

# Economic Development Committee **DRAFT**

## Meeting Record December 7, 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:** December 7, 2015      **Meeting Start time:** 9:11 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  
Lee McKinney, Assistant Director, Office of  
Economic Development  
J. Hammond Perot, Assistant Director, Office  
of Economic Development  
Bernadette Mitchell, Director, Housing &  
Community Services  
Barbra Martinez, Assistant City Attorney, City  
Attorney's Office  
Art Hudman, Assistant Attorney, City Attorney's  
Office

**Other Presenters:**

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

**1. Approval of November 16, 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. 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. International Inland Port of Dallas (IIPOD) Update**

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

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

**Motion made by**

**Motion seconded by:**

Item passed unanimously:      

Item passed on a divided vote:      

Item failed unanimously:      

Item failed on a divided vote:      

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

**3. City Wide Community Development Corp Lancaster Kiest Village Retail/Office Development**

**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. Thomas

**Motion seconded by:** Ms. Arnold

Item passed unanimously:  X

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

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

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

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

**Upcoming Agenda Items  
December 9, 2015**

- A. Authorize a Chapter 380 economic development conditional grant agreement with OneSource Virtual, Inc. in an amount not-to-exceed \$800,000 for the relocation and expansion of its U.S. headquarters to a new office facility at 9001 Cypress Waters Boulevard, pursuant to the Public/Private Partnership Program - Not to exceed \$800,000 - Financing: Public/Private Partnership Funds

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

**Motion made by:** Mr. McGough

**Motion seconded by:** Mr. Kleinman

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

Item passed on a divided vote:  X (With Ms. Arnold, Mr. Medrano voting NO)

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

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

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

- B. Authorize a real property tax abatement agreement with US Real Estate Limited Partnership for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new industrial/warehouse facility located south of IH-20, on the northwestern corner of the Old Hickory Trail and Autobahn Drive intersection within the Southfield Park 35 Industrial Park within a State Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$14,346; ten-year revenue estimated at \$143,460 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,291,140)

- C. DPF TX I Bonnie View, L.L.C.

\*Authorize rescission of Resolution Nos. 14-1052 and 14-1053, previously approved on June 25, 2014, 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 to the City

\*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

### Intergovernmental Services

- D. Authorize the execution by the City of Dallas of the proposed tax abatement agreement between American Airlines and Tarrant County for construction of AA's new corporate headquarters and related uses on DFW Airport property – Financing: No cost consideration to the City

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

**Motion made by:** Mr. Thomas

**Motion seconded by:** Mr. Medrano

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

Item passed on a divided vote:  X  (With Ms. Arnold Voting NO

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

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

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

January 13, 2016

### Office of Economic Development

- A. Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization

\*Authorize a resolution designating approximately 70.7 acres of land located at 3420 Duncanville Road, 3548 Duncanville Road, and 3433 Morse Drive, Dallas, Texas 75236, City of Dallas Neighborhood Empowerment Zone No. 4 ("NEZ No 4"), pursuant to Chapter 378 of the Local Government Code to promote increased economic development at the site, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date – Financing: No cost consideration to the City.

\*Authorize a 75 percent business personal property tax abatement agreement for 8 years with Rolling Frito-Lay Sales, LP and/or its affiliate Frito-Lay, Inc. in consideration of a warehouse consolidation that will generate new taxable investment and job creation to be located at 3548 Duncanville Road, Dallas, Texas 75236 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program-Revenue: First year revenue at \$125,528; eight-year revenue estimated at \$746,889 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$2,240,665)

- B. Authorize a nine-month Chapter 380 grant agreement with four one-year renewal options with the most advantageous proposer of three, World Affairs Council of Dallas / Fort Worth, for economic development and protocol services for the period January 1, 2016 through September 30, 2016, in the amount of \$187,500 – Not to exceed \$187,500 – Financing: Public Private Partnership Funds (subject to annual appropriations) (\$137,500);and Current year funds (subject to annual appropriations) (\$50,000)
- C. Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund (DDF) and its subsidiaries, JPMorgan Chase Bank, N.A., and its subsidiaries, and The Family Place (TFP), and its affiliates (Developer) for the construction of improvements related to the Family Place facility (Project) - Financing: No cost consideration to the City

**Meeting Adjourned: 11:21 AM**

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