

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2016 OCT 13 PM 1:27

CITY SECRETARY
DALLAS, TEXAS

MONDAY, OCTOBER 17, 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 September 19, 2016 Economic Development Committee Minutes

BRIEFINGS

2. District Wide Retail for Victory Sub-district
Sports Arena TIF District
Karl Zavitkovsky
Director, Office of Economic Development
3. Pacific Plaza Park & Parking Garage Concept
Information Only
Phil Puckett/Ken Carter

4. **UPCOMING AGENDA ITEMS**

October 26, 2016

Economic Development

- A. Authorize **(1)** final approval of funding for the Air Rights/Public Parking Garage Purchase and Sale Agreement with FM City Park, LLC, as specified in Resolution No. 15-1105, previously approved on June 10, 2015, and allowing for adjustment of budget categories to provide the total funding of \$8,149,535, as previously authorized and; **(2)** an amendment to Resolution No.16-1090, previously approved on June 22, 2016, approving a Chapter 380 economic development grant in the amount of \$670,000 for Farmers Market streetscape and infrastructure, to direct \$498,156 of the funds for the public parking garage purchase – Financing: No cost consideration to the City
- B. Authorize amendments to Resolution No. 15-2104 previously approved on November 10, 2015, which authorized a 75 percent real property tax abatement agreement for 8-years with TCDFW Industrial Development, Inc. for improvements to approximately 35.582 acres of land fronting Chalk Hill Road within a Texas Enterprise Zone to change **(1)** the name of the contracting party from TCDFW Industrial Development, Inc. to Chalk Hill Distribution, LLC; and **(2)** the physical address noted for the property from 900 Chalk Hill Road to 1350 Chalk Hill Road - Financing: This action has no cost consideration to the City

Sustainable Development & Construction

- C. Authorize acquisition from Kyle Lee Wilkes and Jessica Spring Ollerman, of a wastewater easement of approximately 1,754 square feet of land located near the intersection of Duffield Drive and Stanworth Drive for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$13,100 (\$11,801, plus closing costs and title expenses not to exceed \$1,299) - Financing: Water Utilities Capital Construction Funds
- D. A resolution authorizing advertisement for lease with an option to purchase by sealed bid of approximately 32,273 square feet of City-owned land improved with a former library near the intersection of Simpson Stuart Road and Highland Hills Drive – Financing: No cost consideration to the City
- E. Authorize an amendment to an existing ten-year lease agreement with J & J Lancaster Retail Plaza, LLC to revise the monthly rental payments for the remainder of the term for approximately 5,000 square feet of office space located at 8702 South Lancaster Road to be used by the Housing/Community Services' Women, Infants, and Children Program for the period October 1, 2016 through April 30, 2021 - Financing: No cost consideration to the City

Aviation

- F. Authorize a ten-year lease for approximately 150 square feet of office space with the Federal Aviation Administration, for the Contract Weather Observer station at Dallas Love Field - Annual Revenue: \$1,500
- G. Authorize a ten-year lease with the Federal Aviation Administration for approximately 211 square feet of technical space, including access and equipment placement in the air traffic control tower cab at Dallas Executive Airport - Financing: No cost consideration to the City
- H. Authorize a ten-year lease for approximately 2,650 square feet of land with the Federal Aviation Administration, to house equipment for the Instrument Landing System, designated as an outer marker site at Dallas Executive Airport - Financing: No cost consideration to the City

5. UPCOMING AGENDA ITEMS

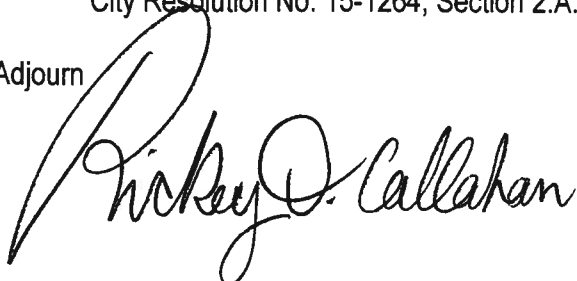
November 9, 2016

Economic Development

- I. Upcoming agenda items: Resolution for final renewal option (October 1, 2016 through September 30, 2017) for seven Business Assistance Centers (BACs)
- J. NMTC Transaction for Cristo Rey High School, Inc.
- K. Upcoming agenda item: Resolution to authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. in an amount not to exceed \$200,000 to promote local economic development by retaining the second season of the USA Network television series "Queen of the South".

- L. Authorize an amendment to the Chapter 380 Agreement between the City and KRR Construction, LTD to increase the grant amount by \$20,000 to partially offset the \$40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas. Total not to exceed \$20,000 - Financing: Public Private Partnership Funds (subject to appropriations).
- M. (1) Authorize a start date of June 1, 2016, for grants recommended by the South Dallas/Fair Park Trust Fund Board's grant committee on June 13, 2016 and approved by the South Dallas/Fair Park Trust Fund Board on July 27, 2016. Authorize various amendments to the South Dallas/Fair Park Trust Fund Grant Program to (1) distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) Amend City Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs.

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

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

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

Handgun Prohibition 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 September 19, 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: September 19, 2016 **Meeting Start time:** 9:14 AM

Committee Members Present:

Rickey D. Callahan (Chair)
B. Adam McGough
Carolyn King Arnold
Lee M. Kleinman

Other Council Members Present:

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Karl Stundins, Manager, Office of Economic
Development
Tamara Leak, Sr. Coordinator, Office of
Economic Development
Lynetta Kidd, Assistant Director, Aviation
Heather Lepaska, Manager, Office of
Economic Development

Other Presenters:

Bryan W. Dorsey, BDRRC Partners
Aimee Sanborn AIA, LEED AP BD+C
Senior Associate, Team Leader, Director of
Sustainability
Alphie Rodriguez, Project Specialist,
Foundation Communities

1. Approval August 15, 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. McGough

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. The Drever-1401 Elm Redevelopment Project (Downtown Connection TIF District

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

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

Motion made by: Mr. Kleinman

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

3. UPCOMING AGENDA ITEMS

September 28, 2016

Economic Development

- A. Authorize a one-year service contract to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide – Foundation Communities, Inc., most advantageous proposer of three – Not to exceed \$200,000 – Financing: Current Funds (subject to appropriations)
- B. Authorize the first of four twelve-month renewal options to the grant agreement with the World Affairs Council of Dallas/Fort Worth for economic development and protocol services for the period October 1, 2016 through September 30, 2017 – Not to exceed \$250,000 – Financing: Public/Private Partnership Funds (\$200,000) (subject to appropriations); Current Funds (\$50,000) (subject to appropriations)

Sustainable Development & Construction

- C. Authorize acquisition from John Stanley Springer and Dianne Springer, of approximately 406,000 square feet of land improved with a single family dwelling located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$292,000 (\$288,405, plus closing costs and title expenses not to exceed \$3,595) - Financing: Water Utilities Capital Improvement Funds
- D. Authorize acquisition from Morris Dale Martin, of approximately 432,376 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$55,000 (\$51,615, plus closing costs and title expenses not to exceed \$3,385) - Financing: Water Utilities Capital Improvement Funds
- E. An ordinance abandoning a portion of Research Row to Southwest Airlines, Co., the abutting owner, containing approximately 16,973 square feet of land, located near the intersection of Research Row and Harry Hines Boulevard; authorizing the quitclaim and providing for the dedication of approximately 433 square feet of land needed for right-of-way - Revenue: \$145,973, plus the \$20 ordinance publication fee

Aviation

- F. Authorize a five-year lease agreement with two five-year renewal options with Mockingbird Partners, L.P. for approximately 33,326 square feet of land that includes 15,066 square feet of office space located at 3448 West Mockingbird Lane, to be used for Department of Aviation offices at Dallas Love Field - Not to exceed \$6,300,000 - Financing: Aviation Current Funds (over fifteen years) (subject to annual appropriations)
- G. Authorize (1) a fifth amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field; and (2) an extension of the contract term from October 1, 2016 through January 31, 2017 - Not to exceed \$146,581, from \$1,954,383 to \$1,807,801 - Financing: Aviation Current Funds (subject to appropriations)

Action Taken/Committee Recommendation(s):

Motion made by:

Item passed unanimously: _____

Item failed unanimously: _____

Motion seconded by:

Item passed on a divided vote: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:05 A.M.

Approved By: _____

Memorandum



CITY OF DALLAS

DATE October 14, 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 District Wide Retail for Victory Sub-district
Sports Arena TIF District

On Monday, October 17, 2016, the Economic Development Committee will be briefed on the District Wide Retail for Victory Sub-district (Sports Arena TIF District). 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
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, 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

District Wide Retail for Victory Sub-district Sports Arena TIF District

Economic Development Committee
October 17, 2016

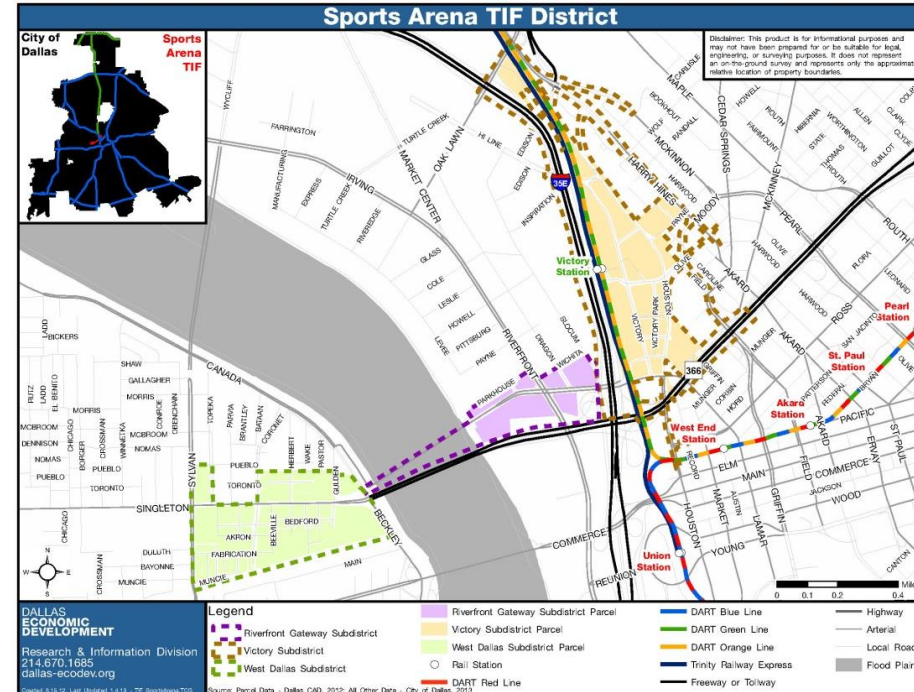


Purpose

- Provide background on Sports Arena TIF and Victory Sub-district
- Give status update on Victory Sub-District projects, Silver and South Parking Garages and implementation of Design/Technical Study recommendations
- Review retail technical study recommendations
- Review Victory District Wide Retail Project and proposed \$3.5M TIF grant
- Obtain Economic Development Committee approval for Council consideration of funding request on November 9, 2016 agenda

Sports Arena TIF District Background

- Originally created 1998
- Amended May 2012
 - Extended term to December 31, 2028
 - Boundary expanded to create Riverfront Gateway and West Dallas Sub-districts
 - Created 10% set-aside of Victory Sub-district increment for West Dallas Sub-district
 - Increased budget for TIF district to \$277.5M (See Appendix A) and Victory Sub-district to \$148M
- Purpose of District Amendment
 - Allows collection of additional tax increment in Victory Sub-district to fund structured parking needed to allow private development of 20± acres of surface parking, address circulation, improve the pedestrian/bicycle environment, increase retail occupancy and critical mass, attract a junior entertainment anchor
 - Supports new development in West Dallas by dedicating 10% of increment generated in Victory Sub-district
 - Exponentially increases property value of Victory Sub-district during extended term (DCAD value increased 67% from 2012 values to \$679M in FY 2015)



Sports Arena TIF District

Amended District's First Priority - Parking

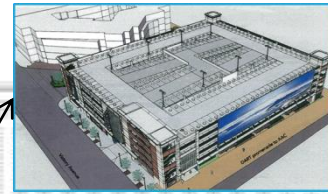
- Efforts to date reduced the amount of surface parking by 1,696 spaces. City Zoning and Arena Agreements require 5,000 parking spaces to be available at all times for AAC event parking (3,000 were surface spaces prior to TIF financial support for structured parking). With the opening of the Silver and South Garages, the required amount of surface parking dropped to 1,304 spaces. Here is the current parking mix:
 - Platinum Garage (2,000 spaces)
 - Silver (North) Garage (1,271 spaces)
 - South Parking Garage (425 spaces)
 - Surface parking lots (1,304 spaces)
- Since 2012 TIF Plan Amendment, the following structured parking was added:
 - **North Parking Garage** – 1,271 space parking structure dedicated solely to AAC event parking (releases ≈7 acres of surface parking for development; City owns the land and garage)
 - **South Parking Garage** – 425 AAC event spaces relocated into an existing parking garage (releases ≈6 acres for development; TIF District receives 75% of revenue generated by public transient parking during AAC event and non-event times)
- Replacement of surface parking lots led to over \$500M in new private investment
- Currently approximately 10 acres of surface parking remain in Victory Park.
- Technical studies recommend, any future structured parking (supported by TIF funding) should provide usage at both AAC event and non-event times

Victory Sub-district Status Update

- Worldwide Express signed 28,992 SF office lease October 2014
- Additional 14,000 SF office lease out for signature



- 378-unit multi-family complex
- Opened January 2014



- 1,271 space parking garage owned by the City
- Opened July 1st, adjacent to DART station



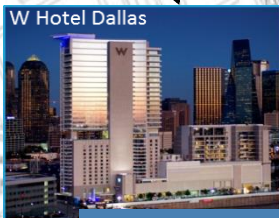
- 425-unit multi-family complex
- Anticipated completion Fall 2015



Plaza Buildings are 99% occupied



- 336-unit tower under construction
- completion January 2015



- Modern American gastropub, Cook Hall, opened in Spring 2013
- \$4 million renovation – Fall 2013
- Ghostbar space replaced with Altitude – an event/banquet space



- 263-unit multi-family complex
- Opened in March 2014



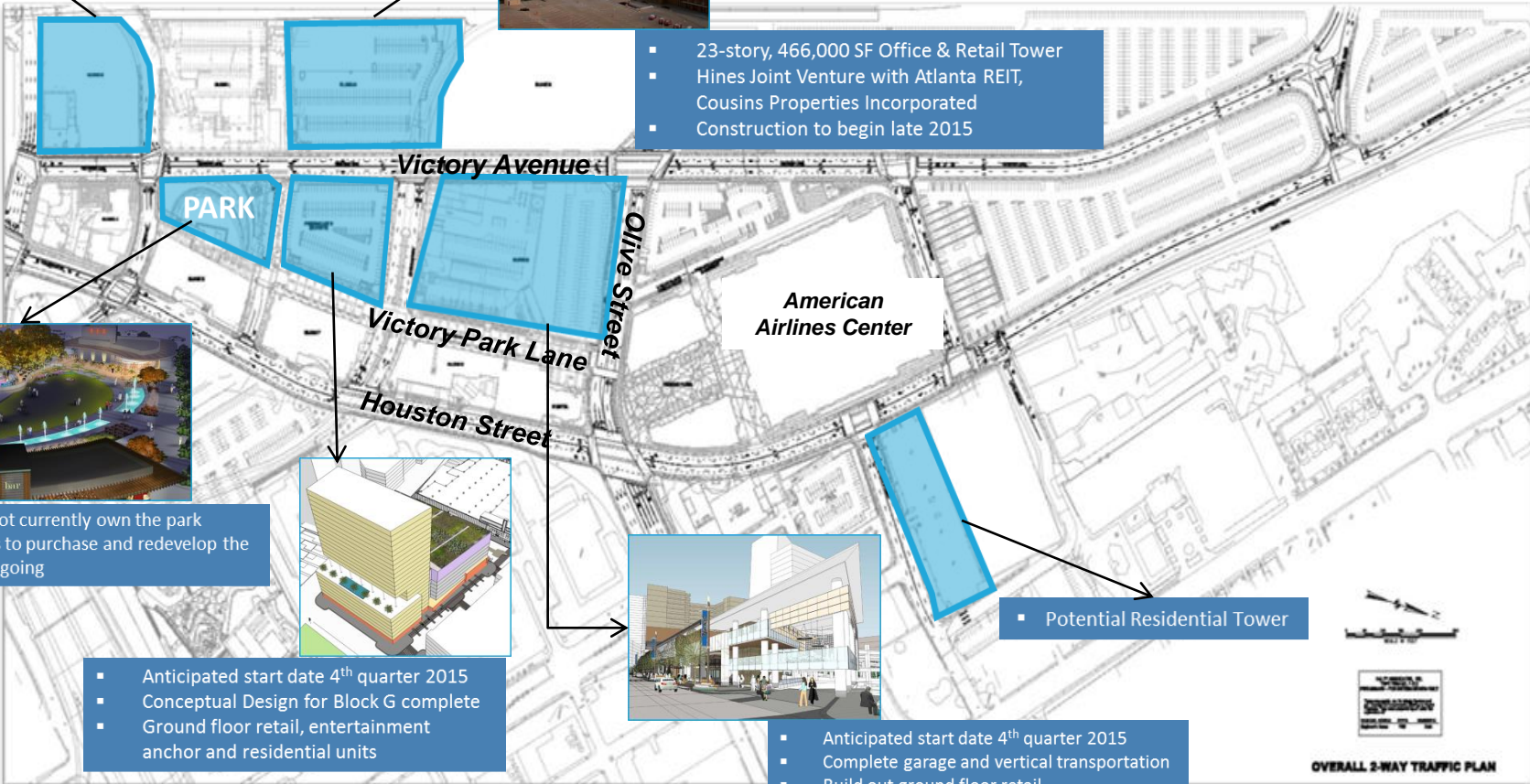
Victory Sub-district

Projects Under Construction or Announced

- 228 space parking structure for event and public use
- Estimated completion September 2015



- 23-story, 466,000 SF Office & Retail Tower
- Hines Joint Venture with Atlanta REIT, Cousins Properties Incorporated
- Construction to begin late 2015



- UST does not currently own the park
- Discussions to purchase and redevelop the park are ongoing



- Anticipated start date 4th quarter 2015
- Conceptual Design for Block G complete
- Ground floor retail, entertainment anchor and residential units



- Anticipated start date 4th quarter 2015
- Complete garage and vertical transportation
- Build out ground floor retail
- Final Design in review

- Potential Residential Tower



OVERALL 2-WAY TRAFFIC PLAN

Victory Sub-district

Design and Technical Studies

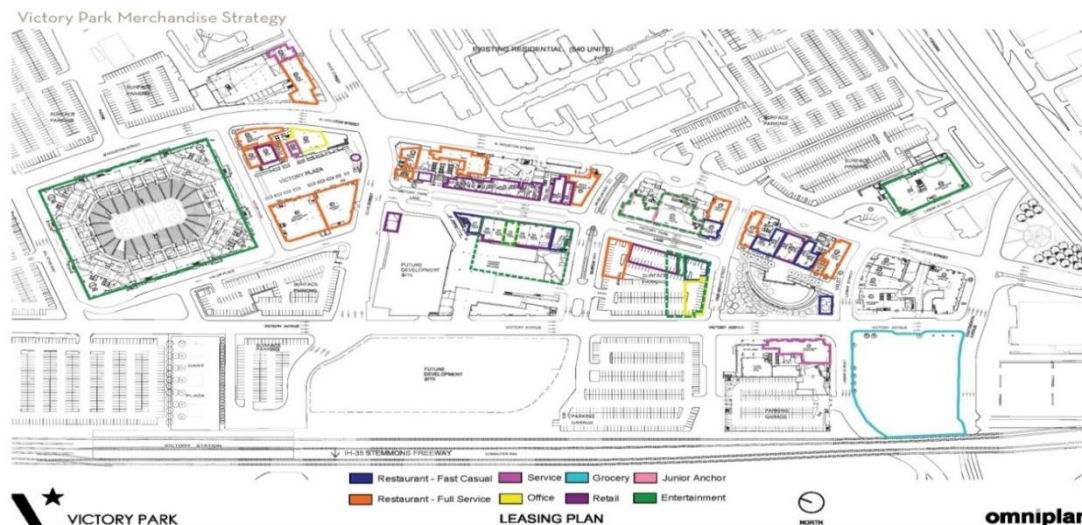
- City Council approved TIF Grant May 2012 to reimburse UST for design and technical studies. A majority of the specific studies and projects were completed by May 2013 and implementation is underway on the other strategies/projects:
- **Circulation – *See Appendix C***
 - ✓ Two Way Traffic - Completed 2016
 - ✓ Pedestrian Access – Completed 2016
 - ✓ Bicycle Access - Completed 2016
- **Urban Neighborhood Design – *See Appendix D***
 - ✓ Placemaking – implementation underway
 - ✓ Signage & Wayfinding – implementation under way
 - Victory Park Redesign
- **Retail Analysis**
 - ✓ Tenant Storefront Redesign Program – Completed 2013
 - Complete Block D Retail
 - Activate Vacant Lots
 - ✓ Merchandise Strategy – Completed 2013



Retail Technical Study

Retail Analysis & Strategy

- Retail Analysis Recommendation:
 - Implement district wide leasing strategy that incorporates **new retail, food & beverage**, and entertainment uses to compliment existing uses and complete the development.
- Merchandise Strategy & Leasing Program Recommendations:
 - Target entertainment anchor to support future restaurants
 - Drive consistent daily non-event traffic with a diverse, unique tenant mix
 - Attract quality grocery, cinema and service retail tenants
 - Pursue unique food concepts and gourmet “dive” restaurants
 - *Pursue mix of restaurants, bars, live music, entertainment options and shops targeting the 25-40 year-old demographic*



Victory Sub-district

TIF Budget and District Objectives – Retail

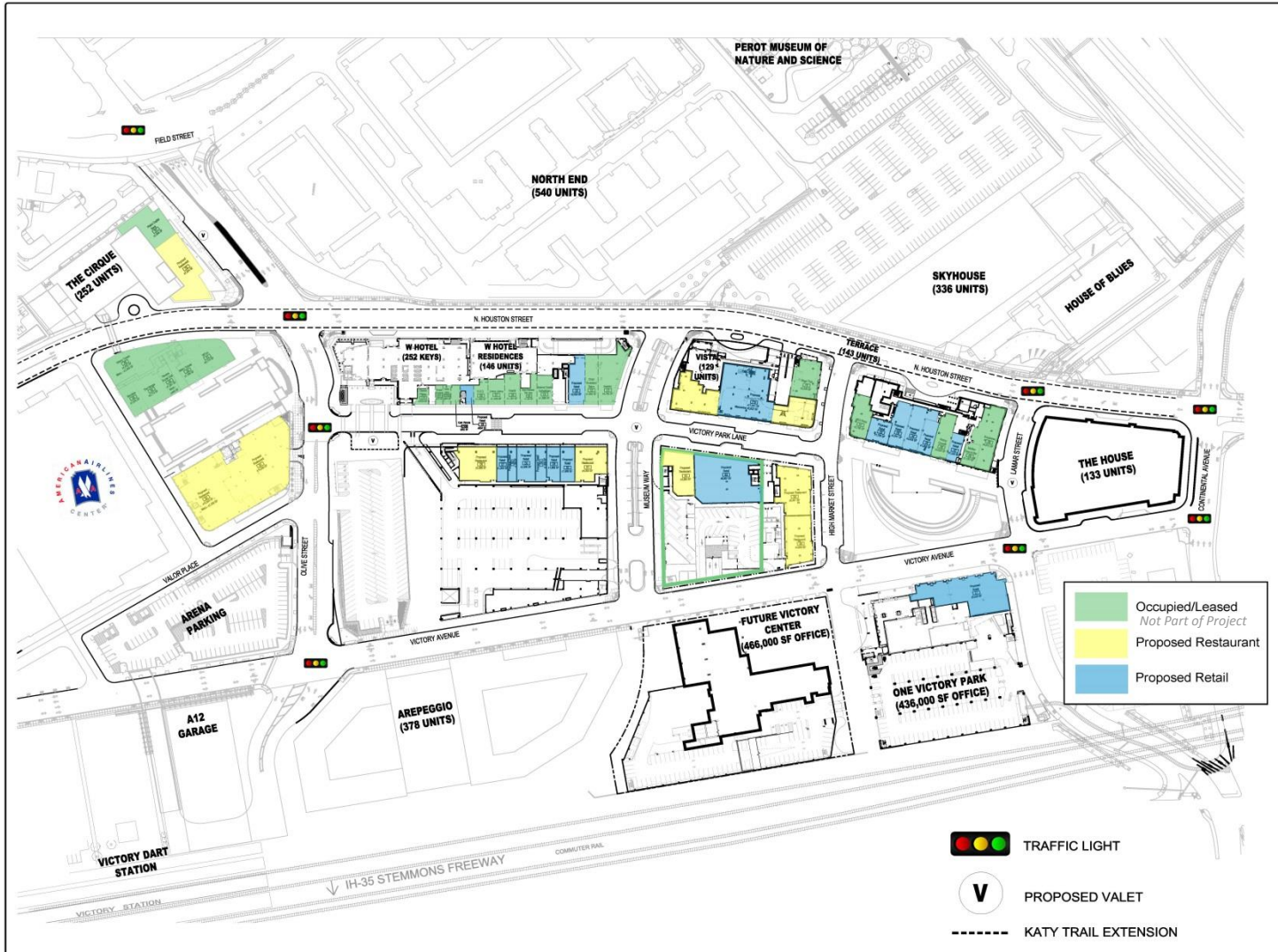
- City Council approved an amended Sports Arena TIF budget that creates a Retail Incentive line item and dedicates \$10M to achieve the following Victory Sub-district objectives:
 - Higher levels of retail occupancy within the sub-district
 - More sustainable tenant mix for the sub-district
 - Construct additional retail space on Victory Park Lane to create continuous retail along Victory Park Lane and AT&T Plaza adjacent to the American Airlines Center
 - Provide incentives to complete improvements necessary for supporting tenant finish out and requirements
- Activity at the ground level validates expenditures on public infrastructure improvements completed within the Victory Sub-district

Victory Sub-district Retail

Project Description – Current Request

- **Project:** 40K to 45K square feet of new retail space and required new parking, renovation of existing vacant space; construction will bring the space to a “white box” condition, ready to lease and for tenant improvements
- **Minimum Occupancy Requirement:** 50% of space must be finished out and occupied prior to receiving first payment
- **Project Cost:** \$17,796,062
- **TIF Grant:** \$3,500,000
 - Annual payments of \$1,166,666 over 3 years. Annual payment contingent upon minimum occupancy requirement and increment availability
- **Start Construction:** February 28, 2017
- **Complete Construction:** December 31, 2018

Victory Sub-district Retail Leasing Plan



TRADEMARK

LEASING CONTACT:

Daniel Goldware
 Trademark Property Company
 1701 River Run Suite 500
 Fort Worth, Texas 76107
 817-810-5392
 817-810-5390 fax
 dgoldware@trademarkproperty.com
 www.trademarkproperty.com

01-06-16
 DATE

GENERAL NOTES:

THIS DRAWING IS IN PROGRESS AND IS FOR INTERIM REVIEW ONLY. IT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



NOT FOR CONSTRUCTION

LEASE PLAN

Victory Sub-district Retail *Rendering*



Victory Sub-district Retail

Funding Sources and Uses

Sources	Amount	%	Uses
Developer Equity	\$17,796,062	100%	Construction
	\$17,796,062	100%	

Victory Sub-district Retail Project

Proposed TIF Funding

- TIF District’s amended plan: facilitation of higher levels of retail occupancy and development of a more sustainable tenant mix for the area requires incentives to offset costs of renovating existing vacant retail space, construction of new retail space to create two sided retail street and tenant finish out
- Amended budget for the sub-district dedicated a maximum of \$10 million for Retail Incentives within the sub-district
- Victory Sub-district Retail Project is consistent with goals and recommendations of amended District plan and retail technical study
- Specific TIF Funding Conditions, see **Appendix E**

Description	Amount
Tier Two Improvements	
Retail Incentives (TIF Grant)	\$3,500,000
Total Proposed TIF Grant	\$3,500,000

Victory Sub-district Retail Project

TIF Board Recommendation and Peer Review

- On August 15, 2016 the Sports Arena TIF District Board of Directors approved and recommended approval of a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, LP for TIF Funding for the Victory Sub-district Retail Project in an amount not to exceed \$3,500,000.

Recommendation

- Staff requests ECO Committee's approval for consideration by Council on November 9, 2016:
 - Grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, LP, for an amount not to exceed \$3,500,000 for the Victory Sub-district Retail Project.

APPENDICES

Appendix A: Sports Arena TIF District Budget

Sports Arena TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	Total Budget*	Total Committed or Spent	Total Remaining
Original Improvements			
Total Original Improvements	\$38,588,359	\$38,389,665	\$198,694
Victory Sub-district Amended Budget			
West Dallas Set-Aside	\$11,919,584	\$1,173,271	\$10,746,313
Tier One Improvements	\$50,294,300	\$47,658,701	\$2,635,599
North Parking Garage			
South Parking Garage			
Economic Development TIF Grants			
Tier Two Improvements	\$47,948,701.49	\$13,903,582	\$34,045,120
Additional North Parking Garage			
Additional South Parking Garage			
Other District Improvements:			
Open Space/Connectivity, Special Studies			
Infrastructure Improvements and Retail			
Total Victory Sub-District	\$148,750,945	\$101,125,219	\$47,625,726
Category	Total Budget	Total Committed or Spent	Total Remaining
West Dallas Sub-district			
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition			
Total West Dallas Sub-District	\$79,079,240	\$17,455,000	\$61,624,240
Riverfront Gateway Sub-district			
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail			
Total Riverfront Gateway Sub-district	\$10,100,663	\$0	\$10,100,663
Administration and Implementation	\$997,010	\$663,131	\$333,879
Total Amended Budget	\$277,516,217	\$157,633,015	\$119,883,202
Original Sports Arena TIF District Budget	\$46,961,785		

Appendix B: Project Proforma

Victory Retail Project			
Sports Arena TIF District - Victory Sub-district			
PROJECT DESCRIPTION:	Retail within Victory Sub-district		
PROJECT TYPE:	Retail/Restaurant		
CONSTRUCTION START DATE:	February 28, 2017		
PROJECT COMPLETION:	December 31, 2018		
Use Breakdown	SF		
Retail	45,000		
Project Costs		Income	
Hard Cost	\$16,782,062	Rental Income	\$1,384,792
Soft Cost	\$1,014,000	Expense Reimbursement	\$566,828
Total Project Cost (without City \$)	\$17,796,062	Total Income	\$1,951,620
		Expenses	
Total Project Cost	\$17,796,062	Management Fee	(\$84,219)
TIF Assistance	\$3,500,000	CAM	(\$465,929)
Net Cost to Developer (after TIF reimbursement)	\$14,296,062	Taxes	(\$234,090)
		Insurance	(\$17,791)
		Parking Expense	(\$118,789)
		Non Recoverable	(\$32,096)
		Total Expenses	(\$952,914)
Return on Cost Analysis			
NOI/Total Project Costs			
Return on Cost (without City \$)	5.6%	NOI	\$998,706
Return on Cost (with City \$)	7.0%		

Appendix C: Technical Studies

Circulation Recommendations/Actions Taken

- **Two-Way Conversion**

- **Recommendation:** Amend City's Thoroughfare Plan to convert Houston Street and Victory Avenue to two-way traffic flow

Action : City Council approved Thoroughfare Plan amendment January 22, 2014; Two-Way Conversion Project completed

- **Bicycle Access**

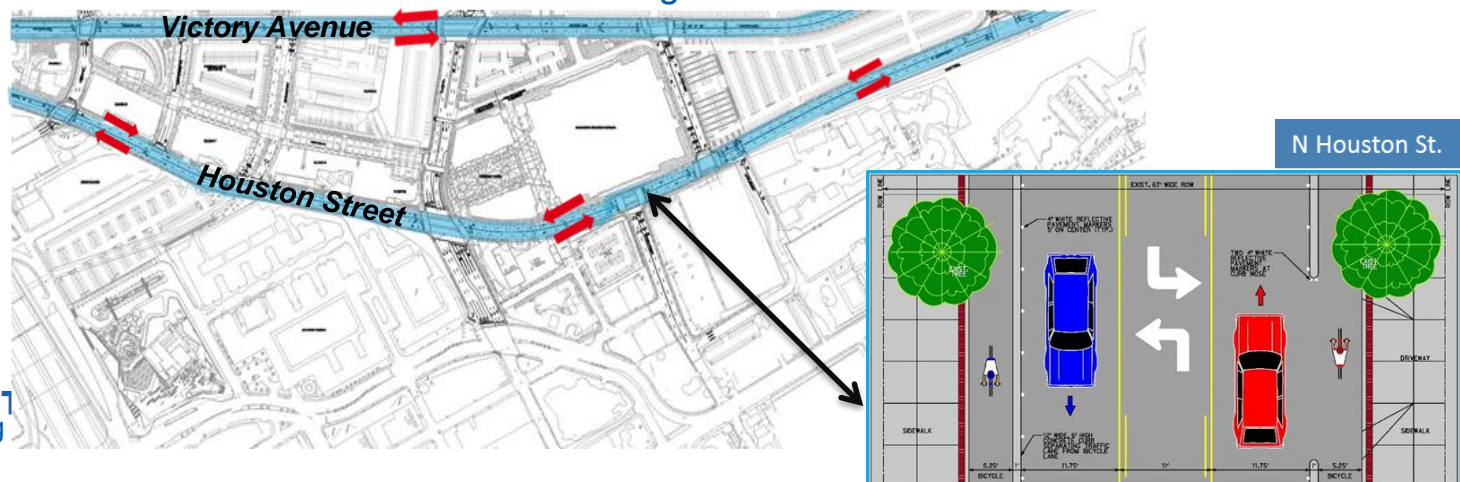
- **Recommendation:** Improve bicycle circulation throughout the sub-district

Action: On Houston Street a dedicated bicycle track was constructed on both sides of the street and separated from car travel lanes by a raised curb

Action: Victory Avenue has shared bicycle lanes

- **Recommendation:** Capitalize on Victory's proximity to KATY Trail; relocate terminus of trail to district park

Action: The bicycle facilities on Houston Street and Victory Avenue connect to the current terminus of the KATY Trail and extend it throughout the sub-district



Appendix C: Technical Studies

Circulation Recommendations /Actions Taken (Continued)

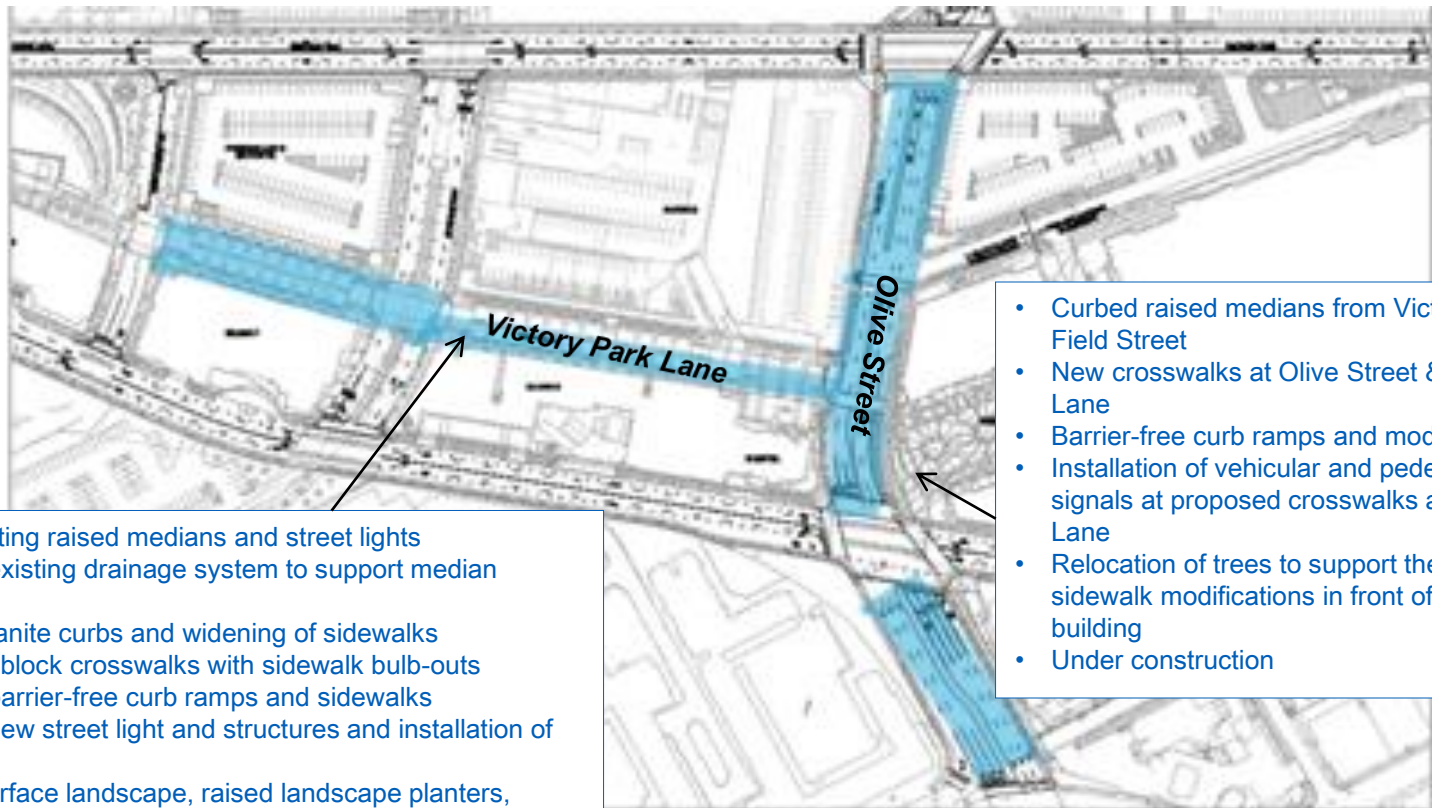
- **Pedestrian Access**

- **Recommendation:** Provide traffic calming improvements on Olive Street

Action: Improvements to Olive Street were completed in 2015

- **Recommendation:** Enhance sidewalk environment on Victory Park Lane

Action: Victory Park Lane improvements were completed in 2015



- Removal of existing raised medians and street lights
- Modification of existing drainage system to support median removal
- Relocation of granite curbs and widening of sidewalks
- New raised mid-block crosswalks with sidewalk bulb-outs
- Modification of barrier-free curb ramps and sidewalks
- Foundation for new street light and structures and installation of street lights
- Installation of surface landscape, raised landscape planters, irrigation, drainage and power
- Under construction

- Curbed raised medians from Victory Avenue to Field Street
- New crosswalks at Olive Street & Victory Park Lane
- Barrier-free curb ramps and modified sidewalks
- Installation of vehicular and pedestrian traffic signals at proposed crosswalks at Victory Park Lane
- Relocation of trees to support the curb and sidewalk modifications in front of Victory Plaza building
- Under construction

Appendix D: Technical Studies

Urban Neighborhood Design Recommendations /Actions Taken

- **Placemaking**

- **Recommendation:** Enhance Victory Park Lane as a distinctive place
- **Recommendation:** Improve visual and pedestrian connectivity between Victory Park Lane and American Airlines Center

Action: Sidewalks widened, streetscape improvements to Victory Park Lane have been installed (adaptable seating, lighting, benches, plantings)

- **Signage and Wayfinding**

- **Recommendation:** Create a comprehensive Signage and Wayfinding Program

Action: Installation of directional parking signage, district makers and banners, directories



Appendix E: Victory Sub-district Retail Project

Conditions of TIF Funding Highlights

- Minimum private investment \$15,000,000.00 in construction and construction related soft costs incurred by the Owners for this Project;
- Completion by Owners of a minimum 40,000 square feet of newly constructed retail space and/or renovated vacant ground floor retail space, bringing the space to a leasable condition ready for tenant improvements:
- Obtain a building permit issued by the City and start construction of the Project by February 28, 2017;
- Complete Project Improvements bringing the space to a “white box” condition ready to lease and for tenant improvements by December 31, 2018;
- Obtain a license agreement for any private improvements in the City’s right-of-way (if necessary) prior to first payment of TIF Grant. Licenses may be required for outdoor dining, awnings, signage, etc.;
- Minimum of 50% of the retail space completed shall be occupied (including completion of tenant improvements), as evidenced by a Certificate of Occupancy issued by the City. The space shall be open and operational prior to the initial payment of the Retail TIF Grant and shall remain open throughout the remaining term of the Victory Sub-district (December 31, 2028);

Appendix E: Victory Park Cinema Project

Conditions of TIF Funding (Continued)

- TIF Grant will be paid over 3 years in the amount of \$1,166,666, annually. If the minimum amount of occupied retail space is temporarily discontinued or closed, a 120 day cure period will be granted. Should the Developer fail to reopen or find a new tenant for the retail space within the cure period, the City's obligation to make remaining annual grant payments may terminate or be withheld until the space is occupied and reopened;
- Comply with the Business Inclusion and Development ("BID") goal of twenty five percent (25%) Minority/Women-owned Business Enterprise (M/WBE) participation for TIF reimbursable improvements, and the Developer shall make a good faith effort to achieve a goal of 25% certified M/WBE participation for total private improvement construction expenditures for the Project, and meet all reporting requirements for each;
- Owner shall make best efforts to recruit, train, and hire City of Dallas residents for jobs created to operate or maintain the businesses in spaces constructed or made ready through the Project. Best efforts shall include local advertising, participation in local job fairs, and coordination with the Director to ensure broad publication of the available employment opportunities;
- Should any property currently owned or later acquired by Owner in the Sub-district be developed for residential use, Owner agrees that those developments must comply with the District's mixed income policy;



DALLAS 4P PARKS FOUNDATION INC.

Proposal for
Pacific Plaza *Park* and Parking

Economic Development Committee Briefing
October 17, 2016



Pacific Plaza Park and Parking *Team*

- **Dallas 4P Parks Foundation Inc.: Owner & Operator, a 501(c)3 non-profit organization governed by independent citizens (like Klyde Warren Park)**
(www.4pfoundation.org)
- **5G Studio Collaborative: Architects**
(www.5gstudio.com)
Omni Convention Center Hotel
- **Kevin Sloan Studio: Landscape Architect & Urban Design** (www.kevinsloanstudio.com)
clients include:
 - George Bush Presidential Center
 - AT&T Performing Arts Center
 - Vitruvian Park North Dallas
 - Dallas Urban Reserve
 - Botanical Research Institute of Texas

An aerial architectural rendering of Pacific Plaza Park and Parking Team. The scene shows a large, modern urban park with a central green lawn, a winding path, and several trees. In the background, there are tall glass skyscrapers and a large parking lot. The title "Pacific Plaza Park and Parking Team" is overlaid in white text at the top center.

Pacific Plaza Park and Parking *Team*

- **Hill & Wilkinson: General Contractors**
(www.hill-wilkinson.com)
- **JP Morgan Chase: Banker**
(www.jpmorganchase.com)
- **Norton Rose Fulbright: Legal Counsel**
(www.nortonrosefulbright.com)

An aerial architectural rendering of a park and parking area. The scene features a large green lawn on the left with several people sitting on the grass. To the right, there is a paved plaza with many people walking and sitting. A central water feature with a blue pool and a waterfall is visible. The background shows modern buildings, including a tall glass skyscraper on the left and a large building with a rooftop terrace on the right. The title "Pacific Plaza Park and Parking Proposal" is overlaid in white text at the top.

Pacific Plaza Park and Parking *Proposal*

Economic

- Provide fully funded Park at *NO* cost to the City
- Provided fully funded annual maintenance valued at \$342 million over the term of lease
- Provide financial foundation, annual contribution to proposed Community Needy Parks Fund
- Catalyzes downtown tax base growth – A timely game changer
- Estimated to add over \$10 billion of economic impact to area over term of the lease.

An aerial architectural rendering of a park and parking proposal. The scene shows a large green lawn on the left with several people sitting on the grass. To the right is a paved plaza area with many people walking and sitting at tables under umbrellas. A central walkway with trees and a blue canopy structure runs through the park. In the background, there are modern buildings, including a tall glass skyscraper on the left and a large building with a flat roof on the right. The title 'Pacific Plaza Park and Parking Proposal' is overlaid in white text at the top center.

Pacific Plaza Park and Parking Proposal

Aligned Interest

- Preserve *Pacific Plaza, Aston and Challenger Park* as public open space
- The garage honors the Park Board and Council approved Park's Masterplan for a parking garage.
- No above ground parking structure
- Replace eye sore asphalt surface parking lot

An aerial architectural rendering of a proposed urban park and parking structure. The scene shows a large green lawn area with several people sitting on the grass. To the left, there are three modern, light-colored pavilions with curved roofs. In the center, there's a cluster of trees with reddish-brown foliage. To the right, a paved walkway with more trees and people is visible. In the background, there are modern high-rise buildings and a large, flat-roofed structure. The overall atmosphere is bright and modern.

Pacific Plaza Park and Parking *Proposal*

Additional Benefits

- Assists with the parking needs of neighboring businesses, office & residential, and public/visitors
- A learning resource for DISD STEM -- (Science, Technology, Engineering, Mathematics)
- Commitment of 30% project expenditures to minority owned businesses
- High end restaurant, Garden Terrace with green space, pedestrian seating at ground level, retail space, rooftop patio & off street food truck parking
- Urban public park built at ground level above subterranean 1,526 space parking structure



Pacific Plaza Park and Parking *Project Overview*

Sustainability

- Support green sustainability initiatives utilizing LEED standards
- Innovation through use of water capture & harvesting system, LED lighting & state of the art security

Timeline

- We will have twenty months to finalize the Park design.
- We are significantly further ahead of schedule than any other proposal currently being considered



Pacific Plaza Park and Parking *Project Summary*

- Fully funded urban park at *NO* cost to taxpayers
- Estimated \$342 million value of maintenance over the term of the lease
- No sale of land
- Owned and operated by an independent, diverse non-profit board of directors
- 30% project cost commitment to minority owned businesses
- Catalyst for the downtown core revitalization
- Contributes to a solution for significant downtown parking challenges
- Creation, annual contribution to Needy Parks Fund



Pacific Plaza Park and Parking *Next Steps*

- **Approval by Park Board, send to City Council for final approval**
- **Estimated Grand Opening - mid 2019**

Pacific Plaza Park and Parking *SUPPORTERS*



September 22, 2016

Council Member Philip T. Kingston *Via email-Philip.Kingston@dallascityhall.com*
City Council District 14
Dallas City Hall
1500 Marilla Street, Room 5FN
Dallas, TX 75201

Dear Council Member Kingston:

On behalf Olymbec USA, I am writing to let you know that Olymbec strongly supports the Dallas 4P Parks Foundation Inc. plans for Pacific Plaza Park and Parking. Olymbec USA is the owner of 1700 Pacific, a 1.3 million rentable square foot, Class-A office tower across the street from Pacific Plaza Park.

Dallas 4P Foundation Inc. has the right plan and the best team in place for the long term benefit of the citizens of Dallas and stakeholders in our CBD neighborhood.

Please don't hesitate to call me with any questions at 514.566.0956.

Very truly yours,

Philip Lassman
Asset Manager, U.S. Properties
Olymbec USA

Cc:

Park and Recreation Board and City Council Members:

District 1

Scott Griggs scott.griggs@dallascityhall.com

Barbara Barbee PKR-D01@dallascityhall.com

Global Head Office
333 Decarie Boulevard, 5th Floor
Montreal, Quebec, H4N 3M9, Canada
Tel.: 514-344-3334 · Fax: 514-344-8027

USA Head Office
4045 Spencer Street, Suite 121
Las Vegas, Nevada, 89119, USA
Tel.: 702-737-3377 · Fax: 702-737-3334

Memphis Branch
80 Monroe Ave, Suite L7
Memphis, Tennessee, 38103, USA
Tel.: 901-525-0712 · Fax: 901-526-1450

www.olymbec.com
info@olymbec.com
1-888-OLYMBEC

Pacific Plaza Park and Parking



OPENING 2019!!

Memorandum



DATE October 14, 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 **Farmers Market Air Rights/Public Parking Garage Purchase and Sale Agreement**

As part of the Farmers Market Redevelopment Project, Brian Bergersen (FM City Park, LLC) funded up-front costs for the construction of the public parking garage (300 spaces) that is being constructed with the Harvest Lofts Mixed Use Project (Sheds 3 and 4). On June 10, 2015, City Council approved and encumbered funding in the amount of \$8,149,535 to purchase the 300 public parking spaces and associated air rights when the garage is completed.

On the October 26, 2016, City Council agenda, there is an item for consideration to authorize (1) final approval of funding for the Air Rights/Public Parking Garage Purchase and Sale Agreement with FM City Park, LLC, as specified in Resolution No. 15-1105, approved on June 10, 2015, and allowing for adjustment of budget categories to provide the total funding of \$8,149,535, as previously authorized and (2) amendment to Resolution No.16-1090, approved on June 22, 2016, authorizing a Chapter 380 economic development grant in the amount of \$670,000 for Farmers Market public streetscape and infrastructure, to direct \$498,156 of the funds for the public parking garage purchase.

Payment of initial funding of the garage is due five business days after substantial completion of garage improvements, which includes inspection and completion of punchlist, if necessary, and City will take ownership at such time. The price of the garage is comprised of the appraised value of the air rights plus the estimated construction cost of the public parking garage. The developer will be required to verify all construction expenditures prior to payment. Developer will operate and maintain the garage at no cost to the City.

The 2015 City Council item approved funding sources for the purchase, including 2006 Farmers Market bond funds, Farmers Market land sale proceeds, Public Private Partnership (PPP) Grant funds and Farmers Market TIF District funds. Since the June 2015 approval, additional interest earnings generated from the bonds and land sale proceeds total \$171,844. This City Council action will reallocate funds to include 2006 bond fund interest earnings in the amount of \$160,465, land sale proceeds interest earnings in the amount of \$11,379 (for a total of \$171,844) and use \$498,156 in PPP funds previously authorized. TIF total funding and total purchase price remains the same.

On June 22, 2016, City Council approved Resolution Number 16-1090, to use the PPP funds for infrastructure costs associated with the Farmers Market Redevelopment Project. This item will direct \$498,156 of those funds to the purchase of the Farmers Market public parking garage.



300 public parking spaces on the 1st floor and basement level with open stairwell, dedicated elevator and direct pedestrian passageways to Farmers Market sheds/retail

The public parking spaces are on the first floor and the first underground floor/basement. Prior to acceptance, public parking signage will be installed. The public parking garage is intended to be free. For special events, the operator may charge a fee for parking, with City approval. The City is entitled to a percentage of all gross parking revenues generated (if any) from the public parking.



Shed 2 with Harvest Lofts in background

The following is a summary of Farmers Market Redevelopment Project components and status:

- Shed 1 is renovated and now operating as a marketplace for local farmers, farm merchants and vendors to sell produce and other farm-related products. It has a capacity for 119 stalls
- Shed 2 has been renovated and contains 24,148 square feet of retail space. It is active with restaurants, specialty food vendors and other retail vendors. Part of the Shed 2 redevelopment is the Mudhen restaurant, located just north of the Shed 2 parking lot. Shed 2 grand opening was May 6, 2016
- Harvest Lofts Mixed Use Project (Sheds 3 and 4) is currently under construction and will have 240 residential units, 16,000 square feet of retail space and 300 public parking spaces. Residential and retail space is expected to be delivered in the first quarter of calendar year 2017
- 2101 and 2111 Taylor Street project will include 60 residential units and 25,000 square feet of commercial space. Construction will begin in first quarter of calendar year 2017
- North Texas Food Bank purchased the Farmers Market Administration Building in 2014 and relocated its administration office to that site in 2015
- Construction of the futsal fields and community gardens on land east of southbound Cesar Chavez Boulevard is scheduled to begin in the first quarter of calendar year 2017



Harvest Lofts from Taylor Street

Please let me know if you have any questions.

Ryan S. Evans
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, 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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45R

SUBJECT

Authorize (1) final approval of funding for the Air Rights/Public Parking Garage Purchase and Sale Agreement with FM City Park, LLC, as specified in Resolution No. 15-1105, previously approved on June 10, 2015, and allowing for adjustment of budget categories to provide the total funding of \$8,149,535, as previously authorized; and (2) an amendment to Resolution No.16-1090, previously approved on June 22, 2016, approving a Chapter 380 economic development grant in the amount of \$670,000 for Farmers Market streetscape and infrastructure, to direct \$498,156 of the funds for the public parking garage purchase - Financing: No cost consideration to the City

BACKGROUND

As part of the Farmers Market Redevelopment Project, Brian Bergersen (FM City Park, LLC) funded up-front costs for the construction of a public parking garage (300 spaces) as part of Harvest Lofts Mixed Use Project (Sheds 3 and 4). Upon completion, City agreed to purchase air rights and 300 parking spaces for \$8,149,535. Payment of initial funding is due five business days after substantial completion of garage improvements, which includes inspection and completion of punchlist, if necessary, and City will take ownership at such time.

On June 10, 2015, City Council approved and encumbered funding sources for the purchase including 2006 bond funds, Farmers Market land sale proceeds, Public Private Partnership (PPP) Grant funds and Farmers Market TIF District funds. Since the June 2015 approval, additional interest earnings generated from the bonds and land sale proceeds total \$171,844. This City Council action will reallocate funds which include interest earnings on 2006 Farmers Market bonds in the amount of \$160,465, include interest earnings on land sale proceeds in the amount of \$11,379 (total of \$171,844) and use \$498,156 in PPP funds previously authorized. TIF total funding and total purchase price remains the same.

BACKGROUND (Continued)

On June 22, 2016, City Council approved Resolution No. 16-1090, to use the PPP funds for infrastructure costs associated with the Farmers Market Redevelopment Project. This item will redirect \$498,156 of those funds to the purchase of the Farmers Market public parking garage.

The public parking garage is intended to be free. For special events, the operator may charge a fee, with City approval. The City is entitled to a percentage of all gross revenues generated (if any) from the public parking.

The following is a summary of Farmers Market Redevelopment Project Components and Status:

- Shed 1 is renovated and now operating as a marketplace for local farmers, farm merchants and vendors to sell produce and other farm-related products. It has a capacity for 119 stalls
- Shed 2 has been renovated and contains 24,148 square feet of retail space. It is active with restaurants, specialty food vendors and other retail vendors. Part of the Shed 2 redevelopment is the Mudhen restaurant, located just north of the Shed 2 parking lot. Shed 2 grand opening was May 6, 2016
- Harvest Lofts Mixed Use Project (Sheds 3 and 4) is currently under construction and will have 240 residential units, 16,000 square feet of retail space and 300 public parking spaces. Residential and retail space is expected to be delivered in first quarter of calendar year 2017
- 2101 and 2111 Taylor Street project will include 60 residential units and 25,000 square feet of commercial space. Construction will begin in first quarter of calendar year 2017
- North Texas Food Bank purchased the Farmers Market Administration Building in 2014 and relocated its administration office to that site in 2015
- Construction of the futsal fields and community gardens on land east of southbound Cesar Chavez Boulevard is scheduled to begin in the first quarter of calendar year 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

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

On February 27, 2013, City Council authorized a Master Agreement for the Redevelopment of the Dallas Farmers Market with DFM Developer, Ltd by Resolution No. 13-0447.

On March 27, 2013, City Council authorized amendments to the Farmers Market TIF Project and Financing Plan, including the expansion of the geographic boundaries of the TIF district to include the Dallas Farmers Market property by Ordinance No. 28951.

On June 10, 2015, City Council authorized a purchase and sale agreement with FM City Park, LLC for: (1) the purchase of an air rights parcel which is part of the Harvest Development Land; and (2) the purchase of a completed public parking structure (300 public parking spaces), to be constructed by FM City Park, LLC in accordance with the City approved plans and set specifications by Resolution No. 15-1105.

On June 22, 2016, City Council authorized a Chapter 380 economic development grant agreement with DFM Developer, Ltd., in accordance with the approved Master Agreement for the Redevelopment of the Farmers Market, executed pursuant to City Council Resolution No. 13-0447, as amended, for streetscape and infrastructure improvements - pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program by Resolution No. 16-1090.

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

DEVELOPER

FM City Park, LLC

FM City Park, LLC

Brian Bergersen
Owner/Developer

Brian Bergersen
Owner/Developer

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 42 Y

SUBJECT

Authorize amendments to Resolution No. 15-2104 previously approved on November 10, 2015, which authorized a 75 percent real property tax abatement agreement for 8-years with TCDFW Industrial Development, Inc. for improvements to approximately 35.582 acres of land fronting Chalk Hill Road within a Texas Enterprise Zone to change **(1)** the name of the contracting party from TCDFW Industrial Development, Inc. to Chalk Hill Distribution, LLC; and **(2)** the physical address noted for the property from 900 Chalk Hill Road to 1350 Chalk Hill Road - Financing: This action has no cost consideration to the City

BACKGROUND

On November 10, 2015, pursuant to Resolution No. 15-2104, the City Council authorized a 75 percent real property tax abatement agreement for 8-years with TCDFW Industrial Development, Inc. (an affiliate company of Trammell Crow Company). The project entails the development of a speculative industrial/warehouse facility of approximately 475,000 square feet on approximately 35.582 acres located at 1350 Chalk Hill Road, Dallas, Texas in a Texas Enterprise Zone. Trammell Crow secured a contract to purchase two parcels making up the development site in the name of TCDFW Industrial Development, Inc. and transferred the properties at closing to a joint venture entity created with its financial partner called Chalk Hill Distribution, LLC. Prior to assembly, the property was previously noted to be 900 Chalk Hill Road but the address for the property was updated to 1350 Chalk Hill Road when an address was assigned by the City in the building permit process.

With the project, the developer is required to invest a minimum of \$10,000,000 constructing the approximately 475,000 square foot facility with substantial completion by September 31, 2018. Furthermore, TCDFW Industrial must have at least 51 percent of the facility leased in order to receive the real property tax abatement upon the value of the new real property improvements proposed. If the required space is not occupied during a given year within the 8-year tax abatement period, the abatement is lost for that year.

BACKGROUND (Continued)

Net fiscal impact from the project after incentives, is estimated at \$318,696 over 10 years and \$1,516,052 over 20 years. This proposed project conforms to minimum eligibility criteria for the City's Public/Private Partnership Program Guidelines and Criteria as it has a private investment exceeding \$1 million. Staff recommends approval of the proposed incentive.

Trammell Crow, founded in Dallas in 1948, is a full-service real estate development company which has developed or acquired over \$60 billion in property. Trammell Crow is headquartered in Kansas City, Missouri with regional offices in Columbus, Dallas, Houston and Phoenix. The company's diverse product expertise includes office, industrial, residential, retail, and health care.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	January 2016
Complete Construction	September 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on November 2, 2015.

On November 10, 2015, City Council authorized a real property tax abatement agreement with TCDFW Industrial Development, Inc., for the purpose of granting an 8-year abatement of 75 percent of the taxes on added value to the real property for the development of a new 475,000 square feet speculative industrial/warehouse facility within a Texas Enterprise Zone located at 900 Chalk Hill Road, south of I-30 in Dallas, Texas, by Resolution No. 15-2104.

Information about this item will be provided to the Economic Development Committee on October 17, 2015.

FISCAL INFORMATION

This action has no cost consideration to the City.

OWNER

Chalk Hill Distribution, LLC

Scott Krikorian, Vice President

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 12
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 5M

SUBJECT

Authorize acquisition from Kyle Lee Wilkes and Jessica Spring Ollerman, of a wastewater easement of approximately 1,754 square feet of land located near the intersection of Duffield Drive and Stanworth Drive for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$13,100 (\$11,801, plus closing costs and title expenses not to exceed \$1,299) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of a wastewater easement of approximately 1,754 square feet of land located near the intersection of Duffield Drive and Stanworth Drive for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy and Osage Branch wastewater line. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$13,100 (\$11,801, plus closing costs and title expenses not to exceed \$1,299)

OWNERS

Kyle Lee Wilkes

Jessica Spring Ollerman

MAP

Attached

October 26, 2016

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Funds, Fund No. 0103, Department DWU, Unit CS40, Activity MPSA, Program No. 706028, Object 4210, Encumbrance No. CT-DWU706028EA7. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY CASTO, City Attorney

BY 
Assistant City Attorney

1,754 SQUARE FOOT (0.040 ACRE)
DALLAS CITY BLOCK W/8200
WASTEWATER EASEMENT
KYLE LEE WILKES et al

BEING a 1,754 square foot (0.040 Acre) parcel of land situated in the JOHN W. OVERTON SURVEY, ABSTRACT NO. 1115, in Official City Block Number W/8200, in the City of Dallas, Collin County, Texas, said parcel being part of Lot 2 of Block W/8200 of Fourth Section, Preston Green North, an addition to the City of Renner according to the plat thereof recorded in Cabinet 12, Page 63 of the Map Records Collin County Texas (M.R.C.C.T.) and annexed into the City of Dallas by Ordinance No. 15463 and modified by Certificates of Correction of Error recorded in Volume 1180, Page 377 of the Deed Records Collin County Texas (D.R.C.C.T.), Volume 1585, Page 912 of the D.R.C.C.T. and Volume 79049, Page 964 of the Deed Records Dallas County Texas (D.R.D.C.T.) said Certificates of Correction of Error modifying recording information from Cabinet 12, Page 63 to Cabinet A, Page 397 and also modifying Block D/8200 to Block W/8200, said Fourth Section, Preston Green North also recorded in Volume 76198, Page 1012, D.R.D.C.T., said Lot 2 being described in a deed to Kyle Lee Wilkes and Jessica Spring Ollerman recorded in Instrument Number 2012102001298850, D.R.C.C.T. and being more particularly described as follows:

COMMENCING at a one-half inch steel rod found (controlling monument-Texas State Plane Grid Coordinates – N=7,046,359.81, E=2,493,867.47) at the intersection of the north line of Duffield Drive (50 –foot wide right-of-way) with the west line of a 15-foot wide alley, said point also being the southeast corner of Lot 5, Block W/8200 of said Fourth Section, Preston Green North;

THENCE Southeasterly, along the north and east right-of-way of said Duffield Drive and along a non-tangent curve to the right which has a chord that bears South 37 degrees 30 minutes 48 seconds East for 90.15 feet, a radius of 75.00 feet and a central angle of 73 degrees 52 minutes 45 seconds, for an arc distance of 96.71 feet to the end of said curve and the beginning of a compound curve to the right;

THENCE Southerly, continuing along the east right-of-way of said Duffield Drive and along said compound curve to the right which has a chord that bears South 02 degrees 30 minutes 16 seconds West for 21.59 feet, a radius of 201.06 feet, and a central angle of 06 degrees 09 minutes 22 seconds, for an arc distance of 21.60 feet to the northwest corner of said Lot 2 and the southwest corner of Lot 3, Block W/8200 of said Fourth Section, Preston Green North, from which a one-half inch steel rod found bears South 42 degrees 56 minutes 13 seconds West, a distance of 0.43 feet, and a one-half inch steel rod found (controlling monument-Texas State Plane Grid Coordinates – N=7,046,196.51, E=2,493,901.18) for the southwest corner of said Lot 2 and the northwest corner of Lot 1, Block W/8200 of said Fourth Section, Preston Green North, is located Southerly, along the east right-of-way of said Duffield Drive and along the prolongation of said compound curve to the right which has a chord that bears South 16 degrees 03 minutes 16 seconds West for 73.50 feet and a central angle of 20 degrees 56 minutes 40 seconds, for an arc distance of 73.50 feet;

FIELD NOTES APPROVED:
Abc 9/17/14


1,754 SQUARE FOOT (0.040 ACRE)
DALLAS CITY BLOCK W/8200
WASTEWATER EASEMENT
KYLE LEE WILKES et al

EXHIBIT A

THENCE North 89 degrees 20 minutes 30 seconds East, along the common line between said Lot 2 and said Lot 3, a distance of 130.13 feet to a one-half inch steel rod with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

THENCE North 89 degrees 20 minutes 30 seconds East, continuing along the common line between said Lot 2 and said Lot 3, a distance of 25.07 feet to a one-half inch steel rod with a cap marked "AZ&B" set for corner

THENCE South 03 degrees 45 minutes 22 seconds West, departing said common line and across said Lot 2, a distance of 55.34 feet to a one-half inch steel rod with a cap marked "AZ&B" set for corner for the beginning of a tangent curve to the right;

THENCE Southerly, continuing across said Lot 2 and along said tangent curve to the right which has a chord that bears South 05 degrees 42 minutes 38 seconds West for 14.92 feet, a radius of 218.75 feet and a central angle of 03 degrees 54 minutes 32 seconds, for a curve length of 14.92 feet to a one-half inch steel rod with a cap marked "AZ&B" set for corner in the common line between said Lot 2 and said Lot 1;

THENCE South 89 degrees 20 minutes 30 seconds West, along the common line between said Lot 2 and said Lot 1, a distance of 25.30 feet to a one-half inch steel rod with a cap marked "AZ&B" set in a non-tangent curve to the left, from which the said one-half inch steel rod found for the southwest corner of said Lot 2 and the northwest corner of said Lot 1 bears South 89 degrees 20 minutes 30 seconds West, a distance of 145.01 feet;

THENCE Northerly, departing said common line and across said Lot 2 and along said non-tangent curve to the left which has a chord that bears North 06 degrees 15 minutes 08 seconds East for 16.88 feet, a radius of 193.75 feet and a central angle of 04 degrees 59 minutes 32 seconds, for a curve length of 16.88 feet to a one-half inch steel rod with a cap marked "AZ&B" set for the end of said curve;

1,754 SQUARE FOOT (0.040 ACRE)
DALLAS CITY BLOCK W/8200
WASTEWATER EASEMENT
KYLE LEE WILKES et al

EXHIBIT A

THENCE North 03 degrees 45 minutes 22 seconds East, continuing across said Lot 2, a distance of 53.41 feet to the **POINT OF BEGINNING** and containing 1,754 square feet (0.040 acre) of land, more or less, of which 705 square feet are within an existing sanitary sewer easement.

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of November, 2013



Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696



LEGEND

- (CM) CONTROLLING MONUMENT
- SRF STEEL ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (OR AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

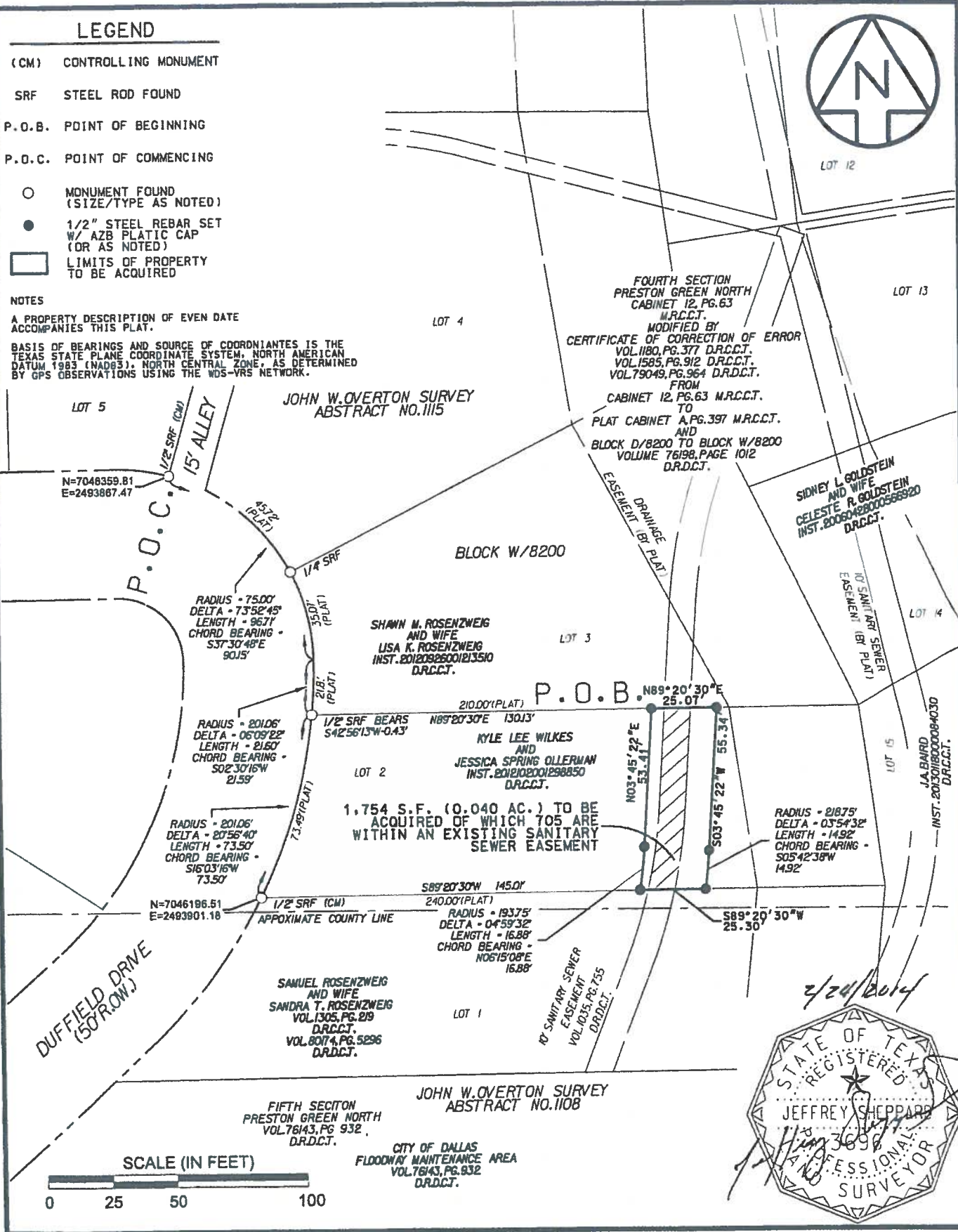
BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.



11:24:44 AM

2/24/2014

S:\DWJ\207010.001-Halif-McKamy\Dgn\Easement\ Preston Green North\ESMT-658\ESMT-658.dgn



SCALE (IN FEET)



COMPUTED	JDS	CKD	JHS
DRAWN	JDS	CKD	JHS
SUPERVISOR	E.D. UTZMAN		
DATE	2-24-14		
SCALE	1" = 50'		

REVISION HISTORY	

AZ&B
 ARREDONDO, ZEPEDA & BRUNZ, INC.
 11356 MCCREY ROAD
 DALLAS, TX 75238
 PH: 214-341-9900
 FAX: 214-341-8825
 email: office@azb-sgrs.com

**1,754 SQUARE FOOT (0.040 ACRE)
 DALLAS CITY BLOCK W/8200
 WASTEWATER EASEMENT
 KYLE LEE WILKES et al**

SHEET 4 OF 4 | DWG No. | REV

EXHIBIT B

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: None.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

GRANTOR:

Kyle Lee Wilkes

Jessica Spring Ollerman

* * * * *
STATE OF TEXAS :
COUNTY OF DALLAS :

This instrument was acknowledged before me on _____
by Kyle Lee Wilkes.

Notary Public, State of TEXAS

* * * * *

* * * * *

STATE OF TEXAS :
COUNTY OF DALLAS :

EXHIBIT B

This instrument was acknowledged before me on _____
By Jessica Spring Ollerman.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark A. Proctor

Wastewater Easement Log No. 40655 (revised 8/2/16)

1,754 SQUARE FOOT (0.040 ACRE)
DALLAS CITY BLOCK W/8200
WASTEWATER EASEMENT
KYLE LEE WILKES et al

BEING a 1,754 square foot (0.040 Acre) parcel of land situated in the JOHN W. OVERTON SURVEY, ABSTRACT NO. 1115, in Official City Block Number W/8200, in the City of Dallas, Collin County, Texas, said parcel being part of Lot 2 of Block W/8200 of Fourth Section, Preston Green North, an addition to the City of Renner according to the plat thereof recorded in Cabinet 12, Page 63 of the Map Records Collin County Texas (M.R.C.C.T.) and annexed into the City of Dallas by Ordinance No. 15463 and modified by Certificates of Correction of Error recorded in Volume 1180, Page 377 of the Deed Records Collin County Texas (D.R.C.C.T.), Volume 1585, Page 912 of the D.R.C.C.T. and Volume 79049, Page 964 of the Deed Records Dallas County Texas (D.R.D.C.T.) said Certificates of Correction of Error modifying recording information from Cabinet 12, Page 63 to Cabinet A, Page 397 and also modifying Block D/8200 to Block W/8200, said Fourth Section, Preston Green North also recorded in Volume 76198, Page 1012, D.R.D.C.T., said Lot 2 being described in a deed to Kyle Lee Wilkes and Jessica Spring Ollerman recorded in Instrument Number 2012102001298850, D.R.C.C.T. and being more particularly described as follows:

COMMENCING at a one-half inch steel rod found (controlling monument-Texas State Plane Grid Coordinates – N=7,046,359.81, E=2,493,867.47) at the intersection of the north line of Duffield Drive (50 –foot wide right-of-way) with the west line of a 15-foot wide alley, said point also being the southeast corner of Lot 5, Block W/8200 of said Fourth Section, Preston Green North;

THENCE Southeasterly, along the north and east right-of-way of said Duffield Drive and along a non-tangent curve to the right which has a chord that bears South 37 degrees 30 minutes 48 seconds East for 90.15 feet, a radius of 75.00 feet and a central angle of 73 degrees 52 minutes 45 seconds, for an arc distance of 96.71 feet to the end of said curve and the beginning of a compound curve to the right;

THENCE Southerly, continuing along the east right-of-way of said Duffield Drive and along said compound curve to the right which has a chord that bears South 02 degrees 30 minutes 16 seconds West for 21.59 feet, a radius of 201.06 feet, and a central angle of 06 degrees 09 minutes 22 seconds, for an arc distance of 21.60 feet to the northwest corner of said Lot 2 and the southwest corner of Lot 3, Block W/8200 of said Fourth Section, Preston Green North, from which a one-half inch steel rod found bears South 42 degrees 56 minutes 13 seconds West, a distance of 0.43 feet, and a one-half inch steel rod found (controlling monument-Texas State Plane Grid Coordinates – N=7,046,196.51, E=2,493,901.18) for the southwest corner of said Lot 2 and the northwest corner of Lot 1, Block W/8200 of said Fourth Section, Preston Green North, is located Southerly, along the east right-of-way of said Duffield Drive and along the prolongation of said compound curve to the right which has a chord that bears South 16 degrees 03 minutes 16 seconds West for 73.50 feet and a central angle of 20 degrees 56 minutes 40 seconds, for an arc distance of 73.50 feet;

FIELD NOTES APPROVED:

Rbk 4/17/14



1,754 SQUARE FOOT (0.040 ACRE)
DALLAS CITY BLOCK W/8200
WASTEWATER EASEMENT
KYLE LEE WILKES et al

EXHIBIT A

THENCE North 89 degrees 20 minutes 30 seconds East, along the common line between said Lot 2 and said Lot 3, a distance of 130.13 feet to a one-half inch steel rod with a cap marked "AZ&B" set for the **POINT OF BEGINNING**;

THENCE North 89 degrees 20 minutes 30 seconds East, continuing along the common line between said Lot 2 and said Lot 3, a distance of 25.07 feet to a one-half inch steel rod with a cap marked "AZ&B" set for corner

THENCE South 03 degrees 45 minutes 22 seconds West, departing said common line and across said Lot 2, a distance of 55.34 feet to a one-half inch steel rod with a cap marked "AZ&B" set for corner for the beginning of a tangent curve to the right;

THENCE Southerly, continuing across said Lot 2 and along said tangent curve to the right which has a chord that bears South 05 degrees 42 minutes 38 seconds West for 14.92 feet, a radius of 218.75 feet and a central angle of 03 degrees 54 minutes 32 seconds, for a curve length of 14.92 feet to a one-half inch steel rod with a cap marked "AZ&B" set for corner in the common line between said Lot 2 and said Lot 1;

THENCE South 89 degrees 20 minutes 30 seconds West, along the common line between said Lot 2 and said Lot 1, a distance of 25.30 feet to a one-half inch steel rod with a cap marked "AZ&B" set in a non-tangent curve to the left, from which the said one-half inch steel rod found for the southwest corner of said Lot 2 and the northwest corner of said Lot 1 bears South 89 degrees 20 minutes 30 seconds West, a distance of 145.01 feet;

THENCE Northerly, departing said common line and across said Lot 2 and along said non-tangent curve to the left which has a chord that bears North 06 degrees 15 minutes 08 seconds East for 16.88 feet, a radius of 193.75 feet and a central angle of 04 degrees 59 minutes 32 seconds, for a curve length of 16.88 feet to a one-half inch steel rod with a cap marked "AZ&B" set for the end of said curve;

1,754 SQUARE FOOT (0.040 ACRE)
DALLAS CITY BLOCK W/8200
WASTEWATER EASEMENT
KYLE LEE WILKES et al

EXHIBIT A

THENCE North 03 degrees 45 minutes 22 seconds East, continuing across said Lot 2, a distance of 53.41 feet to the **POINT OF BEGINNING** and containing 1,754 square feet (0.040 acre) of land, more or less, of which 705 square feet are within an existing sanitary sewer easement.

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of November, 2013

 2/24/2014

Jeffrey Sheppard
Registered Professional Land Surveyor No. 3696



EXHIBIT A

LEGEND

- (CM) CONTROLLING MONUMENT
- SRF STEEL ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLATIC CAP (OR AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

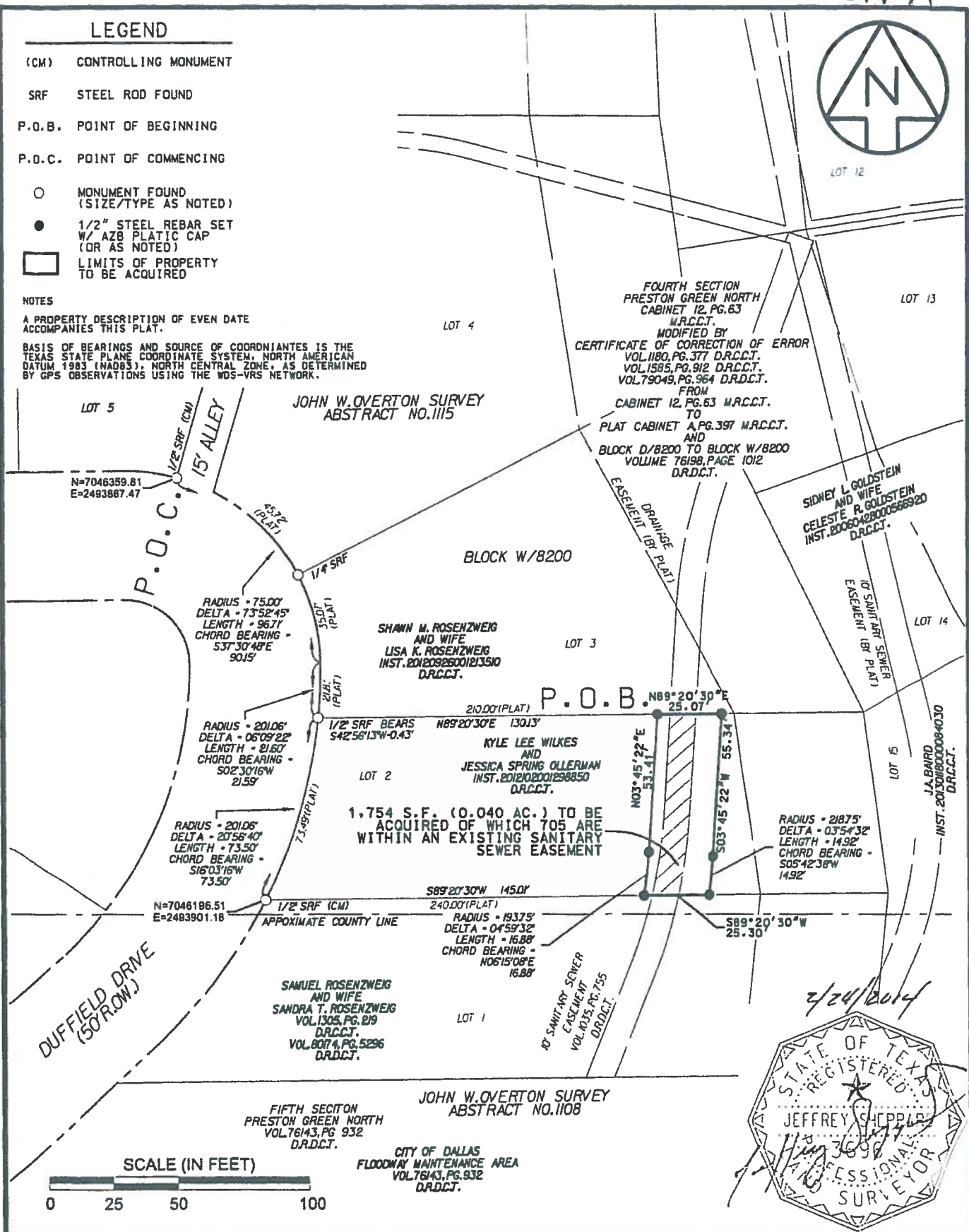
BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WGS-VRS NETWORK.



11:24:44 AM

2/24/2014

S:\DWU207010.001-Halif-McKamy\Dgn\Easement\ Preston Green North\ESMT-658\ESMT-658.dgn



COMPUTED JDS, CKD, JHS
 DRAWN JDS, CKD, JHS
 SUPERVISOR E.D. UTZMAN
 DATE 2-24-14
 SCALE 1" = 50'

REVISION HISTORY	

AZ&B
 ARREDONDO, ZEPEDA & BRUNZ, INC.
 11356 McCREE ROAD
 DALLAS, TX 75238
 PH 214-341-9900
 FAX 214-341-9928
 email - office@azs-engrs.com

1,754 SQUARE FOOT (0.040 ACRE)
 DALLAS CITY BLOCK W/8200
 WASTEWATER EASEMENT
 KYLE LEE WILKES et al

McCallum Blvd.

Davenport Road

Stanworth Drive



Hillcrest Road

Duffield Drive



BLOCK W/8200

Campbell Road

SUBJECT:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 66-Q

SUBJECT

A resolution authorizing advertisement for lease with an option to purchase by sealed bid of approximately 32,273 square feet of City-owned land improved with a former library near the intersection of Simpson Stuart Road and Highland Hills Drive – Financing: No cost consideration to the City

BACKGROUND

This item authorizes advertisement for lease with an option to purchase by sealed bid of approximately 32,273 square feet of City-owned land improved with a former library located near the intersection of Simpson Stuart Road and Highland Hills Drive. The advertisement will state that the City of Dallas reserves the right to reject any and all bids received and will establish a minimum monthly rental rate of \$1,966.00, a minimum option purchase price of \$295,000 and a minimum estimated amount of required tenant improvements of \$20,000.00 The minimum rental rate and purchase price are based on an independent appraisal.

This property will be advertised for lease with an option to purchase with a reservation of all oil, gas and other minerals in and under the property and a restriction prohibiting the placement of industrialized housing.

The term of the lease shall be for five years and shall be on a triple net basis with the Lessee responsible for providing and paying all taxes, insurance, utilities, maintenance and repairs attributable to the property and any improvements.

The Lessee, at its cost shall be required to complete minimum required tenant improvements to the property during the first year of the lease term.

The current zoning for this property is MF-2(A) and the appraised value is \$295,000.

BACKGROUND (Continued)

This tract of land has been reviewed by the Housing Department for infill housing and is not desired for this program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

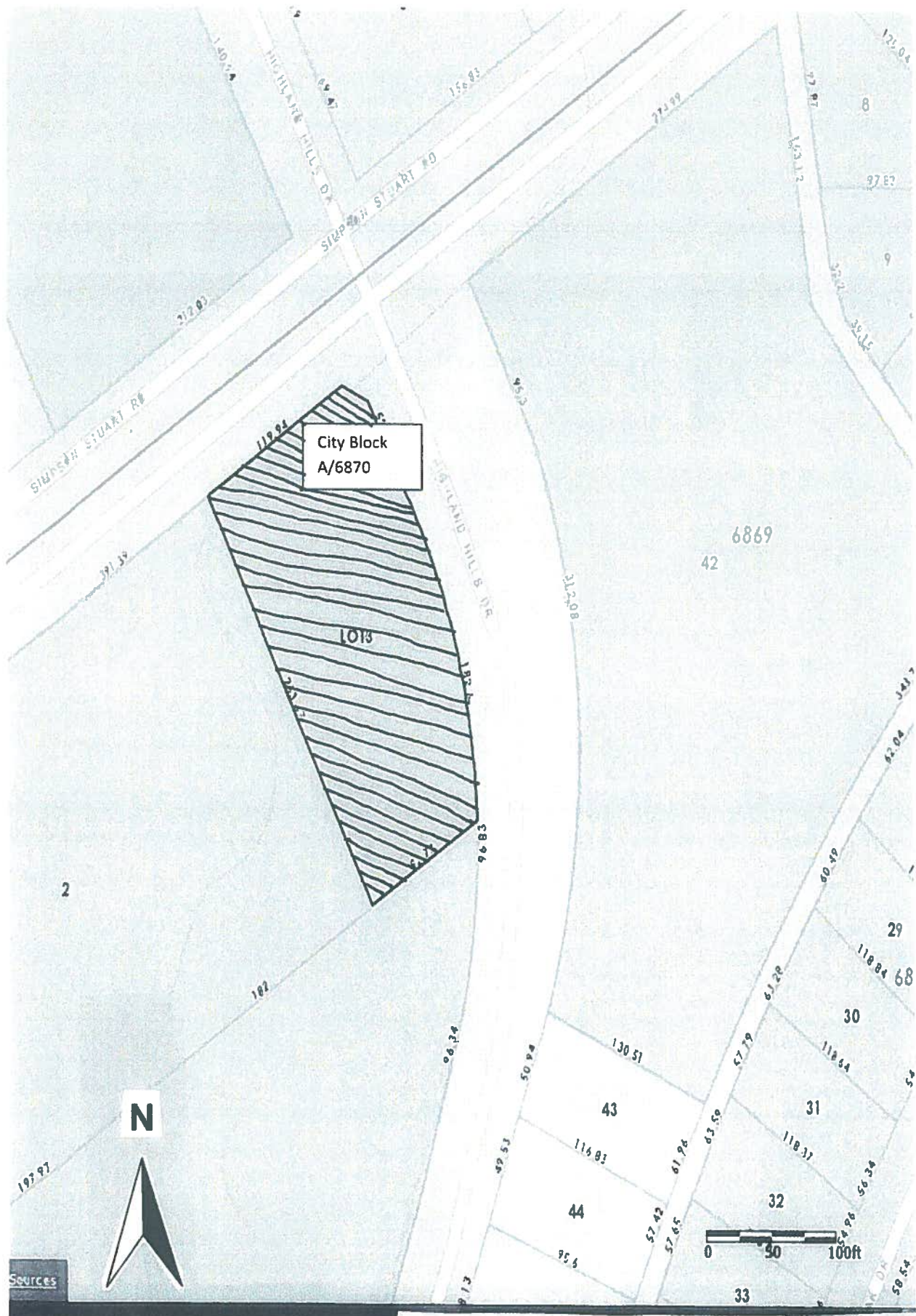
Information about this item will be provided to Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



City Block
A/6870

N

Sources

3624 Simpson Stuart Road

**Lease Area— with option to purchase
approximately 32,273 sq. ft.**



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 26, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction
Housing/Community Services

CMO: Ryan S. Evans, 671-9837
Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 76E

SUBJECT

Authorize an amendment to an existing ten-year lease agreement with J & J Lancaster Retail Plaza, LLC to revise the monthly rental payments for the remainder of the term for approximately 5,000 square feet of office space located at 8702 South Lancaster Road to be used by the Housing/Community Services' Women, Infants, and Children Program for the period October 1, 2016 through April 30, 2021 - Financing: No cost consideration to the City

BACKGROUND

This item authorizes an amendment to an existing ten-year lease agreement with J & J Lancaster Retail Plaza, LLC to revise the monthly rental payments for the remainder of the term for approximately 5,000 square feet of office space located at 8702 South Lancaster Road. The amendment will provide reduced rental payments for the continued use of a Women, Infants and Children (WIC) Clinic serving the residents in the South Oak Cliff area.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Housing/Community Services Department since 1974. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

The amendment will begin on October 1, 2016 through April 30, 2021.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a lease agreement on February 23, 2011, by Resolution No. 11-0539.

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

J & J Lancaster Retail Plaza, LLC

Ajomon Joseph, Manager

MAP

Attached

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a ten-year lease for approximately 150 square feet of office space with the Federal Aviation Administration, for the Contract Weather Observer station at Dallas Love Field - Annual Revenue: \$1,500

BACKGROUND

The Federal Aviation Administration (FAA) has submitted Lease No. DTFACN-16-L-00133 to replace Lease No. DTFASW-06-L-00022 which expired on September 30, 2016 and has been held over on a month-to-month basis. The new lease effective date has been made retroactive to October 1, 2016 to accommodate the FAA's request. The lease will expire on September 30, 2026. The lease provides the necessary location for the Contract Weather Observer and storage for the FAA at Dallas Love Field.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

\$1,500.00 - Annual Revenue

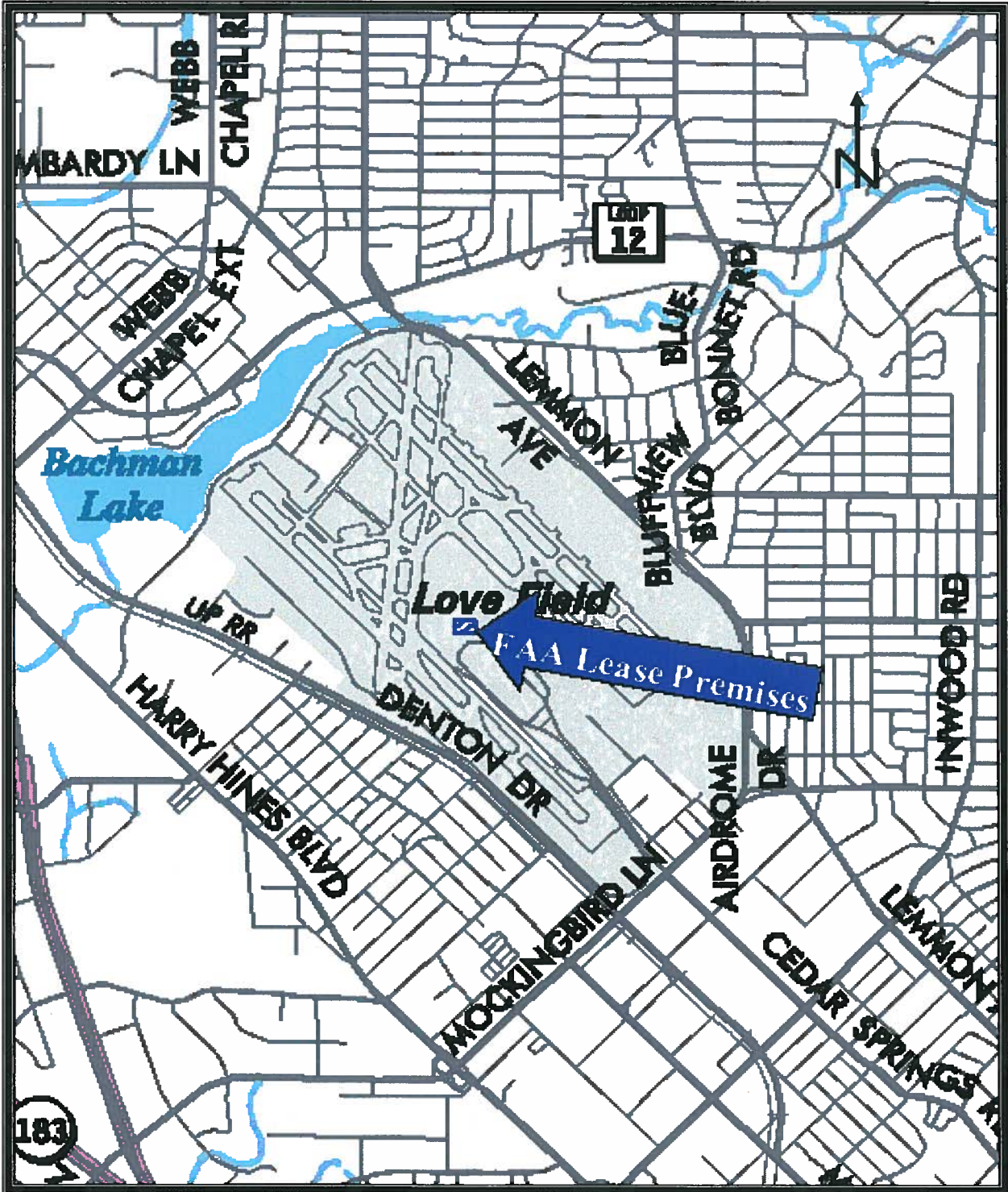
OWNER

**Federal Aviation Administration/Department of Transportation
United States of America**

MAP

Attached.

DALLAS LOVE FIELD
FEDERAL AVIATION ADMINISTRATION
PROPOSED LEASE PREMISES
MAPSCO PAGE 34E



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 63Q

SUBJECT

Authorize a ten-year lease with the Federal Aviation Administration for approximately 211 square feet of technical space, including access and equipment placement in the air traffic control tower cab at Dallas Executive Airport - Financing: No cost consideration to the City

BACKGROUND

The Federal Aviation Administration (FAA) has submitted Lease No. DTFACN-16-L-00130 to replace Lease No. DTFASW-07-L-00185 which expired by its own terms on September 30, 2016. The new lease effective date has been made retroactive to October 1, 2016 to accommodate the FAA's request and will expire on September 30, 2026. This lease provides the necessary location for the placement of air traffic control equipment for the FAA at Dallas Executive Airport.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

**Federal Aviation Administration/Department of Transportation
United States of America**

MAP

Attached.

DALLAS EXECUTIVE AIRPORT
FEDERAL AVIATION ADMINISTRATION
PROPOSED LEASE PREMISES
MAPSCO PAGE 63Q



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 26, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 75Q

SUBJECT

Authorize a ten-year lease for approximately 2,650 square feet of land with the Federal Aviation Administration, to house equipment for the Instrument Landing System, designated as an outer marker site at Dallas Executive Airport - Financing: No cost consideration to the City

BACKGROUND

The Federal Aviation Administration (FAA) has submitted Lease No. DTFACN-15-L-00246 to replace Lease No. DTFASW-07-L-00139 which expired by its own terms on September 30, 2016. The new lease effective date has been made retroactive to October 1, 2016 to accommodate the FAA's request and will expire on September 30, 2026. This lease provides the necessary location for the Outer Marker Site of the Instrument Landing System for Dallas Executive Airport.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

FISCAL INFORMATION

No cost consideration to the City.

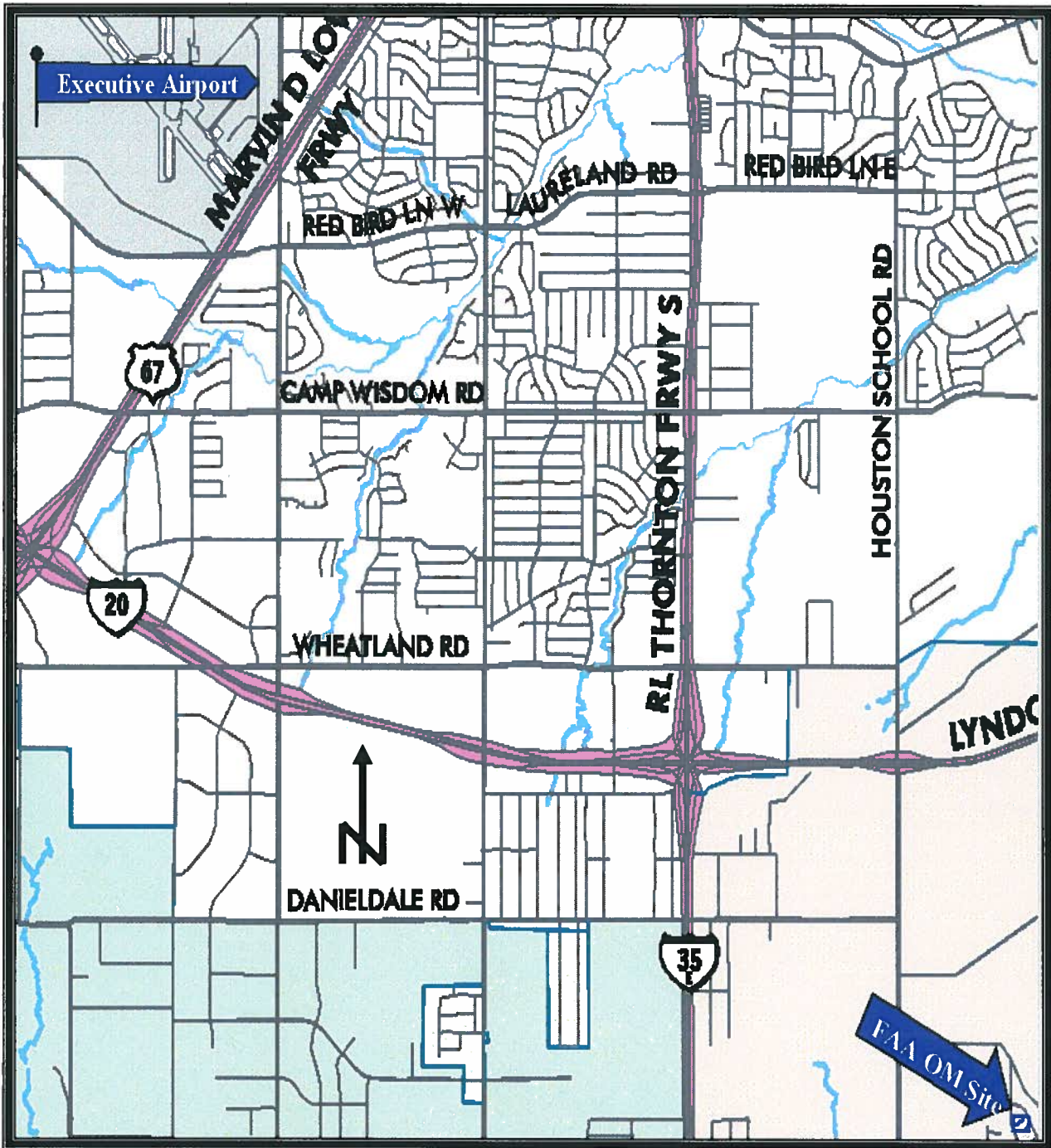
OWNER

**Federal Aviation Administration/Department of Transportation
United States of America**

MAP

Attached.

DALLAS EXECUTIVE AIRPORT
FEDERAL AVIATION ADMINISTRATION
OUTER MARKER SITE
MAPSCO PAGE 75Q



**UPCOMING
AGENDA ITEMS
NOVEMBER 9, 2016**

Memorandum



CITY OF DALLAS

DATE October 14, 2016

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

SUBJECT **Upcoming agenda items: Resolution for final renewal option (October 1, 2016 through September 30, 2017) for seven Business Assistance Centers (BACs)**

On November 9, 2016, City Council will consider an agenda item related to the final renewal option (October 1, 2016 through September 30, 2017) for seven Business Assistance Centers (BACs). 6 of the BAC renewal options are being exercised at the full amount of \$80,000 each and 1 of the BACs will be exercising this last renewal option at \$40,000 and participate in the procurement process for a pilot business program for \$40,000.

The City has recognized the importance of its role in supporting entrepreneurial and microenterprise business development by supporting the BAC program. BACs under this contract are to be located within the City's municipal boundaries and, following terms and conditions of the original contract, will provide technical assistance, incubator space and other support services to qualified low-to-moderate income individuals who own a microenterprise or are interested in starting such a business.

Technical assistance related microenterprise development services are provided both on an individual basis, as well as, in group sessions. Topics of said technical assistance include but are not limited to: business structures and their legal/fiscal implications, business plan development, loan application packaging assistance, financial and business management and other basic issues, and a business incubator service component in efforts to foster economic development opportunities.

For FY2016-17 the funding source for this program has changed from Federal HUD funds to General Fund.

The Business Assistance Center (BAC) Program may have the following impact to the entrepreneurial community:

Potentially, over 1,000 Low-to-Moderate Income persons needing and seeking technical assistance to either start a business or seeking capacity building to increase productivity or growing their existing businesses may be served and their

entrepreneurial needs addressed by this program, each year, given they would not have to consider costs of getting this assistance outside of the BAC program.

Potentially, over 70 businesses may get started with the benefit of having received business development technical assistance and be able to increase their chances of survival, including those that potentially may be or become incubator tenants at a BAC location.

According to the Small Business Administration, around 28.8 million businesses are considered small businesses or an estimated 99.7 percent of U.S. employer firms businesses. Some well known large businesses started as small businesses such as: Microsoft, Apple, Dell, Hewlett-Packard, Electronic Data Systems (EDS), Walmart, Amazon, Disney, Google, Facebook, CISCO, Whole Foods Market, Molson Coors, Nordstrom, Mattel, Wrigley, Starbucks, eBay Media, Harley Davidson, Eventbrite, Liquid Paper, Proactiv, Ben&Jerry's ice cream, Glacéau (Smartwater and Vitaminwater), Burt's Bees, Maglite, Yankee Candle Company.

According to Money and some other sources, it is said that among the reasons that small businesses fail are: flaws in entrepreneurial thinking, poor planning, lack of funding, wrong location, ineffective marketing, hiring the wrong people, miscalculating the competition, believing you can do everything, lack of support, lack of people skills, lack of managerial experience and others. It is said that many large businesses started in neighborhood garages and basements, like those listed above. Recent figures show 7 out of 10 new employer firms stay in business over 2 years, with a quarter of them staying in business for at least 15 years.

Being able to fund this program would contribute to the ability of some of these new or existing businesses to have access to support services that in turn contribute to the job market, tax base and limitless creativity that some others before them have proven to be capable of manifesting in a business environment.

Please find in the following table additional information for the existing Business Assistance Center program for the program periods 2008-09 to 2014-15 plus partial information for 2015-16.

Category	Total
Unduplicated Customers for each program year	7,771
Individual Technical Assistance sessions	5,374
Group/seminar training sessions	1,068
Businesses assisted	2,465
Business incubator tenants housed	127
New Microenterprise businesses created	538
Inquires received/Answered	19,124

The Business Assistance Center Program is designed to provide benefit for Low-to-Moderate Income Individuals by providing business development technical

assistance to those who are interested in developing new microenterprises (5 or fewer employees including the business owner(s)) or are interested in expanding their existing microenterprise. Through the years the BAC program has helped thousands of clients start new businesses or grow the capacity of their existing businesses. The following represents a sampling of success stories that are related to some of those who received technical assistance at the Business Assistance Centers:

Carlos Nunez enrolled in the BAC program seeking technical assistance in starting a business, **TARGET PRODUCTIONS**. Mr. Nunez received technical assistance and was accepted as an incubator at the BAC. He also received assistance on how to obtain a minority -owned business certification from the North Texas Regional Certification Agency. Target Productions outgrew the microenterprise program into a company with nine (9) employees and annual sales of about \$1,800,000. Mr. Nunez now operates 4 warehouses to provide audio visual equipment for companies in the metroplex. He also produces live events for some of his clients, including his largest client being the Nylo Hotel.

<http://www.targetproductions.com>

Carlos Branguer enrolled in the BAC program seeking Business Plan development technical assistance to start a restaurant, **EL ZAGUAN**. Mr. Branguer had no restaurant experience, but the technical assistance received gave the client the practical business training to start EL ZAGUAN and make the restaurant a success. EL ZAGUAN has expanded to 2-locations with 18 employees and annual sales of about \$1.3 million estimated for this year. EL ZAGUAN's specialty is Venezuelan food. <http://www.zaguan.com/>

Claudia Mirza enrolled in the BAC program seeking Business Plan development technical assistance to start **AKORBI, Inc.**, a translation service company that was initially a home-based business. The business has grown to a multi-million dollar global business solutions company with more than 600 full and part-time staff worldwide. <https://akorbi.com/>

Oliver Broadus visited the BAC to seek help in starting a business and enrolled in the 16-week small business start-up/ownership class. Mr. Broadus started **Half Price Geeks** with zero contracts, and now has multiple national contracts as well as over fifty (50) independent service technicians. The business provides on-site and remote computer repair in all 50 states. The company owner made a contribution to a news story featured on NBC in July 2013 covering the danger of security breaches in the technology world.

<http://www.halfpricegeeks.com/>

Maricela Rivera, enrolled in the new business start-up program at the BAC. She received technical assistance in registering a business and participated in safety training. She now operates **Eagle Remodel LLC** on a full-time basis and has hired 20 employees.

Francisca Bell, visited the BAC for the new business start-up program. She also received technical assistance on how to register a business. The clients for her business **GMCS – General Maintenance & Cleanings Service** have grown in number and she now has 18 employees providing cleaning or maintenance services on a daily basis.

Betty Nickens, enrolled and graduated from the BAC 16-week small business start-up/ ownership class. She also received technical assistance in Business Plan development and direction in filing her DBA for **Serve with gladness**, on how to obtain her EIN federal tax id number for the start-up. The client has grown her business from zero contracts to having multiple commercial and residential contracts all over the metroplex. She has over fifteen (15) independent cleaning reps. She has also served as a mentor for some of the BAC's newer micro-enterprises in the cleaning business.

Rogelio Maldonado, a carpenter, enrolled in the BAC program to receive technical assistance on how to start a business doing carpentry in the commercial construction industry. Since receiving technical assistance, Mr. Maldonado started **Maldos Custom Millwork** and has obtained commercial carpentry projects. The business has grown to ten (10) employees with an annual revenue of about \$130,000. He has indicated that the DFW area is a good place for his type of business.

Dionicio Andrade enrolled in the BAC program to receive technical assistance on how to use his experience in working with concrete to start a business. After receiving technical assistance, Mr. Andrade registered his construction business under the name **D & N Concrete**. D & N Concrete has successfully completed commercial projects and has grown to nine (9) employees.

Rosa Ashcraft & Jose Luis Soto are the owners of **JLS Doors and Hardware Installers, LLC**, who enrolled in the BAC program to get technical assistance on how to obtain a Minority Business Enterprise Certification (MBE). After attending multiple technical assistance sessions, they have not only obtained their MWBE Certification, but the company has grown from having no employees to having eight (8) full-time employees. JLS Doors and Hardware Installers have successfully completed projects for the Dallas Independent School District, Hospitals and Private Commercial projects. Mr. Soto has confirmed that not only is he still in business but that he is currently providing services to a number of schools.

J&V Janitorial Services, LLC – Maria Valderrama (owner), this is a commercial janitorial company that cleans all types of floors. Ms. Valderrama visited the BAC in 2011 to seek technical assistance on how to start a business. She registered

the business as a DBA on April 26, 2011; then decided to register the business as an LLC in January 2016. She has created 2- jobs and 6-subcontractor positions within her company. Some of her current clients are Michael's Craft Stores; El Rancho Supermarket (Includes all Dallas stores), and of lately, PetSmart stores. These clients are outside her regular commercial buildings. Estimated Annual Revenue 2016 about: \$120,000

Latin Deli – Fernando Barrera (owner), he visited the BAC to seek technical assistance support in 2011. After he registered the company in October 2011, he open his first restaurant. **Latin Deli** is located on Northwest Highway and Abrams Rd., subsequently he has opened a second restaurant, Latin Deli which opened in the downtown area in March 2016 and faces the JFK memorial area. Mr. Barrera attributes his success to reinvesting his earnings into his business and his family members working in the business, including his parents. Established as a business: October 17, 2011; No. of Employees: 7; Annual Sales: about: \$250,000. <http://latindelidallas.com/>

Ignacio Moreno is the owner and sole employee of **Nachos Painting, LLC**, he enrolled in the BAC program to receive technical assistance regarding how to do business and networking with general contractors in commercial construction. Nachos Painting LLC, has grown to 6 employees and has successfully completed commercial projects for schools, churches and hospitals. According to the BBB, Nacho's Painting has an "A+" rating. <http://www.nachospainting.com>

A & J Drywall - Benigno Rodriguez (owner), he is in the construction industry, he was a start-up that received technical assistance at the BAC in January 2015 and registered his DBA in March 2015. Since then, he has created 4 new jobs and has reported income of about \$100,000 for 2015. This year, his company is growing and he will be going back to the BAC to seek assistance with a line of credit. Mr. Rodriguez has also indicated that he is interested in doing business directly with construction companies

Luis Zepeda, owner of **Zepru Construction**, enrolled in the BAC program to receive technical assistance on how to grow his business. Zepru Construction initially had 3 employees. Mr. Zepeda has attended the Blue Print Reading Course, as well as, multiple other group sessions on how to do business. Due to the BAC technical assistance, Zepru Construction has grown from three (3) employees to five (5) and has expanded their services. Mr. Zepeda has indicated that his company is currently doing a construction project in Mexico.

Jesse Jenkins is a Certified Master Truck Technician who visited the BAC and enrolled in a sixteen week Business Development Class. During his enrollment in the class he obtained a DBA for a new business, **Advanced Service and Parts**. Upon graduation from the class, his business was accepted as an Incubator and obtained one (1) contract for \$15,000 with one vehicle to service. Advanced Service and Parts then obtained contracts in excess of \$210,000 with three (3)

service technicians. Mr. Jenkins has indicated that his current goal is to continue growing his business and that he wants to hire administrative staff.
<http://www.advanceserviceandparts.com>

John Rizo, Attorney at Law, enrolled in the BAC program seeking Business Plan development technical assistance and help in launching his practice, **Rizo & Associates, PLLC**. His practice now has three (3) employees with annual revenues of about \$280,000. <http://rizolaw.com/>

Dr. Michael Burton enrolled in the BAC program for Business Plan development technical assistance and help in setting up an LLC business start-up for “**1st Eye Care**”. He also received loan referral assistance to obtain a \$765,000 construction loan from a bank. He was able to launch a four (4) Bay 1,500 sq. ft. office operation with 2½ staff and revenues between \$325,000 - \$400,000 annually. The practice is currently located on Wheatland Road in Dallas.
<http://www.fecdallas.com/team/michael-burton-od/>

Denise Gee Uzzelle enrolled in a BAC program Microenterprise Boot Camp and upon completion of the course material Ms Uzzelle formed **Starting Point Human Capital Advisors, LLC**. With the skills garnered from the BAC Boot Camp technical assistance, she was able to secure a staffing contract with a multinational Fortune 100 corporation that generated gross revenues at around \$65,000 in 2015. Ms. Usselle also received a 4th Place award of \$10,000 as a winner of the D’Aniello Family Foundation Business Plan Competition and the Institute for Veterans and Military Families at Syracuse University <http://www.startingpointhr.com> and <http://ebv.vets.syr.edu/winners-announced-in-daniello-family-foundation-business-plan-competition-ivmf-receives-1-million-gift-from-daniello-family-foundation/>

Sergio Cruz is the owner of **Lowmas Insurance & Financial Services**, he enrolled in the BAC program for technical assistance and a loan readiness assessment when his business was still relatively new. Soon thereafter Mr. Cruz was approved and is currently an incubator tenant at the BAC. Lowmas Insurance & Financial Services has grown, and not only does it sell insurance with multiple companies, but also provides tax services.
<http://www.lowmasinsurance.com/>

Maria Macias, enrolled in the BAC program seeking technical assistance for starting a business and obtaining opportunities in cleaning commercial buildings. After receiving technical assistance, Ms. Macias started the **Pink Maids** company. Pink Maids has expanded their cleaning business to include homes and commercial buildings.
<http://www.pink-maids.com/#!mariamacias/cyp0>

LaShonda McWilliams enrolled in the BAC program to receive technical assistance on how to develop a Business Plan, receive direction on filing her DBA

business name, and obtaining the EIN federal tax id number for the company that she wanted to start - **Ground up Cleaning**. Ms. McWilliams also received technical assistance on how to register her newly formed company as a City of Dallas Vendor, as well as, in establishing a business bank account with a bank. The microenterprise was accepted into the incubator, and with additional technical assistance and mentoring, she was able to initially obtain \$15,000 in contracts. Ground up Cleaning has continued to obtain contracts and her owner, Ms. McWilliams says that "hard work and dedication to the business are the important ingredients for success". <http://www.groundupcleaning.com/>

Mr. Calvin Golden enrolled in the BAC program for Business Plan development technical assistance and a startup loan referral to start a business. With the technical assistance in writing a business plan, Mr. Golden was able to obtain a \$130,000 start-up loan to open a **Wing-Stop** franchise which he is still operating.

Dr. George Daniels III enrolled in the BAC program to receive Business Plan development technical assistance and help in setting up an LLC business startup for **Family Dentistry**. In addition, he received a loan referral and was able to successfully obtain an \$85,000 start-up loan from a bank to start a practice that initially began with a two (2) chair operation in a 900 sq. ft. office with 1½ staff.

Jazmin Jernigan is the owner of **Aesthetic Innovations, LLC**, she was willing to drive about 400 miles from Shreveport to Dallas twice a month for 6 months to participate in the Getting Down to Business education and mentoring program. This program provided her guidance on a series of business topics, which were taught by industry experts, in addition to BAC technical assistance which helped her stay on track to reach her goals. Jazmin gladly made the drive to Dallas to gain the skills she needed to grow her full-service marketing firm into a successful business. Her business provides branding, web design, graphic design, and photography services all under one roof. Referrals from happy customers have resulted in a growing customer base for Aesthetic Innovations. Jazmin is navigating the path to responsible business growth. She hopes that this growth will build connections here in Dallas to eventually move her marketing firm to Dallas. <http://www.aistudios.info/>

Jasmin Gutierrez, attended the BAC's new business start-up program. She also received technical assistance on how to register a business, and participated in safety training. Jasmin has been successfully operating **Express Paving** for a number of years and now works full-time in the business and has annual service contracts. She has 1 employee and has a vehicle designated for use in the business.

Teresa "Teri" Benavides, attended the new business start-up program at the BAC. She also received technical assistance in registering a business and took safety classes. Ms. Benavides operates **Road Solutions** (full-time) and provides client services on a weekly-basis.

Michael Mike, enrolled and graduated from the BAC 16-week small business start-up/ownership class. He also received technical assistance in Business Plan development, direction on how to file his DBA, assistance on how to obtain the federal EIN tax id number for the start-up business - **Dads and Fathers of Texas**, and also participated in the incubator program. **Dads-Fathers of Texas** is an administrative service designed to educate and assist today's fathers by helping them understand the legalities of Texas Family Courts and the role of the Office of the Attorney General in their cases. The hands-on programs are father-focused and father-friendly, but not for fathers only. All Non-Custodial Parents (NCP) are welcome to contact them for help. The business also provides Behavior Modification, Parental Stabilization and Parenting Skills and has expanded its services to several states. Mr. Mike has indicated that he is expanding services to non-custodial parents, male and female.

<http://www.dadsandfathersoftexas.com/index.html>

Please let me know if you have any questions.



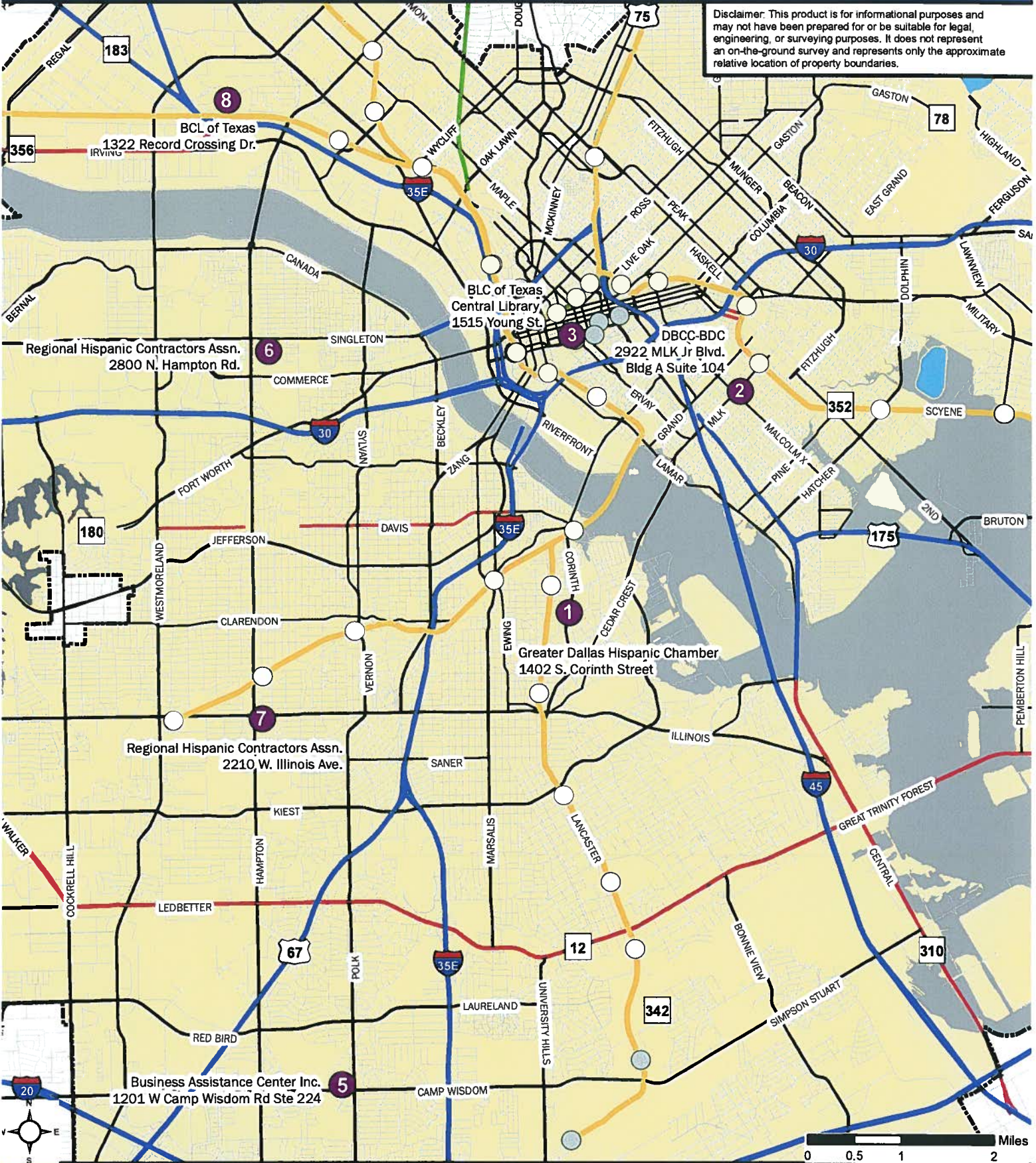
Ryan S. Evans
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, 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

Business Assistance Centers

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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

Legend

- BAC
- DART Light Rail
- Tollway
- Flood Plain
- Rail Station
- Commuter Rail
- Highway
- Lake
- Future Station
- Freeway
- Arterial
- City of Dallas
- Local Road

Source: City of Dallas, 2016

Created: 8.21.08. Last Updated: 10.05.16 - BACs_Candidates_1 CG

Memorandum



DATE October 14, 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 **NMTC Transaction for Cristo Rey High School, Inc.**

At the November 9th Council meeting, you will consider authorizing an agreement between the Dallas Development Fund (DDF) and its subsidiaries, Capital One N.A. and its subsidiaries (Capital One), and Cristo Rey Dallas High School, Inc., and its affiliates (Developer) for facility improvements and new construction at 1064 North St. Augustine Drive.

The City of Dallas authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE), by Resolution No. 09-0461 on February 11, 2009, to apply for a New Markets Tax Credit (NMTC) allocation from the U.S. Department of Treasury's Community Development Financial Institutions Fund in its 2009 funding cycle. DDF was awarded a \$55 million allocation under the 2009 cycle, and that allocation was officially accepted by DDF on March 31, 2010. DDF applied for additional allocation in 2012, and was awarded \$30 million in the 2012 funding cycle, and again applied for allocation in 2014, and was awarded \$45 million under that funding cycle. DDF has awarded \$32 million under the 2014 funding cycle and all of its previous allocations.

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC program. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a 7-year credit allowance period.

On October 11, 2016, DDF considered and approved a NMTC transaction between DDF, Capital One, and the Developer. This NMTC allocation will use up to \$7 million of DDF's \$45 million NMTC allocation; Capital One will provide an additional \$2.5 million from its allocation, bringing the total allocation amount for this project to \$9.5 million. Capital One is the investor of the \$9.5 million NMTC tax credits, which will in turn generate approximately \$2.9 million in net NMTC equity for the benefit of the Project.

Cristo Rey Dallas College Prep ("CRD") is a nonprofit private Catholic high school providing high-quality college prep education to low- and moderate-income students of all faiths. CRD's mission is to see its student graduate high school, enroll in college, and graduate from college. CRD is the 30th independent school within the Cristo Rey Network, a national network of Catholic high schools serving low-income students. Key to the Cristo Rey model is its innovative Corporate Work Study Program ("CWSP") where students work one day a week at a professional services firm that subsidizes tuition while providing students with hard and soft skills and access to professional networks. Across the network, Cristo Rey graduates are completing college at a rate of four times non-Cristo Rey students of the same income cohort.

Located in Pleasant Grove, CRD was founded in 2014 and is now in its second school year (2016-2017) with nearly 250 9th and 10th grade students. When it reaches full capacity, CRD will have 550 9th-12th grade students. CRD's student body is nearly exclusively minority (approximately 94% Hispanic) with a median gross family income of \$37,000 and an average family size of 4.7. CRD has a family income cap of 75% of the national median household income (per capita), or \$14,594, per household member. CRD determines income eligibility using a formula involving the national per capita Median Household Income (\$14,594) times the number of family members. For a family of five, the maximum household income would be \$72,970. Tuition is sliding scale with an average tuition of \$804 and a cap of \$2,000 per year.

The NMTC Project will transform CRD's campus from an aging elementary school to a modern high school by constructing a new 31,000 SF LEED-certified academic building that includes 15 classrooms, 4 state-of-the-art science labs, and administrative offices. The Project also includes extensive site work and some general repairs to the existing classroom building. This Project is the first phase of a multi-phase development for CRD that is anticipated to include the construction of building to house a gym, dining hall, and library/technology center, as well as new athletic fields and a welcome center.

The new facility will help CRD build on the school's early successes; CRD's inaugural class of 130 freshmen improved an average of two grade levels in math and English language skills during their first year. Additionally, the class increased from 48% to 70% of students scoring above the national average in math, and from 62% to 79% scoring about the national average in reading.

Cristo Rey's Corporate Work Study Program pairs students with an entry-level, professional services job in a range of industries (including legal, financial, nonprofit, and real estate). A team of four students "shares" one job, so that each student works one day a week, plus an extra day every 4th week. CRD's current partners include companies like AT&T, The Dallas Morning News, Lincoln Property Company, and PricewaterhouseCoopers. Students are employed in a variety of functions including accounting, human resources, office services, finance, information technology, and marketing/business development.

The CWSP program has multiple benefits for the students. Each employer pays CRD \$32,000 per year per job team, which helps to deeply subsidize the tuition for students. The positions provide valuable work experience with a strong emphasis on development of soft skills, such as time management, working on teams, and communicating with adults. The CWSP also provides access to professional contacts and networks that can help access jobs post high school.

Cristo Rey Dallas has a strong focus on serving Southern Dallas. Approximately 74% of entering freshmen are from Dallas and 62% are from Southern Dallas. CRD has significant neighborhood support and a close relationship with DISD middle schools. CRD hosts recruiting events throughout Southern Dallas.

But for DDF's NMTC financing, CRD would be unable to accommodate the anticipated 390 students entering and returning to the school in the fall of 2017. Currently, CRD's facilities are

at maximum capacity with its current freshmen and sophomore classes. DDF will allow CRD to build the facility to support adding an additional class in fall 2017, and not have to draw down on capital campaign proceeds designated for operations. With the core academic space that will support a full 550 students, CRD can then focus on raising funds for additional phases of library, recreation, and administration that will further enhance student education.

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

Please let me know if you have any questions.



Ryan S. Evans
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, 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

Memorandum



CITY OF DALLAS

DATE October 14, 2016

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

SUBJECT **Upcoming agenda item: Resolution to authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. in an amount not to exceed \$200,000 to promote local economic development by retaining the second season of the USA Network television series "Queen of the South".**

On November 9, 2016, City Council will consider an agenda item related to ensuring the second season of the television series "Queen of the South" is produced and shot in Dallas by TVM Productions Inc., for the USA Network in order to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of the television series.

The production spent approximately \$19M locally producing the first season which was a success in its freshman year. The series was set primarily in Dallas and shot 12 episodes here with assistance from the City and the State of Texas. The USA series ranked as Thursday's number 1 cable entertainment program in key demographics throughout the first season, averaging 2.26 million total viewers weekly in Live+7 ratings (1.219 million live + another 1 million+ from DVR). Netflix has recently acquired the rights, both domestically & internationally which means there is great potential to result in the Netflix 'Breaking Bad Effect' given the original 'La Reina Del Sur' has had massive success on Netflix and could result in ultimately even greater and longer term economic impact from this series due to tourism.

Local spending for the second season's production of QUEEN OF THE SOUTH is estimated at \$21 million (or \$1.6 million per episode for 13 episodes, 7 shoot days per episode). This is only the amount spent locally, not their overall budget. The economic impact from the second season is estimated at \$48.3 million (using the standard multiplier of 2.3). The fiscal impact to the City from the projected spending levels would account for approximately \$475,000 in fiscal impact. After providing the \$200,000 grant, the City would receive an estimated net fiscal impact of \$275,000.

Second season operations of the QUEEN OF THE SOUTH television series are expected to result in jobs for 405 local crew members with average salaries of \$29/hour or \$250/day, plus 160 local cast members and 1,100 extras hired. Additionally they anticipate approximately 2,000 hotel night stays by 25 visitors who will be spending money while living in the city temporarily. Future seasons are, of course, the desire of the company and, with the city's assistance, they will strive to get the best shows possible on the air so that there will be future seasons.

The proposed economic development grant agreement with TVM Productions will be contingent on verification of the compliance with an agreement. The agreement to include the following conditions:

1. Shoot a minimum of 13, one-hour episodes of QUEEN OF THE SOUTH.
2. Make commercially reasonable efforts to secure their work force from City of Dallas residents subject to: qualifications, experience and union requirements from: IATSE Locals 484 & 127, Teamsters local 745, International Cinematographers Guild Local 600, Directors Guild of America, Producers Guild of America, Writers Guild of America, SAG-AFTRA (Screen Actors Guild/American Federation of Television and Radio Artists) and other pre-existing contractual obligations.
3. Production's base of operations (to include production offices, studio/permanent sets) must be located within the City of Dallas.
4. Shoot primarily within Dallas.
5. Primarily use hotels located in the City of Dallas for overnight visitors.
6. Include a "Shot on location in Dallas, Texas" end credit.


Please let me know if you have any questions.



Ryan S. Evans
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, 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

Key Focus Area: Economic Vibrancy
Agenda Date: November 9, 2016
Council District: 8
Department: Office of Economic Development
CMO:  Ryan S. Evans

Subject:

Authorize an amendment to the Chapter 380 Agreement between the City and KRR Construction, LTD to increase the grant amount by \$20,000 to partially offset the \$40,000 cost of enhanced security fencing for the Save A Lot grocery store project located at 3540 Simpson Stuart Road in Dallas, Texas. Total not to exceed \$20,000 - Financing: Public Private Partnership Funds (subject to appropriations).

BACKGROUND

By Council Resolutions 13 1864 and 14 0845, the Dallas City Council approved two (2) grants totaling \$2.8 million dollars for the development of a Save A Lot grocery in an area defined as a Food Desert by USDA and 6,000 sq. ft. of retail space at 3540 Simpson Stuart Road. Total cost of the project was \$4.050 million dollars. The Developer, Joseph Kemp invested \$150K and Frost Bank provided financing totaling \$1.1 million.

Wooden fencing was included in the total project cost. However, a plan to purchase and demolish very old low income multi - family housing directly behind the store has not materialized. Under the circumstances, brick fencing is a more secure option.

Total cost of the fencing is \$40,000. The Grantee will pay \$20,000 and is asking the City to share in this unexpected cost.

Prior Actions/Review (Council Boards, Commissions)

On October 23, 2013, City Council authorized a Chapter 380 Grant Agreement in the amount of \$1,500,000 to KRR Construction, LTD for the acquisition and redevelopment of improved property located at 3540 Simpson Stuart Road, Dallas TX for a grocery store. By Resolution 13 1864.

On December 10, 2014, City Council authorized an increase in funding of \$1,300,000 for the Chapter 380 Economic Development Grant with KRR Construction, LTD thereby increasing the Contract from \$1,500,000 to a total amount not to exceed \$2,800,000 for the purchase and installation of business and personal property and equipment required pursuant to the terms and conditions of a Lease Agreement with Moran Foods (Save A Lot) for the Simpson Stuart grocery store project. by Resolution 14 2140

Information about this item will be provided to the Economic Development Committee on October 17, 2016.

Fiscal Information

\$20,000.00 – Public Private Partnership Fund (subject to appropriation)

Memorandum



CITY OF DALLAS

DATE October 14, 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 **(1) Authorize a start date of June 1, 2016, for grants recommended by the South Dallas/Fair Park Trust Fund Board's grant committee on June 13, 2016 and approved by the South Dallas/Fair Park Trust Fund Board on July 27, 2016. Authorize various amendments to the South Dallas/Fair Park Trust Fund Grant Program to (2) distinguish community and social services grant from economic development grants under the authority of Chapter 380 of the Texas Local Government Code (Chapter 380); and (3) Amend City Resolution No. 15-1264, Section 2.A.b. to separate the eligible programs.**

BACKGROUND

The South Dallas Fair Park ("SDFP") Trust Fund board recommended a list of grantees for funding on July 27, 2016, however, some of the services were started or completed prior to approval by the SDFP board. In order to address the delay in approving some of grants, City Council approval is required since approval by AA would not allow for retroactivity of the funding. Additionally, the programs will be more clearly defined and separated between community and social services grants and economic development grants authorized under state law. In the past, all services approved by the Board have been characterized as Chapter 380 economic development grants, so it is necessary to correct this mischaracterization going forward.

Please let me know if you have any questions.

Ryan S. Evans
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, 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