

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, DECEMBER 2, 2024

24-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
MAYOR PRO TEM TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, *Narvaez (**1:06 p.m.), West, Arnold (**1:05 p.m.), Bazaldua, Stewart, Ridley

ABSENT: [0]

The meeting was called to order at 1:04 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 2:35 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, DECEMBER 2, 2024

EXHIBIT A

City of Dallas

Public Notice

RECEIVED

2024 NOV 27 AM 9:31

**CITY SECRETARY
DALLAS, TEXAS**

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

241114

**POSTED CITY SECRETARY
DALLAS, TX**



Economic Development Committee

December 2, 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 *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (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:6/28/24

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 Economic Development Committee on Spectrum Cable Channel 95 and bit.ly/cityofdallastv:<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mfe998465941b28e6d0ea73bb33dc4ff5>

Call to Order

MINUTES

1. [24-3642](#) Approval of the November 12, 2024 Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [24-3643](#) Upcoming Agenda Item: Authorize a development agreement with West End Lofts, LP and/or its affiliates in an amount not to exceed \$49,000,000 in consideration of the West End Lofts Project, a proposed mixed-use, mixed-income, and transit-oriented development project on real property currently addressed as 805 Elm Street, 711 Elm Street, and 211 N. Austin Street, located within and adjacent to the City Center TIF District - Financing: City Center TIF District Fund (\$28,275,676.00) (subject to current and annual appropriations from tax increments), Public/Private Partnership Fund (\$7,357,605.00), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$7,724,324.00) (subject to current and annual appropriations), and 2012 General Obligation Bond Fund (Proposition 3: Economic Development/Housing) (\$5,642,395.00) [Tamara Leak, Assistant Director (I), Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Presentation](#)

BRIEFING MEMOS

- B. [24-3645](#) Upcoming Agenda Item: Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$500,000 with HAECO Global Engine Support, LLC and/or its affiliates in consideration of a new aviation engine repair facility to be located at 11124 Goodnight Lane (City Council District 6) [Heather Lepeska, Assistant Director; Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- C. [24-3650](#) Upcoming Agenda Item: Authorize a public hearing to be held on January 8, 2025 to receive comments regarding amendments and updates to the City of Dallas Economic Development Incentive Policy for the period January 1, 2025 through December 31, 2026 [Heather Lepeska, Assistant Director; Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- D. [24-3648](#) Upcoming Agenda Item: Authorize amendments to Resolution No. 22-1008 previously approved on June 22, 2022 authorizing a development agreement ("Agreement") and all other necessary documents, upon approval as to form by the City Attorney, with I-20 Lancaster Development, LLC and/or its affiliates ("Developer"), related to the University Hills Phase I catalyst project ("Project") on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line to: (1) increase the City Subsidy by \$1,750,000.00 from an amount not to exceed \$34,210,966.00 to an amount not to exceed \$35,960,966.00 by increasing the economic development grant payable from the City's Public/Private Partnership Fund ("PPP Grant") by \$1,750,000.00 from an amount not to exceed \$2,800,000.00 to an amount not to exceed \$4,550,000.00, (2) extend various material dates and deadlines, (3) transfer an amount not to exceed \$1,750,000.00 from the Dallas Water Utilities ARPA Redevelopment Fund to the Public/Private Partnership Fund, and (4) make other corresponding modifications, and, in consideration, (5) increase the Developer's minimum investment requirement by \$2,000,000.00 from \$60,000,000.00 to \$62,000,000.00, (6) amend the Minimum Vertical Requirements to require the Developer to prepare and sell an additional 50 sites to third-party builders for the construction of single-family homes, and (7) amend the Minimum Vertical Requirements to require the Developer to construct a community amenity center with a pool (City Council District 8) [Robin Bentley, Assistant City Manager (I); Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- E. [24-3644](#) Upcoming Agenda Item: Authorize a three-year service contract, with three one-year renewal options, for project underwriting services for the Office of Economic Development - National Council for Community Development, Inc. dba Grow America, most advantageous proposer of two - Total not to exceed \$463,635.00 - Financing: General Fund (\$139,090.50) and Public Private Partnership Fund (\$324,544.50) (subject to annual appropriations) [Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- F. [24-3646](#) City of Dallas Office of Economic Development Receives Reaccreditation as an Accredited Economic Development Organization [Kevin Spath, (I) Director, Office of Economic Development]

Attachments: [Memorandum](#)

- G. [24-3647](#) Board of Adjustment Rules of Procedure Amendments [Andreea Udrea, Deputy Director, Planning and Development Department]

Attachments: [Memorandum](#)

- H. [24-3649](#) Commercial Permits Dashboard Update [Emily Liu, Director, Planning and Development Department]

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]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, DECEMBER 2, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 2, 2024

Item 1: Approval of the November 04, 2024 Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Narvaez, Arnold absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 2, 2024

BRIEFING ITEMS

Item A: Upcoming Agenda Item: Authorize a development agreement with West End Lofts, LP and/or its affiliates in an amount not to exceed \$49,000,000 in consideration of the West End Lofts Project, a proposed mixed-use, mixed income, and transit-oriented development project on real property currently addressed as 805 Elm Street, 711 Elm Street, and 211 N. Austin Street, located within and adjacent to the City Center TIF District - Financing: City Center TIF District Fund (\$28,275,676.00) (subject to current and annual appropriations from tax increments), Public/Private Partnership Fund (\$7,357,605.00), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$7,724,324.00) (subject to current and annual appropriations), and 2012 General Obligation Bond Fund (Proposition 3: Economic Development/Housing) (\$5,642,395.00)

The following individuals briefed the committee on the item:

- Tamara Leak, Assistant Director (I), Office of Economic Development;
- Kevin Spath, Director (I), Office of Economic Development;
- Dorcy Clark, Senior Manager, Office of Economic Development; and
- Zach Krochtengel, Developer, Sycamore Strategies

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 2, 2024

BRIEFING MEMOS

- Item B: Upcoming Agenda Item: Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$500,000 with HAECO Global Engine Support, LLC and/or its affiliates in consideration of a new aviation engine repair facility to be located at 11124 Goodnight Lane (City Council District 6)
- Item C: Upcoming Agenda Item: Authorize a public hearing to be held on January 8, 2025 to receive comments regarding amendments and updates to the City of Dallas Economic Development Incentive Policy for the period January 1, 2025 through December 31, 2026
- Item D: Upcoming Agenda Item: Authorize amendments to Resolution No. 22-1008 previously approved on June 22, 2022 authorizing a development agreement (“Agreement”) and all other necessary documents, upon approval as to form by the City Attorney, with I-20 Lancaster Development, LLC and/or its affiliates (“Developer”), related to the University Hills Phase I catalyst project (“Project”) on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line to: (1) increase the City Subsidy by \$1,750,000.00 from an amount not to exceed \$34,210,966.00 to an amount not to exceed \$35,960,966.00 by increasing the economic development grant payable from the City’s Public/Private Partnership Fund (“PPP Grant”) by \$1,750,000.00 from an amount not to exceed \$2,800,000.00 to an amount not to exceed \$4,550,000.00, (2) extend various material dates and deadlines, (3) transfer an amount not to exceed \$1,750,000.00 from the Dallas Water Utilities ARPA Redevelopment Fund to the Public/Private Partnership Fund, and (4) make other corresponding modifications, and, in consideration, (5) increase the Developer's minimum investment requirement by \$2,000,000.00 from \$60,000,000.00 to \$62,000,000.00, (6) amend the Minimum Vertical Requirements to require the Developer to prepare and sell an additional 50 sites to third-party builders for the construction of single-family homes, and (7) amend the Minimum Vertical Requirements to require the Developer to construct a community amenity center with a pool (City Council District 8)
- Item E: Upcoming Agenda Item: Authorize a three-year service contract, with three one-year renewal options, for project underwriting services for the Office of Economic Development - National Council for Community Development, Inc. dba Grow America, most advantageous proposer of two - Total not to exceed \$463,635.00 - Financing: General Fund (\$139,090.50) and Public Private Partnership Fund (\$324,544.50) (subject to annual appropriations)
- Item F: City of Dallas Office of Economic Development Receives Reaccreditation as an Accredited Economic Development Organization
- Item G: Board of Adjustment Rules of Procedure Amendments

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 2, 2024

BRIEFING MEMOS (cont.)

Item H: Commercial Permits Dashboard Update

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, DECEMBER 2, 2024

EXHIBIT C