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City of Dallas

CITY SECRETARY
DALLAS, TEXAS

1500 Marilla Street, Room 6ES
Dallas, Texas 75201



Public Notice

200380

POSTED CITY SECRETARY
DALLAS, TX

Economic Development Committee

May 4, 2020

1:00 PM

This Economic Development Committee meeting will be held by videoconference. The meeting will be broadcast live on Spectrum Cable Channel 95 and online at

bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?>

MTID=e95e41945110323b307b4074564f3ef13

2020 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Blewett (VC), Gates, McGough, Narvaez, Resendez, West	ENVIRONMENT AND SUSTAINABILITY Narvaez (C), Atkins (VC), Blackmon, Blewett, Gates
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Gates (C), Mendelsohn (VC), Arnold, Bazaldua, Kleinman, Narvaez, Thomas	HOUSING AND HOMELESSNESS SOLUTIONS West (C), Thomas (VC), Arnold, Blackmon, Kleinman, Mendelsohn, Resendez
PUBLIC SAFETY McGough (C), Arnold (VC), Bazaldua, Blewett, Medrano, Mendelsohn, Thomas	QUALITY OF LIFE, ARTS, AND CULTURE Arnold (C), Gates (VC), Atkins, Narvaez, West
TRANSPORTATION AND INFRASTRUCTURE Kleinman (C), Medrano, (VC), Atkins, Bazaldua, Blewett, McGough, West	WORKFORCE, EDUCATION, AND EQUITY Thomas (C), Resendez (VC), Blackmon, Kleinman, Medrano
AD HOC JUDICIAL NOMINATING COMMITTEE McGough (C), Blewett, Mendelsohn, Narvaez, West	AD HOC LEGISLATIVE AFFAIRS Johnson (C), Blackmon (VC), Atkins, Gates, Mendelsohn
AD HOC COMMITTEE ON COVID-19 ECONOMIC RECOVERY AND ASSISTANCE Thomas (C), Blackmon, Atkins, Bazaldua, Kleinman, Medrano, West	AD HOC COMMITTEE ON COVID-19 HUMAN AND SOCIAL RECOVERY AND ASSISTANCE McGough (C), Mendelsohn, Arnold, Blewett, Gates, Narvaez, Resendez

(C) – Chair, (VC) – Vice Chair

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."

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

Call to Order**MINUTES**

1. [20-847](#) Approval of the March 2, 2020 Economic Development Committee Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [20-849](#) Authorize **(1)** a third amendment to the Chapter 380 Grant Agreement (“2016 Chapter 380 Agreement”) with WCWRD Inc and its affiliates or subsidiaries (“Developer”) and a second amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (“2018 TIF/Chapter 380 Agreement”) with Developer, approved as to form by the City Attorney, related to the Red Bird Mall Redevelopment Project (“Project”) to: **(a)** increase the amount of the 2018 Chapter 380 conditional grant by \$3,000,000.00 in bond funds; **(b)** remove the requirement that the Developer make any Distributable Cash Payments to the City pari passu with distributions of cash flow to the Project’s equity investors; and **(c)** increase the minimum Investment Requirement for the Project by \$14,000,000.00; **(2)** an amendment to the Amended and Restated Deed of Trust to add the former Sears property and, at the request of the Developer, any other future properties acquired by the Developer within the Westmoreland-IH 20 Sub-District of Tax Increment Reinvestment Zone Number Twenty (“Mall Area Redevelopment TIF District”) as collateral property; and **(3)** the City Manager to negotiate and execute any other documents, including but not limited to Subordination, Non-Disturbance, and Attornment agreements necessary to accommodate the Project in accordance with City Council approved terms, approved as to form by the City Attorney.

[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Presentation](#)

- B. [20-881](#) “Request for Resolutions of No Objection for 4% Non-Competitive Housing Tax Credits Allocated Through the Texas Department of Housing and Community Affairs and Proposed Recommendations for (1) the renovation of Ridgecrest Terrace Apartments, a 250-unit affordable multifamily property located at 526 South Walton Walker Boulevard, (2) the development of Ridge at Lancaster, a 300-unit affordable multifamily property located at 5703 Lancaster Road & 1819 Crouch Road, (3) the development of Gateway Oak Cliff, a 230-unit mixed income multifamily property located at 400 South Beckley Avenue, and (4) the development of The Oaks, a 260-unit mixed income multifamily property for seniors located at 630 South Llewellyn Avenue.”
[Kyle Hines, Manager, Office of Economic Development]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS

- C. [20-853](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P. & L Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. This is a hearing to consider the request to authorize the hearing and not the rezoning of the property at this time. [Kris Sweckard, Director, Sustainable Development and Construction]

Attachments: [5 Signature memo - CM Bazaldua](#)
[Authorized Hearings Prioritization Memo](#)

- D. [20-852](#) Incentive Agreement Extension, authorizing (i) extensions of up to six months, subject to approval of the Director of the Office of Economic Development (“Director”), for city-imposed contractual deadlines occurring on or after March 1, 2020 for active incentive agreements approved by the City Council prior to March 1, 2020; (ii) an additional extension of up to six months, subject to approval of the Director, for such active incentive agreements; and (iii) forbearance of loan payments and extension of loan maturity dates for a period of up to six months, subject to approval of the Director, due to the economic impact of COVID-19. [Courtney Pogue, Director, Office of Economic Development]

Attachments: [Memo](#)

- E. [20-850](#) Authorize an amendment to the Chapter 380 Economic Development Grant Agreement and Business Personal Property Tax Abatement with Uber Technologies, Inc., authorized by City Council on August 14, 2019 by Resolution No. 19-1166, to extend deadlines for certain city-imposed contractual requirements at no additional cost consideration to the City. [Courtney Pogue, Director, Office of Economic Development]

Attachments: [Memo](#)

- F. [20-848](#) Acceptance of Four Grants from Preservation Dallas as a Match to City Funds for a Contract for a Historic Survey and Contextual Statements [Murray G. Miller, Historic Preservation Officer, Office of Historic Preservation]

Attachments: [Memo](#)

- G. [20-894](#) Dallas Small Business Continuity Fund, Launch
[Courtney Pogue, Director, Office of Economic Development]

Attachments: [Memo](#)

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]