

**NOVEMBER 1, 2017 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated November 1, 2017. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



T.C. Broadnax
City Manager

10/27/17
Date



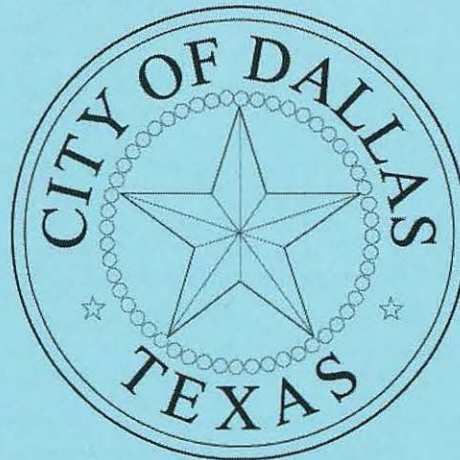
Elizabeth Reich
Chief Financial Officer

10-27-17
Date

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CITY SECRETARY
DALLAS, TEXAS



COUNCIL BRIEFING AGENDA

November 1, 2017

Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act.

The Council agenda is available in alternative formats upon request.

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaría del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental 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 pistol 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."

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, NOVEMBER 1, 2017
CITY HALL
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M.

9:00 am Invocation and Pledge of Allegiance 6ES

 Special Presentations

 Open Microphone Speakers

VOTING AGENDA 6ES

1. Approval of Minutes of the October 18, 2017 City Council Meeting
2. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

BRIEFINGS 6ES

- A. Recommendations from Mayor's Task Force on Confederate Monuments
- B. Financial Management Performance Criteria - Reinvestment Zones

Lunch

Open Microphone Speakers 6ES

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

Memorandum



CITY OF DALLAS

DATE October 27, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Recommendations from Mayor's Task Force on Confederate Monuments**

On Wednesday, November 1, 2017, you will be briefed on the Recommendations from Mayor's Task Force on Confederate Monuments. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata

Assistant City Manager

C: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Bilieraë Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Recommendations from Mayor's Task Force on Confederate Monuments

City Council Briefing
November 1, 2017

Jennifer Scripps, Director
Office of Cultural Affairs
City of Dallas



Purpose

- Review recommendations by the Mayor's Task Force on Confederate Monuments



Background

- Mayor's Task Force on Confederate Monuments was created on August 18, 2017
 - See appendix for member list
- On September 6, 2017, City Council voted to immediately remove the *Robert E. Lee and the Confederate Soldier* and place it in storage
- The Task Force met on:
 - August 31, 2017
 - September 7, 2017
 - September 15, 2017
 - September 19, 2017
 - September 22, 2017
- Public comments were allowed at the September 7th and September 15th meetings, and online comments were open for two weeks
- All Task Force materials (agendas, briefings, videos, meeting minutes) are available on www.dallasculture.org/confederatemonuments

Background

- The Task Force was charged to make recommendations on the following:
 - *Robert E. Lee and the Confederate Soldier*
 - *Confederate Monument*
 - Fair Park Art
 - Streets with Confederate Names
 - Places with Confederate Names
 - Robert E. Lee Park
 - Confederate Cemetery



Background

- Briefings presented to the Task Force to inform their deliberations included:
 - Role of Public Art, the Dallas policies governing it, and its history
 - Public monuments honoring Confederates
 - Art at Fair Park with Confederate symbols
 - Parks with Confederate names and buildings
 - Landmarks process
 - Research regarding street names with confirmed Confederate linkages
 - Street name changing process
 - History of The Lost Cause
 - History of Dallas during the 1890s and 1930s – with a special emphasis on the history of Black Codes, Jim Crow, and segregation



History

- Monuments are common in America and have been supported, commissioned, and installed since the 1800s
 - Address our desire to memorialize individuals, groups and events of significance, e.g.:
 - Washington Monument
 - Jefferson Memorial
 - Vietnam Veterans Memorial
 - JFK Memorial
 - MLK Memorial
 - Rosa Parks Plaza in Dallas
 - Make a public statement about the social and historical viewpoints of the individuals and groups who commission them
 - Intentionally built to last – expecting that their significance will endure for a long time
 - While they are made by artists, they are not independent artistic expressions
 - The Confederate Monuments were donations to the City of Dallas before a public art process for the review of donations existed

History

- American Historical Association

- "History comprises both facts and interpretations of those facts."
- To remove a monument or to change the name of a school or street, is not to erase history, but rather to alter or call attention to a previous interpretation of history.
- A monument is not history itself; a monument commemorates an aspect of history, representing a moment in the past when a public or private decision defined who would be honored in a community's public spaces."
- Communities need to decide what is worthy of civic honor and those decisions will change over time as the communities values shift.
- "Nearly all monuments to the Confederacy and its leaders were erected without anything resembling a democratic process."
- "African Americans had no voice and no opportunity to raise questions about the purposes or likely impact of the honor accorded to the builders the Confederate States of America."



The American Historical Association recommends that it is time to
reconsider these decisions

Monuments Recommendations

1a. (Task Force Recommendation #1) That the City of Dallas seek to place the statue of *Robert E. Lee* and the base of the sculpture on long-term loan or by donation to a museum, educational institution, or educational site located within North Texas so that it may be preserved and used for educational purposes through display within the full historical context of the Civil War, Reconstruction, ‘Lost Cause’ mythology, and the ‘Jim Crow’ era. If the City is unsuccessful in its efforts and the statues remain in storage after three years, the City Council should revisit this issue.

1b. (Task Force Recommendation #1) That the City of Dallas seek to place the Confederate Memorial on long-term loan or by donation to a museum, educational institution, or educational site located within North Texas so that it may be preserved and used for educational purposes through display within the full historical context of the Civil War, Reconstruction, ‘Lost Cause’ mythology, and the ‘Jim Crow’ era. If the City is unsuccessful in its efforts and the statues remain in storage after three years, the City Council should revisit this issue.

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Fair Park Recommendations

2. (Task Force Recommendation #2) That the historic art and architecture of Fair Park which contains symbols of, or references to, the Confederate States of America or persons associated therewith, remain in place as a piece of the history of Texas as presented at Fair Park. Appropriate signage, markers, digital tours guides, public art, educational programming, and/or exhibitions be added as necessary to provide the full context of the Civil War, Reconstruction, “Lost Cause” mythology, the “Jim Crow” era, and the creation of Fair Park for the 1936 Texas Centennial. Historical context should include reference to the many contributions of Mexicans, Tejanos, and indigenous peoples made during the colonization of Texas, the Texas Revolution, and during and after the Mexican War leading to the 20th Century, to also include the participation or exclusion of various communities in those historic events.



Fair Park Recommendations (3 & 4):

3: The Task Force further recommends that the City of Dallas Park and Recreation Department and Landmark Commission work with the Dallas Historical Society concerning the foregoing, as well as with the African American Museum and the Public Art Committee in adding a substantive commemoration of the Hall of Negro Life, which was built for the 1936 Texas Centennial, recognition of the “Jim Crow” era and South Dallas bombings, and that the City of Dallas should allocate funding and seek additional private and grant funding for the accomplishment of this work.



Fair Park Recommendations (3 & 4):

4: The Task Force further recommends that attempts be made by the City to return to Dallas, or recreate, the murals which previously occupied the Hall of Negro Life at Fair Park.

Park Name Recommendations (5-7):

5: The Task Force recommends removal of the Robert E. Lee Park name. (The Park Board subsequently approved the name change to Oak Lawn Park on September 22, 2017.)

6: The Task Force recommends removal of the Confederate Cemetery name and request the Park Board rename it in a proper context.

7: The Task Force Recommends that a citywide engagement process be initiated to consider renaming City parks with placeholder names for historical abolitionists, the formerly enslaved, civil and human rights leaders, people from marginalized and underrepresented communities, and victims of police brutality.

Street Name Recommendations (8-10):

8: The Task Force recommends that streets named after a Confederate leader and/or general, who made a significant contribution to the Confederacy, specifically Gano, Lee and Cabell, be changed.

9: The Task Force further recommends that the street names Stonewall and Beauregard be changed.

10: The Task Force further recommends that the renaming of these streets be accomplished on a priority basis with 90 days and the comment process be expanded to include the voices of people throughout the city whose ideas and testimony shall be given equal weight with those of adjacent property owners.

Other Recommendations (11-13):

11: The Task Force recommends that this process be directed and led by paid local and regional artists, architects, preservationists, and historians.

12: The Task Force recommends that the City erect a marker at Akard and Main streets memorializing the lynching of Allen Brooks.

13: The Task Force recommends that the City of Dallas create a racial equity policy after public acknowledgement and apology for the policies and practices of the City that have furthered institutional racism and segregation.

Timeline

- The Public Art Committee met on Tuesday, October 10, 2017
- The Cultural Affairs Commission met on Thursday, October 12, 2017
 - Both committees heard additional public comment and unanimously approved the two recommendations in their purview concerning Confederate monuments and art at Fair Park with Confederate images and symbols
- Briefed Quality of Life, Arts and Culture Committee on Monday, October 23, 2017

Appendix:



Task Force Members:

Chair, At-Large	Frances Cudjoe Waters	At-Large	Barvo Walker
District 1	Buddy Apple	At-Large	Rene Martinez
District 2	Sara Mokuria	At-Large	Joli Robinson
District 3	Coymelle Murchison	At-Large	Larry Schoenbrun
District 4	Jesse Hornbuckle	At-Large	Bryce Weigand
District 5	Terrance Perkins	At-Large	Arman Rupani
District 6	Dr. Ervin Seamster, Jr.	Youth Commissioner	Mary Orsak
District 7	Marilyn Mayse		
District 8	Dr. Frederick Haynes		
District 9	Norma Minnis		
District 10	Coy Poitier		
District 11	Dr. Glynn Newman		
District 12	Jo Trizila		
District 13	Maggie Murchison		
District 14	Rev. Michael Waters		

Confederate Monuments in Dallas

Title of Work	Artist	Date	Location	Information
Confederate Monument	Frank Teich	1896-97	Pioneer Cemetery, Young Street	<p>Donated by the United Daughters of the Confederacy</p> <p>Has Dallas Landmark Status</p> <p>1897 installed at Old City Park</p> <p>Relocated 1961</p>
Robert E. Lee and the Confederate Soldier	Alexander P. Proctor	1936	Lee Park, 3400 Turtle Creek Blvd	<p>Donated by the Southern Memorial Association</p> <p>On Park Property</p>

Confederate Monuments in Dallas



Frank Teich, *Confederate Monument*, 1896-97



Alexander Phimister Proctor, *Robert E. Lee and the Confederate Soldier*, 1936

Additional Representations of the Confederacy in Fair Park

Artwork at Fair Park is under Dallas Landmark, State of Texas Landmark and National Historic Landmark Protection

Title	Artist	Date	Location	Information
Female Figure as the Confederacy	Laurence Tenney Stevens	1936	Fair Park, Esplanade	One of six figures depicting Texas History
Roundel depicting the Confederate Flag with 7 stars	Not known	1936	Fair Park, Esplanade	One of six roundels depicting the flags of Texas History
Great Seal of Texas	Joseph Renie	1936	Hall of State, Far end of the Great Hall	Female figures representing the six historic republics of Texas
History of Texas Mural	Eugene Savage, Reveau Basseit, James Buchanan Winn	1936	Hall of State, Great Hall	Each of the six flags of Texas is included in the mural
Bronze Lanterns	Not known	1936	Hall of State, Entrance	Figures of soldiers representing the 6 historic republics of Texas

Additional Representations of the Confederacy in Fair Park



Laurence Tenney Stevens, *The Confederacy*, 1936



CONFEDERATE STATES OF AMERICA
1861 1865
TEXAS THE SEVENTH STATE ADMITTED
TO THE CONFEDERACY

Confederate Roundel, 1936

Additional Representations of the Confederacy in Fair Park



Joseph Renie, *The Great Seal of Texas*, 1936

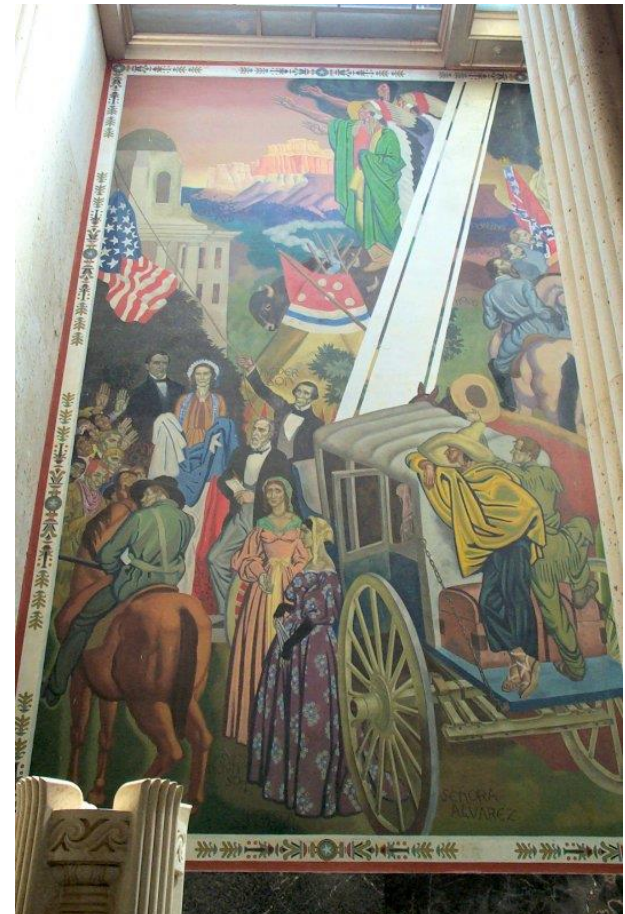
Detail of the Confederacy figure –right



Additional Representations of the Confederacy in Fair Park



The Confederate Soldier, 1936



Detail of the State of Texas
History Mural with flags

Texas History Mural in the Great Hall



The Lost Cause

- Name commonly given to a movement and myth that sought to help the traditional Southern white society reconcile the defeat of the Confederate States of America in the Civil War
- First appeared in 1866, and by the 1870s it was widely used - up until the 1960s
- White Southerners sought consolation in attributing their loss to factors beyond their control and to betrayals of their heroes and cause
 - the movement tended to portray the Confederacy's cause as noble and most of the Confederacy's leaders as exemplars of old-fashioned chivalry, defeated by the Union armies not through superior military skill, but by overwhelming force
 - they also tended to condemn Reconstruction
- Taken up by memorial associations such as the United Confederate Veterans and the United Daughters of the Confederacy

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Sources: Multiple, http://civilwarjourneys.org/the_lost_cause.htm

Quality of Life, Arts and Culture



The Lost Cause

- The Lost Cause became a widely accepted and propagated myth that....
 - helped Southerners to cope with the social, political, and economic changes after the Civil War, especially in the Reconstruction era
 - focused on the defense of states' rights, rather than preservation of slavery as the primary cause that led eleven Southern states to secede
 - viewed secession as a justifiable constitutional response to Northern cultural and economic aggressions against the Southern way of life
 - presented slavery as a benign institution in which the slaves were treated well and cared for and loyal and faithful to their benevolent masters
 - adopted and spread via popular cultural (*Gone with the Wind*, from 1939, is seen as the pinnacle of this idea)



The Lost Cause provided the justification and support for the Jim Crow system of rigid segregation which dominated the South for 100 years after the Civil War

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Sources: Multiple, http://civilwarjourneys.org/the_lost_cause.htm

Quality of Life, Arts and Culture



Excerpts from Dedication Program:

- According to the Foreward, the memorial
 - “is in accordance with the objective of the (Southern Memorial) Association, which is to, honor the memory of the those who served the Confederacy, and to preserve the traditions and history of the South. It is the hope of the Association that these inspiring figures will arouse in present and future generations of young men and women to emulate the virtues of the great American, Robert E. Lee, whose name continues to shine brighter on the pages of history, with the passing of the years”
- Mayor George Sargeant of Dallas quote:
 - “This magnificent monument to General Robert E. Lee, the greatest soldier of all times, is gratefully accepted by me in behalf of the citizens of the City of Dallas. It shall stand here on this busy corner of our city as a perpetual memorial to the character, valor and achievements of this matchless leader of our own Lost Cause.”

Texas Secession

Texas abandoned her separate national existence and consented to become one of the Confederate States to promote her welfare, insure domestic tranquility [sic] and secure more substantially the blessings of peace and liberty to her people... She was received as a commonwealth holding, maintaining and protecting the institution known as negro slavery — the servitude of the African to the white race within her limits — a relation that had existed from the first settlement of her wilderness by the white race, and which her people intended should exist in all future time. Her institutions and geographical position established the strongest ties between her and other slave-holding States of the confederacy. Those ties have been strengthened by association.

— Texas Declaration of Causes, Feb. 2, 1861

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Recommendations from Mayor's Task Force on Confederate Monuments

**City Council Briefing
November 1, 2017**

**Jennifer Scripps, Director
Office of Cultural Affairs
City of Dallas**



Memorandum



CITY OF DALLAS

DATE October 27, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Financial Management Performance Criteria—Reinvestment Zones**

On Wednesday, November 1, 2017, you will be briefed on the Financial Management Performance Criteria—Reinvestment Zones. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink, reading 'Raquel Favela'.

Raquel Favela
Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Biliera Johnson, City Secretary (Interim)
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M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Financial Management Performance Criteria – Reinvestment Zones

City Council Briefing Agenda
November 1, 2017

Robin Bentley, Interim Director
Office of Economic Development
City of Dallas



Presentation Overview

- Background
- Purpose
- Analysis
- Proposed Action



Background

- Pursuant to state law, the City of Dallas creates reinvestment zones for two reasons:
 - Tax Increment Financing Reinvestment Zones (Texas Tax Code Chapter 311)
 - Tax Abatement Reinvestment Zones (Texas Tax Code Chapter 312)
 - Real Property
 - Business Personal Property

Background

STATE LAW

- Texas Tax Code 311.006(a)(2) says that a municipality may not designate a TIF reinvestment zone if the total appraised value of taxable real property in the proposed zone and in all existing zones (TIF and TA) exceeds **25 percent** of the total appraised value of taxable real property in the municipality and in the industrial districts created by the municipality.
- The City of Dallas is in compliance with the state standard. Reinvestment zones represent **11.65 percent** of the city's total taxable real property.

Background – State Law Cap

	Citywide - Total Real Property Value excluding BPP	Total Existing Value in all RZs	Value in TIF Reinvestment Zones	Value of Other Reinvestment Zones	% Tax Base in all RZs
2013	\$74,228,701,467	\$8,198,527,934	\$7,951,774,484	\$246,753,450	11.04%
2014	\$77,197,849,526	\$9,372,120,339	\$9,038,490,339	\$333,630,000	12.14%
2015	\$80,285,763,507	\$10,232,671,962	\$9,974,127,184	\$258,544,778	12.75%
2016	\$96,794,218,131	\$10,478,265,417	\$10,154,341,966	\$323,923,451	10.83%
2017	\$104,128,161,583	\$12,133,046,401	\$11,928,901,765	\$204,144,636	11.65%

The state law calculation is based solely on real property value. It does not factor in business personal property.

Background

CITY FMPC STANDARD

- The city's standard for formation of reinvestment zones is more restrictive than state law.
- No TIF or tax abatement reinvestment zone can be created if the total real property base of certain TIF zones plus the total real property and BPP tax base (if BPP is being abated) in tax abatement zones exceeds **10 percent** of the total tax base (all real and BPP) of the City.
- Reinvestment zones that are no longer collecting tax increment or abating taxes are excluded from the calculation.
- The City of Dallas currently exceeds the FMPC standard. The tax base in TIF and TA reinvestment zones is **10.25 percent** of the total tax base of the City.

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Background – FMPC Cap

Year	City Total Value (Real Property and BPP)	TIF RZ Value (Real Property)	TA RZs (Real Property and BPP, if abated)	Total TIF and TA RZ Value	FMPC Cap
2013	\$87,251,522,141	\$6,794,308,024	\$246,753,450	\$7,041,061,474	8.07%
2014	\$93,138,210,535	\$7,819,135,324	\$333,630,000	\$8,152,765,324	8.75%
2015	\$100,318,936,973	\$8,644,845,348	\$258,544,778	\$8,903,390,126	8.88%
2016	\$110,387,629,086	\$10,154,341,966	\$323,923,451	\$10,478,265,417	9.49%
2017	\$118,314,677,595	\$11,928,901,765	\$204,144,636	\$12,133,046,401	10.25%

- The FMPC calculation is based on value of real property and business personal property.

Background/History

- The Texas Tax Code and the City FMPC use different calculations.
- The state calculation is limited to real property values only, while the FMPC factors in business personal property, both in the total city tax base and in the reinvestment zone tax base (if BPP is abated).
- The FMPC cap for property in TIF and tax abatement reinvestment zones was last amended in 2007, when it was increased from 5% to the current 10%.



Background/History

- **FMPC #33 (1984-2007):** "No more than 5% of the City's tax base will be in Tax Increment Financing zones."
- **FMPC #33 (2007 to present):** "Pursuant to the provisions of the Texas Tax Code, the City creates reinvestment zones both for tax increment financing (TIF RZ) and for tax abatement (TA RZ). TA RZs are granted for the purpose of granting tax abatement on real or business personal property or both located in the TA RZ. For the FMPC, TIF RZs and TA RZs shall be referred to as Reinvestment Zones (RZ). No RZ can be created if the total property tax base of certain TIF RZs plus the total real property and business personal property tax base (if there is business personal property tax being abated) of TA RZs exceeds 10% of the total tax base (all real and business personal property) of the City. Reinvestment Zones that are no longer collecting tax increment or abating taxes (i.e. now contributing 100% to the City of Dallas property tax revenues) will be excluded from the calculation."

Purpose

- Review the FMPC implications of allowing TIFs to terminate on the dates indicated by city ordinance.
- Review possibility of ending TIFs early to create FMPC cap capacity.
- Review amended staff recommendation to increase the FMPC cap limit.



Analysis – Termination of TIFs

- Per Texas Tax Code 311.017, a TIF reinvestment zone terminates on the earlier of:
 - The termination date designated in the creation or extension ordinance, or
 - The date on which all project costs, tax increment bonds and interest on those bonds, and all other obligations have been paid in full.

Analysis – Termination Dates per Ordinance

- **2022 – Current Value \$1.4B**
 - Cedars
 - City Center (excluding the Lamar-West End sub-district)
- **2028 – Current Value \$3.6B**
 - Oak Cliff Gateway (excluding the Bishop-Jefferson sub-district)
 - Farmers Market
 - Sports Arena (Victory Subdistrict only)
 - Southwestern Medical
 - Vickery Meadow
 - Design District
 - Deep Ellum
- **2030 - Current Value \$0.3B**
 - Fort Worth Avenue
- **2034 – Current Value \$0.5B**
 - Maple Mockingbird
- **2036 – Current Value \$4.4B**
 - Downtown Connection
 - Skillman Corridor
 - Grand Park South

Termination per Ordinance – FMPC Cap

- Staff estimated future FMPC cap percentages using two sets of assumptions (See charts on next two pages) :
 - **9 Year Average:** This chart uses the average growth rates over the past 9 years, which is approximately 3.67% for the City as a whole and 4.2% for TIF districts.
 - **3 Year Average:** This chart uses the more aggressive growth rate that we have seen in the previous three years, which is 8.3% for the City as a whole, and 15.1% for TIF districts. It is not anticipated that growth will continue at this rate, but we wanted to disclose the most aggressive scenario.
- Both charts assume that no new TIFs are created, assume a standard value for TA reinvestment zones, and assume that TIFs expire on the date named in their creation or extension ordinance.

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9 Year Average – Cap Estimates

Year	City Total Value (Real Property and BPP)	TIF RZ Value (Real Property)	TA RZs (Real Property and BPP, if abated)	Total TIF and TA RZ Value	FMPC Cap
2013	\$87,251,522,141	\$6,794,308,024	\$246,753,450	\$7,041,061,474	8.07%
2014	\$93,138,210,535	\$7,819,135,324	\$333,630,000	\$8,152,765,324	8.75%
2015	\$100,318,936,973	\$8,644,845,348	\$258,544,778	\$8,903,390,126	8.88%
2016	\$110,387,629,086	\$10,154,341,966	\$323,923,451	\$10,478,265,417	9.49%
2017	\$118,314,677,595	\$11,928,901,765	\$204,144,636	\$12,133,046,401	10.25%
2018	\$122,656,826,263	\$12,429,915,639	\$205,000,000	\$12,634,915,639	10.30%
2019	\$127,158,331,787	\$12,951,972,096	\$205,000,000	\$13,156,972,096	10.35%
2020	\$131,825,042,563	\$13,495,954,924	\$205,000,000	\$13,700,954,924	10.39%
2021	\$136,663,021,625	\$14,062,785,031	\$205,000,000	\$14,267,785,031	10.44%
2022	\$141,678,554,519	\$12,924,560,447	\$205,000,000	\$13,129,560,447	9.27%
2023	\$146,878,157,470	\$13,467,391,986	\$205,000,000	\$13,672,391,986	9.31%
2024	\$152,268,585,849	\$14,033,022,449	\$205,000,000	\$14,238,022,449	9.35%
2025	\$157,856,842,949	\$14,622,409,392	\$205,000,000	\$14,827,409,392	9.39%
2026	\$163,650,189,086	\$15,236,550,587	\$205,000,000	\$15,441,550,587	9.44%
2027	\$169,656,151,025	\$15,876,485,711	\$205,000,000	\$16,081,485,711	9.48%
2028	\$175,882,531,768	\$10,806,967,546	\$205,000,000	\$11,011,967,546	6.26%
2029	\$182,337,420,684	\$11,260,860,183	\$205,000,000	\$11,465,860,183	6.29%
2030	\$189,029,204,023	\$11,235,073,291	\$205,000,000	\$11,440,073,291	6.05%
2031	\$195,966,575,810	\$11,706,946,369	\$205,000,000	\$11,911,946,369	6.08%
2032	\$203,158,549,143	\$12,198,638,117	\$205,000,000	\$12,403,638,117	6.11%
2033	\$210,614,467,896	\$12,710,980,917	\$205,000,000	\$12,915,980,917	6.13%
2034	\$218,344,018,868	\$12,194,574,935	\$205,000,000	\$12,399,574,935	5.68%
2035	\$226,357,244,360	\$12,706,747,083	\$205,000,000	\$12,911,747,083	5.70%
2036	\$234,664,555,228	\$3,644,769,104	\$205,000,000	\$3,849,769,104	1.64%
*Assume it is constant					
City value appreciating 3.67%; TIF value at 4.2%					
Tax Abatement Reinvestment Zone Value assumed to be \$205M - will vary					

3 Year Average – Cap Estimates

Year	City Value	TIF Value	Tax Abatement*	TIF Value/City
2013	\$87,251,522,141	\$6,794,308,024	\$246,753,450	8.07%
2014	\$93,138,210,535	\$7,819,135,324	\$333,630,000	8.75%
2015	\$100,318,936,973	\$8,644,845,348	\$258,544,778	8.88%
2016	\$110,387,629,086	\$10,154,341,966	\$323,923,451	9.49%
2017	\$118,314,677,595	\$11,928,901,765	\$204,144,636	10.25%
2018	\$128,134,795,835	\$13,730,165,932	\$205,000,000	10.88%
2019	\$138,769,983,890	\$15,803,420,987	\$205,000,000	11.54%
2020	\$150,287,892,553	\$18,189,737,556	\$205,000,000	12.24%
2021	\$162,761,787,634	\$20,936,387,927	\$205,000,000	12.99%
2022	\$176,271,016,008	\$21,254,642,538	\$205,000,000	12.17%
2023	\$190,901,510,337	\$24,464,093,562	\$205,000,000	12.92%
2024	\$206,746,335,695	\$28,158,171,690	\$205,000,000	13.72%
2025	\$223,906,281,557	\$32,410,055,615	\$205,000,000	14.57%
2026	\$242,490,502,927	\$37,303,974,013	\$205,000,000	15.47%
2027	\$262,617,214,670	\$42,936,874,088	\$205,000,000	16.43%
2028	\$284,414,443,487	\$32,284,011,889	\$205,000,000	11.42%
2029	\$308,020,842,297	\$37,158,897,684	\$205,000,000	12.13%
2030	\$333,586,572,207	\$40,951,967,370	\$205,000,000	12.34%
2031	\$361,274,257,700	\$47,135,714,443	\$205,000,000	13.10%
2032	\$391,260,021,089	\$49,951,127,873	\$205,000,000	12.82%
2033	\$423,734,602,840	\$57,493,748,181	\$205,000,000	13.62%
2034	\$458,904,574,876	\$66,175,304,157	\$205,000,000	14.46%
2035	\$496,993,654,590	\$76,167,775,084	\$205,000,000	15.37%
2036	\$538,244,127,921	\$39,710,259,844	\$205,000,000	7.42%
*Assume constant value				
City value appreciating 8.3%; TIF value at 15.1%				

Over the past three years the average TIF growth rate nearly doubled the City’s overall growth rate.

If that unusually high growth rate continues over the next 20 years, the FMPC Cap will exceed 16% in 2027. The City would not comply with the FMPC until 2036.

This is a very unlikely scenario, since it calls for sustained high growth rates over a 20-year period.

Early Termination of TIF Districts

- Another option to create FMPC cap space is to terminate TIF districts prior to their scheduled expiration.
- Per state law, early terminations can only happen once all financial obligations of a district are satisfied.
- State law only contemplates early termination of an entire reinvestment zone, not sub-districts within the zone.

Early Termination of TIF Districts

- Most TIF districts have significant outstanding financial obligations, with four exceptions:
 - **Grand Park South** - does not have any outstanding obligations, but may play an important role in area revitalization in conjunction with upcoming bond investment at Fair Park.
 - **Mall Area Redevelopment** – this district does not have any current obligations, but an application is pending for the Midtown development, and we are in discussions with the Redbird developer.
 - **Design District** - the Market Center sub-district does not have any outstanding obligations.
 - **Sports Arena** - the Riverfront Gateway sub-district does not have any outstanding obligations.
- Summaries of financial obligations for each TIF district are contained in the Appendices

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Early Termination of TIF Districts

This chart estimates impact on FMPC cap if TIF districts are terminated and sub-districts are removed on the date we estimate all existing financial obligations will be fulfilled

Even with most aggressive termination schedule, City will not be in compliance with FMPC until 2021.

Year	City Value	TIF Value	TIF/City Value	Tax Abatement*	RZ Value/City	TIF Fulfilling Existing Financial commitments in this year
2013	\$87,251,522,141	\$6,947,705,683	7.96%	\$246,753,450	8.25%	
2014	\$93,138,210,535	\$7,987,889,339	8.58%	\$333,630,000	8.93%	
2015	\$100,318,938,973	\$8,870,114,915	8.84%	\$258,544,778	9.10%	
2016	\$110,387,629,086	\$10,388,367,577	9.41%	\$323,923,451	9.70%	
2017	\$118,314,677,595	\$12,177,484,222	10.29%	\$204,144,636	10.46%	
2018	\$122,656,826,263	\$12,209,160,848	9.95%	\$205,000,000	10.12%	Grand Park South, Mall Area, Design District - Market Center, Sports Arena - Riverfront Gateway
2019	\$127,158,331,787	\$12,721,945,604	10.00%	\$205,000,000	10.17%	
2020	\$131,825,042,563	\$13,104,861,250	9.94%	\$205,000,000	10.10%	Cedars
2021	\$136,663,021,625	\$13,040,061,001	9.54%	\$205,000,000	9.69%	Maple Mockingbird
2022	\$141,678,554,519	\$11,664,404,983	8.23%	\$205,000,000	8.38%	City Center Original, Fort Worth Avenue
2023	\$146,878,157,470	\$11,377,056,887	7.75%	\$205,000,000	7.89%	Design District Original
2024	\$152,268,585,849	\$10,836,952,847	7.12%	\$205,000,000	7.25%	Skillman Corridor
2025	\$157,856,842,949	\$10,313,335,721	6.53%	\$205,000,000	6.66%	City Center West End, SW Medical, Cypress Waters
2026	\$163,650,189,086	\$8,676,035,489	5.30%	\$205,000,000	5.43%	Vickery Meadow, Deep Ellum, TOD
2027	\$169,656,151,025	\$9,040,428,980	5.33%	\$205,000,000	5.45%	
2028	\$175,882,531,768	\$6,772,321,570	3.85%	\$205,000,000	3.97%	Farmers Market, Sports Arena Original, Oak Cliff Gateway Original
2029	\$182,337,420,684	\$7,056,759,076	3.87%	\$205,000,000	3.98%	
2030	\$189,029,204,023	\$7,223,366,860	3.82%	\$205,000,000	3.93%	Sports Arena West Dallas
2031	\$195,966,575,810	\$7,526,748,268	3.84%	\$205,000,000	3.95%	
2032	\$203,158,549,143	\$7,842,871,695	3.86%	\$205,000,000	3.96%	
2033	\$210,614,467,896	\$8,172,272,306	3.88%	\$205,000,000	3.98%	
2034	\$218,344,018,868	\$8,515,507,743	3.90%	\$205,000,000	3.99%	
2035	\$226,357,244,360	\$1,046,641,942	0.46%	\$205,000,000	0.55%	Oak Cliff Gateway Bishop/Jefferson, Downtown Connections
2036	\$234,664,555,228	\$1,090,600,903	0.46%	\$205,000,000	0.55%	

Staff Recommendation #1

- Under either scenario, the City will not come back into compliance with the FMPC policy until at least 2021. This means that we cannot create any new TIF or Tax Abatement reinvestment zones until at least 2021.
- Staff recommends that Council increase the FMPC cap to 15% through 2022. This temporary 5% increase offers room for the existing TIF reinvestment zones to grow or expand, or to create new TIF or TA reinvestment zones.
 - This does not obligate the City to create new reinvestment zones but does not delay the responsiveness to opportunities.
 - All new reinvestment zones require Council approval.

Additional FMPC Cap Capacity

Year	City Value	Estimated Total RZ Value	Cap at 10%	Cap at 15%
2017	\$118,314,677,595	\$12,133,046,401	\$11,831,467,760	\$17,747,201,639
2018	\$122,656,826,263	\$12,634,915,639	\$12,265,682,626	\$18,398,523,939
2019	\$127,158,331,787	\$13,156,972,096	\$12,715,833,179	\$19,073,749,768
2020	\$131,825,042,563	\$13,700,954,924	\$13,182,504,256	\$19,773,756,384
2021	\$136,663,021,625	\$14,267,785,031	\$13,666,302,163	\$20,499,453,244
2022	\$141,678,554,519	\$13,129,560,447	\$14,167,855,452	\$21,251,783,178

Assumes 3.67% annual growth rate in City real and business personal property values & 4.2% growth rate in TIF RZs and \$205M in TA RZs

Other considerations

- Applications for TIF projects in existing TIF Districts are subjected to the underwriting guidelines outlined in the TIF application. This eliminates any possibility of funding projects that are supported by the market and do not demonstrate a financing gap.
- For TIF districts and sub-districts demonstrating market stability, increment will continue to accrue until expiration of the zone. Any increment remaining after all obligations are paid in full could be used in two ways:
 1. Returned to the taxing authorities on expiration of the reinvestment zone.
 2. Used citywide in compliance with Section 311.010(b) of the Texas Tax Code, which allows TIF funds to be spent within or outside of the district for the following types of projects:
 - Public infrastructure
 - Affordable housing
 - Areas of public assembly



Proposed University TIF District

The City has received a petition requesting formation of a new University TIF District. The petition request will be briefed to the Council's Economic Development and Housing Committee on November 6, 2017 for possible Council consideration in December.

- **State law:** the total value of taxable real property in existing and proposed TIF zones cannot exceed 25% of total value of taxable real property in entire City.
 - The City is currently at **11.65%**. Upon creation of this TIF, the City's percentage would be approximately **11.7%**. The City would remain in compliance with state law.
- **City FMPC policy:** the total value of taxable real property in all active and proposed TIF zones plus the total value of taxable real property and business personal property in all active Tax Abatement Reinvestment Zones cannot exceed 10% of the total taxable value (all real and business personal property) of entire City.
 - The City is currently at **10.25%**. Upon creation of this TIF, the City's FMPC percentage would increase to **10.30%**. Creation of this proposed TIF zone will require amendment of the FMPC policy or a waiver of the FMPC limit.

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Appendices

- TIF Summaries by District
- TIF Budgeted Expenditures over the last 5 years



Appendix 1: TIF Summaries

- Oak Cliff Gateway TIF District
 - Created: 1992
 - Termination: Original Portion – 2028
 - Termination: Bishop Arts/Jefferson Corridor – 2042
 - Outstanding financial obligations: \$20.3M
 - Expected payout of all financial obligations: 2035
 - Outstanding Oak Cliff Gateway TIF Obligations
 - Zang Triangle - \$0.2M
 - Alexan Trinity - \$3.8M
 - Bishop Arts I - \$5.0M
 - Bishop Arts Stations - \$11.3M

Appendix 1: TIF Summaries

- Cedars TIF District
 - Created: 1992
 - Termination: 2022
 - Outstanding financial obligations: \$3.0M
 - Expected payout of all financial obligations: 2020
 - Outstanding Cedars TIF District obligations
 - Lorenzo Hotel - \$1.7M
 - District Infrastructure Improvements - \$1.3M



Appendix 1: TIF Summaries

- City Center TIF District
 - Created: 1996
 - Termination: Original Portion – 2022
 - Termination: West End Area - 2037
 - Outstanding financial obligations: \$27.2M
 - Expected payout of all financial obligations: 2025
 - Outstanding City Center TIF District obligations
 - DalPark - \$0.5M
 - Mosaic - \$2.6M
 - Fairfield West End - \$5.5M
 - Hartford Building - \$1.2M
 - 211 Ervay - \$2.0M
 - Mid Elm Lofts - \$3.9M
 - Thanksgiving Tower - \$6.0M
 - Corgan Crescent - \$0.9M
 - Flora Lofts - \$4.6M



Appendix 1: TIF Summaries

- Farmers Market TIF District
 - Created: 1999
 - Termination: 2028
 - Outstanding financial obligations: \$16.3M
 - Expected payout of all financial obligations: 2028
 - Outstanding Farmers Market TIF District obligations
 - Farmers Market Project - \$15.3M
 - Infrastructure Improvements - \$1.0M



Appendix 1: TIF Summaries

- Sports Arena TIF District
 - Created: 1999
 - Termination: Original Portion – 2028
 - Termination: Riverfront Gateway Portion – 2042
 - Termination: West Dallas Portion - 2042
 - Outstanding financial obligations: \$65.2M
 - Expected payout of all financial obligations: 2030
 - Outstanding Sports Arena TIF District obligations
 - North Parking Garage - \$23.9M
 - South Parking Garage - \$10.3M
 - Victory Lane Improvements - \$0.3M
 - Two Way Conversion - \$3.7M
 - Placemaking - \$6.0M
 - District-wide Retail - \$3.5M
 - Trinity Groves - \$3.5M
 - Trinity Groves Mixed Use - \$14.0M



Appendix 1: TIF Summaries

- Design District TIF District
 - Created: 2005
 - Termination: 2028
 - Outstanding financial obligations: \$7.8M
 - Expected payout of all financial obligations: 2023
 - Outstanding Design District TIF District obligations:
 - Alexan Riveredge - \$7.8M



Appendix 1: TIF Summaries

- Vickery Meadow TIF District
 - Created: 2005
 - Termination: 2028
 - Outstanding financial obligations: \$23.8M
 - Expected payout of all financial obligations: 2026
 - Outstanding Vickery Meadow TIF District obligations
 - Park Lane - \$23.8M



Appendix 1: TIF Summaries

- Southwestern Medical TIF District
 - Created: 2005
 - Termination: 2028
 - Outstanding financial obligations: \$8.8M
 - Expected payout of all financial obligations: 2025
 - Outstanding Southwestern Medical TIF District obligations
 - Intown Homes Town Homes and Bridge - \$8.8M

Appendix 1: TIF Summaries

- Downtown Connection TIF District
 - Created: 2005
 - Termination: 2036
 - Outstanding financial obligations: \$368.9M
 - Expected payout of all financial obligations: 2035
 - Outstanding Downtown Connection TIF District obligations:
 - TIF Bonds - \$172.6M
 - Stoneleigh - \$1.7M
 - Atmos Ph II - \$16.8M
 - Continental Building - \$18.2M
 - Hall Lone Star - \$6.1M
 - PetroCorrigan - \$20.0M
 - LTV \$17.5M
 - Olympic - \$50.0M
 - Statler/Library - \$46.5M
 - Mayflower \$9.0M
 - 1712 Commerce - \$10.5M



Appendix 1: TIF Summaries

- Deep Ellum TIF District
 - Created: 2005
 - Termination: 2028
 - Outstanding financial obligations: \$11.3M
 - Expected payout of all financial obligations: 2026
 - Outstanding Deep Ellum TIF District obligations
 - Westdale 2800 - \$1.6M
 - Deep Ellum Crossroads - \$3.5M
 - Old Dallas High School - \$6.2M



Appendix 1: TIF Summaries

- Grand Park South TIF District
 - Created: 2005
 - Termination: 2036
 - Outstanding financial obligations: N/A
 - Expected payout of all financial obligations: N/A



Appendix 1: TIF Summaries

- Skillman Corridor TIF District
 - Created: 2005
 - Termination: 2036
 - Outstanding financial obligations: \$10.8M
 - Expected payout of all financial obligations: 2024
 - Lake Highlands Town Center - \$6.0M
 - Open Space/Trail Improvements - \$0.3M
 - Lakeridge - \$4.5M



Appendix 1: TIF Summaries

- Fort Worth Avenue TIF District
 - Created: 2007
 - Termination: 2030
 - Outstanding financial obligations: \$2.4M
 - Expected payout of all financial obligations: 2022
 - Outstanding Fort Worth Avenue TIF District obligations
 - Sylvan Thirty - \$1.9M
 - Trail/Open Space Improvements - \$0.5M



Appendix 1: TIF Summaries

- Davis Garden TIF District
 - Created: 2007
 - Termination: 2040
 - Outstanding financial obligations: \$260.4M*
 - Expected payout of all financial obligations: 2040*
 - Outstanding Davis Garden TIF District obligations
 - Initial Project - \$4.0M
 - Kessler Theater - \$0.2M
 - IH-30 frontage roads - \$0.4M
 - Hillside West - \$1.6M
 - Taylors Farms - \$2.1M
 - Trolley O&M - \$3.0M
 - Twelve Hills Nature Center - \$0.1M
 - Canyon - \$249.0M
 - *There is a \$248.9M funding commitment for the Canyon that is contingent on timely, dense development. Total funding for this project may be substantially less due to the pace of private development to date.



Appendix 1: TIF Summaries

- TOD TIF District
 - Created: 2008
 - Termination: 2039
 - Outstanding financial obligations: \$10.3M
 - Expected payout of all financial obligations: 2026
 - Outstanding TOD TIF District obligations
 - Lancaster Urban Village - \$8.5M
 - Open Space/Trail Improvements - \$0.4M
 - Alamo Draft house - \$1.4M



Appendix 1: TIF Summaries

- Maple Mockingbird TIF District
 - Created: 2008
 - Termination: 2034
 - Outstanding financial obligations: \$8.3M
 - Expected payout of all financial obligations: 2021
 - Outstanding Maple Mockingbird TIF District obligations
 - Maple Station - \$5.3M
 - Love Field Hotel - \$3.0M

Appendix 1: TIF Summaries

- Cypress Waters TIF District
 - Created: 2010
 - Termination: 2041
 - Outstanding financial obligations: \$19.2M
 - Expected payout of all financial obligations: 2025
 - Outstanding Cypress Waters TIF District obligations
 - Cypress Waters Ph I - \$9.8M
 - Cypress Waters Ph II - \$9.4M



Appendix 1: TIF Summaries

- Mall Area TIF District
 - Created: 2014
 - Termination: 2045
 - Outstanding financial obligations: N/A
 - Expected payout of all financial obligations: N/A



Appendix 2: TIF Expenditures FY2012-FY2016

TIF District Expenditures 2012-2017

Categories	Totals	%
Demolition & Abatement	\$33,951,641	9.16%
Streetscape & Infrastructure Improvements	\$80,678,202	21.77%
Historic Façade Restoration	\$39,344,919	10.62%
Affordable Housing	\$14,987,916	4.04%
Public Parking	\$50,223,068	13.55%
Open Space/Trails	\$2,245,866	0.61%
Grant	\$149,142,366	40.25%
Total	\$370,573,978	100.00%

Appendix 2:

TIF Expenditures FY2012-FY2016

RZ 3 Oak Cliff Gateway			RZ 8 Design District TIF District		
Demolition & Abatement	\$405,437	2.00%	Demolition & Abatement	\$81,600	1.05%
Streetscape & Infrastructure Improvements	\$5,919,870	29.20%	Streetscape	\$1,349,835	17.31%
Pedestrian Linkages/Lighting	\$650,000	3.21%	Open Space/Trails	\$150,000	1.92%
Grant	\$13,299,693	65.60%	Grant	\$6,218,565	79.73%
Total	\$20,275,000	100.00%	Total	\$7,800,000	100.00%
RZ 4 Cedars TIF District			RZ 9 Vickery Meadow TIF District		
Streetscape & Infrastructure Improvements	\$1,441,225	32.87%	N/A		
Grant	\$2,942,987	67.13%			
Total	\$4,384,212	100.00%			
RZ 5 City Center TIF District			RZ 10 Southwestern Medical TIF District		
Demolition & Abatement	\$2,185,650	8.68%	Demolition & Abatement	\$600,000	6.88%
Historic Façade Restoration	\$724,000	2.87%	Streetscape & Infrastructure Improvements	\$2,506,500	28.73%
Streetscape & Infrastructure Improvements	\$7,921,100	31.45%	Trails	\$608,366	6.97%
Affordable Housing	\$4,577,916	18.17%	Affordable Housing	\$5,010,000	57.42%
Parking Initiatives	\$900,000	3.57%	Total	\$8,724,866	100.00%
Grant	\$8,879,850	35.25%			
Total	\$25,188,516	100.00%	RZ 11 Downtown Connection TIF District		
RZ 6 Farmers Market TIF District			Demolition & Abatement	\$21,712,139	14.05%
Streetscape & Infrastructure Improvements	\$1,964,832	9.74%	Historic Façade Restoration	\$38,620,919	25.00%
Public Parking	\$4,667,875	23.14%	Streetscape & Infrastructure Improvements	\$11,687,188	7.56%
Grant	\$13,535,320	67.11%	Grant	\$76,479,754	49.50%
Total	\$20,168,027	100.00%	Affordable Housing	\$1,000,000	0.65%
			Interest	\$5,000,000	3.24%
RZ 7 Sports Arena TIF District			Total	\$154,500,000	100.00%
Demolition & Abatement	\$303,980	0.39%			
Streetscape & Infrastructure Improvements	\$19,064,197	24.32%	RZ 12 Deep Ellum TIF District		
AAC Public Parking	\$38,225,000	48.77%	Demolition & Abatement	\$7,665,036	67.59%
Grant	\$14,361,727	18.32%	Streetscape & Infrastructure Improvements	\$1,837,500	16.20%
Interest	\$6,430,193	8.20%	Trails	\$837,500	7.38%
Total	\$78,385,097	100.00%	Grant	\$1,000,898	8.83%
			Total	\$11,340,934	100.00%

Appendix 2:

TIF Expenditures FY2012-FY2016

RZ 13	Grand Park South TIF District			RZ 20	Mall Area TIF District		
	N/A				N/A		
RZ 14	Skillman Corridor TIF District						
	Demolition & Abatement	\$286,799	6.37%				
	Streetscape & Infrastructure Improvements	\$992,771	22.06%				
	Grant	\$3,221,060	71.57%				
	Total	\$4,500,630	100.00%				
RZ 15	Fort Worth Avenue TIF District						
	Streetscape & Infrastructure Improvements	\$496,563	100.00%				
	Total	\$496,563	100.00%				
RZ 16	Davis Garden TIF District						
	Streetscape & Infrastructure Improvements	\$3,000,000	100.00%				
	Total	\$3,000,000	100.00%				
RZ 17	TOD TIF District						
	Demolition & Abatement	\$396,000	28.19%				
	Streetscape & Infrastructure Improvements	\$496,488	35.34%				
	Grant	\$512,512	36.48%				
	Total	\$1,405,000	100.00%				
RZ 18	Maple Mockingbird TIF District						
	Demolition & Abatement	\$315,000	2.86%				
	Streetscape & Infrastructure Improvements	\$2,595,000	23.59%				
	Grants	\$3,690,000	33.55%				
	Affordable Housing	\$4,400,000	40.00%				
	Total	\$11,000,000	100.00%				
RZ 19	Cypress Waters TIF District						
	Streetscape & Infrastructure Improvements	\$16,279,665	83.89%				
	Interest	\$3,125,468	16.11%				
	Total	\$19,405,133	100.00%				

FMPC – Reviewing Limitation on Creating New TIF Districts

**City Council Briefing Agenda
November 1, 2017**

**Robin Bentley, Interim Director
Office of Economic Development
City of Dallas**

