

RECEIVED

ECONOMIC DEVELOPMENT COMMITTEE **REVISION**

DALLAS CITY COUNCIL COMMITTEE AGENDA

2015 OCT 29 AM 11:42

CITY SECRETARY
DALLAS, TEXAS

MONDAY, NOVEMBER 2, 2015
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

Chair, 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 Minutes

BRIEFINGS

2. Proposed revisions to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties David Cossum
Director, Sustainable Development & Construction

3. **UPCOMING AGENDA ITEMS**

November 2, 2015

- A. Authorize a five-year lease extension with Liam, Ltd., for approximately 5,030 square feet of office space located at 1050 N. Westmoreland Road, Suite 316 for the Women, Infants and Children Clinic for the period December 1, 2015 through November 30, 2020 - Not to exceed \$442,640 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- B. Authorize a seven-year lease extension with ARI-Forest Green Management, LLC for approximately 4,290 square feet of office space located at 11910 Greenville Avenue, Suite 100 for the Building Inspection's North Central Division office for the period November 1, 2015 through October 31, 2022 - Not to exceed \$516,217 - Financing: Building Inspection Current Funds (subject to annual appropriations)
- C. Authorize the quitclaim of 120 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$808,940
- D. Authorize an amendment to Resolution No. 13-0870, previously approved on May 22, 2013, for acquisition from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to increase the previously authorized amount for approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 for the Chalk Hill Street Improvement Project - Not to exceed \$60,000, increased from \$53,512 (\$50,512, plus closing costs and title expenses not to exceed \$3,000) to \$113,514 (\$110,514 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

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

- E. An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement – Revenue: \$5,400, plus the \$20 ordinance publication fee
- F. An ordinance granting a revocable license to CH Realty VI/R Dallas Preston Ctr, L.P., for the use of approximately 2,852 square feet of surface and aerial space to install and maintain a pedestrian skybridge and four support columns on and over a portion of Westchester Drive right-of-way located near its intersection with Berkshire Lane - Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee
- G. Authorize amendments to Resolution Nos 14-1275 and 14-1276 previously approved on August 13, 2014 to: **(1)** extend the Certificate of Occupancy and construction completion deadlines for the Mid Elm Lofts redevelopment project from June 30, 2016 to June 30, 2017 and **(2)** revise the development entity from RREAF Holdings, LLC to Mid Elm TIF, Inc. – Financing: No cost consideration to the City
- H. Authorize rescission of City Council Resolution No. 14-1052 and City Council Resolution No. 14-1053, which authorized a ten-year tax abatement agreement in the amount of 90 percent of the taxes on added value to the real property and a Chapter 380 economic development grant agreement in an amount not to exceed \$1,760,000 respectively, with DLH Master Land Holding, LLC associated with a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas. Financing: No Cost Consideration

Authorize a real property tax abatement agreement with DPF TX I Bonnie View, L.L.C. for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$15,143; ten-year revenue estimated at \$151,430 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,362,870)

Authorize a Chapter 380 economic development grant agreement with DPF TX I Bonnie View, L.L.C. for necessary assistance with public infrastructure and other land development costs for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private partnership Program -Total not to exceed \$1,300,000 - Financing: General Obligation Commercial Paper Funds

- I. Authorize 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, subject to TCDFW's purchase of the real property by January 10, 2016, in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$19,925; eight-year revenue estimated at \$159,400 (Estimated revenue forgone for the eight-year real property abatement estimated at \$478,200)

- J. Authorize a second extension to the development agreement with Lynxette Exploration, LLC, previously approved on March 28, 2012, by Resolution No. 12-0962, in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to extend the deadlines related to the completion of the Sylvan | Thirty project by one year; in consideration for the extension Lynxette Exploration, LLC shall **(1)** provide staff with a quarterly report of the project's outstanding items for submittal to the Fort Worth Avenue TIF Board; **(2)** annually request permission from TxDOT to complete the installation of the required landscaping and 7' sidewalk along the southern portion of the project site, and subsequent to receiving permission, must complete the work within the next immediate planting period and no later than 12 months from the date permission is granted; and **(3)** provide staff with documentation of TxDot's response to their annual request prior to the annual disbursement of TIF Reimbursement - Financing: No cost consideration to the City
- K. Authorize a deadline extension for the Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District to: **(1)** extend project completion deadlines from December 31, 2014 to July 31, 2015 and **(2)** receive and deposit \$100,000 from Forest City Residential Group Inc., in the Cityplace Area TIF District Fund for additional Katy Trail improvements – Financing: No cost consideration to the City

Authorize a development agreement with Friends of the Katy Trail Inc. in the amount of \$100,000 for additional Katy Trail improvements in furtherance of the Cityplace Area TIF District Project and Financing Plan - \$100,000 - Financing: Cityplace Area TIF District Funds

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.

Economic Development Committee **DRAFT**

Meeting Record October 19, 2015

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: October 19, 2015 **Meeting Start time:** 9:07 AM

Committee Members Present:

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

Other Council Members Present:

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, Senior Coordinator, Office of
Economic Development
David Cossum, Director, Sustainable
Development & Construction
Neva Dean, Assistant Director, Sustainable
Development & Construction

Other Presenters:

David R. Davis, Division Operations Manager,
Argos Ready Mix South Central Corp. – DFW

1. Approval of September 21, 2015 Minutes of the Economic Development Committee

Presenter(s):

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

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. Argos/West Dallas Investments

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

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

Motion made by: Mr. Kleinman

Motion seconded by: Mr. Thomas

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

**3. Victory Park Cinema Project/Victory Sub-division (Sports Arena TIF District
Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development**

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval *Motion amended by Mr. Medrano to approve the Subject to the consideration of the \$5M grant.

Motion made by: Mr. Medrano

Motion seconded by: Mr. McGough

Item passed unanimously: X *with Ms.

Item passed on a divided vote: _____

Arnold voting NO

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Upcoming Agenda Items

October 28, 2015

- A. Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. The Hale Living Trust, Connie E. Hale, et al, pending in County Court At Law No. 2, Cause No., CC-15-01531-B for acquisition from The Hale Living Trust, of approximately 7,044 square feet of land located near its intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements project; and (2) settlement of the condemnation proceeding for an amount not to exceed the amount of the award - Not to exceed \$21,153, increased from \$47,579 (\$44,279, plus closing costs and title expenses not to exceed \$3,300) to \$68,732 (\$65,432 being the award, plus closing costs and title expenses not to exceed \$3,300) - Financing: 2006 Bond Funds
- B. An ordinance amending Chapter 43, of the Dallas City Code to define sidewalk cafes, establish annual and one-time fees for licenses and license renewals and reduce application fees for certain uses of the public right-of-way - Financing: No cost consideration to the City
- C. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dennis Ray Hightower of a tract of land containing approximately 133,347 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$61,476 (\$57,976, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds
- D. Authorize acceptance of grants from the Federal Aviation Administration for the federal share of the eligible capital improvement projects for the Airport Improvement Program Grant for Hold Position Relocation with grant no. 3-48-0062-49-2015, CFDA No. 20.106 and amount \$863,445 for the grant period fiscal year 2015; acceptance of a grant from Federal Aviation Administration for Airport Improvement Program Grant for Airfield Pavement Analysis with grant no. 3-47-0062-047-2014, CFDA No. 20.106 and amount \$833,157 for fiscal year 2010-2014; and execution of the grant agreements not to exceed \$1,696,602 at Dallas Love Field - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds, the projects are currently in the design and evaluation phase

November 10, 2015

- A. An ordinance providing for the abandonment and relinquishment of portions of a utility easement, a sanitary sewer easement, a water easement and a fire apparatus access road to Magnolia Station, LLC, the abutting owners, containing approximately 46,248 square feet of land, located near the intersection of Magnolia Hill Court and Lyte Street - Revenue: \$5,400, plus the \$20 ordinance publication fee

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

Motion made by:

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:31 AM

Approved By: _____

Memorandum



DATE October 30, 2015

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

SUBJECT **Proposed Revision to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties**

On Monday, November 2, 2015, the Economic Development Committee will be briefed on the Proposed Amendments to the Historic Tax Exemption Program with consideration of revisions to Chapter 51A, Dallas Development Code, Article XI, Division 51A-11.100 to City of Dallas Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties. 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
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Proposed Revision to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties

Economic Development Committee

November 2, 2015



Background

- Current program sunsets on December 31, 2015.
- In February, an Historic Tax Incentive Task Force was appointed by the Landmark Commission to evaluate the existing program and make a recommendation to maintain the current program or offer recommendations for amendments.
 - Comprised of downtown stakeholders, preservationists, developers, architects, and non-profit advocates.
- The Task Force met five times over five months to review the existing program.
- Staff held two community meetings in June to gather input from residents of historic districts. Over 80 people attended the meetings held at the Texas Theater and the Hall of State.
- On September 8, 2015 Landmark Commission recommended approval of the changes.

Historic Tax Exemption Program Purpose

- Revitalize older neighborhoods to build and capture a stable tax base.
- Support the private sector investment in historic properties.
- Encourage home ownership.
- Promote pedestrian oriented, ground floor retail in the Urban Historic Districts.
- Support new uses for vacant and deteriorated historic buildings.
- Encourage low and moderate income families to invest in Revitalizing Historic Districts.
- To be eligible for the program, a building must be a contributing or a potentially contributing historic structure in a City of Dallas district or individually listed.

Existing Historic Preservation Tax Exemption Program

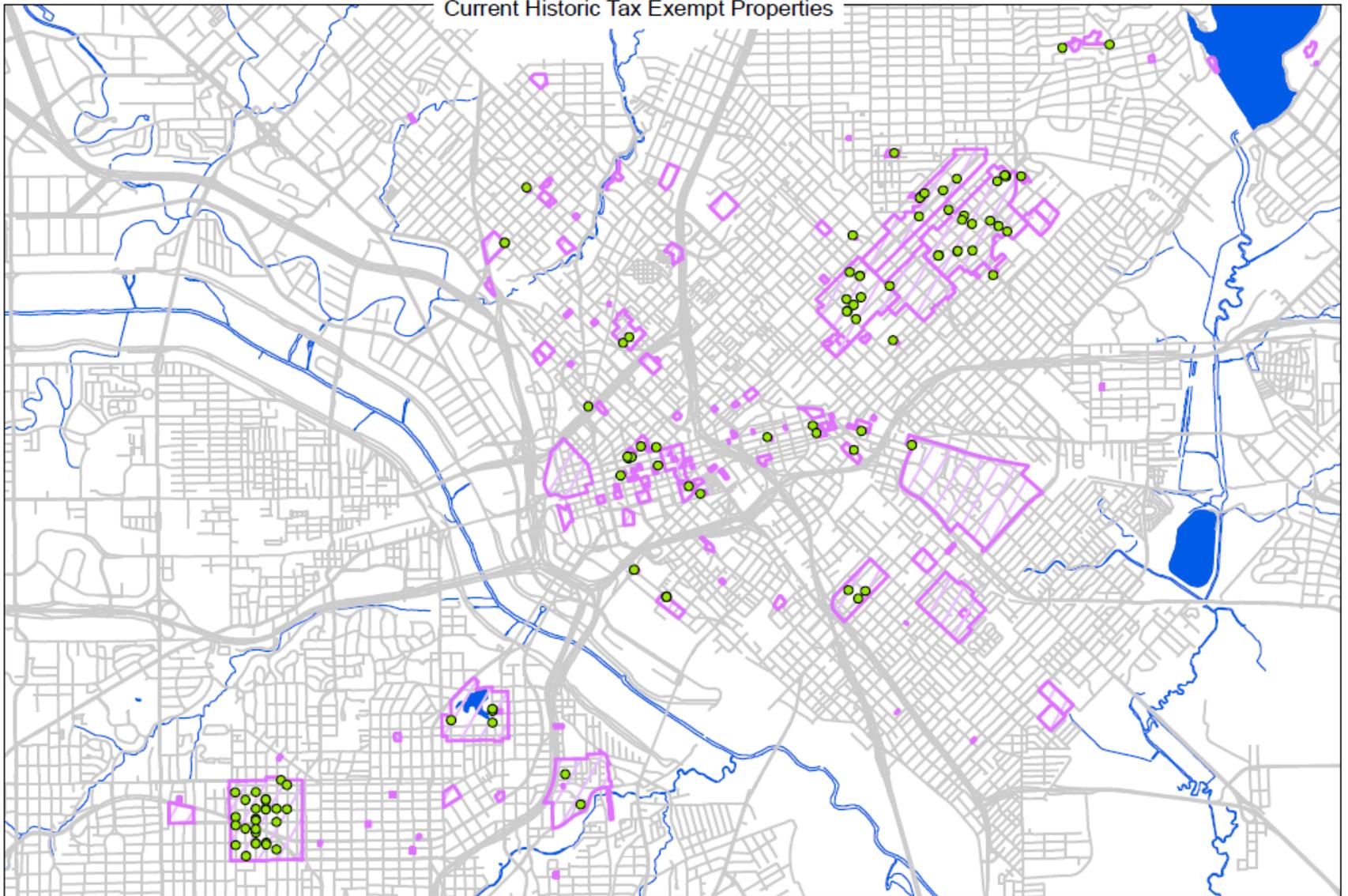
Category	Type	Required Expenditures	Amount	Duration	Renewable
Urban Neighborhood	Based on Rehab	75%	100%	10 years	Yes
	Based on Rehab	50%	Added Value	10 years	Yes
	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
Revitalizing Historic Districts	Based on Rehab	25%	100%	10 years	Yes
	Maintenance	3%	Added Value	3 years	Yes
"Citywide"	Based on Rehab	50%	Added Value	10 years	Yes
	Endangered Property	25%	100%	10 years	Yes
Non-profit	Non-profit	Be a not-for-profit with a designated historic landmark that is open to the public	100%	As long as the building remains a not-for-profit that is open to the public	Annually

Current Participation

- 96 historic properties currently receive exemptions.
- Total value of the exemptions for 2014 was \$205,932,688.

* This figure includes large redevelopment projects such as the Old Parkland Hospital, the Mercantile, and 1409 S. Lamar.

Current Historic Tax Exempt Properties





**212 Landis Street
Tenth Street Historic District**

**6015 Bryan Parkway
Swiss Avenue Historic District**



**6220 Worth Street
Parks Estate**



Mercantile Tower



Republic Tower

Proposed Changes to Existing Program

1. Extend the tax exemption from 10 years to 15 years starting with the 2015 cycle.
2. Create a new 'Endangered Neighborhood' category for Wheatley Place and Tenth Street Historic Districts with the same requirements for the 'Revitalizing Neighborhood' exemption.
3. Allow 'Routine Maintenance' exemption for all categories and expand the timeframe from three years time to eight years.
4. Remove the five year 'sunset' provision. The Landmark Commission can review the Historic Tax Exemption Program at any given time and recommend modifications.

Additional Recommendations

- The Task Force voiced support for the recommendations from the Downtown Dallas Historic Preservation Task Force released April 1, 2015 with emphasis on advocacy and incentives for historic preservation.
- The Task Force further suggested review of the following issues to help encourage preservation of historic resources:
 - Adoption of an existing or ‘smart’ building code with revisions to Fire and Development codes. The Preservation Solutions Committee is investigating this issue as part of the Downtown Task Force recommendations.
 - Waiving development or building fees for permits within historic neighborhoods, especially ‘Endangered Neighborhoods’ in Southern Dallas. Sustainable Development and Construction Staff and City Attorney’s Office will investigate the possibility of waiving fees.
 - Explore expanding items that can be included as ‘eligible expenses’ as part of the tax abatement. Sustainable Development and Construction Staff will consider adding eligible expenses to the current list.
 - Encourage property owners to pursue the Dallas County historic tax exemption in conjunction with the City program. Staff will consider adding information to our educational efforts.

Staff Recommendation

- Adopt the recommendations of the Landmark Commission for amendments to the Historic Tax Exemption Program with the following exceptions:
 - Refer the proposal to extend the tax exemption program from 10 to 15 years to the preservation solutions committee for consideration as part of a broader strategy with consideration given to setting more specific criteria to qualify for the longer exemption period.
 - Keep sunset provision to ensure consistent evaluation and review of effectiveness of program.

Next Step

- Scheduled for the December 10, 2015, City Council Agenda

Appendix

Pre and Post Evaluation Examples

Project	Address	Final Year of Abatement	Pre-exemption Value	Current Taxable Value	% Increase	Pre-exemption Tax Revenue	Current/ Anticipated City Tax Revenue
American Beauty Mill	2400 Ervay	2013	\$37,320	\$3,166,250	8384%	\$297	\$25,235
private home	4612 Swiss	2013	\$87,890	\$317,576	261%	\$700	\$2,531
private home	310 S Edgefield	2014	\$73,490	\$169,760	131%	\$586	\$1,353
Magnolia Hotel	1401 Commerce	2011	\$833,240	\$29,100,000	3392%	\$6,641	\$231,927
DP&L	1512 Commerce	2011	\$3,290,430	\$6,088,470	85%	\$26,225	\$48,525
509 Elm	509 Elm	2013	\$1,043,700	\$4,363,806	318%	\$8,318	\$34,780
South Side on Lamar*	1409 S Lamar	2015	\$5,922,800	\$31,759,850	436%	\$47,205	\$253,126
*2015 is final year for South Side on Lamar. Current County values used to estimate 2016 tax value							

Appendix

General Information:

- **Reward for private investment:** This tax exemption is a reward for those who invest in historic resources. The tax exemptions apply only to the city property taxes, not to other property taxes, such as Dallas County and Dallas Independent School District. This exemption is not a grant, and there are not monies available to assist in the restoration of the structure under this program.
- **Who can receive a tax exemption:** To be eligible for the Historic Preservation Incentive Program, your building must be a contributing structure within any city historic district. It must be designated as a City of Dallas historic district or an individual historic district. The type of incentive available depends on how much you invest in rehabilitation and where your property is located.
- **Types of exemptions:** The program is divided into three areas (see the map at the end of this packet):
 - Urban historic districts
 - Revitalizing historic districts
 - All other areas

Where the property is located determines the minimum required expenditures to be eligible. This amount of money is a percentage of the Dallas Central Appraisal District's appraised (or market) value of the historic structure.

- **What work qualifies:** Qualified expenditures include labor and materials for interior or exterior repair or replacement of features that help preserve a structure, such as, but not limited to, roofing, windows, sheetrocking, carpentry, electrical, plumbing, mechanical, flooring, and replacing fixtures such as sinks, bath tubs and toilets. See page 6 for a more complete list.
- **Procedure for application:** Make an application to the Landmark Commission to determine eligibility of the property and the proposed work. Once the work is completed, submit an application to staff for verification of the work completed. After the city issues a letter of verification, the owner must make an annual request to DCAD to receive the exemption. The applicant should coordinate with staff regarding any additional application requirements.
- **How are the minimum expenditures determined:** Staff uses the Improvement Value listed on the DCAD website for the year prior to the date of the application. If the application is made on September 13, 2007, staff will use the 2006 Market Value to determine the required expenditures.

Appendix

- **What if the work has already been completed:** Generally, only work done after issuance of the Certificate of Eligibility may be counted (the Landmark Commission may, however, approve work done prior to issuance of the Certificate of Eligibility if the work was done within the last three years and will further the purpose of the program). Exemptions cannot be applied for or issued retroactively. Applicants will need to make a Step 1 Application to the Landmark Commission, and once the work is completed, submit a Step 2 Application to staff for verification.
- **Renewals:** Additional terms for tax exemptions may be applied for at any time. The new application must meet all the requirements of a new application in terms of required expenditures, based on the appraised value on the DCAD website for the year prior to the new application. The expenditures may ONLY be spent on façade improvements.
- **New owners of the property during the term of the tax exemption:** The exemption travels with the property, however the new owner will still be required to file the exemption renewal form with DCAD annually.

Appendix

Step 1— Application to the Landmark Commission

Apply for a determination of eligibility for a tax exemption, and apply for any required Certificate of Appropriateness.

The Landmark Commission determines eligibility based on whether the structure is a contributing structure in an existing or pending historic district, and whether the proposed rehabilitation work helps preserve the historic property. Complete the application to determine eligibility and submit it to staff prior to the **first Thursday of each month** for consideration by the Landmark Commission at next available monthly public hearing the following month. Staff can help you fill out the application. You may attend the Landmark Commission hearing, or wait for notification of the Landmark Commission decision from city staff.

Approval is also required from City Council for all tax exemptions in excess of \$50,000 (i.e. all past and future projected tax foregone by the city as a result of the historic tax exemptions). To figure out the total amount of tax foregone by the city over the term of the exemption, you can go to www.dallascad.org, search for appraisals for your property, and scroll down to view the estimated taxes, calculate the amount that will be exempt, and multiply that by the number of years the exemption will be in place.

Applications to determine eligibility for tax exemptions should be submitted to the Landmark Commission before the rehabilitation work is started, however, the Landmark Commission may approve work completed within three years prior to the Landmark Commission hearing if the work completed would further the preservation of the property. In these cases, applicants should submit the documents required in Step 1 and Step 2 of the application procedure.

After the Landmark Commission approval, complete the rehabilitation work, and be sure to keep your receipts!

If the application is approved and all required certificates of appropriateness are approved, you may begin the rehabilitation work. Before doing any exterior work at a historic property, you must first obtain a certificate of appropriateness. All work must comply with the terms of the certificate of appropriateness. You must also obtain all necessary building permits and related city inspections. Keep track of all expenditures with receipts, checks, invoices and other documentation to prove expenditures, or, if you are using an architect or engineer, pay affidavits or schedules of value may provide sufficient documentation.

Appendix

Step 2— Verification

Now that the work is completed, staff needs to verify that the work has been completed.

You may apply for a letter of verification only after completing approved rehabilitation work that satisfies the minimum required expenditure set forth in the application for determination of eligibility. You must submit proof of expenditures for the required minimum amount, and provide all documents listed in the application for a letter of verification.

One of the documents required as part of this step in the application process is a commitment to repay, which outlines the property information, value and duration of the exemption, and permanently obligates the owner to repay any taxes that were exempted under this program if the historic property is ever demolished or materially altered by the willful act or negligence of the owner without necessary city approvals. Staff will provide the applicant with a completed commitment to repay document.

The owner must sign a commitment to repay, on a standard legal form for tax exempt properties, and record it in the real property records for the property. The commitment to repay must be signed and notarized by all the property owners and all lienholders. The signed document must be returned to City Hall to be approved as to form by the City Attorney. It will then be returned to the applicant to be recorded in the Dallas County real property records, at the Records Building, 500 South Main Street. Once the commitment to repay is recorded by the county, a copy must be returned to city staff.

Step 3—Annual application to DCAD

The city's paperwork is done, and now the applicant needs to turn in their annual application to DCAD to continue receiving the exemption.

The property will be evaluated by city staff each year to determine whether the owner is in compliance with the terms of the tax exemption. If the owner is in compliance, city staff will send a letter to the Dallas Central Appraisal District to verify eligibility.

The property owner must also make an **annual application** to the Dallas Central Appraisal District or the tax exemption will not be allowed for that year. If you do not receive an annual application from the Dallas Central Appraisal District by March 1 of the year, please contact DCAD directly at (214) 631-1342.

Appendix

Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions, which includes but is not limited to: labor and materials for interior or exterior repair or replacement of features that help preserve a structure, such as, but not limited to, roofing, windows, sheetrocking, carpentry, electrical, plumbing, mechanical, flooring, and replacing fixtures such as sinks, bath tubs and toilets.

Eligible exterior work:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Termite damage and treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: November 10, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction
Housing/Community Services

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

MAPSCO: 43X

SUBJECT

Authorize an amendment for a five-year lease extension with Liam, Ltd., for approximately 5,030 square feet of office space located at 1050 North Westmoreland Road, Suite 316 for the Women, Infants and Children Clinic for the period December 1, 2015 through November 30, 2020 - Not to exceed \$442,640 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes an amendment to an existing seven-year lease agreement with Liam, Ltd. (Landlord) to extend the lease agreement for an additional five years. This item provides for Liam, Ltd. to make certain leasehold improvements to the premises. The five-year extension will provide for the continued use of the Women, Infants and Children (WIC) Clinic to serve residents in the North 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, children under age 5, and pregnant, postpartum and breastfeeding women.

The lease will begin on December 1, 2015 and end November 30, 2020.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 22, 2008, City Council authorized a Lease Agreement, by Resolution No. 08-2847.

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

FISCAL INFORMATION

\$442,639.80 – Department of State Health Services Grant Funds (subject to annual appropriations)

OWNER

Liam, Ltd.

NT XRI, LLC, General Partner
Ramzi Cortas, Governing Member

MAP

Attached



WESTMORELAND ROAD

BLOCK A/6172

FORT WORTH AVENUE

RAYBURN

AVON

BREEZE

JESTER

BARNETT



SUBJECT PROPERTY

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 10
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 16Z

SUBJECT

Authorize an amendment for a seven-year lease extension with ARI Forest Green Management, LLC for approximately 4,290 square feet of office space located at 11910 Greenville Avenue, Suite 100 for the Building Inspection's North Central Division office for the period November 1, 2015 through October 31, 2022 - Not to exceed \$516,217 - Financing: Building Inspection Current Funds (subject to annual appropriations)

BACKGROUND

This item authorizes an amendment to an existing seven-year lease agreement with ARI Forest Green Management, LLC to extend the lease agreement for an additional seven years. This item provides for ARI Forest Green Management, LLC to make certain leasehold improvements to the premises. The seven year extension will provide for the continued use of the Building Inspection's North Central Division office.

The amendment will begin on November 1, 2015 and end October 31, 2022.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a Lease Agreement on September 10, 2008, by Resolution No. 08-1724.

Information about this item will be provided to the Economic Development Committee on November 2, 2015

FISCAL INFORMATION

\$516,216.12 – Building Inspection Current Funds (subject to annual appropriations)

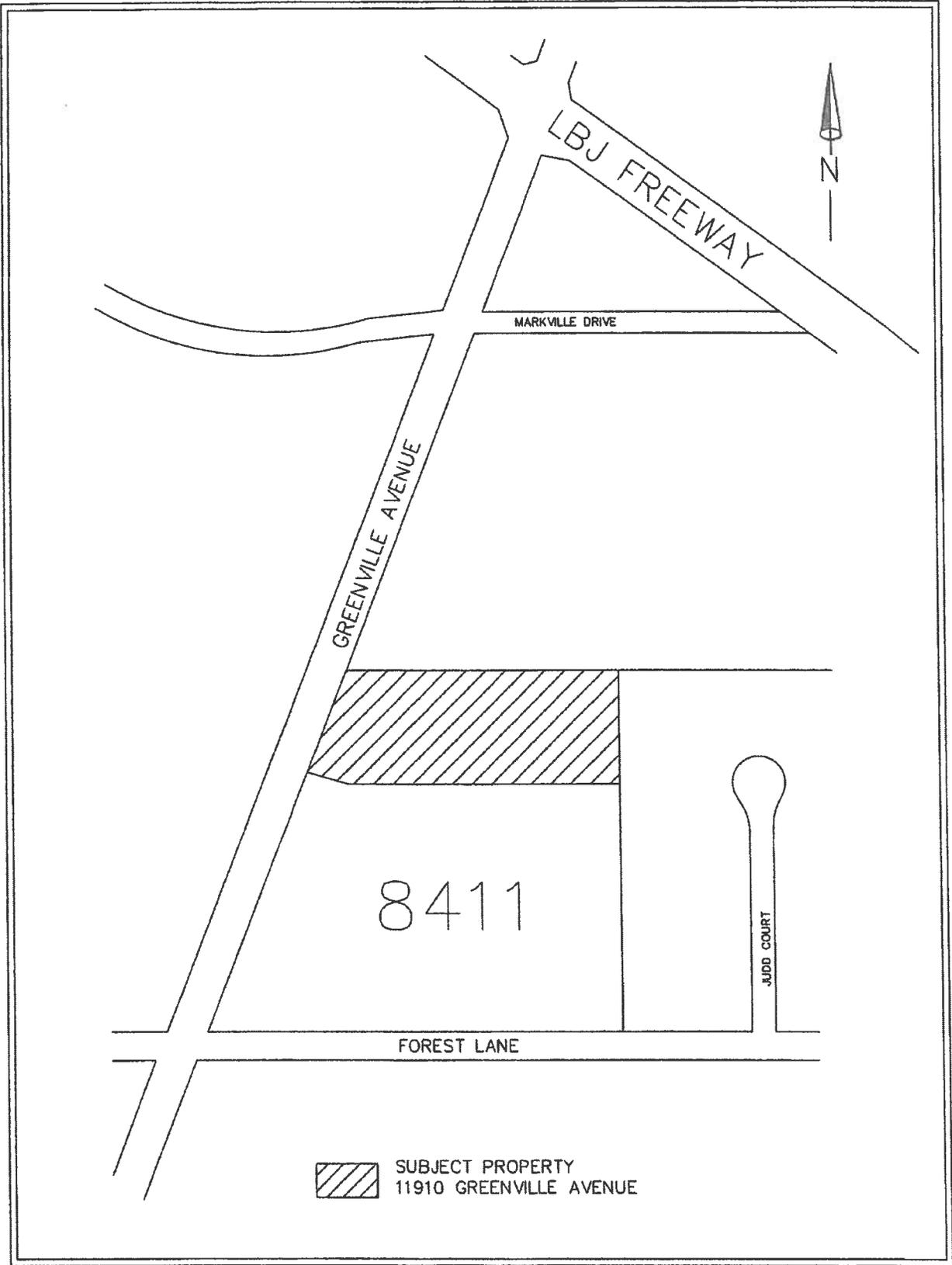
OWNER

ARI Forest Green Management, LLC

ARI PRG, LLC, General Manager
PRG Realty Investors, LP., Managing Member
PRG Realty Assets, LLC, General Partner
John D. Kelley, Vice President

MAP

Attached



 SUBJECT PROPERTY
11910 GREENVILLE AVENUE

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34G 36W 42G L R 43F K P 44E 45Z 46L M N Q R S T U V W
X Y Z 47J L 53G K 54V Y 55F G M P Q T X 56B C G S T V
57V 58X 59Q 63F 64D 65B C D F G 66J K N P S W 69A-G V
74L

SUBJECT

Authorize the quitclaim of 92 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$738,309

BACKGROUND

This item authorizes the quitclaim of 92 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

FISCAL INFORMATION

Revenue: \$738,308.10

OWNERS

Adia Partnership, LLC

James Chang, Managing Member
Timothy Petrash, Managing Member

Andor Properties, LLC

Louis H. Lebowitz, Managing Member
Candice Rubin, Managing Member

Citywide Development & Construction, LLC

Gardner Brewer, Managing Member

County Land and Water LLC

Wayne Prokay, Managing Member

DFW Projects, LLC

Johnny Aguinaga, Managing Member

GCJS Enterprises, LLC

Gaythell Smith, Managing Member

Kantering, LLC

Tony Kantering, Managing Member

KKBK Acquisitions, L.L.C.

Jerry Hicks, Managing Member
Craig Grant, Sr., Managing Member

Portillo Investments LLC

Miguel Portillo, Managing Member

Meljo IRA LLC

Melanie DSilva, Managing Member

Nextlots Now L.L.C.

Lee J. Schmitt, Managing Member

Wealthgates Investment Company

David Okumbor, Managing Member

OWNERS (Continued)

Ana Maria Martinez

Anthony Boyd

Benito Mojica

Benjamin Ortega

Brenda Romo

Bryan Valdez

Calum Little

Cesar Carillo

Christina Martinez

Daporscha Kelley

David Menn

Felipe Guel

Gopal Rai

Grimaldo Sanchez

Jeffrey Grant

Jesse Cardoza

Jessica Brewer

John Aguebor

Jose Zarasoza

Joshua Dunlap

Juan Cavazos

OWNERS (Continued)

Laquonda Brewer

Leobardo Leon

Leopoldo Lopez

Luz Meza

Maria Cristina Ospina

Maria Schneider

Mireya Ontiveros

Monica R. Raofpur

Nell Langford

Orlando Rodriguez

Peter Tsai

Sabrina Sutton

Santos Salavia

Selvin Crawford

Shelly Johnson

Temesgen Wukaye

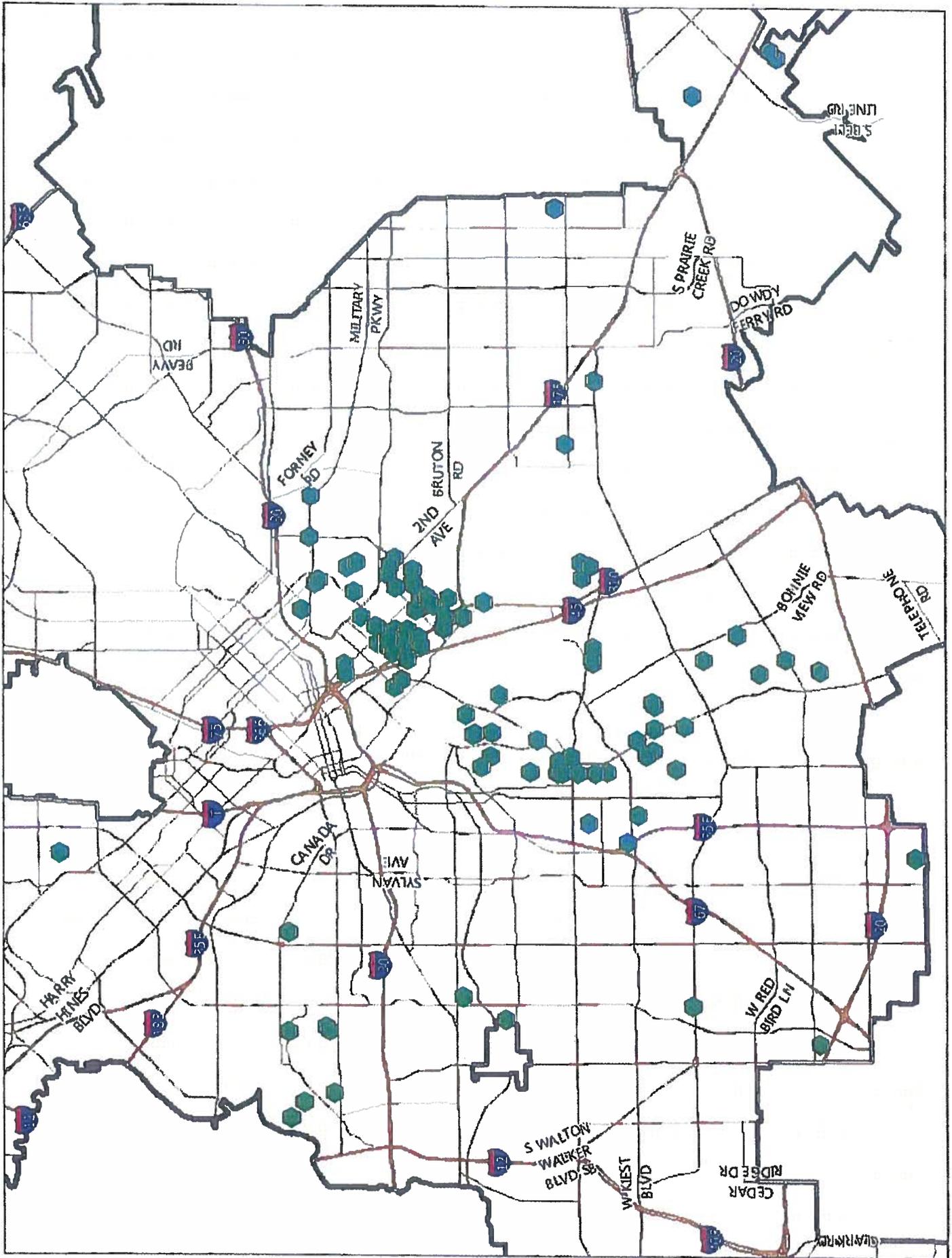
Vernell L. Gorelick

Walter Huerta

Yufei Wang

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 42U

SUBJECT

Authorize an amendment to Resolution No. 13-0870, previously approved on May 22, 2013, for acquisition from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to increase the previously authorized amount for approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 for the Chalk Hill Street Improvement Project - Not to exceed \$60,000, increased from \$53,512 (\$50,512, plus closing costs and title expenses not to exceed \$3,000) to \$113,512 (\$110,512 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes an amendment to increase the previously authorized amount to reflect the updated appraised amount for the acquisition of approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC. This property will be used for street and sidewalk improvements. The consideration is based on an independent appraisal.

On May 22, 2013, Dallas City Council approved Resolution No. 13-0870 authorizing the City Manager to acquire 8,541 square feet of land in fee simple interest from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to facilitate the Chalk Hill Street Improvement Project.

All other provisions authorized by Resolution No. 13-0870 remain in full force and effect.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on May 22, 2013 by Resolution No. 13-0870.

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

FISCAL INFORMATION

2006 Bond Funds - \$60,000

Resolution No. 13-0870	\$ 53,512
Additional Amount (this action)	<u>\$ 60,000</u>

Total Authorized Amount	\$113,512
-------------------------	-----------

OWNER

Headwaters Construction Materials, LLC

Palestine Concrete Tile Company, LP

Bobby Whisnant, President

MAP

Attached

RAILROAD RIGHT -OF - WAY



Chalk Hill Road

Block A/7204

Block B/7205



To be acquired

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 11
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 4Z

SUBJECT

An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a water easement to IMT Capital III Prestonwood LP, the abutting owner. The abandonment area will be included with the property of the abutting owner for a multi-family development. The owner will dedicate approximately 18,037 square feet of land needed for a water easement.

The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION /REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Ordinance No. 29509 was approved by Council on October 22, 2014.

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

FISCAL INFORMATION

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

OWNER

IMT Capital III Prestonwood LP

IMT Capital III Prestonwood GP, LLC, General Partner

Cory Thabit, Governing Person

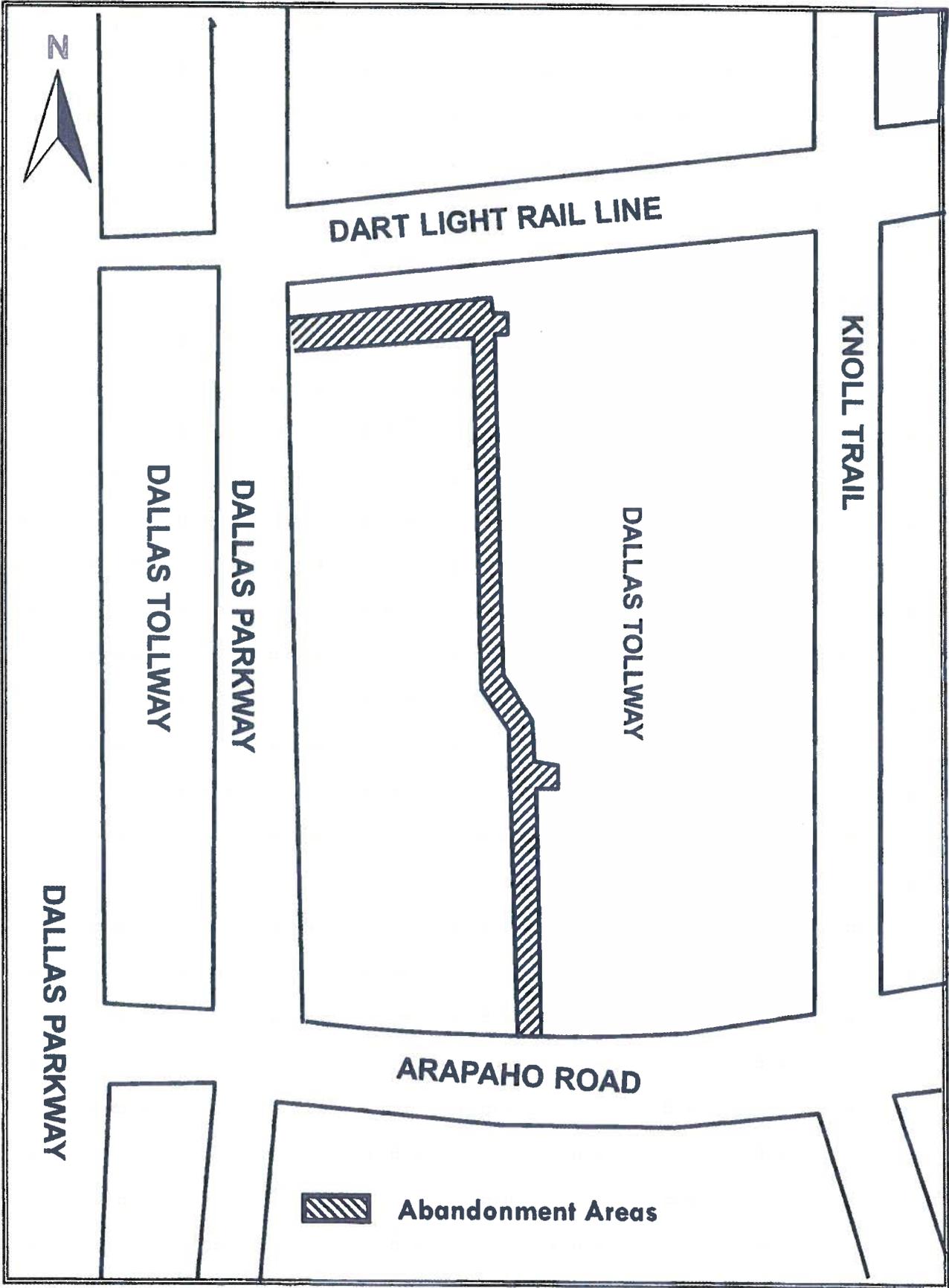
Hohn M. Tesoriero, Governing Person

Bryan Scher, Governing Person

Michael Brown, Governing Person

MAP

Attached



N

DART LIGHT RAIL LINE

KNOLL TRAIL

DALLAS TOLLWAY

DALLAS PARKWAY

DALLAS TOLLWAY

DALLAS PARKWAY

ARAPAHO ROAD



Abandonment Areas

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 13
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 25X

SUBJECT

An ordinance granting a revocable license to CH Realty VI/R Dallas Preston Ctr, L.P., for the use of approximately 2,852 square feet of surface and aerial space to install and maintain a pedestrian skybridge and four support columns on and over a portion of Westchester Drive right-of-way located near its intersection with Berkshire Lane - Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee

BACKGROUND

This item grants a license for the construction, installation, use and maintenance of a pedestrian bridge and four support columns on and over a portion of Westchester Drive. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 10, 2015, this item was deferred to the June 17, 2015 City Council Meeting at the request of Councilmember Gates.

On June 17, 2015, this item was deferred to the November 10, 2015 City Council Meeting at the request of Councilmember Gates.

FISCAL INFORMATION

Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee

OWNER

CH Realty VI/R Dallas Preston Ctr, L.P.

CH Realty VI/R Dallas Preston Ctr, GP, L.L.C.

Fund VI Managers, L.L.C.

Anne L. Raymond, President

MAP

Attached

W. Northwest Highway

Ames Street



Preston Road

Berkshire Lane

Block
5623

Kate Street

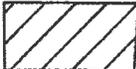
Berkshire Lane

Westchester Drive

CH Realty V/M/R Dallas Preston Ctr.
L.P., Instrument No. 2013003655480

City of Dallas Vol-43-42, PG. 198

Subject Area



Luther Lane

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45L

SUBJECT

Authorize amendments to Resolution Nos. 14-1275 and 14-1276 previously approved on August 13, 2014 to: **(1)** extend the Certificate of Occupancy and construction completion deadlines for the Mid Elm Lofts redevelopment project from June 30, 2016 to June 30, 2017; and **(2)** revise the development entity from RREAF Holdings, LLC to Mid Elm TIF, Inc. - Financing: No cost consideration to the City

BACKGROUND

On August 13, 2014, City Council approved Resolution No. 14-1275, authorizing a development agreement with RREAF Holdings (Mid Elm), LLC, to reimburse TIF eligible project costs for streetscape and utility improvements and an Economic Development TIF Grant for a total amount not to exceed \$3,900,000 for the Mid Elm Lofts redevelopment project located at 1512, 1514, and 1516 Elm Street. Per Section 4 of the Resolution, the project was required to obtain a final certificate of occupancy and complete other completion deadlines by June 30, 2016.

Extensive demolition and environmental clean-up has been completed on the Mid Elm Lofts project. The team is working through several items required to update these three small-scale historic structures to meet today's standards, including meeting current fire code egress requirements (including changing a framed structure into a steel structure), designing and getting approvals on ONCOR's required vault and transformer to be placed into a newly excavated basement, and undergoing discovery of historic details that have been covered over time. Further, the developer is seeking both State and Federal Historic Tax Credits which have taken an extensive amount of time to go through the application process, secure and sell. Construction progress must await State and Federal investors' commitments, anticipated winter 2015.

BACKGROUND (Continued)

This item also includes a development entity name change for tax purposes. Mid Elm TIF, Inc., is an S-corporation, created in order to defer taxation of income on TIF proceeds pursuant to the provisions of Section 118 of the Internal Revenue Code. The deferred income tax resulting from the receipt of the TIF proceeds will be paid when the project is sold. The same development team remains in place.

The project requirements for TIF reimbursement, as approved by Resolution No. 14-1275, include a minimum private investment of 13,000,000, a minimum of 25,000 square feet of live/work space and a minimum 15,000 square feet of retail/restaurant/commercial space. TIF reimbursement will not occur until at least 50% of the retail space is occupied.

ESTIMATED PROJECT SCHEDULE

Project Start Date December 2014
Project Completion Date June 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2014, the City Center TIF District board of directors reviewed and recommended approval of a development agreement with the RREAF Holdings (Mid Elm), LLC, and TIF funding for the project in an amount not to exceed \$3,900,000, to reimburse eligible project costs.

On August 4, 2014, the Economic Development Committee reviewed a memo on the proposed Mid Elm Lofts project and recommended approval.

On August 13, 2014, City Council approved Resolution Nos. 14-1275 and 14-1276, authorizing a development agreement with RREAF Holdings (Mid Elm), LLC, to reimburse TIF eligible project costs for streetscape and utility improvements and an Economic Development TIF Grant for a total amount not to exceed \$3,900,000 for the Mid Elm Lofts redevelopment project located at 1512, 1514, and 1516 Elm Street.

On October 10, 2015, the City Center TIF District Board of Directors approved and made a recommendation to forward the requested deadline extension and revision to the development entity to City Council for Mid Elm Lofts located at 1512, 1514 and 1516 Elm Street.

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

FISCAL INFORMATION

No cost consideration to the City

OWNER

Mid Elm TIF, Inc.

Scott Remphrey
Authorized Representative
100 Highland Park Village, Suite 200
Dallas, Texas 75205

DEVELOPER

Mid Elm TIF, Inc.

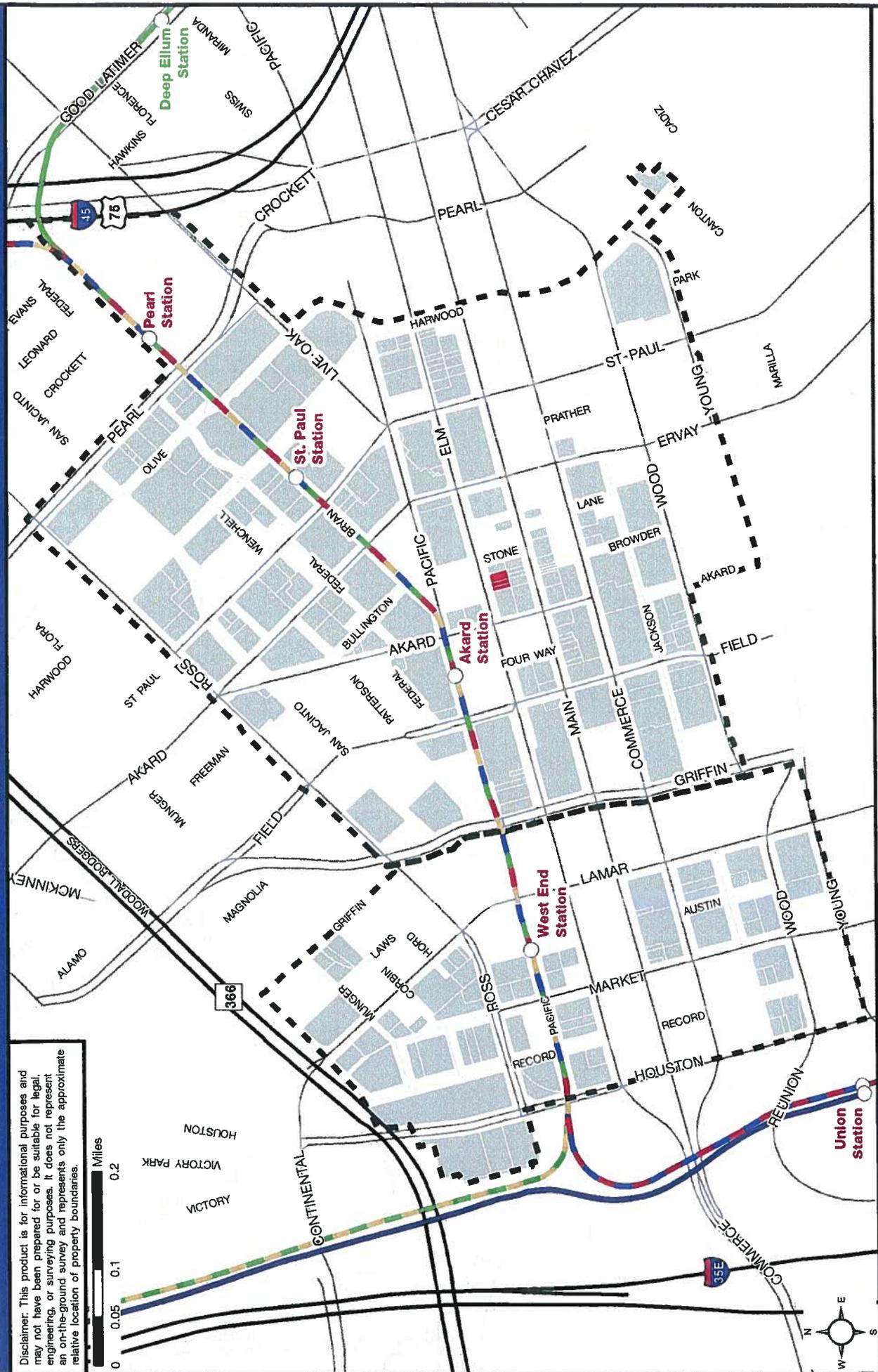
Scott Remphrey
Authorized Representative
100 Highland Park Village, Suite 200
Dallas, Texas 75205

MAP

Attached.

Mid-Elm Lofts

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.



- Trinity Railway Express
- Freeway or Tollway
- Highway
- Arterial
- Local Road
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Mid-Elm Lofts
- City Center TIF Boundary
- City Center TIF Parcels

Legend

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

Source: Parcel Data - Dallas CAD, 2013; All Other Data - City of Dallas, 2014

Memorandum



DATE October 30, 2015

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 **TCDFW Industrial Development, Inc.**

On November 2, 2015, the City Council will be asked to consider authorization of an 8 year 75 percent abatement of the taxes on added value to the real property with TCDFW Industrial Development, Inc. ("TCDFW Industrial") for the purpose of assisting in the development of a new 475,000 SF speculative industrial/warehouse facility within a Texas Enterprise Zone located at 900 Chalk Hill Road, south of I-30.

Trammell Crow Company ("Trammell Crow") has approached the City regarding the potential development of a speculative industrial/warehouse facility of approximately 475,000 square feet on approximately 35.6 acres located at 900 Chalk Hill Road. Trammel Crow Company will develop this project through an entity called TCDFW Industrial Development, Inc. ("TCDFW Industrial"). Currently, the development site consists of two parcels owned by two separate entities. TXI Operations, L.P. owns one parcel consisting of approximately 21 acres and Morning Park, Inc. owns the remaining parcel comprising of approximately 14.6 acres of land. TCDFW Industrial has a contract to purchase the two parcels and will close on the acquisition upon favorable City Council consideration of the described development 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.

To receive the proposed 75 percent real property tax abatement for 8 years, TCDFW Industrial must purchase the 35.6 acre development site by January 10, 2016, becoming owner prior to execution of the agreement and 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.

TCDFW Industrial Development, Inc.
October 30, 2015

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.

ESTIMATED SCHEDULE OF THE PROJECT

Estimated Begin Construction	January 2016
Estimated Complete Construction	September 2018

FISCAL INFORMATION

Revenue: First year real property tax revenue estimated at \$19,925; Eight-year real property tax revenue estimated at \$159,400; (Estimated revenue foregone for eight-year real property abatement is \$478,200).

The project Fiscal and Economic Impact Analysis is attached.

MAP

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
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager - Mayor & Council

Estimated General Fund 10-Year Fiscal Impact with Jobs and Output Projections



City of Dallas

Description

Trammel Crow - Chalk Hill Distribution Center. Incentives distributed over eight (8) years.

Council District		6
Private Investment	\$	15,000,000
Public Investment	\$	478,200
Total Investment	\$	15,478,200
Direct Facility Jobs (Estimated)		50
Average Salary of New Jobs	\$	40,000

Estimated Project Impact

Direct Output Impact	\$	44,391,638
I+I Output Impact	\$	35,513,310
Total Output Impact	\$	79,904,948
Indirect + Induced Jobs		20
Total Citywide Job Impact (D+I+I)		70
Construction Jobs		215
Total New Residents		-
Total Visitors		-
Total City GF Revenue Generated	\$	1,649,302
Total City GF Service Costs	\$	852,406
Net Impact Before Incentives	\$	796,896
Incentives	\$	478,200
Net City Fiscal Impact After Incentives	\$	318,696

Assumptions / Qualitative Factors

Time Period	2016-2025
Property Appreciation Rate	4%
Industry Job Multiplier	1.4
Industry Output Multiplier	1.8
Industry Wage Growth Rate	3%
Jobs Assumed New to Dallas	100%

Estimated General Fund 20-Year Fiscal Impact with Jobs and Output Projections



Description

Trammel Crow - Chalk Hill Distribution Center. Incentives distributed over eight (8) years.

Council District		6
Private Investment	\$	15,000,000
Public Investment	\$	478,200
Total Investment	\$	15,478,200
Direct Facility Jobs (Estimated)		50
Average Salary of New Jobs	\$	40,000

Estimated Project Impact

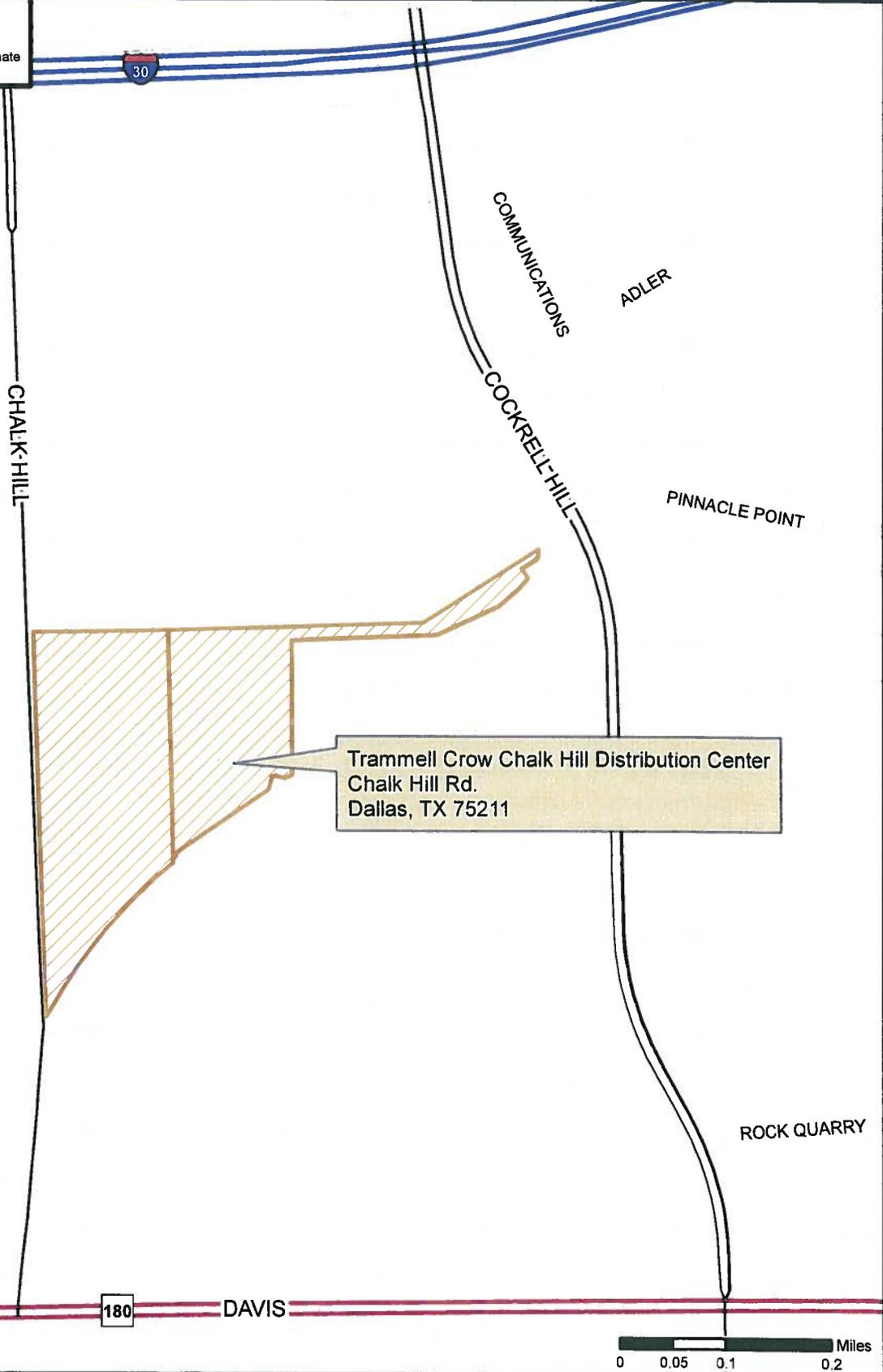
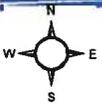
Direct Output Impact	\$	90,611,123
I+I Output Impact	\$	72,488,899
Total Output Impact	\$	163,100,022
Indirect + Induced Jobs		20
Total Citywide Job Impact (D+I+I)		70
Construction Jobs		215
Total New Residents		-
Total Visitors		-
Total City GF Revenue Generated	\$	3,581,758
Total City GF Service Costs	\$	1,587,506
Net Impact Before Incentives	\$	1,994,252
Incentives	\$	478,200
Net City Fiscal Impact	\$	1,516,052

Assumptions / Qualitative Factors

Time Period	2016-2035
Property Appreciation Rate	4%
Industry Job Multiplier	1.4
Industry Output Multiplier	1.8
Industry Wage Growth Rate	3%
Jobs Assumed New to Dallas	100%

Exhibit B: Trammell Crow Chalk Hill Distribution Center

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.



Trammell Crow Chalk Hill Distribution Center
Chalk Hill Rd.
Dallas, TX 75211



DALLAS ECONOMIC DEVELOPMENT
Research & Information Division
214.670.1685
dallas-ecodev.org
Created: 10/9/2015 - 15:10:05 David Schlegel TCG

Legend

- Site
- Freeway
- Highway
- Arterial
- Local Road

Source: City of Dallas, 2015

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 1, 6
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44 T U

SUBJECT

Authorize a second extension to the development agreement with Lynxette Exploration, LLC, previously approved on March 28, 2012, by Resolution No. 12-0962, in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to extend the deadlines related to the completion of the Sylvan | Thirty project by one year; in consideration for the extension Lynxette Exploration, LLC shall **(1)** provide staff with a quarterly report of the project's outstanding items for submittal to the Fort Worth Avenue TIF Board; **(2)** annually request permission from TxDOT to complete the installation of the required landscaping and 7' sidewalk along the southern portion of the project site, and subsequent to receiving permission, must complete the work within the next immediate planting period and no later than 12 months from the date permission is granted; and **(3)** provide staff with documentation of TxDot's response to their annual request prior to the annual disbursement of TIF Reimbursement - Financing: No cost consideration to the City

BACKGROUND

Oaxaca Interests, through its affiliate Lynxette Exploration, LLC ("Owner"), has completed most of the requirements for TIF funding in support of a new mixed-use development called Sylvan | Thirty. The \$47 million project is located on Sylvan Avenue between Fort Worth Avenue and IH-30. It contains 201 loft-style apartment units, approximately 57,683 square feet of commercial space and a parking garage. The anticipated DCAD value upon its completion and lease-up is approximately \$22 million.

The final certificates of occupancy for the apartment and retail/commercial buildings that comprise the project were issued in April 2015. However, the developer requires additional time to complete several items that are necessary for the project to be in compliance with its approved conceptual plans and elevations. Additionally, they have requested several minor modifications to the design and location of the public improvements as specified in the project's development agreement. The requested extensions to the project deadlines will resolve these issues.

ESTIMATED PROJECT SCHEDULE

Began Construction January 2013
Complete Construction June 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

On January 9, 2009, the Fort Worth Avenue TIF District Board of Directors voted to recommend an amendment to the Fort Worth Avenue TIF District Project Plan and the establishment of the Fort Worth Avenue Grant Program to implement the Fort Worth Avenue TIF District Project Plan.

On January 28, 2009, City Council authorized the establishment of the City of Dallas Fort Worth Avenue Grant Program.

On March 28, 2012, City Council authorized a development agreement and declared the intent of the Fort Worth Avenue TIF District to reimburse Lynxette Exploration, LLC, in an amount not to exceed \$3,200,000 to provide funding for support of the development of Sylvan Thirty by Resolution Nos. 12-0962 and 12-0963.

On June 26, 2012, the Fort Worth Avenue TIF Board of Directors reviewed the progress of the Sylvan Thirty project and authorized the Director of the Office of Economic Development to extend the related deadlines by six months for good cause in accordance with Section 2.N. of the executed development agreement with Lynxette Exploration, LLC.

On September 28, 2015, the Fort Worth Avenue TIF Board of Directors recommended City Council consideration and approval of an amendment to the development agreement with Lynxette Exploration, LLC.

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

FISCAL INFORMATION

No cost consideration to the City

PROJECT COUNCIL DISTRICT

6

OWNER

**Lynxette Exploration, LLC
A Texas Limited Liability Company**

Brent Jackson, Manager

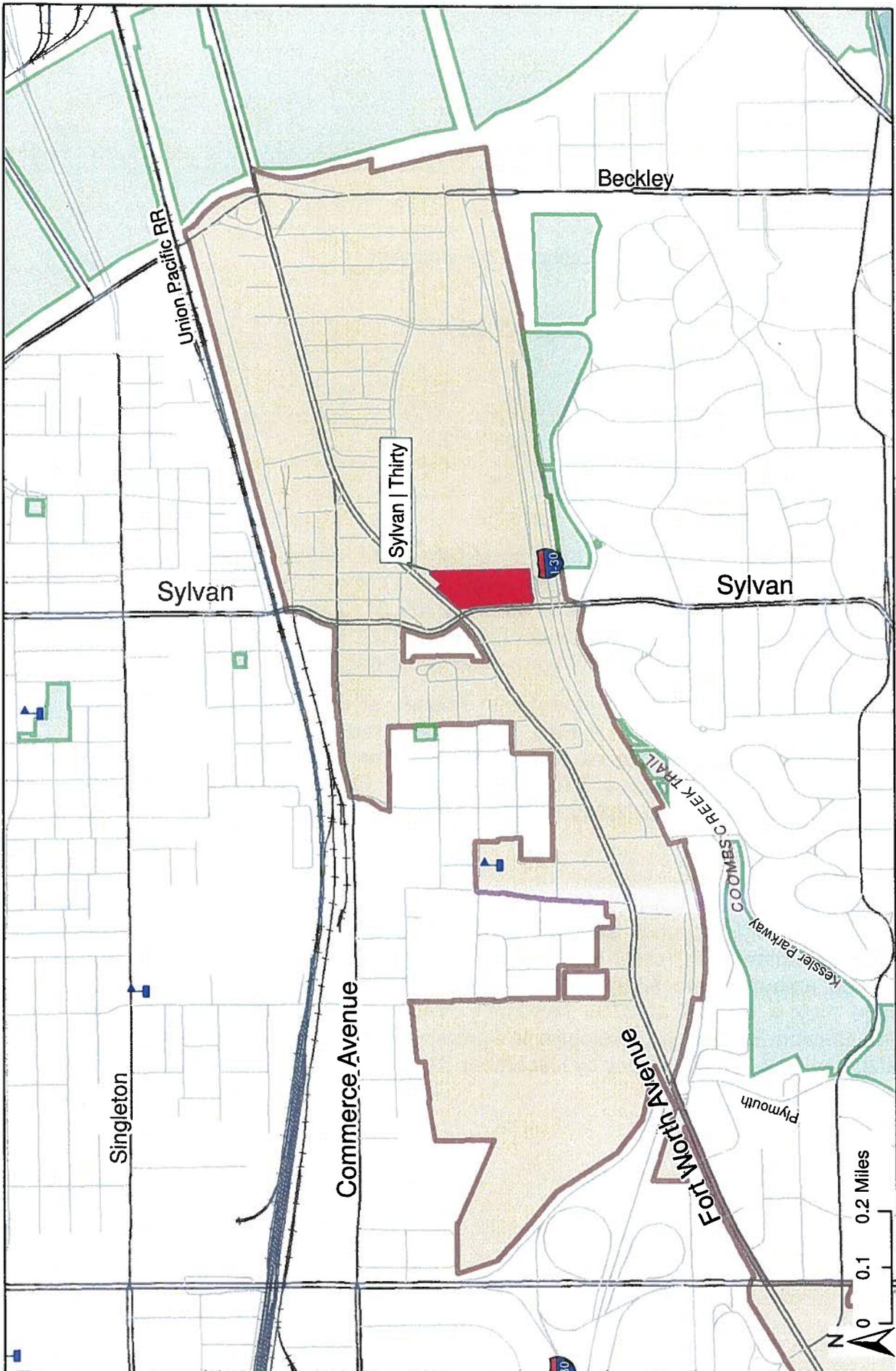
MAP

Attached.

DEVELOPER

**Lynxette Exploration, LLC
A Texas Limited Liability Company**

Brent Jackson, Manager



City of Dallas

Office of Economic Development
January 2012

 Sylvan | Thirty

 Parks
 Fort Worth Avenue

Fort Worth Avenue TIF District
Sylvan | Thirty

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 10, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 35 Y

SUBJECT

Cityplace Area TIF District

- * Authorize a deadline extension for the Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District to: **(1)** extend project completion deadlines from December 31, 2014 to July 31, 2015 and **(2)** receive and deposit \$100,000 from Forest City Residential Group Inc., in the Cityplace Area TIF District Fund for additional Katy Trail improvements – Financing: Revenue
- * Authorize **(1)** a development agreement with Friends of the Katy Trail Inc. in the amount of \$100,000 for additional Katy Trail improvements in furtherance of the Cityplace Area TIF District Project and Financing Plan; and **(2)** an increase in appropriations in the Cityplace Area TIF District Fund by \$100,000, from \$53,826,129 to \$53,926,129 - Not to exceed \$100,000 - Financing: Cityplace Area TIF District Funds

BACKGROUND

On April 25, 2012, City Council approved Resolution No. 12-1226, authorizing a development agreement with Forest City Residential Group Inc., to dedicate future TIF revenues in an amount up to \$2,851,000 to support the development of Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District. Per Section 2C of the Development Agreement, the project was required to obtain a final certificate of occupancy by December 31, 2014.

BACKGROUND (Continued)

A temporary certificate of occupancy was granted before the deadline date and tenants occupied the building starting in mid-August 2014. By the deadline date of December 31, 2014, the physical occupancy of the project was 38.3%. A final certificate of occupancy was not issued until July 21, 2015 because a Minor Amendment to the landscape plan and development plan through Sustainable Development and Construction was required prior to issuing the final certificate of occupancy.

Sustainable Development worked with the developer over several months (November 2014 - February 2015) to determine a solution to as-built conditions that deviated from Planned Development District 305 requirements. Once it was determined that a Minor Amendment would be needed to meet the requirements, the developer submitted the plans and application (March 2015). After the Minor Amendment to the landscape plan and development plan was approved by Sustainable Development and Construction staff (May 2015) and prior to applying for the final certificate of occupancy, a tri-party agreement among the City, developer and contractor, for drainage improvements in the public right of way, needed to be closed out. This process was completed on July 16, 2015.

As of September 21, 2015, 87.7% of the apartments are occupied and 90.4% of the 37,030 square feet of retail space is leased. In consideration for the extension, Forest City will advance \$100,000 to the Cityplace Area TIF District for additional Katy Trail improvements. The Katy Trail is a public amenity referenced in the Cityplace Area TIF District Project and Financing Plan that runs within and beyond the Cityplace Area TIF District boundary.

The Cityplace Area TIF District was established by Ordinance No. 21465 on November 11, 1992. On November 10, 1993, the City Council amended Ordinance No. 21465 by Ordinance No. 21884, which set the Cityplace Area TIF District expiration date as December 31, 2012, or when sufficient TIF revenues are collected to fund all budgeted improvements. In FY 2008, the Cityplace Area TIF District collected its final increment as the districts budgeted improvements had been sufficiently funded. The Forest City West Village TIF funding allocation (\$2.851 million) is from accumulated interest earnings. The Cityplace Area TIF Board was dissolved upon completion of the TIF District and therefore this request could not go before the TIF Board for a recommendation.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	December 31, 2012
Complete Construction	July 31, 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Two (Cityplace Area TIF District) by Ordinance No. 21465.

On August 11, 1993, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Cityplace Area TIF District by Ordinance No. 21769, as amended.

On March 9, 2012, the Cityplace Area TIF District Board of Directors voted to recommend the establishment of the Cityplace Area TIF Grant Program to implement the Cityplace Area TIF District Project Plan.

On March 9, 2012, the Cityplace Area TIF District Board of Directors reviewed and approved a Development Agreement with Forest City Residential Group Inc., for the development of Forest City West Village development in the form of a TIF Grant in an amount not to exceed \$2,851,000 and recommended the City Council approval of the same.

On April 25, 2012, City Council authorized (1) a development agreement with Forest City Residential Group Inc., to dedicate future TIF revenues supporting the development of Forest City West Village project located at 3700 McKinney Avenue located in Tax Increment Financing Reinvestment Zone Two (Cityplace Area TIF District); and (2) the Cityplace Area TIF District Board of Directors to dedicate up to \$2,851,000 from future Cityplace Area TIF District revenues in accordance with the development agreement, by Resolution Nos. 12-1226 and 12-1227.

On December 31, 2012, the Cityplace Area TIF District terminated subject to funding all outstanding obligations.

Information about this item will be provided to the Economic Development Committee on November 2, 2015

FISCAL INFORMATION

\$100,000 - Revenue

\$100,000 - Cityplace Area TIF District Funds

OWNER

Forest City Residential Group Inc.

Jim Truitt, Senior Vice President
1717 Main Street, Ste. 2560
Dallas, TX 75201

DEVELOPER

Forest City Residential Group Inc.

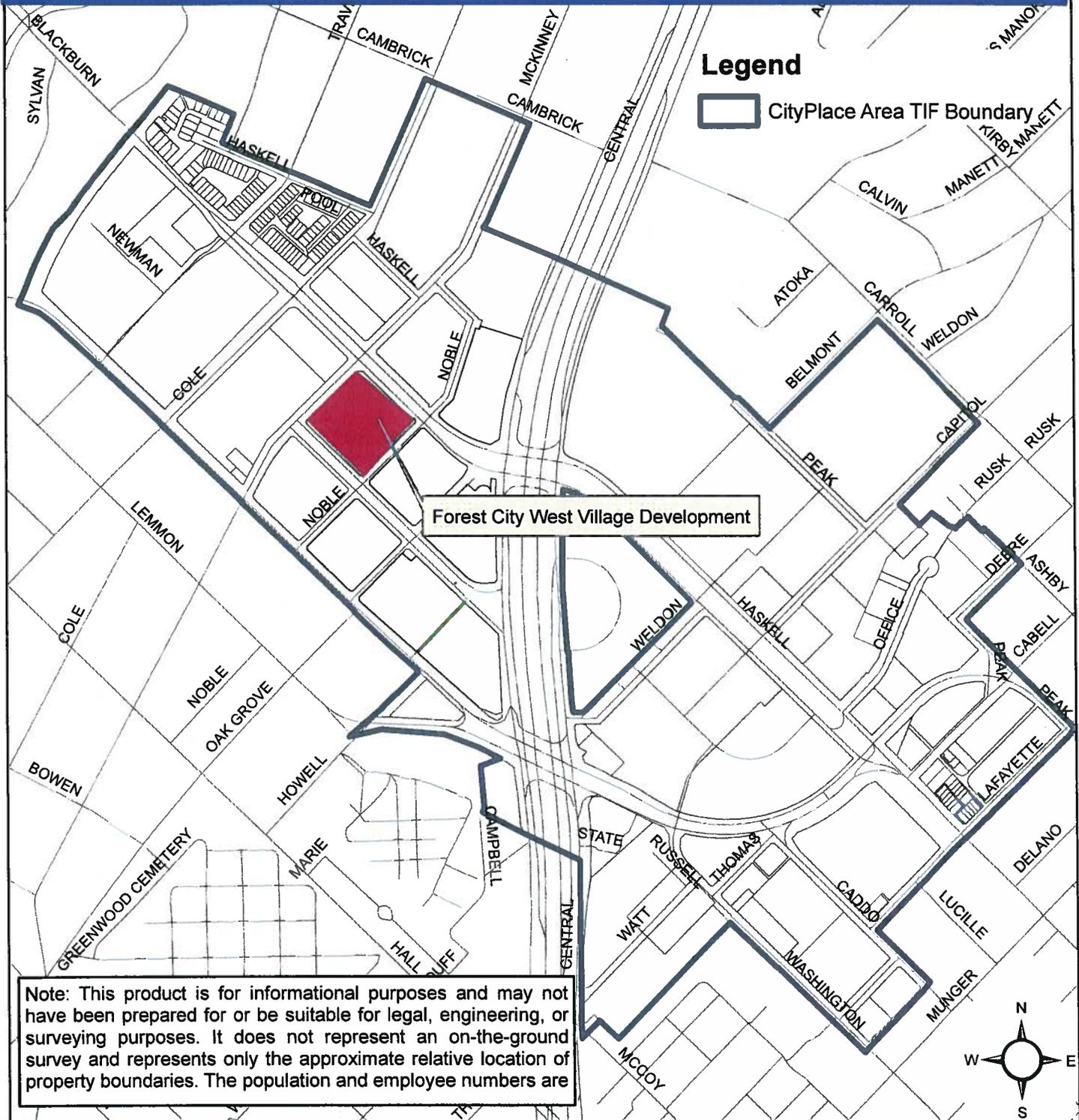
Jim Truitt, Senior Vice President
1717 Main Street, Ste. 2560
Dallas, TX 75201

MAP

Attached.

Cityplace Area TIF District

Forest City West Village Development



Note: 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. The population and employee numbers are



Office of Economic Development
 Area Redevelopment
 Created March 2012