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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

April 1, 2024

1:00 PM

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), Resendez (VC), Blackmon, Gracey, Ridley, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, *Ridley, *Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:2/22/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 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

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por 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 de 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 este 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 este 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 pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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

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

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

The City Council Economic Development Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Economic Development Committee meeting on Spectrum Cable Channels 16 (English) and 95 (Spanish) and at bit.ly/cityofdallastv.

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mb8a3313f1d7f285a345e4e3c03f47861>

Call to Order

MINUTES

- A. [24-1128](#) Approval of the March 4, 2024 Economic Development Committee Meeting Minutes and March 4, 2024 Special Called Joint Meeting of Economic Development Committee and Workforce, Education, and Equity Committee

Attachments: [Minutes](#)

BRIEFING ITEMS

- B. [24-1129](#) Development Services Monthly Technology and Metrics
[Andrew Espinoza, Director/Chief Building Official, Development Services]

Attachments: [Presentation](#)

BRIEFING MEMOS

- C. [24-1132](#) Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to renew the (1) North Lake Highland Public Improvement District, (2) Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.
[Robin Bentley, Director, Office of Economic Development]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- D. [24-1133](#) Upcoming Agenda Item: Dallas Development Fund replacement board members
[Heather Lepaske, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1129

Item #: B.

Development Services Monthly Technology and Metrics
[Andrew Espinoza, Director/Chief Building Official, Development Services]



City of Dallas

Development Services Monthly Technology and Metrics Review

**Economic Development
Committee
April 1, 2024**

Andrew Espinoza, Director/Chief Building Official
Development Services
City of Dallas



Presentation Overview

- Technology
- Metrics
- Hiring and Recruitment
- Customer Survey Results
- 7800 N. Stemmons Update
- Next Steps



Technology



- Online plan review submittals on March 1, 2024.
- Improve efficient permit review tracking mechanism.
 - Facilitate accurate Commercial Dashboard data (April launch date)
 - DSD will continue to partner with homeowners and small business owners to guide them through the online submittal process.
 - Lunch and Learn Sessions (December 2023-March 2024)
- DallasNow Project is in its 10th month.
- DSD continues to meet established implementation milestones and scheduling timelines.



Technology



- On February 26th, DBI and ITS provided the GPFM committee an overview of Artificial Intelligence (AI) efforts in the City.
- While DSD has not engaged in discussing specific applications, we have begun to partner with ITS and will bring a future item to the Committee for discussion around procurement efforts.
- DSD will leverage our ITS subject matter experts to expand and potentially include:
 - Call Center Assistant
 - Zoning Consultation
 - Permitting Consultation



Metrics



February 2024

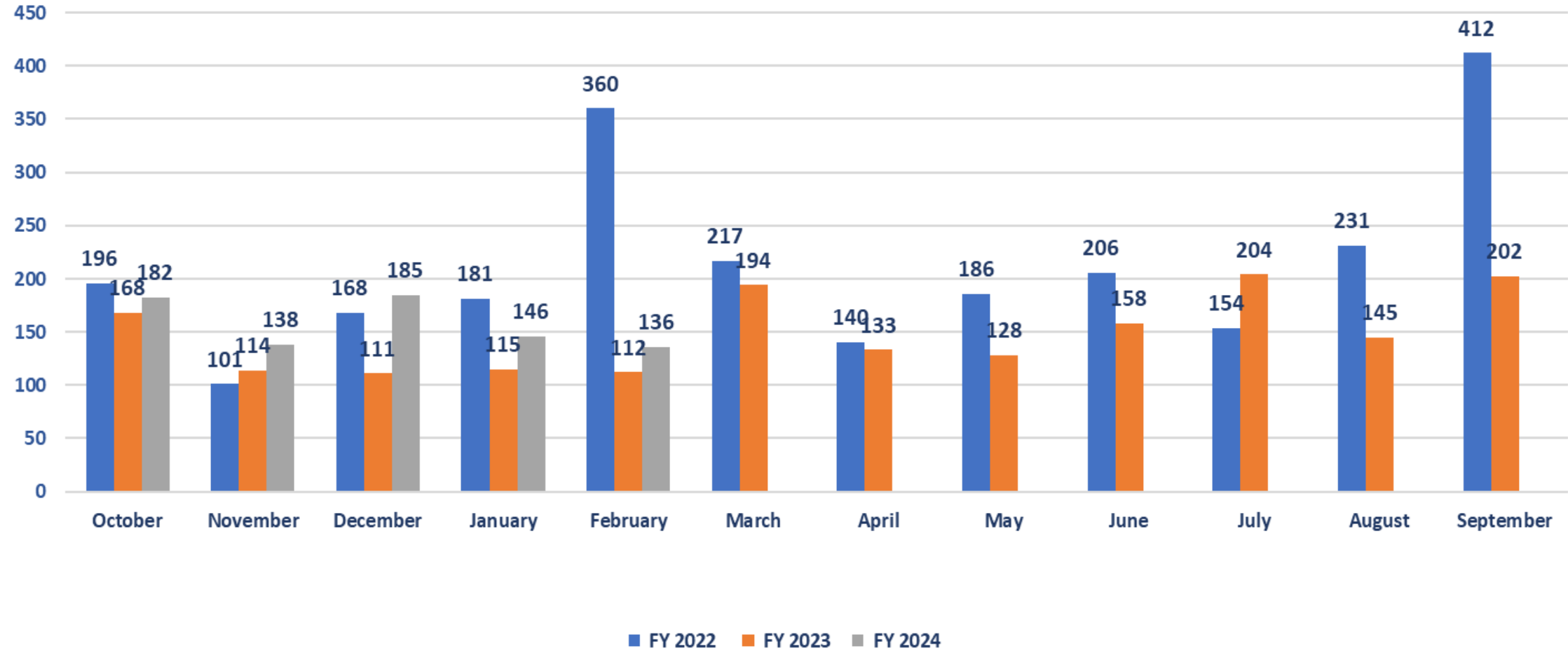
- Residential Permit submittals decreased from **146** to **136**.
 - A **7%** decrease from previous month.
 - **191** New Single-Family permits were issued.
 - A total of **50** RSVP permits issued the SAME DAY.
 - The Department issued permits within **4** days for the month.
- 11** New Commercial, **17** Commercial Additions, **216** Commercial Remodels
 - **32** Complex Commercial Q-Team projects.
 - **24** Minor Commercial Q-Team permits issued SAME DAY.



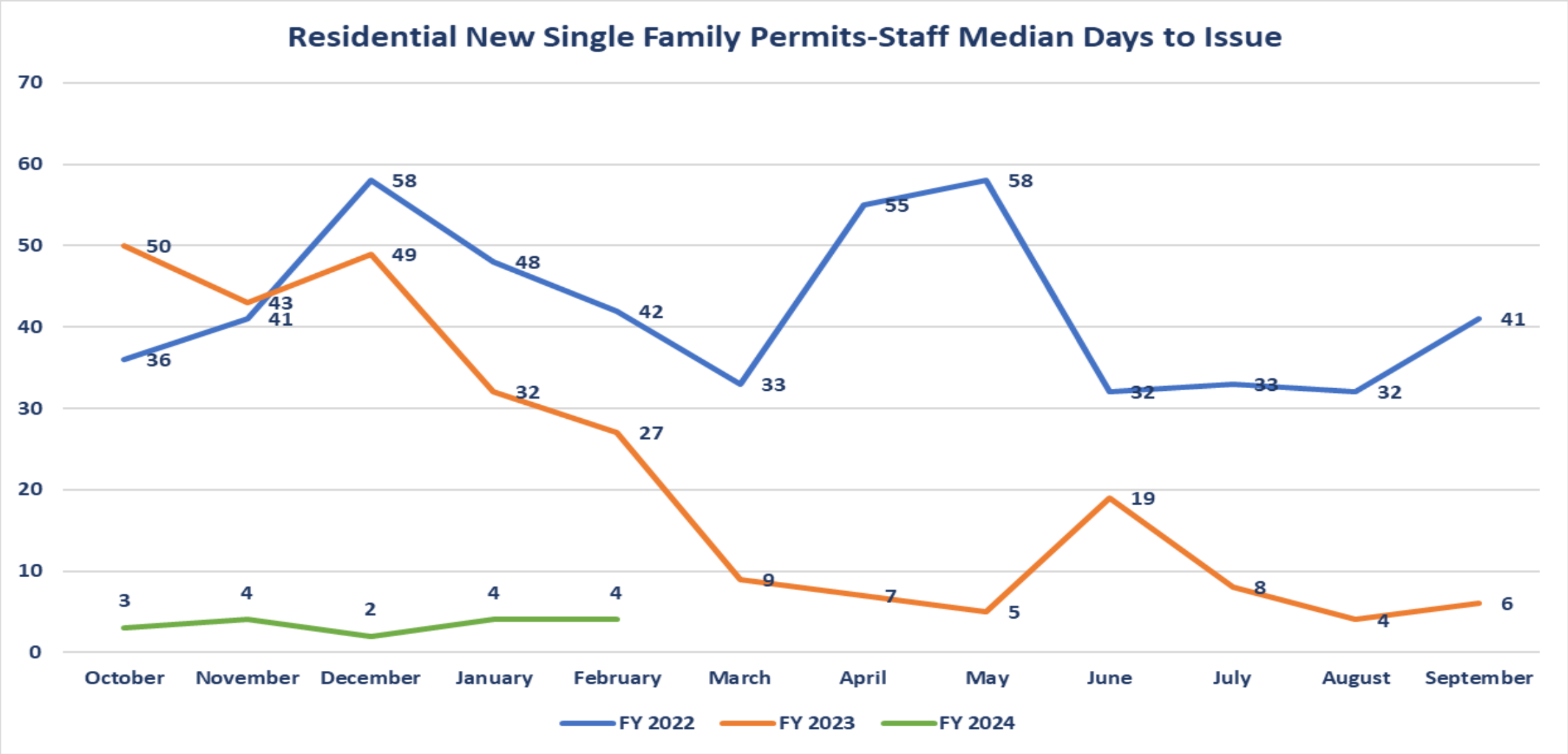
Residential Permit Volume



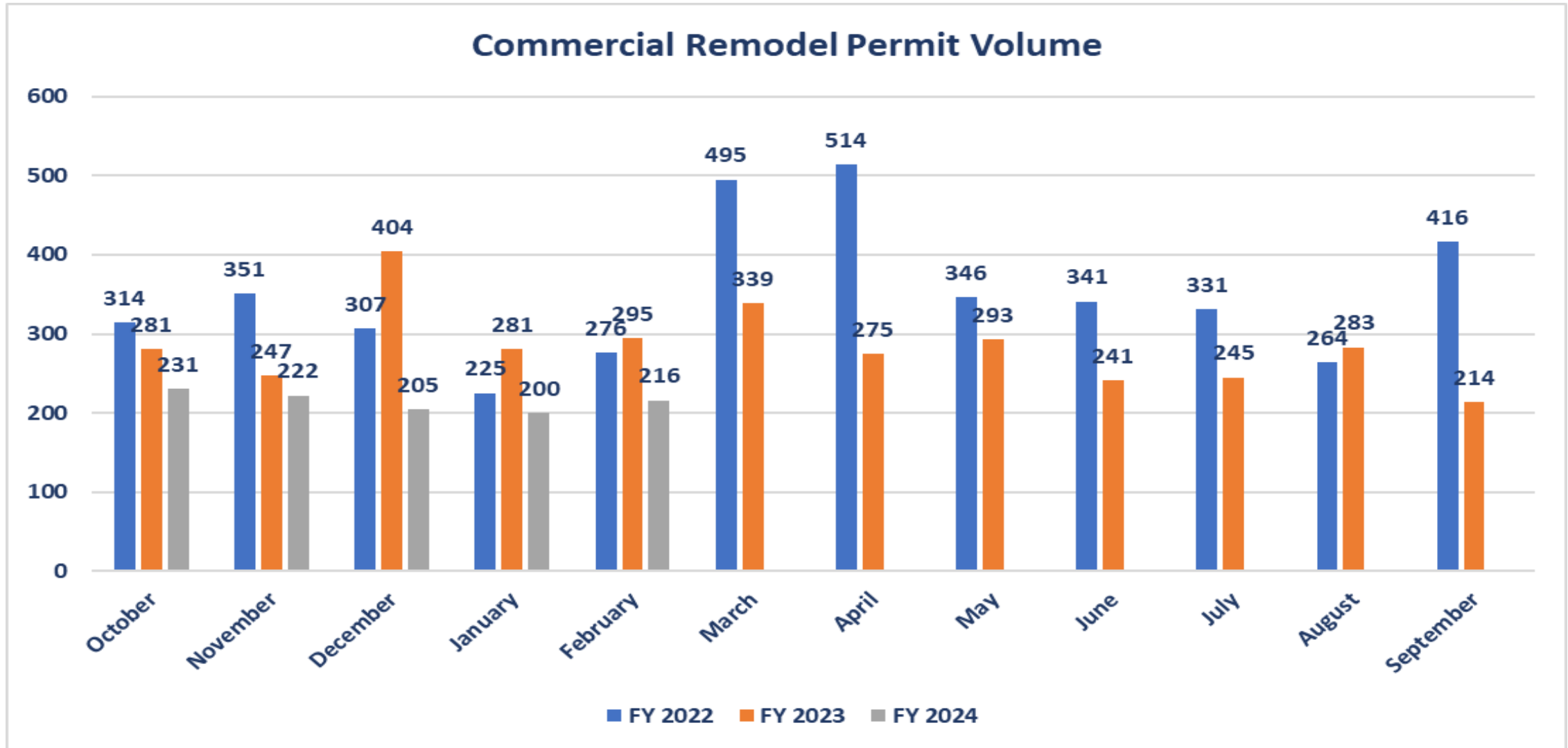
New Single Permits Family Created



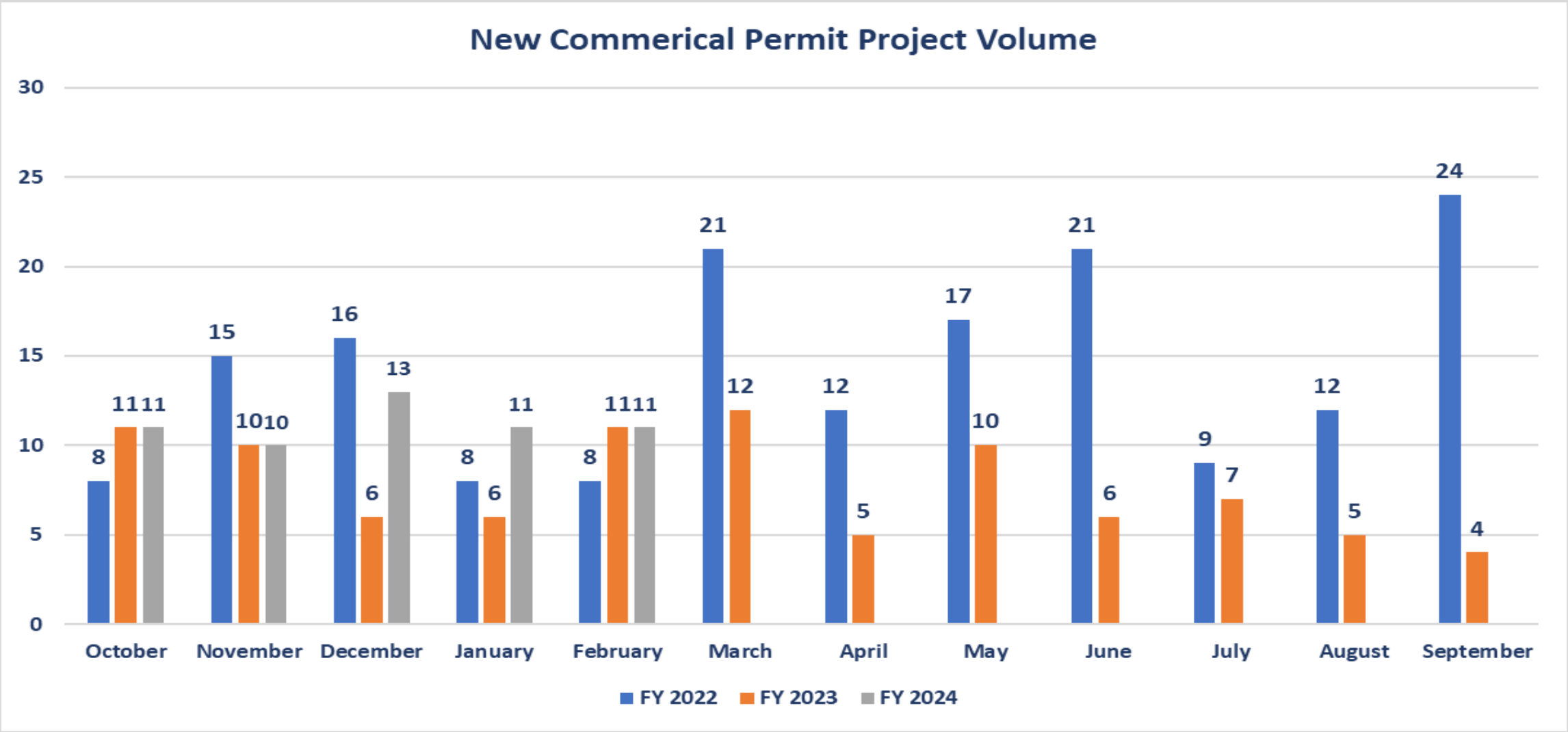
Residential Turnaround Times



Commercial Remodel Permit Volume



Commercial Permit Volume



Hiring and Recruitment



Job Classification	Vacancies	Job Classification	Vacancies
00701 - Engineer Assistant I	1	31015 - Senior Plans Examiner - Building Inspection	1
00702 - Engineer I	1	31017 - Senior Plans Examiner - Plumbing	2
00703 - Senior Engineer	2	31019 - Senior Inspector - Building Inspection	1
00707 - Engineer Assistant I - Fire Protection	1	31021 - Senior Inspector - Electrical	2
02218 - Surveyor	1	31022 - Senior Inspector - Plumbing	3
02527 - Project Coordinator - Development	3	31023 - Inspector III - Building Inspection	2
06206 - Sanitarian	1	31025 - Lead Inspector – Multidiscipline	2
16404 - Senior Plans Examiner	7	31030 - Inspector III – Development	1
16415 - Arborist	1	31031 - Inspector III – Electrical	4
18034 - Senior Departmental Budget Analyst	1	31032 - Inspector III - Plumbing	6
20858 - Communication Specialist	1	31037 - Inspector III - Zoning	2
24112 - Intern - Development Services Engineering	2	35548 - Senior Geographic Information System Analyst	1
28043 - Senior Planner	1	36623- Supervisor - Sign Review and Inspections	1
28044 - Chief Planner	1	Total Vacancies	54
31012 - Supervisor - Building Inspections Development Services	4	Total Part-time Positions/Interns	17
31013 - Part-Time Flex-Inspector (Plumbing)	8	Total Department Restructure	12
31014 - Part-Time Flex-Inspector (HVAC)	7	Total Vacancies as of 3/18/2024	83



Hiring and Recruitment



- Current Plumbing/Mechanical inspector vacancies:
 - Full-time positions- 9
 - Part-time positions- 8
- Current minimum qualifications (Inspector III – Plumbing)
 - 4 years plumbing trade or related inspection work
 - Masters or Journeyman
 - Plumbing Inspection License within six (6) month Probationary Period
 - ICC Certification within (1) year of employment



Hiring and Recruitment



Texas State Requirements for Plumbing Inspectors

- Successful completion of State examination and
- Professional Engineer, Architect, Journeyman/Master Plumber, or Plumbing Inspector from another State or;
- Classroom training and International Code Council Certified (300 hours of training), plus verified on-the-job training (200 hours)

Service Level Strategies

- Continue to utilize 3rd-Party Vendor Inspection Agencies
- Explore DSD Plumbing Inspection Training Academy Program
 - Incentivize existing DSD inspectors



Hiring and Recruitment



- Current minimum qualifications (Sr. Inspector – Plumbing)
 - 3 years plumbing trade or related inspection work,
 - Masters or Journeyman,
 - Plumbing Inspection License,
 - If Journeyman, must be able to obtain Masters within probationary period,
 - Must be able to obtain two (2) ICC plumbing certifications and one (1) ICC mechanical certification in the appropriate discipline within 18 months of appointment.



Hiring and Recruitment



- Partnering with Human Resources, Compensation, and Civil Service
- Requesting Salary Market Industry Analysis for Plumbing/Mechanical Inspection job classifications
- Recommendations on adjusting minimum qualifications
- Possible minimum qualifications:
 - Remove the Master Plumbing License Requirement
 - Allow Journeyman and Tradesmen Licensees to apply
 - Reduce the minimum number of years/experience



Hiring and Recruitment



- Hosting DSD Hiring Fair
- April 12, 2024, at Erik Johnson Central Library
 - Appointments/walk-ins
 - Civil Service partners
 - Human Resources division
 - DSD recruitment team
 - Onsite interviews and On-the-Spot Offer Letters



Customer Survey Results



"Tell Us How We Are Doing"

- February 2024- received **47** total responses with **44 (94%)** where respondents:
- "Strongly Agreed" or "Agreed" with a positive customer service experience.
- FY2023/2024- received **184** total responses with **167 (91%)**.

"Zuhair is prompt in email and always kept me updated!"

"You are standout examples of how service should be at the City."

James has always been so kind and willing to help."

"I had a wonderful experience, and she was extremely helpful!"

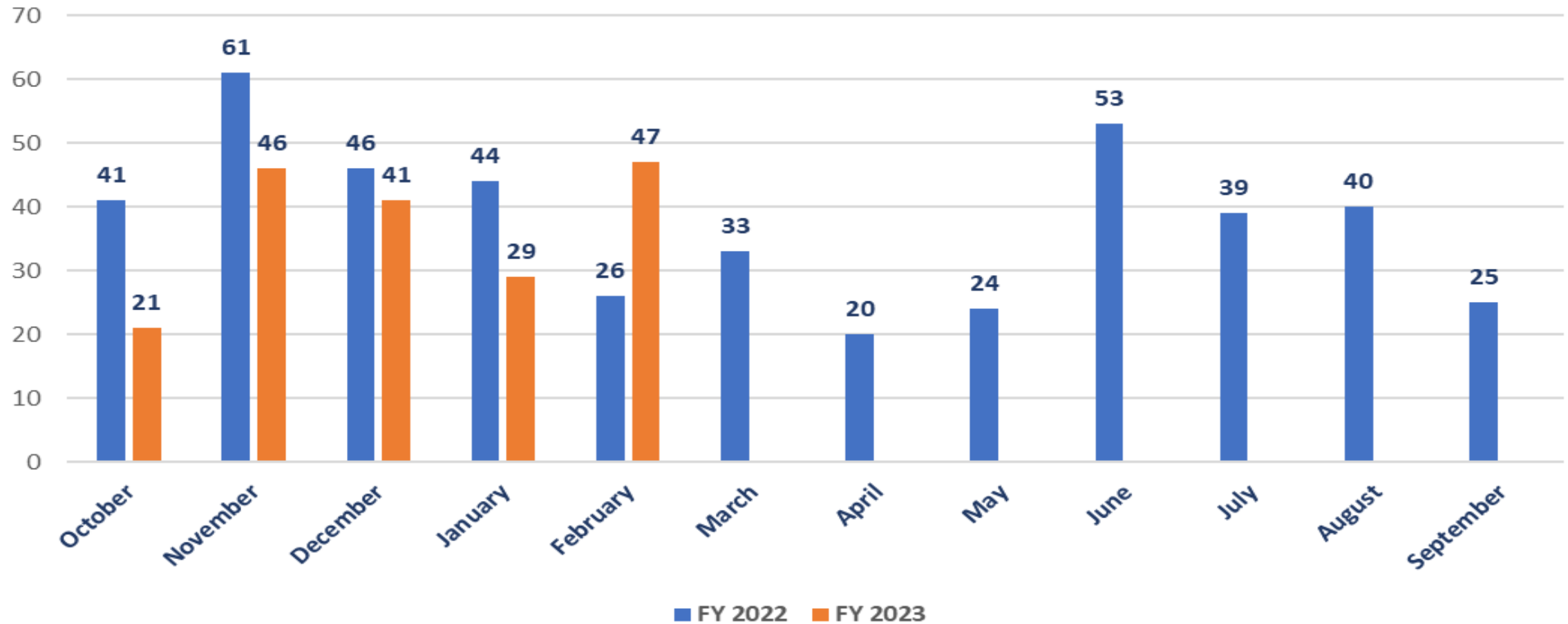
February 2024



Customer Survey Results



Customer Service Survey Results



7800 Stemmons Update



- DSD is coordinating with Bond Office and contractors
 - Phase III design is complete and proposed completion date is slated for April 2024 for 3rd, floor will include (furniture scheduled for delivery and installation on March 25-27, 2024).
 - Land Development
 - Arborist
 - Drainage & Paving
 - GIS Management & Addressing
 - School Team
 - Signs
 - Surveyors
 - Subdivision Plats Review
 - Water/Wastewater Engineering
- Estimated completion for 4th, floor by end of April 2024



Next Steps



- Complete Phase III of Stemmons transitions (April 3, 2024)
- Host DSD Hiring Fare (April 12, 2024)
- Partner with Human Resources and Compensations on Plumbing/Mechanical Inspector job classification details (April 2024)
- Launch Commercial Permitting Dashboard (April 2024)





City of Dallas

Development Services Monthly Technology and Metrics Review

**Economic Development
Committee
April 1, 2024**

Andrew Espinoza, Director/Chief Building Official
Development Services
City of Dallas



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1132

Item #: C.

Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to renew the (1) North Lake Highland Public Improvement District, (2) Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.

[Robin Bentley, Director, Office of Economic Development]

Memorandum



DATE April 1, 2024

CITY OF DALLAS

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to renew the (1) North Lake Highland Public Improvement District, (2) Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.**

On April 24, 2024, the City Council will be asked to consider resolutions calling for a public hearing to be held on May 22, 2024 to receive comments concerning the renewal of the 1) North Lake Highlands Public Improvement District (NLHPID), 2) Prestonwood Public Improvement District (PPID), and 3) the expansion of the Dallas Tourism Public Improvement District (DTPID) to include 1 additional hotel in accordance with Chapter 372 of the Texas Local Government Code (the Act).

North Lake Highlands Public Improvement District (NLHPID) Renewal:

Lake Highlands Public Improvement District Corporation, representing owners of real property located within the NLHPID, submitted petitions to the City of Dallas requesting the renewal of the district for a new ten-year term effective January 1, 2025 to December 31, 2034.

City staff reviewed the petitions and verified that owners of record representing 77.8% of the appraised value and 67.6% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). The City's PID policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area and or 60% of the record owners of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area and or 50% of the record owners of real property liable for assessment.

The Dallas City Council first authorized the creation of the NLHPID in 2017. This is its first renewal. The NLHPID is generally bounded by Wentworth Drive and Fall Manor Drive on the North, DART light rail ROW on the East, Interstate Highway 635 and DART light rail ROW on the South and I-635 on the West, as shown in the attached **Exhibit A**. The NLHPID is requesting an expansion of its current PID boundaries, adding 28 new parcels and over 4 million square feet total area.

DATE April 1, 2024

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to (1) renew the North Lake Highlands Public Improvement District, (2) renew the Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.**

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The purpose of the district is to provide public safety and enhanced security, beautification, recreation, cultural enhancements, custodial and landscaping maintenance, capital improvements, trail improvements, common area improvements permissible under the Act, acquisition and installation of art, business recruitment, and development to promote the area in and around the District, marketing and promotional activities, distinctive lighting and signage, and related expenses incurred to establish, administer, and operate the District as authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit B**. The proposed assessment rate is \$0.12 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the renewal of the district. Unless renewed, the NLHPID will terminate on December 31, 2024, resulting in the cessation of services and improvements provided within the district.

Prestonwood Public Improvement District (PPID) Renewal:

Prestonwood Homeowners Association, Inc., representing owners of real property located within the PPID, submitted petitions to the City of Dallas requesting the renewal of the district for a new ten-year term effective January 1, 2025 to December 31, 2034.

City staff reviewed the petitions and verified that owners of record representing 75.2% of the appraised value and 74.3% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). In single-family PIDs (defined as areas with a minimum 30% of land area dedicated to detached single-family housing), the City's PID Policy requires signed petitions from owners of at least 66.7% of the appraised value of real property liable for assessment and at least 66.7% of the land area of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area and or 50% of the record owners of real property liable for assessment.

The Dallas City Council first authorized the creation of the PPID in 1997. This is its fourth renewal. The PPID is generally bounded by Brentfield Drive on the North, Meadowcreek Drive and Shadybank Drive on the East, Arapaho Road on the South, and the Union Pacific Railroad on the West, as shown in the attached **Exhibit C**. There are no changes proposed to the boundary of the District.

DATE April 1, 2024

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to (1) renew the North Lake Highlands Public Improvement District, (2) renew the Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.**

PAGE **3 of 4**

The purpose of the district is to provide enhanced security and public safety, street signs, and related expenses incurred to establish, administer, and operate the District as authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit D**. The proposed assessment rate is \$0.085 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the renewal of the district. Unless renewed, the PPID will terminate on December 31, 2025, resulting in the cessation of services and improvements provided within the district.

Dallas Tourism Public Improvement District (DTPID) Expansion:

VisitDallas submitted consent forms signed on behalf of one hotel owner seeking inclusion in the DTPID. City staff reviewed the consent form and verified that owner of record of qualifying hotels representing more than 83.8% of the appraised value and 63.6% of the land area of real property in the DTPID liable for assessment have signed the petition or consent form, thereby exceeding the minimum expansion requirements set forth in the Act.

The City Council authorized the establishment of the DTPID in 2012, its renewal in 2016, and boundary expansions in 2020, 2022, and 2023. The current boundary of the DTPID which includes designated hotel properties in the City of Dallas with 100 or more rooms will be expanded as shown in the attached **Exhibit E**. The hotel being added to the DTPID is Home 2 Suites by Hilton located in the Dallas Medical District in Council District 2. The hotel to be added is detailed in **Exhibit F**.

Recommendation

Staff recommends City Council's approval on April 24, 2024 to call public hearings to be held on May 22, 2024 for the renewal of NLHPID and PPID, and DTPID boundary expansion. Should you have any questions, please contact Director Robin Bentley, Office of Economic Development, at robin.bentley@dallas.gov or 214-671-9942 or Joseph A. Nava, Operating Budget & PID Manager, at joseph.nava@dallas.gov or 972-482-7162.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

DATE April 1, 2024

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 22, 2024 to (1) renew the North Lake Highlands Public Improvement District, (2) renew the Prestonwood Public Improvement District and (3) expand the Dallas Tourism Public Improvement District to include 1 additional hotel.**

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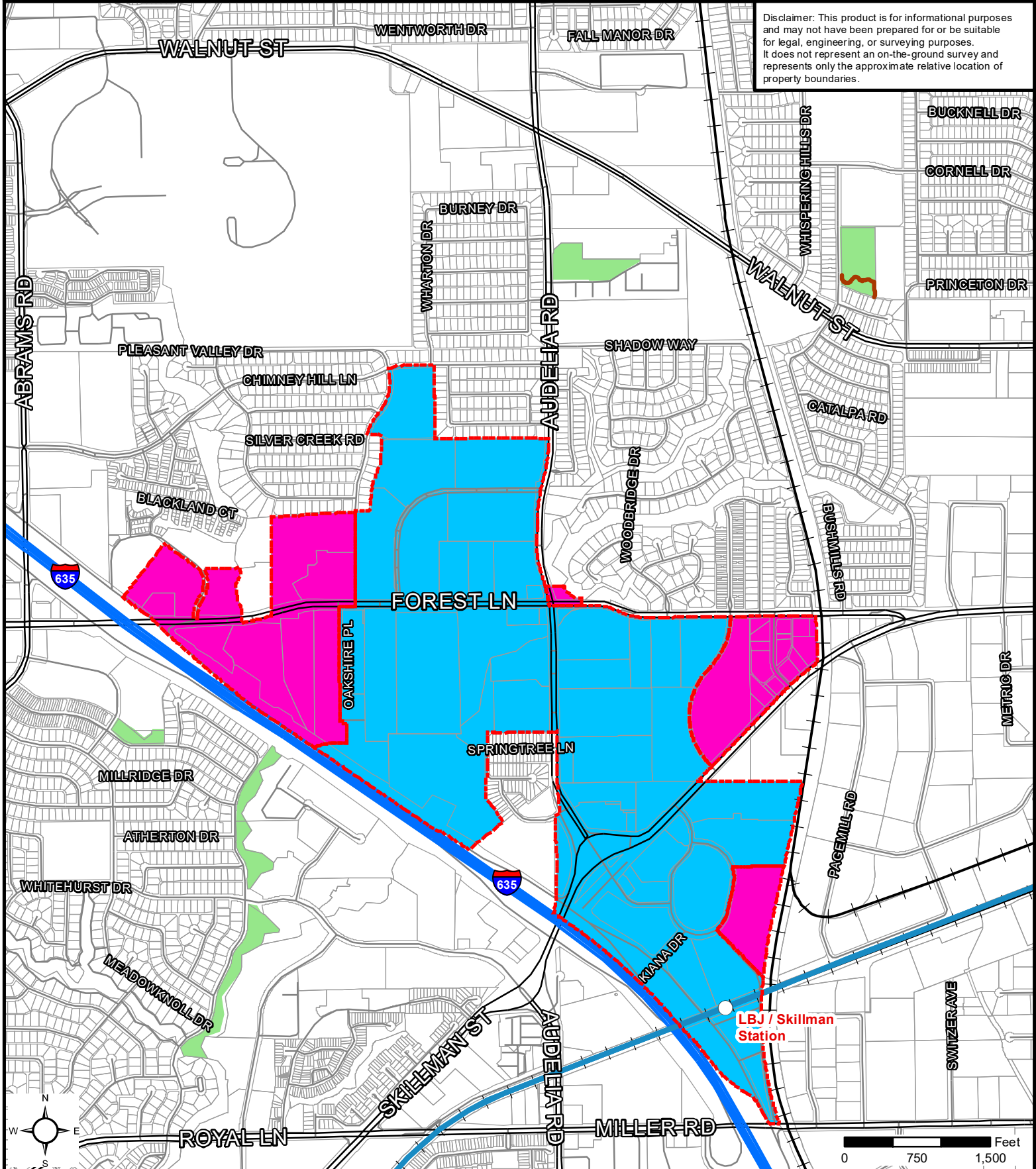
[Attachments]

1. Exhibit A- North Lake Highlands PID Boundaries
2. Exhibit B- North Lake Highlands PID Service Plan
3. Exhibit C- Prestonwood PID Boundaries
4. Exhibit D- Prestonwood PID Service Plan
5. Exhibit E- Dallas Tourism PID Hotel Map
6. Exhibit F- Dallas Tourism PID Current and Proposed Hotels

c:	T.C. Broadnax, City Manager Tammy Palomino, City Attorney Mark Swann, City Auditor Billerae Johnson, City Secretary Preston Robinson, Administrative Judge Kimberly Bizer Tolbert, Deputy City Manager Jon Fortune, Deputy City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager Dr. Robert Perez, Assistant City Manager Jack Ireland, Chief Financial Officer Genesis D. Gavino, Chief of Staff to the City Manager Directors and Assistant Directors
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North Lake Highlands PID Expansion Boundaries Exhibit A

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.



Legend

- NLH PID
- NLH PID Proposed Expansion
- Park

- Parcel
- Park

- Rail Stops
- DART Blue Line
- Rail Line
- Highways
- Major Streets
- Trail - Existing
- Streets

EXHIBIT B
NORTH LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
PETITION SERVICE PLAN 2025-2034

	%	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET	2032 BUDGET	2033 BUDGET	2034 BUDGET
REVENUE											
Fund Balance from Previous Year *		\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Net Assessment Revenue **		\$1,275,795	\$1,530,954	\$1,837,145	\$2,204,574	\$2,645,489	\$3,174,586	\$3,809,504	\$4,571,405	\$5,485,685	\$6,582,823
TOTAL REVENUE		\$1,395,795	\$1,650,954	\$1,957,145	\$2,324,574	\$2,765,489	\$3,294,586	\$3,929,504	\$4,691,405	\$5,605,685	\$6,702,823
EXPENDITURES											
Public Safety ¹	46%	\$586,866	\$704,239	\$845,087	\$1,014,104	\$1,216,925	\$1,460,310	\$1,752,372	\$2,102,846	\$2,523,415	\$3,028,098
Public Area Improvements ²	28%	\$357,223	\$428,667	\$514,401	\$617,281	\$740,737	\$888,884	\$1,066,661	\$1,279,993	\$1,535,992	\$1,843,190
Promotion/Marketing/Programming ³	10%	\$127,580	\$153,095	\$183,714	\$220,457	\$264,549	\$317,459	\$380,950	\$457,140	\$548,569	\$658,282
Administration ⁴	14%	\$183,714	\$220,457	\$264,549	\$317,459	\$380,950	\$457,140	\$548,569	\$658,282	\$789,939	\$947,926
Audit	1%	\$12,758	\$15,310	\$18,371	\$22,046	\$26,455	\$31,746	\$38,095	\$45,714	\$54,857	\$65,828
Insurance	1%	\$7,655	\$9,186	\$11,023	\$13,227	\$15,873	\$19,048	\$22,857	\$27,428	\$32,914	\$39,497
TOTAL EXPENDITURES	100%	\$1,275,795	\$1,530,954	\$1,837,145	\$2,204,574	\$2,645,489	\$3,174,586	\$3,809,504	\$4,571,405	\$5,485,685	\$6,582,823
FUND BALANCE / RESERVES ⁵	9%	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
TOTAL EXPENDITURES & RESERVES		\$1,395,795	\$1,650,954	\$1,957,145	\$2,324,574	\$2,765,489	\$3,294,586	\$3,929,504	\$4,691,405	\$5,605,685	\$6,702,823

* Estimated North Lake Highlands PID funds from the earlier term to carryover to the new term to be utilized for petitioned services.

** Assumes a 20% increase in property values each year based on the future growth and development of Lake Highlands.

¹ Including security patrols, patrol vehicle leases, safety lighting, crime reduction programs & events, and related expenses.

² Including median upkeep, non-standard ROW improvements, irrigation, holiday lighting, distinctive lighting, streetscapes improvements, non standard improvements, wayfinding, signage, district art and murals, design, construction, graffiti removal, related services, aesthetic improvements, the establishment of parks and youth recreation sites, and educational programming.

³ Including website, marketing, outreach, marketing materials, branding efforts, programming, and business development.

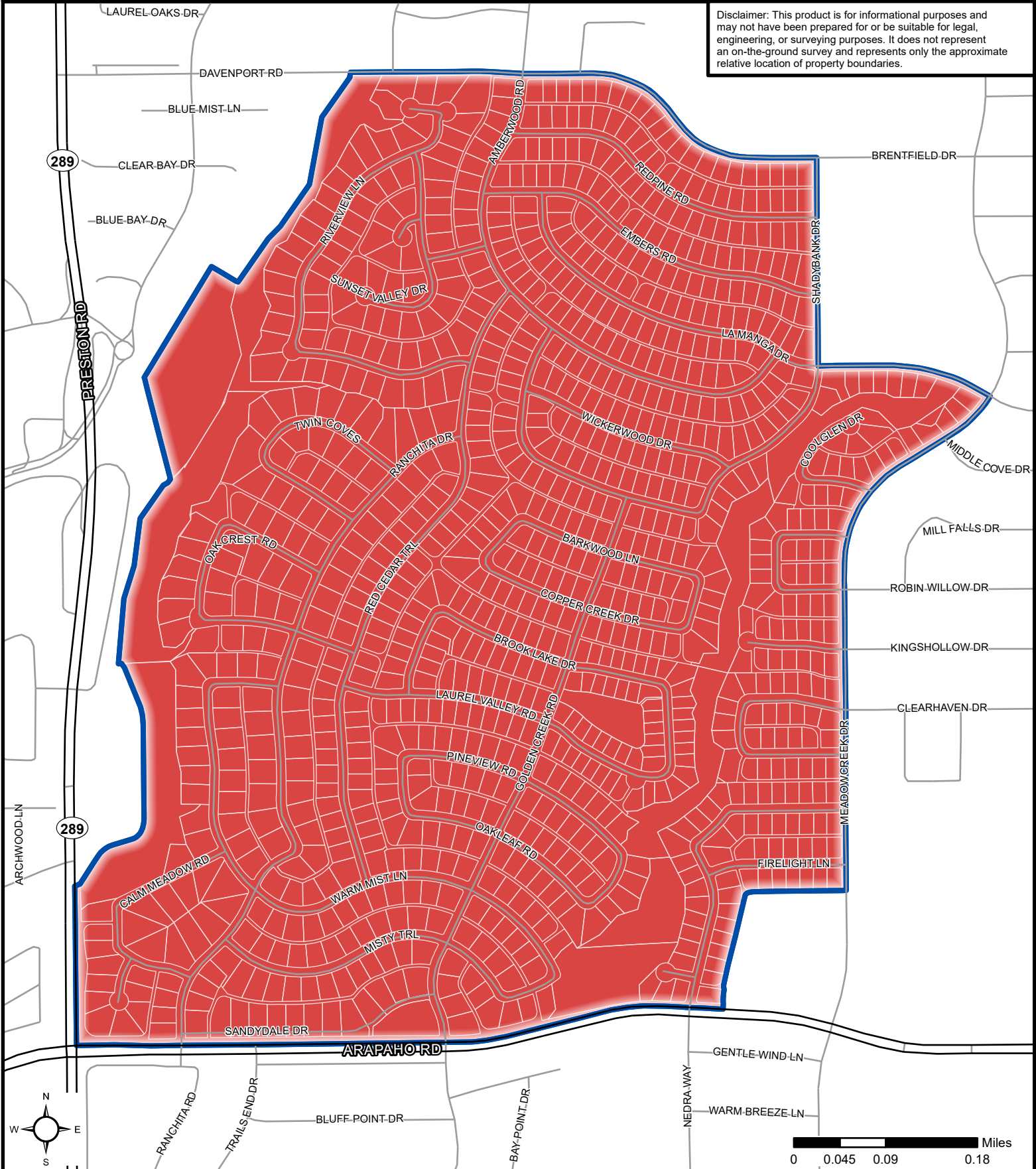
⁴ Including office management expenses, rent, staff and annual property owner notice mailings.

⁵ Estimated fund balance from the previous year designated by the Board of Directors for projects that fall within the Capital Improvement Categories, which include: Forest Audelia/Skillman Median; Skillman Corridor Master Plan; District Art; Forest Audelia Intersection/Crosswalk; Skillman Bridge Gateway Signage; Forest Audelia Park; Banner Program; and any large scale improvements.

Prestonwood PID Boundaries

Exhibit C

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.



Legend

- Prestonwood - 2023
- Tax Parcels - 2023

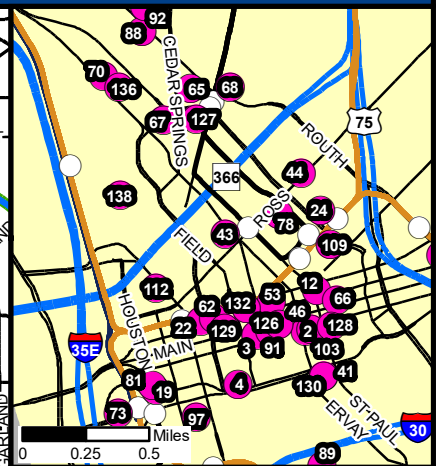
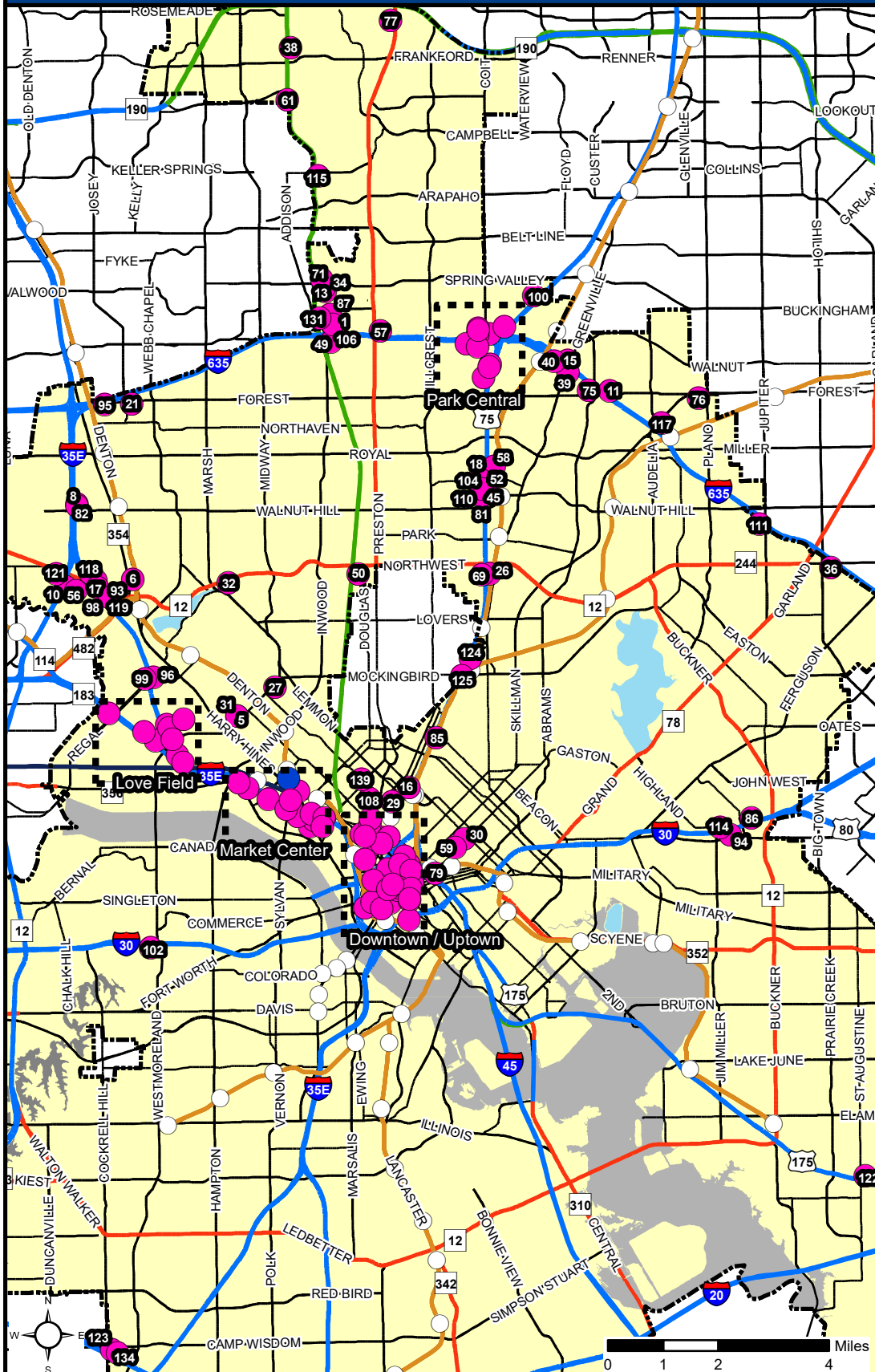
- Highway
- Major Streets
- Streets
- Streetcar/Trolley

EXHIBIT D
PRESTONWOOD PUBLIC IMPROVEMENT DISTRICT
PETITION SERVICE PLAN 2025-2034

	%	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET	2032 BUDGET	2033 BUDGET	2034 BUDGET
REVENUE											
Calendar Year Beginning Balance		\$33,862	\$107,203	\$185,210	\$238,585	\$257,242	\$262,650	\$253,370	\$261,451	\$288,117	\$305,809
Net Assessment Revenue		\$683,023	\$718,175	\$732,287	\$738,670	\$769,017	\$800,577	\$860,069	\$923,007	\$960,728	\$999,957
Interest on Cash Balances											
TOTAL REVENUE		\$716,885	\$825,377	\$917,497	\$977,255	\$1,026,259	\$1,063,227	\$1,113,439	\$1,184,458	\$1,248,844	\$1,305,766
EXPENDITURES											
Public Safety ¹	86%	\$522,585	\$548,714	\$581,637	\$616,535	\$653,527	\$692,739	\$727,376	\$763,745	\$801,932	\$842,029
Audit & Insurance ^{2,3}	5%	\$27,563	\$28,941	\$30,388	\$31,907	\$33,502	\$35,178	\$36,936	\$38,783	\$40,722	\$42,758
Administrative ⁴	10%	\$59,535	\$62,512	\$66,888	\$71,570	\$76,580	\$81,940	\$87,676	\$93,813	\$100,380	\$107,407
Renewal Fee											\$15,000
TOTAL EXPENDITURES	100%	\$609,683	\$640,167	\$678,912	\$720,012	\$763,609	\$809,857	\$851,988	\$896,341	\$943,035	\$1,007,194
RESERVES *											
	18%	\$107,203	\$185,210	\$238,585	\$257,242	\$262,650	\$253,370	\$261,451	\$288,117	\$305,809	\$298,572
TOTAL EXPENDITURES & RESERVES		\$716,885	\$825,377	\$917,497	\$977,255	\$1,026,259	\$1,063,227	\$1,113,439	\$1,184,458	\$1,248,844	\$1,305,766
[*] The % for each service category is calculated by dividing each category dollar amount by total expenditures. Ending reserves for CY 2034 to be rolled over to 2035 subject to successful renewal and Council approval. If renewal is not successful, any unobligated reserves will be returned to property owners. ¹ Public Safety includes officer compensation, bonus, replacing old street signs, and police car rental. ² Annual audit and Insurance premium costs. ³ Assumes insurance split with PHA consistent with current arrangements based on value received by both parties. ⁴ Management fee (starting at \$50,000) and other admin costs.											

Dallas Tourism PID Hotels

Exhibit E



Downtown / Uptown

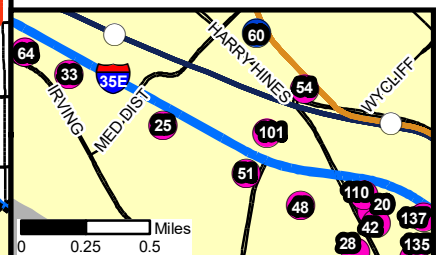


Exhibit F Tourism PID Boundary Expansion Current and Proposed Hotels over 100 Rooms in District Boundaries				
Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
1	AC Hotel Dallas by the Galleria	007019000B0020000	5460 JAMES TEMPLE DR	\$ 21,600,000
2	AC Marriott Dallas Downtown	00000101698000100	1712 COMMERCE ST	\$ 26,500,000
3	Adolphus Hotel	000070000A01A9900	1321 COMMERCE ST	\$ 50,762,500
4	Aloft Dallas Downtown	00000100594000000	1033 YOUNG ST	\$ 16,250,000
5	Aloft Dallas Love Field*	002367000E0010000	2333 W MOCKINGBIRD LN	\$ 22,150,000
6	Anchor Motel	00000520699000000	10230 HARRY HINES BLVD	\$ 2,475,000
7	Best Western Plus Dallas Hotel & Conference Center	007756000E07B0000	8051 LBJ FWY	\$ 6,750,000
8	Best Western Plus Dallas Love Field	006512000301A0000	11069 COMPOSITE DR	\$ 4,924,000
9	Budget Suites of America Empire Central/Dallas	007940000M0020000	8150 N STEMMONS FWY	\$ 14,135,850
10	Budget Suites of America Loop 12/Dallas	006499000B0020000	10222 N WALTON WALKER BLVD	\$ 10,000,000
11	Budget Suites of America N Dallas	008420000A02A0000	9519 FOREST LN	\$ 12,150,000
12	Cambria Hotel	00C7714000HOTL100	1907 ELM ST	\$ 19,242,810
13	Candlewood Suites Dallas Galleria	007005000A01A0000	13939 NOEL RD	\$ 4,700,000
14	Candlewood Suites Dallas Market Center	007940000M0010000	7930 N STEMMONS FWY	\$ 10,715,000
15	Candlewood Suites Dallas Park Central	008408000A01B0000	12525 GREENVILLE AVE	\$ 5,500,000
16	Canopy by Hilton Dallas Uptown	00C154400000HOT00	2901 BLACKBURN	\$ 28,500,000
17	Comfort Suites NW Dallas Near Love Field	00649600020010000	2287 W NORTHWEST HWY	\$ 6,365,000
18	Courtyard by Marriott Dallas Central Expy	0072930C0002B0000	10325 N CENTRAL EXPY	\$ 6,700,000
19	Courtyard by Marriott Dallas Downtown/Reunion Distri	000024002205B0000	310 S HOUSTON ST	\$ 19,000,000
20	Courtyard by Marriott Dallas Medical/Market Center	007896000002A0000	2150 MARKET CENTER BLVD	\$ 12,585,000
21	Courtyard by Marriott Dallas Northwest	0065950B0018A0000	2930 FOREST LN	\$ 5,355,000
22	Crowne Plaza Dallas Downtown	00000100360000000	1015 ELM ST	\$ 18,000,000
23	Crowne Plaza Dallas Market Center	00000778556500000	7050 N STEMMONS FWY	\$ 20,500,000
24	Dallas Marriott Downtown	0000010554700D100	600 N PEARL ST	\$ 48,000,000
25	Dallas Marriott Suites Medical/Market Center	00790500600030000	2493 N STEMMONS FWY	\$ 23,840,000
26	DoubleTree by Hilton Hotel Dallas Campbell Centre	00000366506300000	8250 N CENTRAL EXPY	\$ 27,247,690
27	DoubleTree by Hilton Hotel Dallas Love Field	005719000A0030000	3300 W MOCKINGBIRD LN	\$ 19,300,000
28	DoubleTree by Hilton Hotel Dallas Market Center	00000775675000000	2015 MARKET CENTER BLVD	\$ 20,000,000
29	Dream Dallas	00000136309000000	3207 MCKINNEY AVE	\$ 2,047,630
30	Element Dallas Downtown East	000766000A0030000	4005 GASTON AVE	\$ 9,022,000
31	Element Dallas Love Field	002367000E0010000	2333 W MOCKINGBIRD LN	\$ 22,150,000
32	Embassy Suites by Hilton Dallas Love Field	00C57250000000100	3880 W NORTHWEST HWY	\$ 33,500,000
33	Embassy Suites by Hilton Dallas Market Center	00000776494500000	2727 N STEMMONS FWY	\$ 21,500,000
34	Embassy Suites by Hilton Dallas Near the Galleria	007006000A0020000	14021 NOEL RD	\$ 12,000,000
35	Embassy Suites by Hilton Dallas Park Central	0077560E0016B0000	13131 N CENTRAL EXPY	\$ 15,399,620
36	Executive Inn	0080480D0002A0000	12670 E NORTHWEST HWY	\$ 2,400,000
37	Extended Stay America - Dallas - Coit Rd.	007736000301A0000	12121 COIT RD	\$ 4,200,000
38	Extended Stay America - Dallas - Frankford Rd	COL-000002047964	18470 DALLAS PKWY	\$ 3,551,800
39	Extended Stay America - Dallas - Greenville Ave.	008415000001E0000	12270 GREENVILLE AVE	\$ 5,400,000
40	Extended Stay America - Dallas - N Park Central	008408000C0080000	9019 VANTAGE POINT DR	\$ 3,750,000
41	Fairfield Inn & Suites Dallas Downtown	00000101842000000	500 S ERVAY ST	
42	Fairfield Inn & Suites Dallas Medical Market Center	00789600000040000	2110 MARKET CENTER BLVD	\$ 6,250,000
43	Fairmont Dallas	00000112297000000	1717 N AKARD ST	\$ 58,000,000
44	HALL Arts Hotel	00C0677HOTELUNT00	2323 ROSS AVE	\$ 312,000
45	Hampton Inn & Suites by Hilton Dallas Central/N Park	007292000B0020000	10370 N CENTRAL EXPY	\$ 8,850,000
46	Hampton Inn & Suites Dallas Downtown	00000101704000000	1700 COMMERCE ST	\$ 17,341,650
47	Hawthorn Suites by Wyndham Park Central	0074970C000050100	7880 ALPHA RD	\$ 4,350,000
48	Hilton Anatole	007897000A0010000	2201 N STEMMONS FWY	\$ 88,705,370
49	Hilton Anatole 1	007897000A0010200	2201 N STEMMONS FWY	\$ 102,260,150
49	Hilton Dallas Lincoln Centre	007000000B0010100	5410 LBJ FWY	\$ 33,000,000
50	Hilton Dallas/Park Cities	005625000303A0100	5954 LUTHER LN	\$ 33,000,000
51	Hilton Garden Inn Dallas/Market Center	00000502372000000	2325 N STEMMONS FWY	\$ 16,750,000
52	Hilton Garden Inn Dallas-Central Expy/North Park Area	007292000B0030000	10350 N CENTRAL EXPY	\$ 8,500,000
53	Hilton Garden Inn Downtown	00C54550000000H00	1600 PACIFIC AVE	\$ 22,750,000
54	Holiday Inn Dallas Market Center	00000430081000000	4500 HARRY HINES BLVD	\$ 11,300,000
55	Holiday Inn Express & Suites Dallas Market Ctr - Love Fi	00000778423000000	7800 JOHN W CARPENTER FWY	\$ 8,650,000

Exhibit F Tourism PID Boundary Expansion Current and Proposed Hotels over 100 Rooms in District Boundaries				
Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
56	Holiday Inn Express & Suites Dallas NW HWY - Love Field	0064990C000011100	2225 CONNECTOR DR	\$ 9,000,000
57	Holiday Inn Express & Suites N Dallas at Preston	0074370A000020000	6055 LBJ FWY	\$ 4,250,000
58	Home 2 Suites - N Park	007291000D01B0000	8180 MIDTOWN BLVD	\$ 9,500,000
59	Home 2 Suites- Baylor	000760000003A9800	3417 GASTON AVE	\$ 13,000,000
*60	Home2 Suites by Hilton Dallas Medical District Lovefield	005745000001E0000	4866 HARRY HINES BLVD	\$ 12,289,390
61	HomeTowne Studios Dallas - N Addison/Tollway	COL-000000153274	17425 DALLAS PKWY	\$ 4,589,860
62	Homewood Suites by Hilton Dallas Downtown	00000100363000000	1025 ELM ST	\$ 13,114,500
63	Homewood Suites by Hilton Dallas Market Center	00000776496000100	2747 N STEMMONS FWY	\$ 11,500,000
64	Hotel Alexis	007497000C02A0100	7815 LBJ FWY	\$ 4,050,000
65	Hotel Crescent Court	000948000201A0000	100 CRESCENT CT	\$ 75,789,350
65	Hotel Crescent Court	000948000201A9900	100 CRESCENT CT	\$ 583,210,650
66	Hotel Indigo Dallas Downtown	00000101944000000	1933 MAIN ST	\$ 13,725,000
67	Hotel Swexan	00000107950000000	2575 MCKINNON ST	\$ 40,200,000
68	Hotel ZaZa Dallas	000548000B03C0000	2332 LEONARD ST	\$ 35,400,000
68	Hotel ZaZa Dallas - Bungalows 1	00000113137000000	2501 THOMAS AVE	\$ 1,300,000
68	Hotel ZaZa Dallas - Bungalows 2	00000113134000000	2505 THOMAS AVE	\$ 1,300,000
69	Hyatt House Dallas/Lincoln Park	005450000P05A0000	8221 N CENTRAL EXPY	\$ 13,000,000
70	Hyatt House Dallas/Uptown	00093100020010000	2914 HARRY HINES BLVD	\$ 13,650,000
71	Hyatt Place Dallas N by the Galleria	007007000B0030000	5229 SPRING VALLEY RD	\$ 8,925,000
72	Hyatt Place Dallas/Park Central	007752000A0050000	12411 N CENTRAL EXPY	\$ 5,670,000
73	Hyatt Regency Dallas	00000108921000000	300 REUNION BLVD	\$ 76,982,500
74	InTown Suites Extended Stay Dallas - Brookriver Dr	007940000M0040000	8201 BROOKRIVER DR	\$ 5,000,000
75	InTown Suites Extended Stay Dallas - Forest Lane	00841200000040000	9355 FOREST LN	\$ 5,050,000
76	InTown Suites Extended Stay Dallas - Garland	008072000C01C0000	10477 METRIC DR	\$ 4,020,000
77	InTown Suites Extended Stay Dallas - Preston Rd	COL-000002053096	19059 PRESTON RD	\$ 4,308,790
78	JW Marriott Dallas Arts District	00C6249000HOTEL00	2000 ROSS AVE	\$ 73,425,000
79	Kimpton Pittman Hotel	000280000A0020100	2550 PACIFIC AVE	\$ 25,500,000
80	Knights Inn Market Center	0079370D000040000	1550 EMPIRE CENTRAL	\$ 3,750,000
81	La Quinta Inn & Suites Dallas Downtown	00000100117000000	302 S HOUSTON ST	\$ 7,500,000
82	La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	006512000301B0000	2421 WALNUT HILL LN	\$ 4,800,000
83	La Quinta Inn & Suites Dallas Love Field	00794000E30020000	8300 JOHN W CARPENTER FWY	\$ 7,375,000
84	La Quinta Inn & Suites Dallas N Central	00000706557000000	10001 N CENTRAL EXPY	\$ 6,200,000
85	La Quinta Inn & Suites Dallas Uptown	00000192565000000	4440 N CENTRAL EXPY	\$ 4,200,000
86	Lamplighter Motel	00000725260000000	9001 E R L THORNTON FWY	\$ 2,950,000
87	Le Meridien Dallas by the Galleria	007017000C01A0000	13402 NOEL RD	\$ 23,000,000
88	Le Meridien Dallas, The Stoneleigh	000943000803C0000	2927 MAPLE AVE	\$ 30,843,850
89	Lorenzo Hotel	00000109564000000	1011 S AKARD ST	\$ 15,800,000
90	Love Field Hotel and Suites	00000778556800000	1241 W MOCKINGBIRD LN	\$ 2,719,650
91	Magnolia Hotel Dallas Downtown	00000101044000000	1401 COMMERCE ST	\$ 27,750,000
92	Marriott Dallas Uptown	000944000904A0000	3031 FAIRMOUNT ST	\$ 53,000,000
93	MCM Elegante Hotel & Suites	0064980A000010100	2320 W NORTHWEST HWY	\$ 6,995,500
94	Motel 6 Dallas - Fair Park #4616	0084740D000030000	8510 E R L THORNTON FWY	\$ 3,725,000
95	Motel 6 Dallas - Galleria #4657	006593000104A9900	2660 FOREST LN	\$ 3,657,200
96	Motel 6 Dallas - Market Center	00000576135000000	1625 REGAL ROW	\$ 4,595,000
97	Omni Dallas Hotel	000045005701A0000	555 S LAMAR ST	\$ 295,132,790
98	OYO Townhouse Dallas Love Field Airport	0064820A000010100	2383 STEMMONS TRL	\$ 4,500,000
99	Ramada by Wyndham Dallas Love Field	00000576129000000	1575 REGAL ROW	\$ 3,200,000
100	Red Roof Inn - Dallas Richardson	00000769000500000	13685 N CENTRAL EXPY	\$ 3,150,000
101	Renaissance Dallas Hotel	006055000C0010000	2222 N STEMMONS FWY	\$ 47,200,000
102	Residence Inn - Canyon	007212000N0010000	3425 CANYON BLUFF BLVD	\$ 10,300,000
103	Residence Inn by Marriott Dallas Downtown	00000101698000100	1712 COMMERCE ST	
104	Residence Inn by Marriott Dallas Market Center	005629000074B0000	6950 N STEMMONS FWY	\$ 7,000,000
105	Residence Inn by Marriott Dallas Park Central	007729000C0020000	7642 LBJ FWY	\$ 7,700,000
106	Residence Inn Dallas by the Galleria	007019000B0020000	5460 JAMES TEMPLE DR	
107	Residence Inn Dallas Central Expy	0072930C0002A0000	10333 N CENTRAL EXPY	\$ 5,780,000
108	Rosewood Mansion on Turtle Creek	001027000A02B0000	2821 TURTLE CREEK BLVD	\$ 59,500,000

Exhibit F Tourism PID Boundary Expansion Current and Proposed Hotels over 100 Rooms in District Boundaries				
Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
109	Sheraton Dallas Hotel	000001054900000000	2117 LIVE OAK ST	\$ 121,225,250
110	Sheraton Suites Market Center Dallas	007896000000010000	2101 N STEMMONS FWY	\$ 23,250,000
111	Siegel Suites Dallas	007487000B01J0000	11350 LBJ FWY	\$ 4,600,000
112	Springhill Suites by Marriott Dallas Downtown/West End	00020500030010000	1907 N LAMAR ST	\$ 11,750,000
113	Springhill Suites Dallas	007294000025A0000	10111 N CENTRAL EXPY	\$ 7,300,000
114	Stay Express Inn Dallas Fair Park Downtown	00000813125000000	8303 E R L THORNTON FWY	\$ 2,450,000
115	Staybridge Suites Dallas Addison	008707000B0020000	16060 DALLAS PKWY	\$ 12,537,500
116	Sterling Hotel Dallas	00000779041000000	1055 REGAL ROW	\$ 1,760,000
117	Studio 6 Dallas Garland/Neast #5003	008069000C01C0000	9801 ADLETA BLVD	\$ 3,350,000
118	Studio 6 Dallas Love Field	00649600050020000	10326 FINNELL ST	\$ 5,695,000
119	Studio 6 Dallas Northwest #6035	005796000A0020000	2395 STEMMONS TRL	\$ 6,875,000
120	Studio 6 Dallas Richardson/N #5010	007752000A0010000	12301 N CENTRAL EXPY	\$ 5,700,000
121	Super 7 Inn Dallas	006486000703A0000	10335 GARDNER RD	\$ 1,435,000
122	Super 7 Inn Dallas Southeast	00000770132000000	9626 C F HAWN FWY	\$ 1,875,000
123	Super 7 Inn Dallas Southwest	00000654167600000	4220 INDEPENDENCE DR	\$ 2,275,000
124	The Beeman Hotel	005185000101E0000	6070 N CENTRAL EXPY	\$ 28,000,000
125	The Highland Dallas Curio Collection by Hilton	00C4508000HOTEL00	5300 N CENTRAL EXPY	\$ 28,750,000
126	The Joule	000077000004A0100	1530 MAIN ST	\$ 26,550,000
127	The Ritz-Carlton, Dallas	00094800030010100	2121 MCKINNEY AVE	\$ 83,000,000
128	The Statler Dallas Cuero Collection by Hilton	00000101695000000	1914 COMMERCE ST	\$ 92,000,000
129	The Westin Dallas Downtown	00C537200000HTL00	1201 MAIN ST	\$ 40,600,000
130	The Westin Dallas Park Central	00000767319250000	12720 MERIT DR	\$ 40,792,000
131	The Westin Galleria Dallas	0070020000000M200	13340 DALLAS PKWY	\$ 57,188,360
132	Thompson Hotels Dallas	00000100441000000	1401 ELM ST	\$ 205,000,000
133	TownePlace Suites by Marriott Dallas Downtown	00000101842000000	500 S ERVAY ST	\$ 63,227,260
134	Townhouse Suites	00693200030060000	4150 INDEPENDENCE DR	\$ 3,200,000
135	Tru by Hilton Dallas Market Center	00000137743000000	1949 N STEMMONS FWY	\$ 10,400,000
136	Unnamed Hotel @ The Lexi	00000134467000000	2815 N HARWOOD ST	\$ 762,450
137	Virgin Hotel Dallas	007888003605A0000	1445 TURTLE CREEK BLVD	\$ 55,500,000
138	W Dallas - Victory	00C05450000000A00	2440 VICTORY PARK LN	\$ 45,355,370
139	Warwick Melrose Hotel Dallas	001326000101A0000	3015 OAK LAWN AVE	\$ 28,900,000
140	Wyndham Dallas Suites Park Central	0074970C000050000	7800 ALPHA RD	\$ 18,597,090
*Proposed Additional Hotels				



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1133

Item #: D.

Upcoming Agenda Item: Dallas Development Fund replacement board members
[Heather Lepeska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE April 1, 2024

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Kathy Stewart, Chad West

SUBJECT **Upcoming Agenda Item: Dallas Development Fund replacement board members**

At your April 24, 2024 City Council meeting, you will consider an item to authorize appointment of Santiago Bello, Michael Horne and Terry Kittleson as Directors to the Dallas Development Fund Board.

In February 2009, the City Council authorized the creation of a non-profit corporation, the Dallas Development Fund (DDF), to serve as the Community Development Entity necessary to apply for a New Markets Tax Credit (NMTC) allocation and manage the City's NMTC Program. Since DDF's creation, Council has approved the DDF's initial allocation and amended certificate of formation and bylaws, confirmed the City Manager's appointment of the initial Board of Directors, and authorized two replacement board members.

Per the amended certificate of formation and the bylaws of DDF, the City Manager shall appoint four Directors to the DDF Board, which appointments the City Council shall confirm. To be eligible to serve as a Director, a person must be a resident of the City and at least 18 years of age. Each board member shall serve for a term of two years (with a maximum of an eight-year term) or until his successor is appointed by the City Manager and confirmed by the City Council. Additionally, for NMTC compliance at least four board members must meet the Community Development Financial Institution's (CDFI) guidelines for accountability to low-income communities (LIC).

DDF currently has one Class I vacancy, and two Class I members in holdover status. The City Manager has recommended the appointment of Santiago Bello, Michael Horne and Terry Kittleson to serve on the DDF board to replace these positions. Mr. Bello is a Vice President at Goldman Sachs within the Asset and Wealth Management, with familiarity with NMTCs and other tax credit programs as a commercial real estate tool. Mr. Horne is the President and CEO of the Parkland Foundation. Mr. Kittleson is the President and CEO of In the City of Good. All three men are Dallas residents, and Mr. Horne and Mr. Kittleson are LIC accountable.

With their appointment, the DDF board will have six LIC accountable members.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942 or Robin.Bentley@dallas.gov.

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Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bazor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors