000</u> Tenant occupied – 90 days Relocation Benefit - <u>\$7,200</u> Replacement Housing Payment could exceed benefits above, resulting in Last Resort Payment: Allow for last resort payment to be administered by Administrative Action up to authorized amount.
<u>Other General Definitions</u> <u>i.e. Comparable Replacement Dwelling,</u> <u>Decent Safe and Sanitary Housing</u>	Provide for language to mirror Federal and local laws of the City of Dallas, where applicable
<u>Scope/Title of Chapter 39A</u>	Remove Eminent Domain reference in Title Provide for language to mirror Federal law
<u>Moving and Related Expenses</u>	Update and provide for language to mirror Federal law
<u>Relocation Assistance Program</u> <u>i.e. Record Keeping, Written Notices, Providing</u> <u>Public information</u>	Update and provide for language to mirror Federal law

Next Steps

- Prepare Ordinance for City Council consideration on June 28, 2017



Appendix

5/24/2017

Dallas County, Texas Per Diem Rates for 2017

*** This Data Page Provided By PerDiem101.com ***
 Source: <https://www.perdiem101.com/conus/2017/dallas-texas#>

Month	Lodging ⓘ	Meals & IE ⓘ	Meals Only ⓘ	Proportional Meals ⓘ	Incidentals ⓘ
January 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
February 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
March 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
April 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
May 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
June 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
July 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
August 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
September 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
October 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
November 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
December 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00

Cities in the Dallas County Per Diem Area

In the Continental United States (CONUS), per diems are assigned on a county-by-county basis. These rates apply to all cities, towns, and other areas that fall within the borders of Dallas County.

The Dallas County per diem rates listed on this page apply to business travel in the following cities: Addison, Balch Springs, Buckingham, Carrollton, Cedar Hill, Cockrell Hill, Coppell, Dallas, Desoto, Duncanville, Farmers Branch, Florence Hill, Garland, Grand Prairie, Highland Park, Hutchins, Irving, Lakeland Heights, Lancaster, Lawson, Mesquite, Pleasant Valley, Richardson, Rowlett, Sachse, Seagoville, Sunnyvale, University Park, Wilmer, and other unincorporated areas within Dallas County boundaries.

<https://www.perdiem101.com/conus/2017/dallas-texas#>

1/1

11

Relocation – Chapter 39A Code Amendment

**Economic Development
Committee**

June 5, 2017

**David Cossum, Director,
Ashley Eubanks, Asst. Director
Department of Sustainable
Development and Construction**



City of Dallas

Memorandum



DATE May 30, 2017

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

SUBJECT **Cedar Branch Townhomes and Bridge Extension (District 2)**

On June 14, 2017, City Council will consider amendments to City Council resolutions and development agreements with Texas InTownHomes, LLC to extend project deadlines for the Cedar Branch townhomes and bridge project, located near the corner of Production Drive and Hawthorne Avenue in the Southwest Medical District TIF District (See Attached Map). These amendments for the townhomes specifically: (a) extend the Project Phase 1 completion deadlines from June 30, 2019 to June 30, 2020 and (b) extend the Project Phase II improvement construction completion deadlines from June 30, 2021 to June 30, 2022. The bridge amendment specifically incorporates additional requirements for the construction of a bridge, a hike and bike trail system, and a retaining wall.

The Cedar Branch townhomes project, to be built by award-winning developer Frank Liu, consists of two components: (1) 112 townhomes built in two phases, and (2) the construction of a bridge connecting the new homes with DART's Parkland Light Rail Station, a grocery store, and Medical District employment centers to the north as well as public hike and bike trails and a retaining wall for townhome erosion protection. The project is notable for being a pilot for-sale affordable housing initiative, modeled on Austin's successful Mueller airport redevelopment program. 89 of the 112 units constructed will be sold at market rates ranging from \$300,000 to \$400,000 and 23 of the same homes (20% of the total units) will be sold to qualified buyers at \$150,000. TIF funding, payable after completion of each phase of the project, will be used to subsidize public infrastructure as well as the affordable units (See Attachments for TIF Funding Summary, Pilot Program Definitions and Benefits, and TIF Funding Capacity). The Cedar Branch bridge project will connect areas south of the Cedar Branch creek to employment areas surrounding the Parkland Medical Hospital and the Southwestern Medical District/Parkland DART Light Rail Station to the north.

In June 2016, Council approved a twelve-month extension of original deadlines for townhome and bridge construction until June 2017, due to revision of the existing Planned Development zoning needed to approve changes in street layout.

Additional time is required for the for the following reasons:

- The developer was to unable to buy additional property needed from the adjacent owner for the proposed bridge. As a consequence, only the City's current right-of-way will be used and redesign of bridge construction plans is required.
- Time is needed to execute plats showing the bridge, hike and bike trail, retaining wall, and portions of the floodway needed to complete portions of the townhomes.

As part of the development process, the City asked the developer to formally dedicate land for a hike/bike trail along Cedar Branch creek. The developer has also agreed to construct the bridge concurrently with the townhomes.

Cedar Branch Townhomes and Bridge Extension

May 30, 2017

Page 2 of 8

If the extension is approved, project deadlines would be as follows (Phase I includes construction of 39 market rate townhomes and 11 affordable townhomes and all infrastructure for the entire project; Phase II includes constructions of 50 market rate townhomes and 12 affordable townhomes):

- Project Phase I improvement construction must start by June 30, 2018.
- Project Phase I improvements must be completed and receive a City certificate of acceptance by June 30, 2020.
- An operating and maintenance agreement must be executed and funded for non-standard public improvements associated with the Project by June 30, 2020.
- Project Phase II improvements must be completed and receive a City certificate of acceptance by June 30, 2022.
- Developer must meet all investment requirements by June 30, 2022.
- Developer shall obtain a final certificate acceptance for the remaining 50 townhomes, as evidenced by the issuance of a Green Tag from the Public Works and Transportation Department and submit documentation to the OED by June 30, 2022.
- Complete construction of the bridge and its associated public improvements by June 30, 2022.
- Construction will be via a private/3-way contract and an inspector is assigned to assure city standards is followed. If funded by public funds, it will be managed/overseen by the City's engineering department along with ECO.
- Developer shall establish a Home Owners' Association (HOA) no more than two (2) years from the approval of the final plat. If the HOA or any future assignee fails to maintain the Project Improvements, the City may, at its option and in its sole discretion, hold Developer responsible for such maintenance.
- Execute an operating and maintenance agreement (the "O&M") for the Project Improvements by June 30, 2018, in a form acceptable to the City. Developer/HOA shall maintain the bridge, retaining wall, the hike and bike trail and any nonstandard public improvements for a period of a minimum of twenty (20) years from the date of completion.
- Complete construction of the Project Improvements by June 30, 2022.
- City shall conduct a final inspection of the Project Improvements. If the City accepts the bridge, subject to the terms and conditions of the development agreement, upon such acceptance, the hike and bike trail will be park property and will be considered dedicated municipal parkland.

All other conditions of the development agreement will remain in place.

Should you have any questions, please contact me at (214) 670-3309.



Raquel Favela

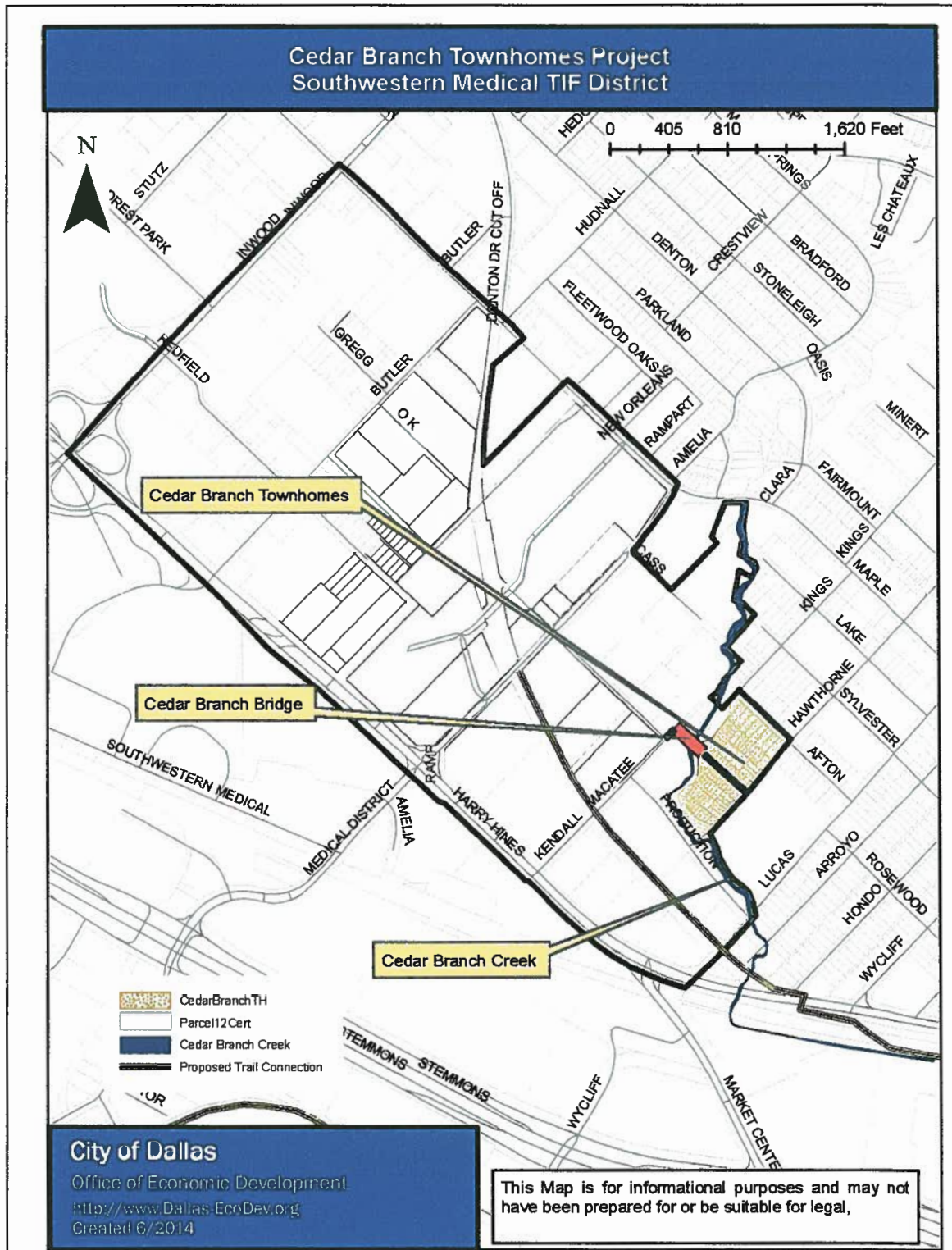
Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council
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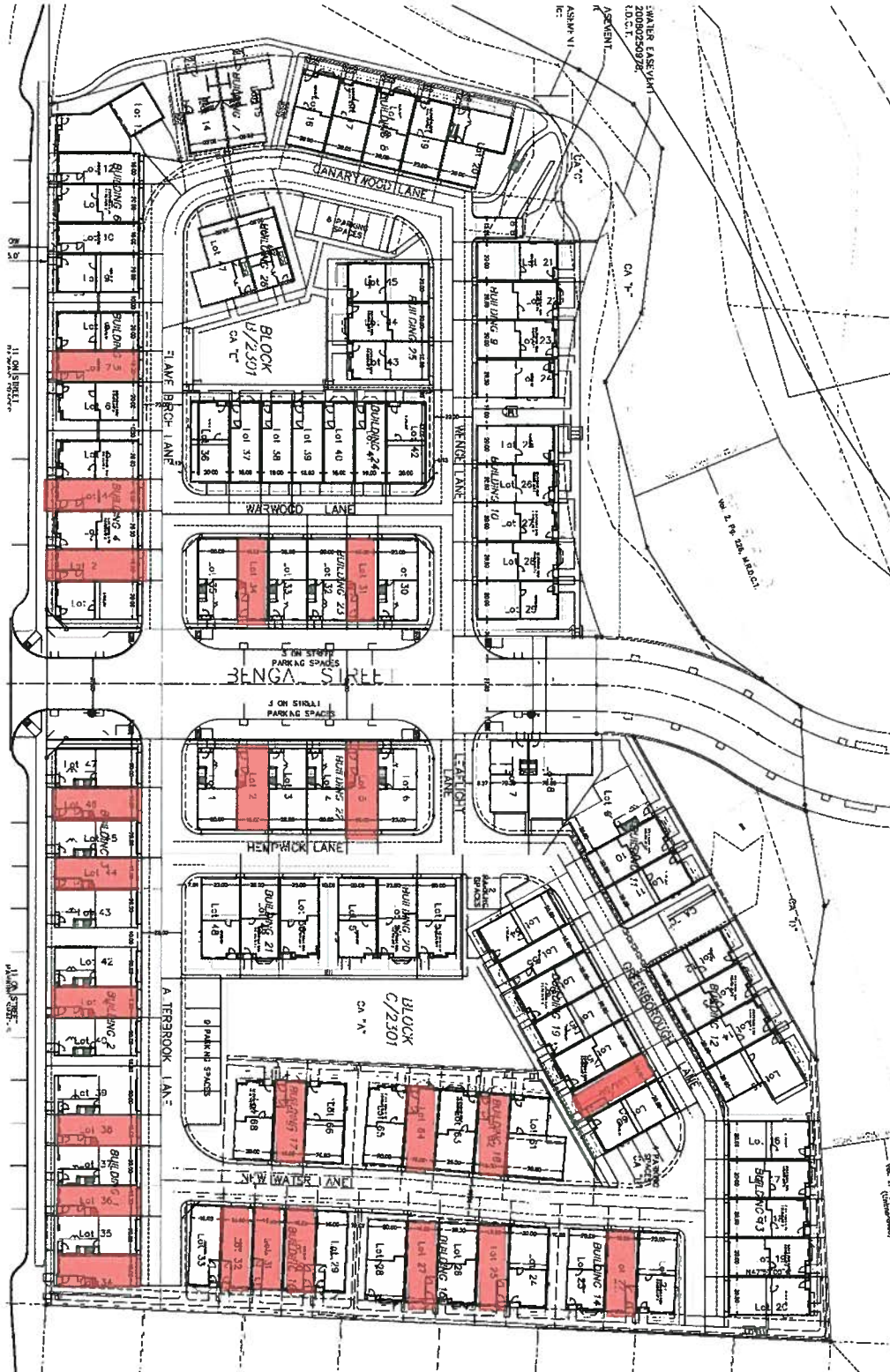
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Directors and Assistant Directors

Attachments

APPENDIX 1 Map of Cedar Branch Townhomes and Bridge Project



APPENDIX 2 Location Map (Affordable Homes labeled in RED)



APPENDIX 3

Previously Approved Cedar Branch TIF Funding Summary

Cedar Branch Townhomes

Resolution Nos. 14-1271 and 14-1272, authorized a development agreement with Texas InTownHomes, LLC, to provide reimbursement: (a) for providing affordable for sale housing units in accordance with the Mixed-Income Housing Guidelines for the Single Family Homes Pilot Program in an amount not to exceed \$5,010,000; (b) for eligible infrastructure improvement costs associated with the Cedar Branch Townhomes Project in an amount not to exceed \$2,888,366; and (c) funding not to exceed \$3,450,000 for the affordable for sale townhomes as per the Mixed Income Housing Guidelines Pilot Program, which includes \$150,000 per unit reimbursements to Texas IntownHomes LLC upon sale to qualified buyers and the potential purchase of the affordable homes at \$280,000 per unit by the City, if Texas IntownHomes LLC is unable to sell, in accordance with Resolution No. 14-1271.

Cedar Branch Bridge

Resolution Nos. 14-1273 and 14-1274, authorized a development agreement with Texas InTownHomes, LLC, to provide reimbursement reimburse eligible project costs related to the land acquisition, bridge construction and other infrastructure improvements associated with the Cedar Branch Bridge Project in an amount not to exceed \$826,50

APPENDIX 4

Affordable For-Sale Home Pilot Program Definitions, Clarifications, and Benefits

DEFINITIONS

- **Qualified Buyer** means a household or individual with income at or below 80% of area median income (AMI) for the Dallas area standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development
- **Affordability Period** is 20 years and begins on date that deed transferring title from Developer to initial Qualified Buyer is recorded. Affordability Period will be enforced by deed restrictions filed on each of Affordable Home lots.

CLARIFICATIONS

- Affordable Sales Price for the Cedar Branch Townhomes is \$150,000 initially
- Sales price is deed-restricted and City will attach lien to property limiting re-sale
- Affordable units may be sold
 - No appreciation in value allowed if home re-sold within 12 months
 - Required to resell home to qualified buyer – lenders, OED, DHFC will assist in providing list of potential buyers
 - (Note: resale process mirrors successful implementation of similar program in Mueller redevelopment)
- TIF Grant offsets the initial the difference between market rate (\$300,000) and affordable sale price (\$150,000)
 - Lien filed by City of Dallas against each of Affordable Homes in amount of TIF Subsidy
 - No payments are required to be made by any Qualified Buyer with respect to TIF Lien
 - After the affordable period (20 years) TIF Lien is released
 - Affordable Homes HOA fees will be set at half the amount of HOA fees for market rate units (Developer is responsible for restrictions)
 - City of Dallas will notify Dallas Central Appraisal District of Deed Restrictions on homes upon initial sale
 - Qualified buyer will need to work with the Dallas Central Appraisal District to insure appraised value of the property reflects restricted sales price mandated by deed restrictions (DCAD has indicated that deed restrictions limiting resale value, will reduce appraised property value for these units)
 - Developer would not build homes without a City "Buy-Back" provision

BENEFITS

- Facilitates mixed-income housing development in close proximity to major employment area (Medical District) with light rail access (Parkland station)
- Provides opportunity for moderate income professionals (teachers, police, firemen, medical professionals) to purchase high quality homes at an affordable price, with long term investment upside
- Limited Risk:
 - Based on successful Austin program model
 - Experienced, high quality Developer
 - If Developer fails to sell Phase I units to Qualified Buyers, program discontinued

APPENDIX 5 TIF Funding Capacity

Funding to purchase Phase I (11) units	Amount
Total collections as of December 31, 2016	\$5,153,992

Funding to purchase Phase II (12) units	Amount
Increment collection (2017-2018)	\$2,576,849

* The proceeds from the sale of the Phase II will go towards the Infrastructure funding, and increment collection from 2018 and beyond

APPENDIX 6

Information about the Developer

Frank Liu founded Lovett Homes in 1980. He has 34 years of experience in commercial and residential development. He completed more than 3,000 residential homes and developed over 70 retail and industrial buildings.

Professional Activities

- Lovett Homes – Founded 1980 , Residential Urban Real Estate
- InTownHomes, Ltd. – Founded 2003 - Residential Urban Real Estate
- Lovett Commercial
- Sage Interests, Inc. – Founded 1995 - Commercial Real Estate Development

Awards

- 2011 ULI Development Distinction Award – 1st Place
- Rice University Lovett College Distinctive Associate of 2011

Education, Credentials and Community Involvement

- Rice University – BS Civil Engineering, 1978
- Rice University – Advisory Director of Asian Studies Program
- Rice University – Community Associate at Lovett College
- Spring Branch Revitalization Association, ex-President
- Mayor Anise Parker 2010 – one of the co-chairs of the Transition Team
- Congress for New Urbanism Houston – Founding Board of Trustee

Memorandum



DATE May 30, 2017

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

SUBJECT **Knox Street Public Improvement District Renewal (2018-2024)**

On June 14, 2017, City Council will be asked to consider a resolution calling for a public hearing regarding the renewal of the Knox Street Public Improvement District (KSPID), to be held on June 28, 2017.

On April 3, 2017, owners of real property located in the KSPID delivered to the City of Dallas a petition to renew the PID and seek approval of the service plan for a period of seven years with an effective date of January 1, 2018. Staff reviewed the proposed Service Plan, verified the petitions, found the creation plan to be viable, and recommended approval.

Staff review of the signed petitions revealed that property owners of record representing **85.7 percent of the value of the property** in the specified area and representing **79.2 percent of the land area** have signed the petitions requesting renewal of the District. Record owners signing represented 61.4% of the service area. These benchmarks exceed the minimum requirements set in the City of Dallas PID Policy for City Council to consider renewal of the District and exceed State requirements for sufficiency of the petition.

The KSPID was created in June 23, 2010, and started operating from January 1, 2011. This will be the first renewal. Located in Council District 14, the current proposed boundary of the KSPID consists of approximately 57 properties and is primarily a combination of business, office and residential uses (**See Attached Map**). The general nature of the proposed services and improvements to be performed by the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District, as authorized by the Act and approved by the Dallas City Council.

During the seven (7) year period the Knox Street Complete Streets project (the "KSCS Project") will be paid using reserved funds. Of the total estimated budget of \$1.5 million for the KSCS Project, the KSPID is contributing approximately \$700,000. Following the completion of the KSCS Project, the average budget cost for the PID is approximately \$293,803. Once the project is completed and based on the estimated maximum cost of improvements and services, the seven year total assessment collection requested by the District shall not exceed a collective total of

\$2,269,332 (which is the sum of gross assessment revenue over the next seven (7) years). In the event the District requires additional funds, the District shall re-petition the property owners for such an increase. At no time shall the total amount levied exceed the total amount shown in the **attached budget** for the services and improvements to be provided for the year in which the property is assessed. The District shall not incur bonded indebtedness.

The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be based on to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The assessment amount for 2018 is proposed at \$297,513. This amount is approximately equal to \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. If appraised values rise such that an assessment rate equal to the amount of \$0.15 per \$100.00 valuation would yield an assessment amount that exceeds the estimated costs, the assessment rate shall be reduced until the total assessment equals or is less than the budgeted amount approved in the petition, subject to the appropriations set forth in the petition.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

The District shall be managed by Knox Street Public Improvement District Corporation, a private nonprofit corporation created under the laws of the state of Texas and under the provisions of Section 501(c)(3) of the Internal Revenue Code. A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and Knox Street Public Improvement District Corporation will be responsible for managing and implementing the Service Plan of the District (due to a typo, the petition states Alliance for Greater Works will be responsible).

The District shall automatically dissolve on December 31, 2024, unless renewed or dissolved through the petition and approval process as provided by the Act. Additionally, a public hearing may be called for the purpose of dissolving the District if a petition requesting dissolution is filed with the Dallas City Secretary and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient for the creation of a public improvement district as

provided in Section 372.005(b) of the "Act." If the District is dissolved, the District nonetheless shall remain liable for the payment of any indebtedness for the District.

The term of the District upon creation is seven years (2018 to 2024). Pending approval, actual operations in the District will commence January 1, 2018.

In the Petition, an error was written regarding the Management group, the year of collected assessment, and the exact collected assessment. Corrections have been made to reflect the accurate information.

Financing

No cost consideration to the City.

Recommendation

Staff recommends City Council approval of the subject item. Please Contact me if you have any questions at (214) 670-3309.



Raquel Favela

Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
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Attachments

Exhibit A – Knox Street PID Boundary Map

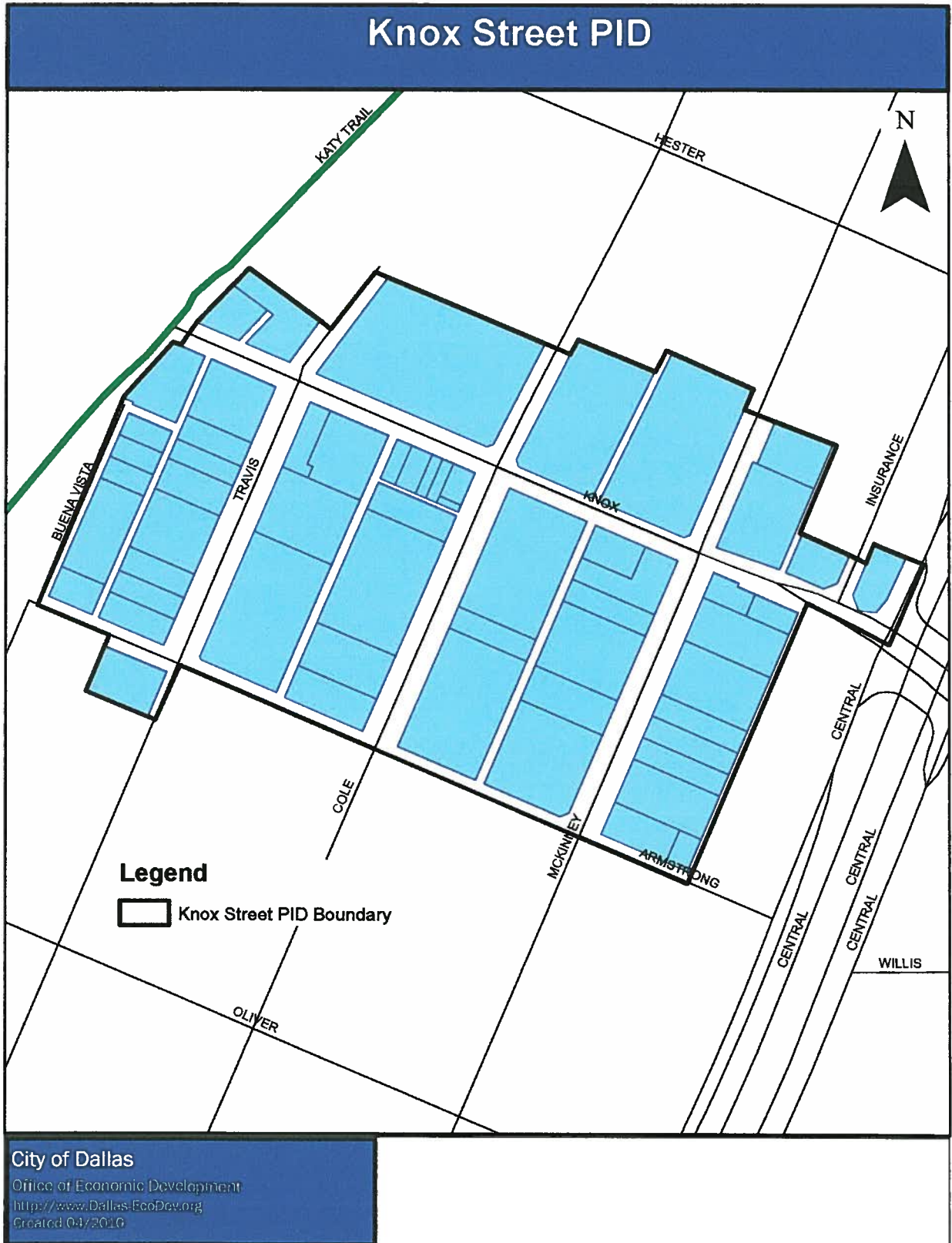


Exhibit B – Knox Street Public Improvement District - Seven Year Summary

Knox Street Public Improvement District - 7 Year Service Plan (for renewal effective 1/1/2018)									
<i>Initial Draft Plan as of 2/16/2017</i>									
	2017 Budget	2018 Forecast*	2019 Forecast*	2020 Forecast*	2021 Forecast*	2022 Forecast*	2023 Forecast*	2024 Forecast*	
INCOME									
Carryover Fund Balance From Previous Year	\$ 632,473	\$ 735,038	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (14,962)
Gross Assessment Revenue	\$ 288,847 ⁽¹⁾⁽²⁾	\$ 297,513	\$ 306,438	\$ 315,631	\$ 325,100	\$ 334,853	\$ 344,899	\$ 344,899	\$ 344,899
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PID Oversight Charge from City **	\$ (4,385)	\$ (4,517)	\$ (4,652)	\$ (4,792)	\$ (4,935)	\$ (5,083)	\$ (5,236)	\$ (5,236)	\$ (5,236)
Net Assessment Revenue	\$ 284,462	\$ 292,996	\$ 301,786	\$ 310,839	\$ 320,165	\$ 329,770	\$ 339,663	\$ 339,663	\$ 339,663
TOTAL INCOME & RESERVES	\$ 916,935	\$ 1,028,034	\$ 286,824	\$ 295,878	\$ 305,202	\$ 314,807	\$ 324,700	\$ 324,700	\$ 324,700
EXPENSES									
Capital Improvements ⁽³⁾	\$ 25,000 3%	\$ 897,565 87%	\$ 152,715 53%	\$ 158,020 53%	\$ 163,483 54%	\$ 169,111 54%	\$ 169,111 52%	\$ 169,111 52%	\$ 169,111 52%
Public Safety and Security ⁽⁴⁾	\$ 46,350 5%	\$ 47,741 5%	\$ 49,173 17%	\$ 50,648 17%	\$ 52,167 17%	\$ 53,732 17%	\$ 55,344 17%	\$ 55,344 17%	\$ 0 0%
Marketing & Promotion ⁽⁵⁾	\$ 85,000 9%	\$ 86,827 8%	\$ 88,709 31%	\$ 90,647 31%	\$ 92,643 30%	\$ 94,700 30%	\$ 96,818 30%	\$ 96,818 30%	\$ (723) 0%
PID Renewal Fee ⁽⁷⁾	\$ 15,000 2%	\$ - 0%	\$ - 0%	\$ - 0%	\$ - 0%	\$ - 0%	\$ - 0%	\$ - 0%	\$ - 0%
Insurance & Audit	\$ 10,399 1%	\$ 10,711 1%	\$ 11,033 4%	\$ 11,364 4%	\$ 11,704 4%	\$ 12,056 4%	\$ 12,417 4%	\$ 12,417 4%	\$ 0 0%
Administrative ⁽⁶⁾	\$ 148 0%	\$ 152 0%	\$ 157 0%	\$ 161 0%	\$ 166 0%	\$ 171 0%	\$ 176 0%	\$ 176 0%	\$ 0 0%
TOTAL EXPENSES	\$ 181,897	\$ 1,042,996	\$ 301,786	\$ 310,840	\$ 320,164	\$ 329,770	\$ 333,867	\$ 333,867	\$ 168,389
Current Net Income ⁽²⁾	\$ 102,565 11%	\$ (750,000) -73%	\$ 0 0%	\$ (0) 0%	\$ 0 0%	\$ (0) 0%	\$ 5,796 2%	\$ 5,796 2%	\$ 171,274 53%
TOTAL CARRYOVER FUNDS AT YEAR END	\$ 735,038	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (14,962)	\$ (9,166)	\$ (9,166)	\$ 156,312
<p>⁽¹⁾ 2017 Assessments are proposed to be set at the maximum rate of \$0.15 per \$100 of taxable value.</p> <p>⁽²⁾ 2017 Budget Revenues are based on 2016 certified tax roll with a 10% reduction applied for potential protest and refunds.</p> <p>⁽³⁾ Carryover funds will be used to fund capital improvement projects such as (but not limited to) gateway markers, streetscape improvements and/or in conjunction with Knox Complete Streets (and related feasibility study costs). 2018 Capital Improvements reflects anticipated spend of majority of carryover from prior years to complement Knox Complete Streets (but may be separate project from Complete Streets).</p> <p>⁽⁴⁾ Security includes private security patrol, off-duty police, camera and related security systems equipment and monitoring.</p> <p>⁽⁵⁾ Website, marketing, social media, branding, banners, special events and Christmas lights</p> <p>⁽⁶⁾ Printing, mailing, notice, legal, audit and miscellaneous administrative expenses.</p> <p>⁽⁷⁾ Payment to City of Dallas upon successful renewal of PID.</p> <p>⁽²⁾ Actual Revenues (ie Cash Basis) in these years. Future years are on a tax year basis.</p> <p>^(*) Subject to successful renewal in 2017.</p> <p>^(**) PID Oversight Charges: Starting in 2016, includes \$2.75 per account fee.</p>									