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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

November 1, 2021

1:00 PM

2021 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	ENVIRONMENT AND SUSTAINABILITY Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
PUBLIC SAFETY McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
AD HOC JUDICIAL NOMINATING COMMITTEE Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	AD HOC LEGISLATIVE AFFAIRS Atkins (C), McGough, Mendelsohn, Narvaez, Willis
AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE Thomas (C), Atkins, Mendelsohn, Moreno, Ridley	AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS Mendelsohn (C), Atkins, Blackmon, McGough, Schultz

(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."

"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."

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

The Public is encourage to attend the meeting virtually, however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The meeting will be broadcast live on Spectrum Cable Channel 16 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=efbb6bfd60152ef09f4fb1a0ed02038ee>

Call to Order

MINUTES

1. [21-2107](#) Approval of the October 4, 2021 Economic Development Committee Meeting Minutes

Attachments: [Memo](#)

BRIEFING ITEMS

- A. [21-2103](#) Economic Development Entity: Organizational Formation
[Tracye McDaniel, President, TIP Strategies; Jennifer Todd-Goynes, Senior Consultant, TIP Strategies]

Attachments: [Presentation](#)

- B. [21-2101](#) 1,000 Unit Affordable Housing Challenge Update: Memorandum of Understanding between the City of Dallas and DART
[Julian Ryan, Director, Planning and Urban Design]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS

- C. [21-2104](#) Authorize a resolution nominating medical clinics to be embedded in Dallas Walgreens locations by VillageMD as a Texas Enterprise Zone
[Heather Lepeska, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- D. [21-2105](#) Call for Public Hearing Regarding Amendment to the Grand Park South Tax Increment Financing (TIF) District
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- E. [21-2113](#) Call for Public Hearing Regarding Amendment to the Mall Area Redevelopment Tax Increment Financing (TIF) District
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- F. [21-2125](#) Authorize 1) a Chapter 380 Economic Development grant agreement, in an amount not to exceed \$250,000.00, associated with workforce development and job creation, and 2) nomination as a Texas Enterprise Zone; both with CBRE, Inc.
[Heather Lepaska, Assistant 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]



City of Dallas

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

Agenda Information Sheet

File #: 21-2107

Item #: 1.

Approval of the October 4, 2021 Economic Development Committee Meeting Minutes

Economic Development Meeting Record

The Economic Development Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed/copied by contacting the Economic Development Committee Coordinator at 214-671-8958

Meeting Date: October 4, 2021

Convened: 1:00p.m.

Adjourned: 3:36 p.m.

Committee Members Present:

Tennell Atkins, Chair
 Carolyn King Arnold, Vice Chair
 B. Adam McGough
 Omar Narvaez
 Jaime Resendez
 Chad West
 Gay Donnell Willis

Committee Members Absent:

Other Council Members Present:

Presenters:

Dr. Eric Johnson, Chief Eco. Dev. & Neighborhood Services
 Robin Bentley, Director, Office of Economic Development
 Kevin Spath, Assistant Director, Office of Economic Development
 Kimberly Bizer Tolbert, Chief of Staff
 Terry Lowery, Director, Dallas Water Utilities
 William Munding, Director, Department of Development Services
 Elisa Gouveia Waldrup, Assistant Director, ITS

AGENDA

Call to Order (1:00 p.m.)

1. Approval of the September 21, 2021 Meeting Minutes

Presenter(s): Tennell Atkins, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the, September 21, 2021 Economic Development Committee meeting.

Motion made by: Chad West	Motion seconded by: Jaime Resendez
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

2. Overview of Proposed Refuge Dallas Lake Highlands Project

Presenter(s): Kimberly Bizer Tolbert, Chief of Staff, City Manager's Office, Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services, City Manager's Office, Terry Lowery, Director, Dallas Water Utilities

Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

- 3. Kay Bailey Hutchison Convention Center Dallas Master Plan Update and Project Financing Zone**
Presenter(s): Rosa Fleming, Director, Convention and Events Services, Robin Bentley, Director, Office of Economic Development, Joey Zapata, Assistant City Manager, City Manager’s Office, Dr. Eric A Johnson, Chief of Economic Development & Neighborhood Services, City Manager’s Office

Action Taken/Committee Recommendation(s): A motion was made to move the item forward

Motion made by:	Motion seconded by:
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

- 4. Department of Development Services: Transformation and Realignment Strategy _ Phase II Assessment and Recommendations**

Presenter(s): Dr. Eric A. Johnson, Chief of Economic Development, City Manager’s Office

Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

- 5. Upcoming Agenda Item: Authorized a three-year service contract, with two one-year renewal options, for third-party administrator services for the City’s Property Assessed Clean Energy (PACE) program for the Office of Economic Development – Texas Property Assessed Clean Energy Authority dba Texas PACE Authority, only proposer**

Presenter(s): Kevin Spath, Assistant Director, Office of Economic Development

Action Taken/Committee Recommendation(s): No action taken

Motion made by:	Motion seconded by:
Item passed unanimously:	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

Adjourn (3:36 p.m.)

APPROVED BY:

ATTESTED BY:

Tennell Atkins, Chair
Economic Development Committee

Tenna Kirk, Coordinator
Economic Development Committee



City of Dallas

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

Agenda Information Sheet

File #: 21-2103

Item #: A.

Economic Development Entity: Organizational Formation
[Tracye McDaniel, President, TIP Strategies; Jennifer Todd-Goynes, Senior Consultant, TIP Strategies]

ECONOMIC DEVELOPMENT ENTITY: ORGANIZATIONAL FORMATION

ECONOMIC DEVELOPMENT COMMITTEE



TRACYE MCDANIEL | JENN TODD-GOYNES
NOVEMBER 1, 2021

AGENDA

- ▶ Work to date
- ▶ Entity update
- ▶ Next steps

PRIMARY OBJECTIVES

- ▶ Share progress to date
- ▶ Refine direction for entity name
- ▶ Establish board profiles and selection process



WORK TO DATE

HOW WE GOT HERE

▶ 2019

- ▶ **Economic Development Strategic Plan (EDSP) completed** with stakeholder engagement.
 - ▶ Recommendations include Invest Dallas, a new economic development entity to:
 - ▶ More aggressively promote the City
 - ▶ Generate new investment and jobs in the City, especially in underserved and underdeveloped areas

▶ 2019-2020

- ▶ **Stakeholder review of the EDSP** to gather additional input on priorities
 - ▶ Creating a new economic development entity was the highest priority item
 - ▶ Equity, especially for southern Dallas, was also a theme
- ▶ **TIP briefed Council on the new entity** in April

▶ 2021

- ▶ TIP is working with city staff and stakeholders to **establish the entity** using 2019-2020 work, best practices, and stakeholder feedback

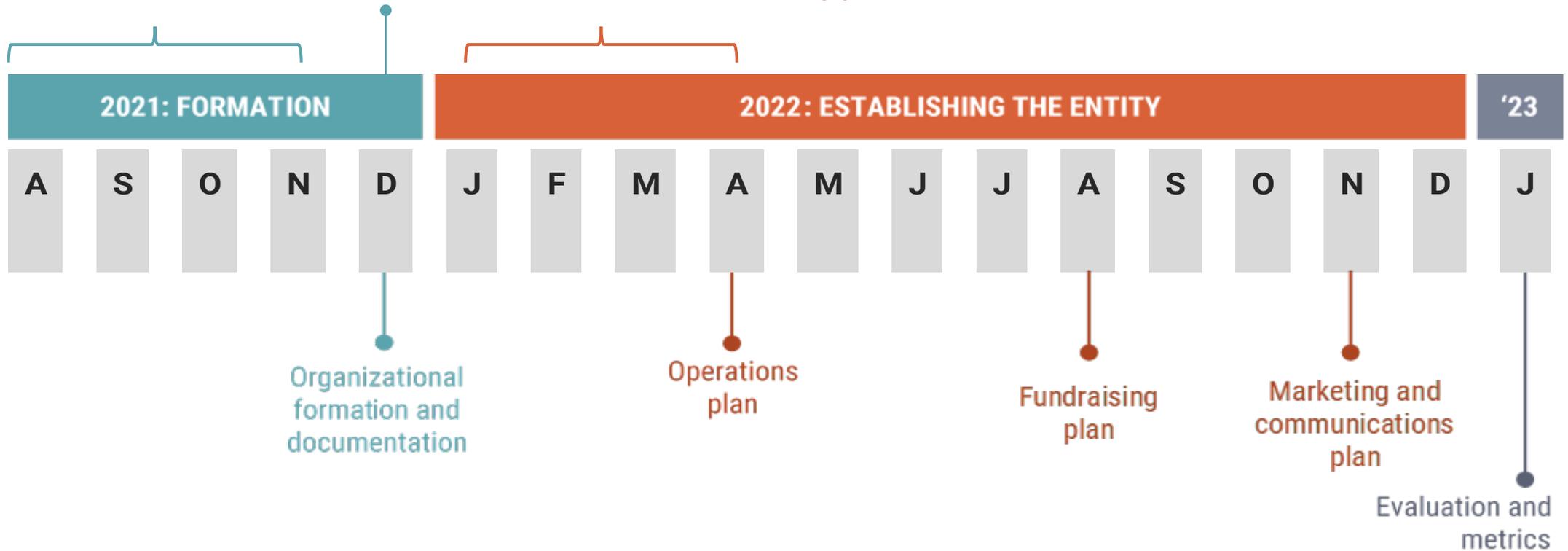
WHERE WE'RE GOING

Building the organizational framework

- ▶ Certificate of formation
 - ▶ Bylaws
 - ▶ Interlocal agreement
 - ▶ Board structure
 - ▶ Entity name
- End of Year**
- ▶ Organization established
 - ▶ Interim Board and staff in place

1st Quarter 2022

- ▶ Board established
- ▶ Begin executive director hiring process



ECONOMIC DEVELOPMENT ENTITY FUNCTIONS

BUSINESS DEVELOPMENT

- ▶ **Outbound marketing:** earned media, marketing missions, national advertising, trade shows/industry conferences
- ▶ **Inbound marketing:** familiarization tours, networking with real estate brokers and developers
- ▶ **Branding:** strengthens Dallas's brand as one of the world's great economic centers
- ▶ **Business retention & expansion:** business visitations, networking, and events

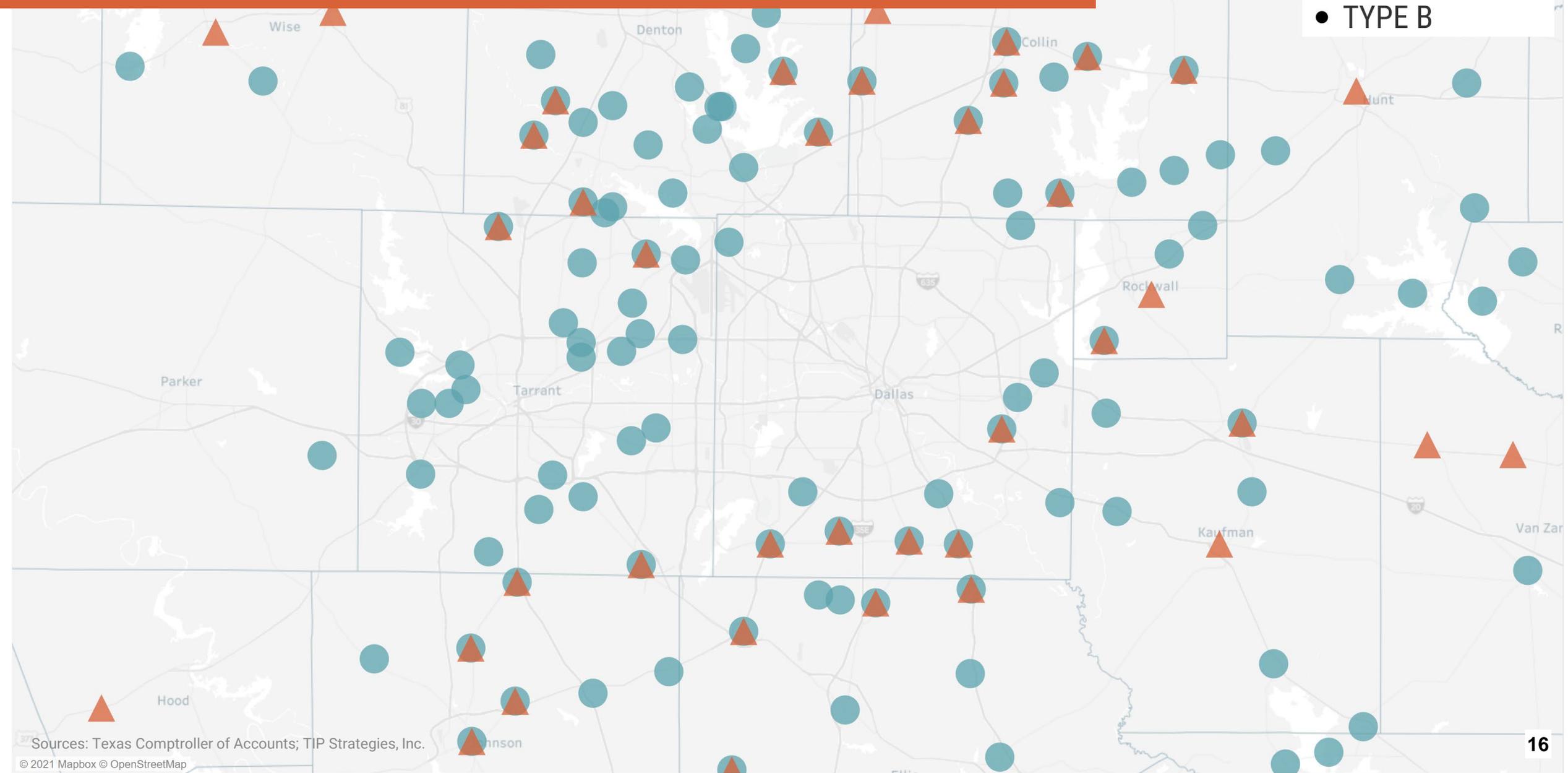
PUBLIC DEVELOPER

- ▶ **Public development:** serve as a public developer of City-owned properties and conduct land acquisition to advance real estate projects that the City could not do on its own, especially in strategic areas
- ▶ **Existing asset support:** to support major development projects (e.g., Kay Bailey Hutchison Convention Center, the Streetcar project, and Hensley Field)
- ▶ **Transaction Support:** perform real estate transactions (lease, sale, purchase)
- ▶ **Lease administration:** manage properties on behalf of the City

ENTITY UPDATE

SALES AND USE TAX ELECTIVES IN NORTH TEXAS

SALES TAX OPTION
▲ TYPE A
● TYPE B



Sources: Texas Comptroller of Accounts; TIP Strategies, Inc.

© 2021 Mapbox © OpenStreetMap

COMPARABLE ENTITIES: BRANDING & MISSION



Mission. To advance Atlanta's global competitiveness by growing a strong economy, building vibrant communities, and increasing economic prosperity for all Atlantans.

Vision. We strive to make Atlanta the most economically dynamic and competitive city in the world.



Mission. To drive inclusive economic growth and job creation, support business, and promote Chicago as a leading global city.

Vision. Ensure that all Chicagoans prosper.



Mission. To grow the city's economy in an inclusive manner by retaining, expanding and attracting business and promoting investment, thereby increasing career opportunities for residents

Equity Statement. BDC is committed to a more equitable economy by supporting minority and women-owned businesses and promoting investments in neighborhoods that have been negatively impacted by institutional racism and/or generational poverty.

POSSIBLE NAMES

▶ **Function-based**

- ▶ Allows for “doing business as” later
- ▶ Ex: City of Dallas Economic Development Corporation

▶ **Branded**

- ▶ Develop Dallas: A City of Opportunity
- ▶ Opportunity Dallas: Creating Economic Prosperity for All
- ▶ Prosperity Dallas: Creating Economic Opportunity for All
- ▶ Dallas: Developing Economic Vibrancy
- ▶ Dallas Innovates
- ▶ Dallas Horizon

COMPARABLE ENTITIES: BOARD OF DIRECTORS



Members: 9

Composition

- ▶ Mayor (Board Chair)
- ▶ Council Community Development/Human Services Committee Chair
- ▶ Fulton County Commissioner
- ▶ Council & Mayoral Appointees
 - ▶ Board of Education
 - ▶ Business Sector
 - ▶ Finance
 - ▶ Atlanta Planning Advisory Board
 - ▶ Real Estate

AUSTIN ECONOMIC DEVELOPMENT CORPORATION

Members: 21

Composition

- ▶ Public/Private
- ▶ Housing
- ▶ Equity
- ▶ Finance
- ▶ Arts
- ▶ Music
- ▶ Preservation
- ▶ Homelessness
- ▶ M/WBE Business
- ▶ Industry
- ▶ Urban / Regional Planning
- ▶ Infrastructure / Transportation
- ▶ Workforce Development
- ▶ Vocational / Workforce Education
- ▶ Higher Education
- ▶ K-12 Education
- ▶ Early Childcare
- ▶ Senior Services
- ▶ Ex-Officio Officer
- ▶ Downtown Austin Alliance (downtown commercial)

BOARD MEMBER NOMINATION PROCESS OPTIONS

Decentralized nominations: City Manager-led

- ▶ Board members fill skill-based roles
- ▶ City Manager nominates initial slate of board members for Council approval
- ▶ Board members suggest a slate for City Manager review, and City Manager nominates a candidate from that slate for City Council approval

Decentralized nominations: City Departments, Key Stakeholder-led

- ▶ Board members represent organizations or sectors
- ▶ City departments and other organizations nominate board members who are approved by the City Manager

Centralized nominations: Council-led

- ▶ Board members are allocated by council district
- ▶ Individual Council members nominate board members, which are approved by City Council

BOARD OF DIRECTORS: DISCUSSION OUTCOMES

PROPOSED STRUCTURE

- ▶ **Nomination:** *City-Manager led*
- ▶ **Term**
 - ▶ 3-year term, unlimited renewals.
 - ▶ Board officers (President, Vice President, Treasurer, Secretary) elected every year
- ▶ **Number of board members:** 9-15
- ▶ **Limitations:**
 - ▶ Annual report to council
 - ▶ Subject to city audits
 - ▶ Meetings must comply with Texas Open Meetings and Public Information Act

DESIRED EXPERTISE

- ▶ Affordable housing
- ▶ Anchor institutions: education, industry, healthcare
- ▶ Arts and culture
- ▶ City / community planning
- ▶ Design
- ▶ Diversity, equity, and inclusion
- ▶ Ethnic and minority chambers of commerce
- ▶ Finance
- ▶ Fundraising
- ▶ Historic preservation
- ▶ Infrastructure
- ▶ Innovation
- ▶ Marketing or branding
- ▶ Real estate development or construction
- ▶ Sustainable development
- ▶ Target industries
- ▶ Transportation
- ▶ Workforce/talent development

A large, stylized number '3' is positioned on the left side of the slide. It is composed of several overlapping shapes in two shades of orange: a darker orange for the main body and a lighter orange for the top and bottom loops. The background is a solid, medium-dark orange.

NEXT STEPS

NEXT STEPS

SHORT TERM: ORGANIZATIONAL FORMATION

- ▶ TIP is updating certificate of formation, bylaws, and interlocal agreement, which will be circulated in advance of the City Council meeting Dec. 8
- ▶ Dec. 8: City Council
- ▶ Goal for end of 2021: Organizational formation documents approved by City Council and filed with the State of Texas

LONGER TERM

- ▶ Process for nominating individuals for consideration on the board of directors, establishing the board
- ▶ Operations Plan: anticipated May 2022
- ▶ Executive Director hiring process: begin spring 2022 after the full board is in place

THANK YOU



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www.tipstrategies.com

AUSTIN — BOSTON — SEATTLE



City of Dallas

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

Agenda Information Sheet

File #: 21-2101

Item #: B.

1,000 Unit Affordable Housing Challenge Update: Memorandum of Understanding between the City of Dallas and DART

[Julian Ryan, Director, Planning and Urban Design]



City of Dallas

DART TOD Housing Unit Challenge Update

Economic Development
Committee
November 1, 2021

Robin Bentley, Director
Economic Development
City of Dallas

Julia Ryan, Interim Director
Planning and Urban Design
City of Dallas

Presentation Overview



- Purpose
- Background/History
- Overview of Selected Sites
- Staff Recommendations
- Next Steps



Purpose



- Update the Committee on the status of staff's response to the TOD Housing Unit Challenge.
- Describe next steps necessary for staff to investigate potential development opportunities on DART-owned properties.



Background/History



- On July 1, 2020 Councilmembers West, Kleinman, Atkins and Thomas issued a challenge to the City and DART:
 - Utilize available City or DART land within half mile of up to ten DART transit stations to produce mixed income housing developments with no less than 1,000 affordable housing units serving individuals with income levels between 30 to 120% of the Area Median Income.



Background/History



- December 2020: TOD Housing Unit Challenge Update (Housing and Homeless Solutions)
- May 2021: 1000-Unit Housing Challenge: Recommended Developers & Next Steps (Housing & Homeless Solutions)
- September 2021: DART Update (Economic Development Committee)



Phase 1: City Owned Property



Recommended/Preferred Developers

Developer/Applicant	Project Type	# of Units	Total Project Cost	Cost/Unit	Proposed Site	Status
Lavoro Capital Holdings LP	Multifamily & Retail	340	\$ 53,880,000.00	\$ 158,471	4515 S. Lancaster	
Brinshore - Southfair CDC - BCW	Multifamily & Retail	89	\$ 25,644,237.00	\$ 288,137	3015 Al Lipscomb Way	
Innovan Neighborhoods – Matthews Southwest	Multifamily/ Townhome/Cottages	303	\$ 71,528,527.00	\$ 236,068	6601 S. Lancaster	
Totals/Average		732	\$ 50,350,921.33	\$ 227,558.61		

- Highest scoring development team for each site is recommended



Potential Phase I(a) DART Sites



- Preliminary Short-list of DART redevelopment sites

Address	CD	Acreage	Parking Spaces	Parking (% Used)*	Station Name
6410 Lake June Rd	5	22.9	434	23%	Lake June Station
2646 S Westmoreland Rd	3	15.3	672	41%	Westmoreland Station
8008 Elam Rd	5	12.2	499	33%	Buckner Station
2002 South Hampton Rd	1	10.6	455	44%	Hampton Station
11310 Denton Rd	6	4.1	221	23%	Royal Station
1740 E. 8 th Street	4	6.9	196	60%	8 th & Corinth Station (3 parcels)
Total Acreage		72.0			

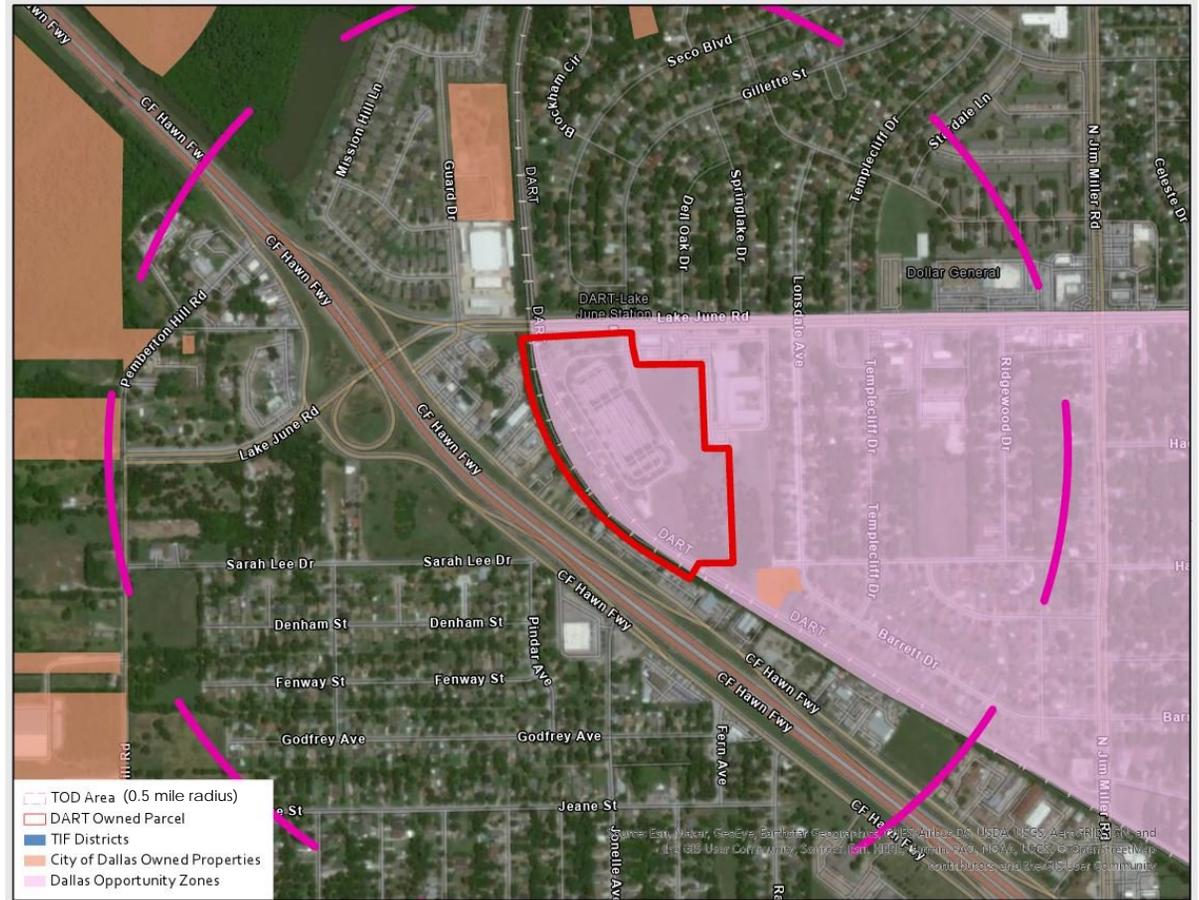
* DART TOD Property Evaluation, 2019



Lake June Station



- Area: 22.9 acres
- Zoning: LI (Light Industrial)
- Council District: 5
- Parking Spaces: 434
- Parking (% Used): 23%
- Schools: Henry B Gonzalez Personalized Learning Academy
- Nearest full-service grocer: 0.2 miles
- Nearest healthcare: 1 mile



Westmoreland Station



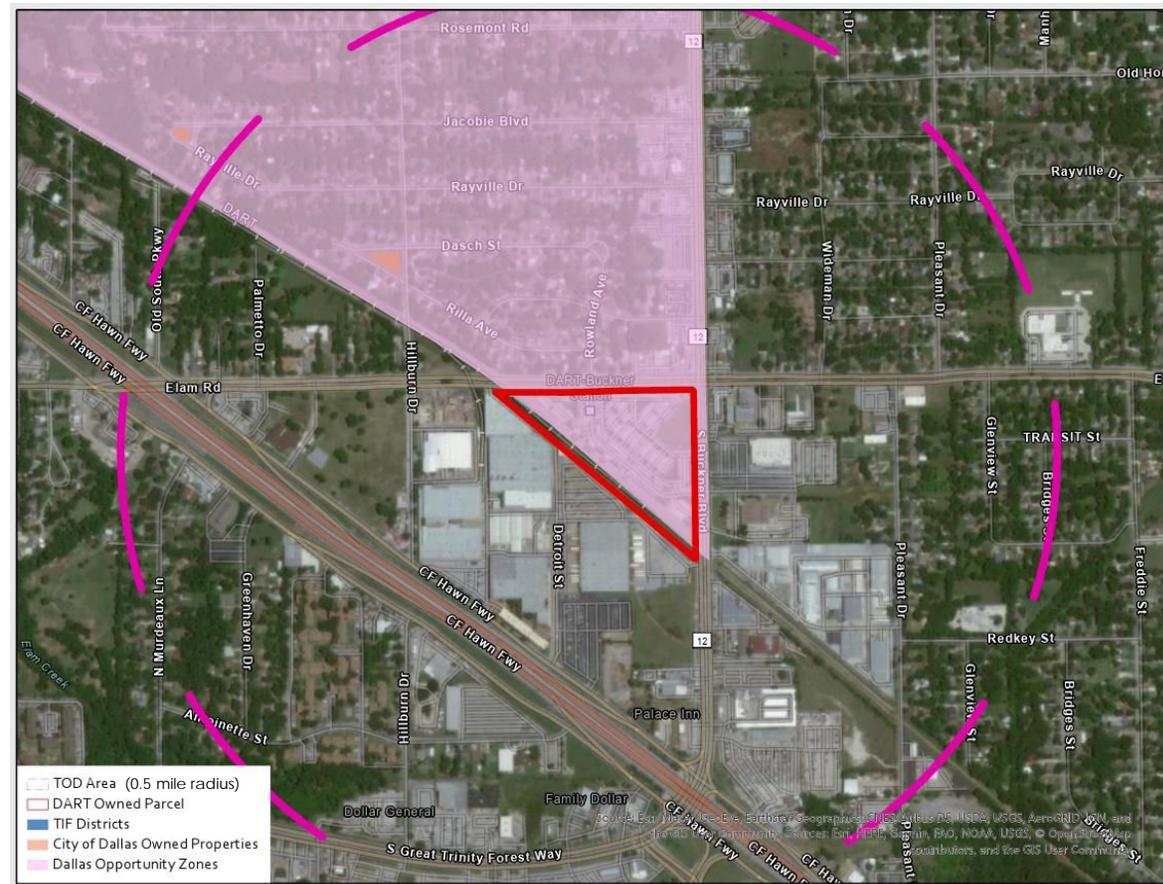
- Area: 15.3 acres
- Zoning: MF (Multi-Family)
- Council District: 3
- Parking Spaces: 672
- Parking (% Used): 41%
- Schools: Stockard Junior High School
- Nearest full-service grocer: 0.17 miles
- Nearest healthcare: 2.7 miles



Buckner Station



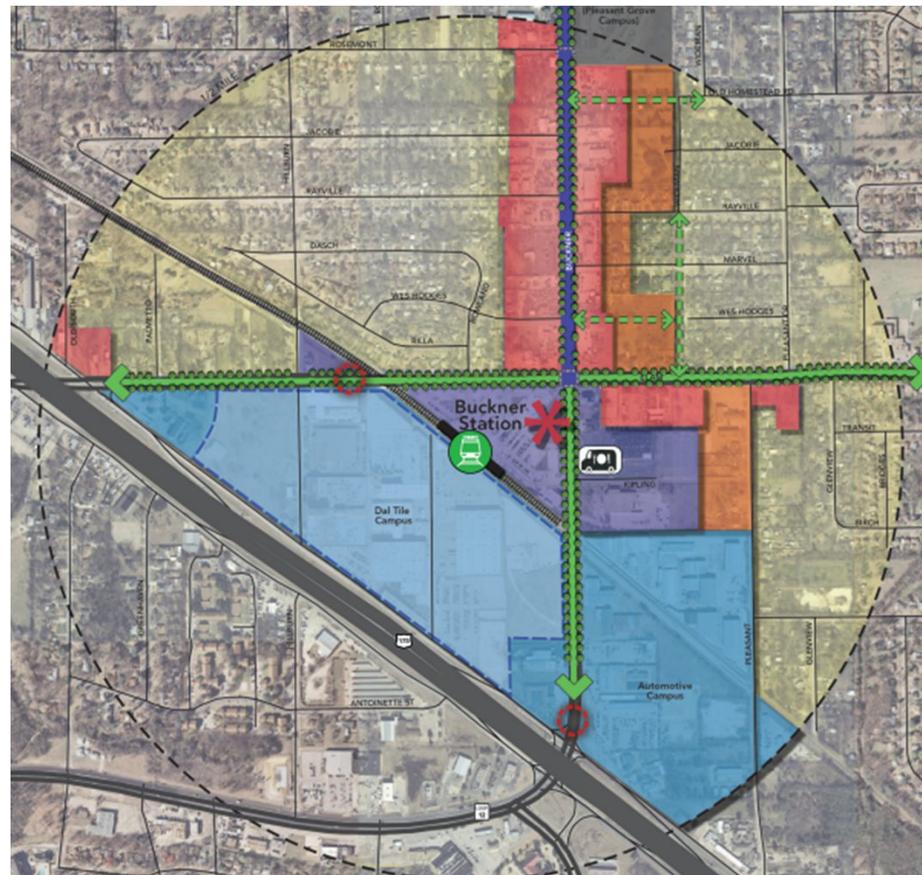
- Area: 12.2 acres
- Zoning: PD 366(retail)
- Council District: 5
- Parking Spaces: 499
- Parking (% Used): 33%
- Schools: B.H. Macon Elementary School; W A Blair Elementary School
- Nearest full-service grocer: 0.4 miles
- Nearest healthcare: 0.11 miles



Buckner Station TOD Plan



- Adopted: February 2013
- Vision: The Buckner Station area is envisioned as a safe, walkable, mixed-use neighborhood that provides a range of employment and job training opportunities, neighborhood-serving retail, entertainment destinations, and housing options.



Buckner Land Use Concept Plan

- Buckner Station
- 1/2 mile station
- Priority Intersection/Crosswalk
- Complete Streets Priority Area
- Secondary Streetscape Area
- Proposed Street Connection
- Gateway
- Food Cart Pod
- Example Catalyst Sites
- Commercial Corridor
- Urban Mixed-Use
- Urban Neighborhood
- Industrial Area
- Residential Neighborhood
- Campus District
- Dal Tile Campus



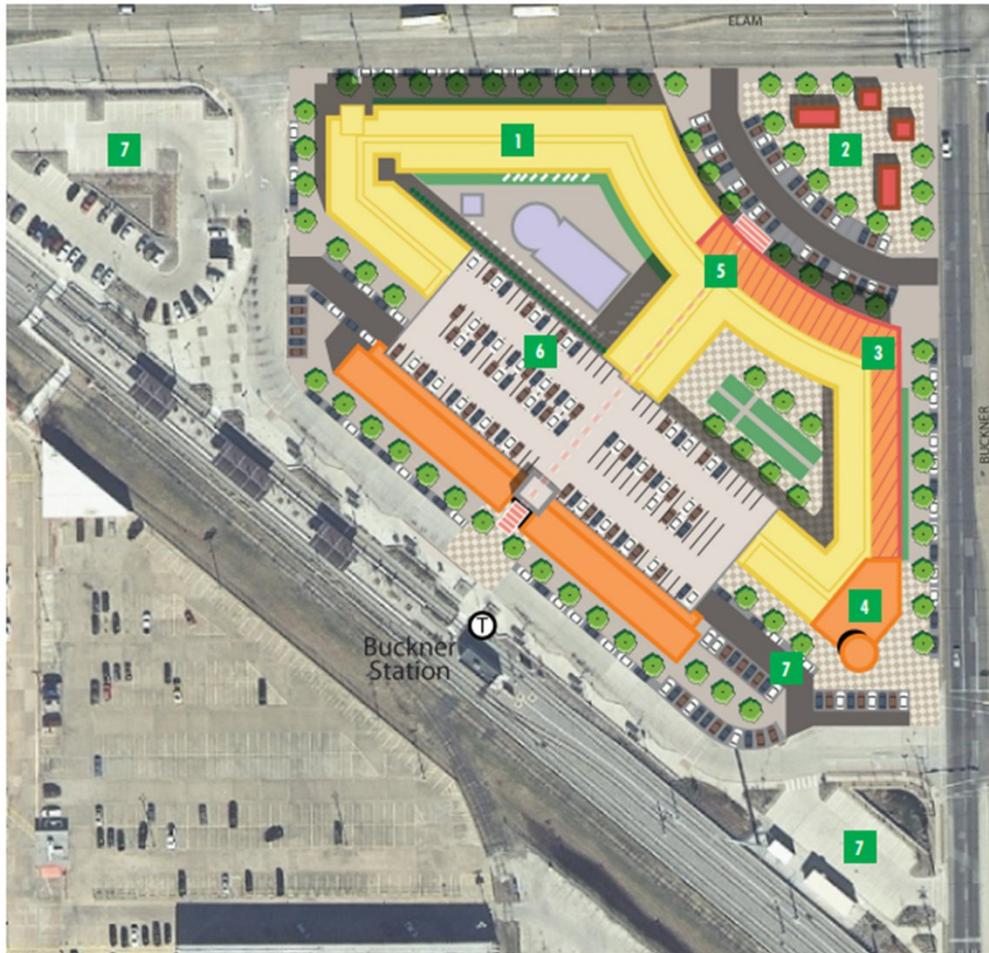
Buckner Station TOD Plan



New housing and retail development, and streetscape enhancements will help transform the Buckner Station area.



Buckner Station TOD Plan



Proposed Development Program Highlights

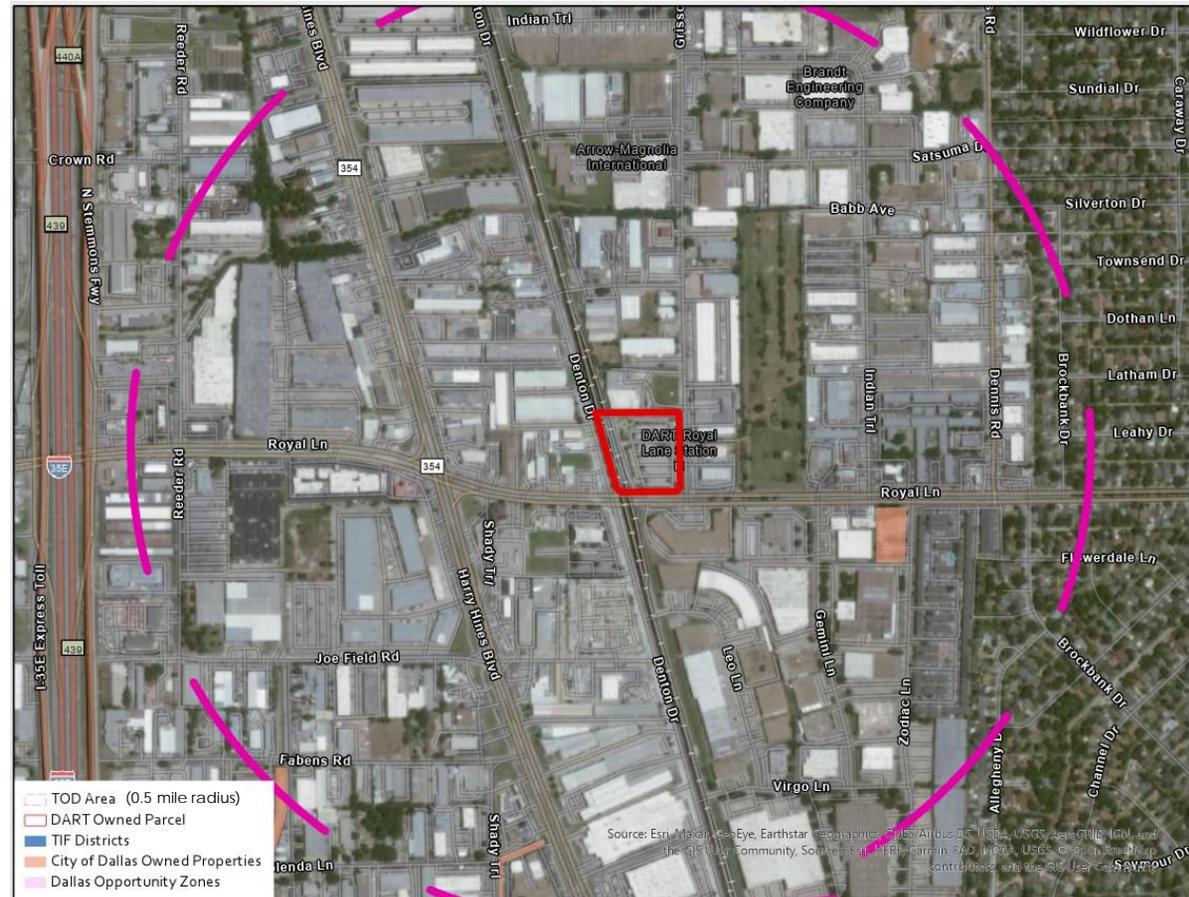
- 1 231 new housing units that range in size from studio to three-bedroom
- 2 Food carts in plaza
- 3 Ground-floor retail with housing above
- 4 Leasing office and clubhouse
- 5 Pedestrian walk through breezeway
- 6 200-space parking structure
- 7 258 surface parking spaces



Royal Lane Station



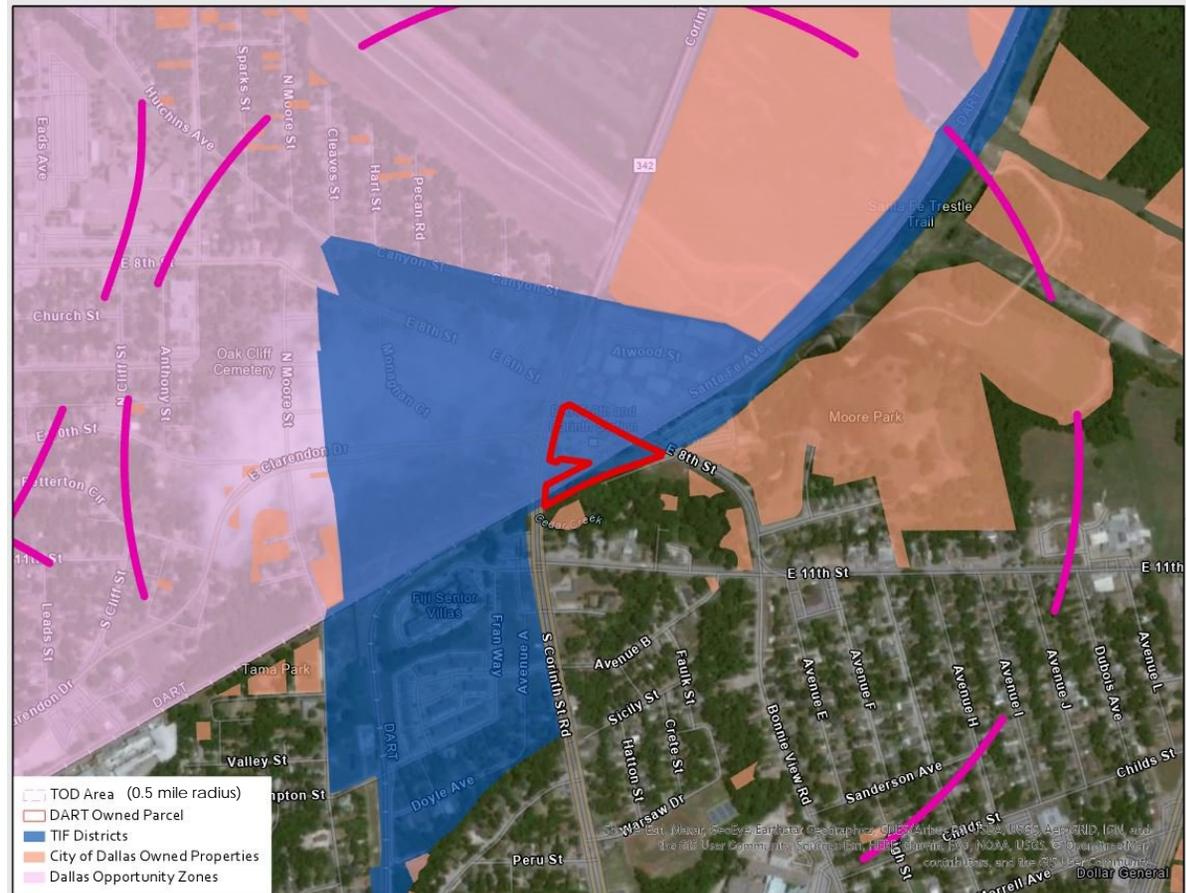
- Area: 4.1 acres
- Zoning: PD 366(Industrial Research)
- Council District: 6
- Parking Spaces: 221
- Parking (% Used): 23%
- Schools: Herbert Marcus Elementary School; FP Caillet Elementary School
- Nearest full-service grocer: 0.15 miles
- Nearest healthcare: 1.0 miles



8th & Corinth Station



- Area: 6.9 acres
- Zoning: PD 383 (retail)
- Council District: 4
- Parking Spaces: 196
- Parking (% Used): 60%
- Schools: NW Early Childhood Center; Franklin D. Roosevelt High School
- Nearest full-service grocer: 1.5 miles
- Nearest healthcare: 1.7 miles



Proposed Action



On November 10, the City Council will consider a Memorandum of Understanding (MOU) between the City and DART.

- The MOU will allow the City to market the DART sites through RFPs or other methods.
- Once the city secures a development partner, the City will negotiate an interlocal agreement with DART, as well as a lease agreement and development agreement.
- Each transaction will require the approval of the DART board and the City Council.



Proposed Action



DART Obligations under the MOU:

- **DUE DILIGENCE:** DART will provide information on each site (deed records, title information, surveys, environmental reviews, etc.)
- **KNOWN ISSUES:** DART will outline known issues that might impact development (such as environmental contamination, floodplain areas, existing easements, required easements, and desired future terms to facilitate DART operation of transit facilities on the site)
- **FTA COORDINATION:** DART will provide coordination with the Federal Transit Administration (FTA) review regarding review and input regarding any DART property with a Federal interest



Proposed Action



City Obligations under the MOU:

- **SITE REVIEWS:** Staff will review the information provided by DART and determine the suitability of each DART site for development. Where applicable, the City will determine if an adjacent or nearby City site should also be considered in a future development plan.
- **SOLICIT DEVELOPERS:** For any site deemed developable, the City will solicit a development partner for the site.
- **TRANSFER/DEVELOPMENT DOCUMENTS:** Once a developer has been selected, the City will notify DART and begin negotiation of an interlocal agreement and related sale and/or lease documents.



Staff Recommendation



- Staff recommends the Economic Development Committee forward the proposed Memorandum of Understanding between the City and DART to City Council for consideration and approval.



Next Steps



APPROVALS:

- Council will consider the Memorandum of Understanding on November 10.
- The DART board will consider the MOU on November 16.

IMPLEMENTATION:

- If approved, staff will begin working with DART immediately to review due diligence materials and determine the development potential of each site.
- Once sites are deemed developable, staff will solicit development partners for the sites.





DART TOD Housing Unit Challenge Update

Economic Development
Committee
November 1, 2021

Robin Bentley, Director
Economic Development
City of Dallas

Julia Ryan, Interim Director
Planning and Urban Design
City of Dallas





City of Dallas

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

Agenda Information Sheet

File #: 21-2104

Item #: C.

Authorize a resolution nominating medical clinics to be embedded in Dallas Walgreens locations by VillageMD as a Texas Enterprise Zone
[Heather Lepeska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE November 1, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Authorize a resolution nominating medical clinics to be embedded in Dallas Walgreens locations by VillageMD as a Texas Enterprise Zone**

On November 10, 2021, City Council will consider the approval of an item authorizing the nomination of Village Practice Management, LLC (VillageMD) to receive designation as an enterprise project under the Texas Enterprise Zone Act. VillageMD plans to open a number of medical clinics within Walgreens pharmacy locations in Dallas, with an initial prioritization on two southern Dallas locations at 10152 Lake June Road and 2401 W. Ledbetter Drive and an additional location at 5001 Ross Avenue.

Background: VillageMD Enterprise Project

Founded in 2013, Chicago-headquartered VillageMD is a for-profit primary care medical clinic system that collaborates with primary care physicians, physician groups, independent practice associations, and area healthcare systems to deliver a quick and convenient healthcare patient experience at lower costs than traditional medical providers in the communities they serve. VillageMD facilities include free-standing clinics, “Village Medical at Walgreens” (Village Medical) co-located clinics, as well as extended access via virtual visits. VillageMD has grown to include more than 2,800 physicians across nine markets, is responsible for approximately 600,000 patients and manages \$4 billion in total medical spend in value-based contracts.

In Dallas, VillageMD will be building its Village Medical model, collocating medical clinics within existing Walgreens pharmacy locations. Each location is anticipated to serve 16,000 patients annually. VillageMD will partner with teams of clinical experts led by physicians and supported by nurse practitioners, pharmacists, mental health specialists, and dietitians, who collectively address patient medical, mental health, and lifestyle needs to better manage patient health.

VillageMD has selected three initial City of Dallas clinic sites that are within existing Walgreens stores at the following locations: 10152 Lake June Road, 5001 Ross Avenue, and 2401 W. Ledbetter Drive. Construction on these initial three sites will be prioritized by the City’s nomination of Village MD as an enterprise project and will begin construction late this year. The initial three sites are expected to be open and operational in 2022, giving critical support to addressing southern Dallas’s urgent health needs exacerbated by the pandemic. The zip codes for the Lake June and W. Ledbetter sites, 75217 and 75233, respectively, are depicted on the Dallas County Community Health Needs

Enterprise Zone Nomination VillageMD

November 1, 2021

Page 2

Assessment as being areas of “highest need” (given a score of “5” on a 1-5 scale, with 5 being the highest need).¹

An additional 14 sites for Village Medical clinics have been identified to create a potential future network of 17 primary care delivery facilities in Dallas by the end of 2024 (see attached location map). Overall, a network of 29 Village Medical clinics are anticipated within Dallas, Tarrant, and Collin Counties.

The 17 sites will be at the following addresses:

- 10152 Lake June Road
- 5001 Ross Avenue
- 2401 W. Ledbetter Drive
- 1060 W. Camp Wisdom Rd
- 1306 N. Beckley Avenue
- 1461 Robert B. Cullum Blvd.
- 3211 S. Lancaster Rd
- 3418 McKinney Avenue
- 3802 Cedar Springs Road
- 4702 N. Jim Miller Road
- 5301 W. Lovers Lane
- 5742 E. Mockingbird Lane
- 6520 E. Northwest Highway
- 7930 Belt Line Road
- 8310 Abrams Road
- 11403 E. Northwest Highway
- 18410 Preston Road

The proposed clinics will each employ approximately 17 health professionals (physicians, advanced practice providers, medical assistants and support administrators) with approximately \$100,000 in average compensation, and will include approximately 3,000 square feet of renovated physician’s office space co-located within Walgreens pharmacies.

A total estimated capital expenditure of approximately \$19 million is anticipated being spent to build and fit-out the 17 primary care delivery locations within the City of Dallas by 2024.

In total, Village MD anticipates hiring approximately 289 full time jobs within its City of Dallas clinics by the end of 2024. Accordingly, to mitigate its extensive capital investment and workforce cost, Village MD has approached the city for assistance in applying for the state incentives offered under the Texas Enterprise Zone program.

The Texas Enterprise Zone Program (TEZ) is a state-based, sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state. Texas communities must nominate companies in their jurisdiction to receive an enterprise zone designation and thus be eligible to receive state sales and use tax refunds on qualified expenditures by submitting an application on the company’s behalf.

¹ Source: <https://www.parklandhospital.com/Uploads/Public/Documents/PDFs/Health-Dashboard/CHNA%202019.pdf> for more information. “Highest need” determinants include poverty, income, unemployment, occupation, education and language, and are “weighted to maximize the correlation of the index with premature death rates and preventable hospitalization rates.”

Companies approved for enterprise zone designations are eligible to apply for refunds of the state sales and use tax they have paid during the designation period on qualified expenditures, up to their maximum allowable refund. The State of Texas Comptroller's Office administers all refunds. TEZ designations are effective beginning 90 days prior to the deadline for the applicable application round and extend for a period of not less than 1 year and not more than 5 years from the date on which the designation is made.

The city is allowed 9 nominations each biennium. The current biennium began in September 2021. This nomination will be the first proposed within the current biennium.

Financing

No Cost Consideration to the City.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development at 214-671-9942.

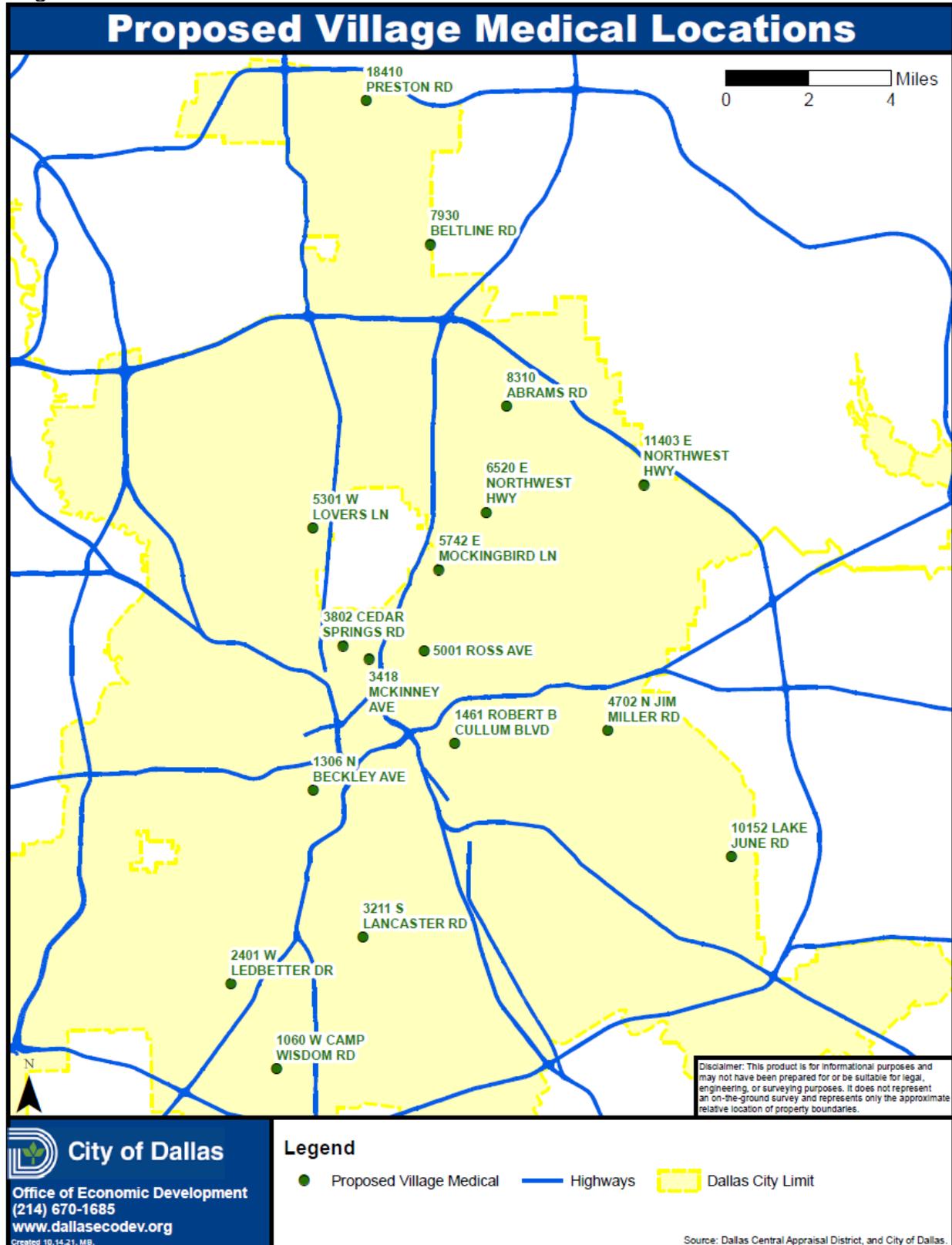


Dr. Eric Anthony Johnson

Chief of Economic Development & Neighborhood Services

Attachments

- c:
- | | |
|--|---|
| T.C. Broadnax, City Manager | Jon Fortune, Assistant City Manager |
| Chris Caso, City Attorney | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | M. Elizabeth Reich, Chief Financial Officer |
| Billieae Johnson, City Secretary | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion |
| Preston Robinson, Administrative Judge | Directors and Assistant Directors |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | |
| Majed A. Al-Ghafry, Assistant City Manager | |











City of Dallas

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

Agenda Information Sheet

File #: 21-2105

Item #: D.

Call for Public Hearing Regarding Amendment to the Grand Park South Tax Increment Financing (TIF) District
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE October 29, 2021

TO Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), Carolyn King Arnold (Vice-Chair), Adam McGough
Omar Narvaez, Jaime Resendez, Chad West, and Gay Donnell Willis

SUBJECT **Call for Public Hearing regarding Amendment to the Grand Park South Tax Increment Financing (TIF) District**

On November 10, 2021, staff will seek City Council authorization to:

Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Thirteen, the Grand Park South Tax Increment Financing (“TIF”) District (“the Zone”) to: (1) increase the geographic area of the Grand Park South TIF District to add approximately 151 acres to promote development or redevelopment of the District; (2) authorize an amendment to the participation agreement with Dallas County to extend its financial participation in the Grand Park South TIF District from 2026 to the end of the current term in 2035; and (3) make corresponding modifications to the Grand Park South District boundary and Project and Financing Plans; and at the close of the hearing, consideration of an ordinance amending Ordinance No. 26147, as amended, previously approved on October 26, 2005, and Ordinance No. Ordinance No. 26773, previously approved on June 13, 2007, to reflect this amendment - Financing: No cost consideration to the City

Over the past year, Staff has been working with representatives of St. Philip's School & Community Center (St. Philip's) on a proposal for expanding the existing TIF District into the Forest District neighborhood. The proposal is informed by a recent St. Philip's community master plan update along with recommendations from The Real Estate Council (TREC) Community Driven Growth: A Roadmap for Dallas' Equitable Development Plan (December 2019) and an Urban Land Institute (ULI) Technical Assistance Panel Report: St Philip's Forest District Esplanade (December 2020). St Philip's has also collaborated with Cornerstone Community Development Corporation, CitySquare, and private property owners on the proposed expansion of the TIF District.

On September 29, 2021, the Grand Park South TIF District Board of Directors (Board) met to review the proposed amendment. During the meeting representatives from St. Philip's and other area groups explained that the idea for expanding the Grand Park South TIF District was a result of community input during the Community Driven Growth: A Roadmap for Dallas' Equitable Development Plan process.

DATE October 29, 2021
SUBJECT **Call for Public Hearing regarding Amendment to the Grand Park South TIF District**

The Board unanimously recommended City Council approval of the amendment including a finding that the vacant and underutilized property in the proposed expansion area substantially arrests or impairs the sound growth of the City and that development or redevelopment in the proposed expansion area would not occur solely through private investment in the foreseeable future and its inclusion will have an overall benefit to the District.

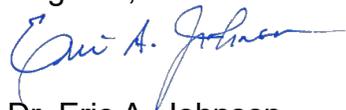
Pursuant to the Tax Increment Financing Act, as amended, VTCA Texas Tax Code, Chapter 311 (the "Act"), a public hearing is required any time the boundary or budget of an existing TIF district is proposed to be expanded or the percentage of a tax increment to be contributed by a taxing unit is proposed to increase or decrease.

This action authorizes a public hearing to be held on December 8, 2021 to hear comments on the proposed amendment to the Plan for the Grand Park South TIF District, including increasing the geographic area of the TIF District by approximately 151 acres in an area contiguous to the current TIF District and bounded by Al Lipscomb Way, South Ervay Street, South Boulevard, Pennsylvania Avenue, and Botham Jean Boulevard.

No changes to the TIF District budget are proposed. Growth in the original TIF District has been slower than anticipated; therefore, ample budget capacity still exists. Inclusion of the proposed expansion area will provide opportunity for additional revenue to be generated towards the \$30.3 million (NPV) budget goal and support for future projects. City staff has had recent discussions with Dallas County staff and anticipates requesting that Dallas County consider extending its financial participation an additional 9 years from tax year 2026 until the end of the current TIF District term tax year 2035.

See the attached **Exhibit A** for more detailed information regarding the proposed amendment to the Grand Park South TIF District. Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at (214) 670-1691 or kevin.spath@dallascityhall.com

Regards,



Dr. Eric A. Johnson
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



City of Dallas

Grand Park South TIF District Plan Amendment

Economic Development Committee
November 1, 2021

Kevin Spath, AICP, EDFP, HDFP
Assistant Director
Office of Economic Development

Presentation Overview



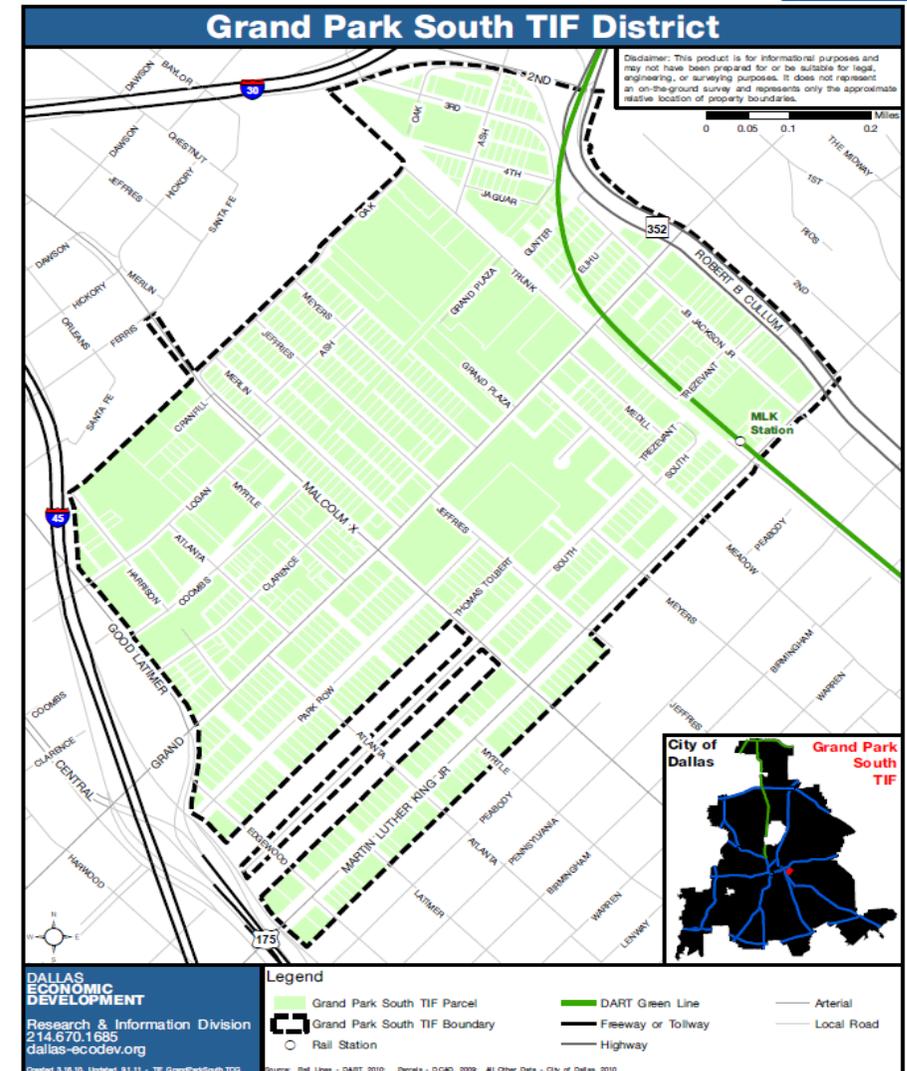
- Background
- Proposed Expansion of Grand Park South TIF District
- Staff Recommendation for Plan Amendment
- TIF District Board Recommendation
- Next Steps
- Appendix



Background: Grand Park South TIF District



- Created in 2005 to redevelop a former cohesive neighborhood that has experienced disinvestment to take full advantage of the expanding DART light rail system:
 - Promote transit-oriented development in the historical context of the neighborhood
 - Implement urban design standards and improve the quality of development south of Downtown
- Despite the TIF District's adjacency to Fair Park, proximity to downtown, and the opening of two DART Light Rail stations, the pace of development has lagged, and challenges with public safety and substandard property conditions remain.
- TIF District is scheduled to expire December 31, 2035



Background: Grand Park South TIF District



- The District's 2021 certified DCAD value was \$89.9 million, an increase of \$45.1 million (100.6%) from the District's combined base value of \$44.8 million.
- To date, no private developments have applied for TIF funding.
- Development activity that has occurred in the TIF District without TIF funding includes the completion of 84 residential units; 18,288 square feet of commercial space; and a new Billy Earl Dade Middle School.



3221 Flats (built by Urban Mixed-Use, LLC)



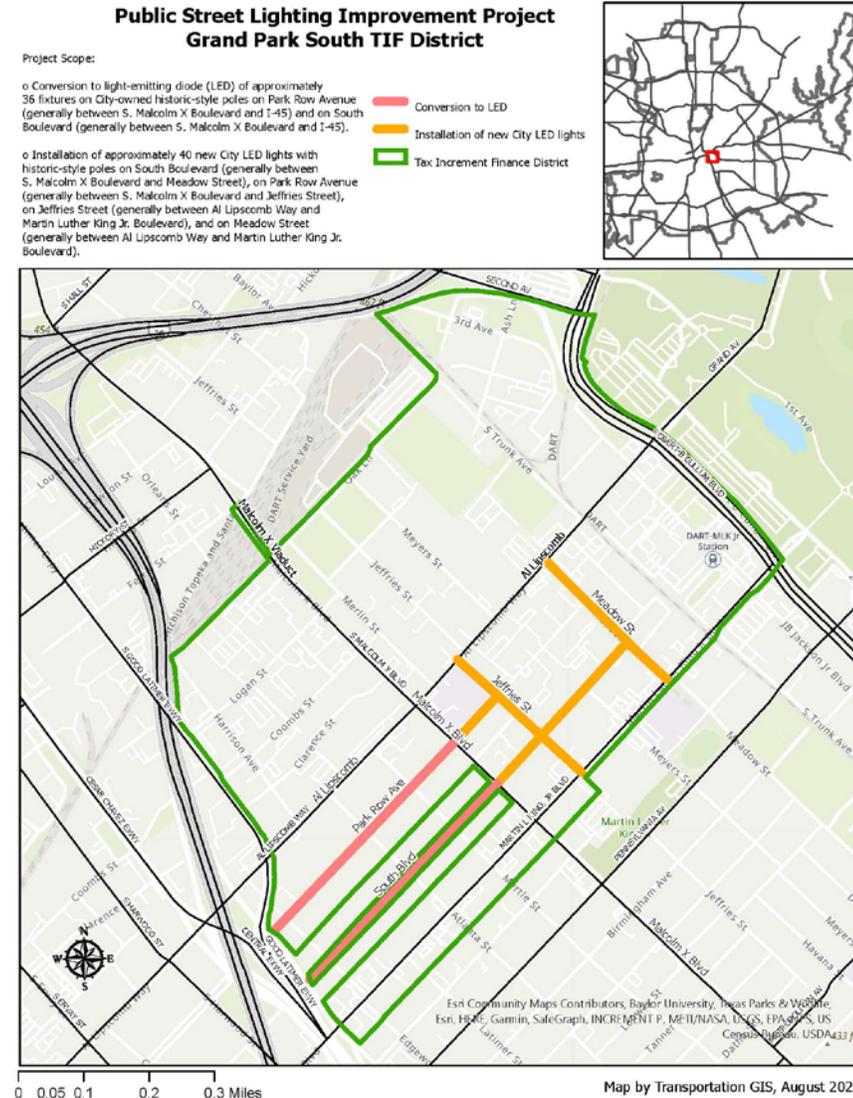
Fair Park Estates single-family homes built by Southfair Community Development Corporation.



Background: Grand Park South TIF District



- As of FY 2021, the TIF District has generated a limited amount of increment (approximate cumulative total of \$1.25 million) since 2005.
- Based on recommendation by Mayor's Task Force of Safe Communities and on data analysis by Transportation Department/Office of Integrated Public Safety Solutions, on October 13, 2021, City Council approved the TIF District's first project utilizing \$500,000 in TIF District funds for public street lighting improvements.





Proposed Expansion of Grand Park South TIF District

- St. Philip's School & Community Center (St. Philip's) has proposed expanding the existing TIF District into the Forest District neighborhood.
- Proposal is informed by a St. Philip's community master plan update along with recommendations from The Real Estate Council (TREC) Community Driven Growth: A Roadmap for Dallas' Equitable Development Plan (December 2019) and an Urban Land Institute (ULI) Technical Assistance Panel Report: St Philip's Forest District Esplanade (December 2020).
- St Philip's has collaborated with Cornerstone Community Development Corporation, CitySquare, and private property owners on the proposal.
- The idea for expanding the Grand Park South TIF District was a result of community input during the Community Driven Growth: A Roadmap for Dallas' Equitable Development Plan process.
- The proposed expansion area targets vacant and underutilized property suitable for multi-family, commercial, and mixed-use development and avoids existing residential neighborhoods that are stable or desirable for improvement or preservation with housing related programs.



FOREST MLK District
A Neighborhood-Focused Revitalization Plan

View of MLK Jr Street Scene

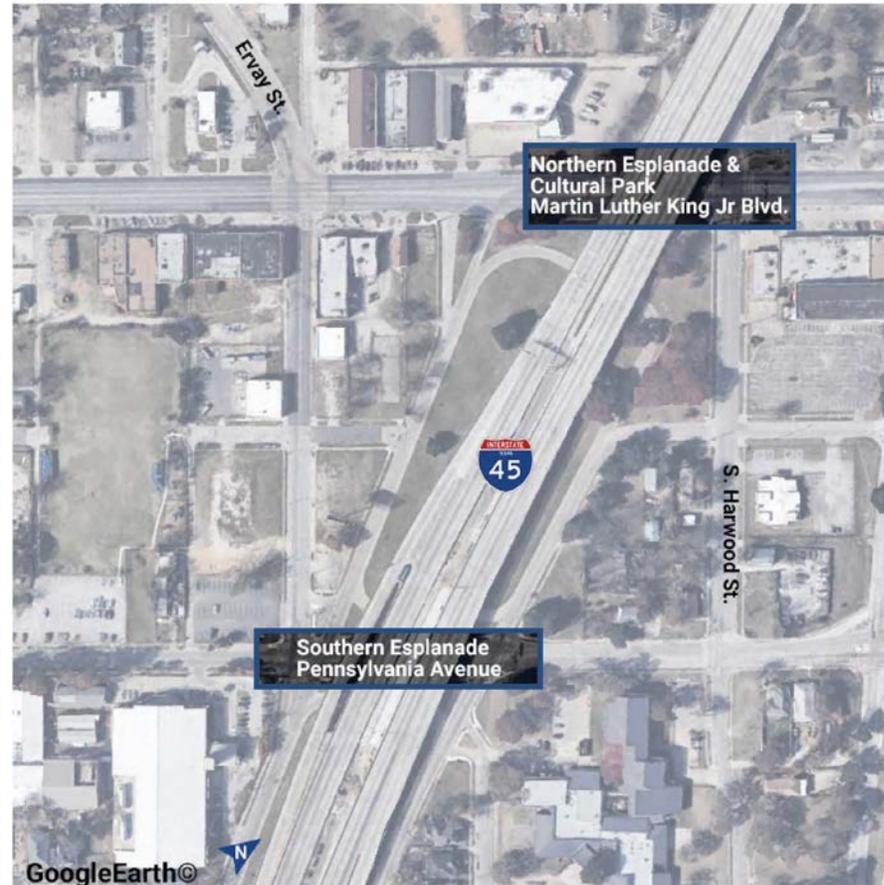




Proposed Expansion of Grand Park South TIF District

- The ULI Technical Assistance Panel Report for the Forest District Esplanade (December 2020) provided concepts for improving pedestrian and bicycle safety and creative ways to reconnect neighborhoods impacted by I-45.
- The proposed esplanade locations (MLK Jr. Blvd and Pennsylvania Avenue) would provide a linkage between the existing TIF District and the proposed expansion area.
- A variety of funding sources may be considered for funding these improvements, including some portion from future TIF District funds.

Map of TAP Focus Sites.



Proposed Expansion of Grand Park South TIF District



Reconfiguration of SH 310 (SM Wright Parkway-Phase II): anticipated to help spur economic development in the Grand Park South TIF District. Project reconfigures SH 310 with parkway improvements including the intersections with MLK Jr. Boulevard and Pennsylvania Avenue. The TXDOT project is transforming the existing S.M. Wright Freeway into a six-lane, street-level boulevard with traffic signals. Freeway overpasses will be removed, and the boulevard will include landscaping, pedestrian improvements, sidewalks, shared bike lanes, and enhanced community gateways. Completion in Fall 2023.





Proposed Expansion of Grand Park South TIF District

Anticipated Private Development in the expansion area

- 108 residential units (rehab and new construction)
 - 205,245 square feet of retail/commercial space (rehab and new construction)
 - potential adaptive reuse or redevelopment of the Dallas Independent School District (DISD) W.H. Cotton Service Center
-
- Estimated total private investment \$144 million for infill/neighborhood scale development projects. Projection of new taxable value and increment is available in Appendix A



FOREST MLK District
A Neighborhood-Focused Revitalization Plan

CATALYST
URBAN DEVELOPMENT



Staff Recommendation for Plan Amendment



Boundary Expansion

- existing TIF District is 238 acres
- proposal to add 151 acres contiguous to the existing TIF District and generally bounded by Al Lipscomb Way, South Ervay Street, South Boulevard, Pennsylvania Avenue, and Botham Jean Boulevard)
- 2021 estimated DCAD taxable value of the expansion area: \$34.2 million (base value), which generates \$264,096 annually in City real property taxes (and will continue to flow to the City's general fund after expansion area is added into the TIF District).

One Cohesive District

- growth in the original TIF District has been slower than anticipated; therefore, ample budget capacity still exists. Inclusion of the proposed expansion area will provide opportunity for additional revenue to be generated towards the \$30.3 million (NPV) budget goal and support for future projects.



Proposed Grand Park South TIF District
Boundary Expansion

Proposed TIF Expansion
Grand Park South TIF District (existing)



City of Dallas
Office of Economic Development
September 2021



Staff Recommendation for Plan Amendment



TIF District Budget

- TIF District's total maximum budget will remain at \$30.3 million NPV (approximately \$101.7 million in total dollars).

Grand Park South TIF District Project Plan Budget (NPV Values)	
Category	TIF Budget (NPV)
Infrastructure Improvements	\$15,219,872
Environmental Remediation	\$7,192,554
Façade Restoration	\$2,226,746
Parks, Open Space, and Signature Entries	\$2,412,308
Grant or Loan Programs	\$1,670,060
Administration and Implementation	\$1,577,279
Total Project Costs (excluding interest)	\$30,298,818
<i>All values discounted to 2006 dollars at 5% annually. Actual expenditure value will depend on timing of the project costs</i>	



Staff Recommendation for Plan Amendment



Summary

- Increase geographic area of the TIF District by 151 acres (i. e. expand boundary)
- No changes to the TIF District's term or budget
- Make corresponding modifications to TIF District Plan
- Anticipate requesting that Dallas County consider extending its financial participation (same participation rate and maximum collection) an additional 9 years from tax year 2026 until the end of the current TIF District term tax year 2035



TIF District Board Recommendation



On September 29, 2021, the Grand Park South TIF District Board of Directors reviewed and recommended City Council approval of the proposed amendment as recommended by staff.



Next Steps



- November 10, 2021: City Council to call a public hearing to be held on December 8, 2021 to consider the proposed amendment
- December 8, 2021: City Council to conduct a public hearing to receive public comments on the proposed amendment and, at the close of the public hearing, consider approval of the proposed amendment to the Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan



Appendices



Appendix A: Tax Increment Projection: Amended TIF District

Appendix B: State TIF Law and City's Financial Management Performance Criteria (FMPC)



Appendix A

Tax Increment Projection: Amended TIF District



Assumptions:

City of Dallas participation begins in 2007 at a rate of 90%.

Dallas County participation for a period of 20 years begins in 2007 at a rate of 65%, unless an extension is approved.

Tax rates updated through 2021. Actual rate will vary annually.

Tax appraisals are for Jan. 1 of the year. Levies occur by Sept. 30 of the year. Tax receipts generally occur 12-13 months after appraisal.

GRAND PARK SOUTH - PROJECTED TIF INCREMENT SCHEDULE								
Tax Year		Property Value Estimate	Cumulative Prop. Value Growth	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue into TIF CITY @ 90%	Tax Increment Revenue into TIF COUNTY @ 65%
Base	2005	\$44,850,019						
Adj Base	2021	\$79,001,896						
1	2006	\$50,906,780	13.50%	\$6,056,761	\$0	\$0	\$0	\$0
2	2007	\$53,312,126	18.87%	\$8,462,107	\$47,053	\$42,678	\$39,315	\$7,738
3	2008	\$55,283,844	23.26%	\$10,433,825	\$73,708	\$106,350	\$61,819	\$11,889
4	2009	\$53,016,806	18.21%	\$8,166,787	\$46,793	\$144,847	\$40,774	\$6,019
5	2010	\$49,532,489	10.44%	\$4,682,470	\$39,688	\$175,943	\$34,991	\$4,697
6	2011	\$44,832,415	-0.04%	(\$17,604)	\$0	\$175,943	\$0	\$0
7	2012	\$42,878,702	-4.40%	(\$1,971,317)	\$0	\$175,943	\$0	\$0
8	2013	\$44,580,824	-0.60%	(\$269,195)	\$0	\$175,943	\$0	\$0
9	2014	\$49,031,827	9.32%	\$4,181,808	\$35,793	\$175,943	\$29,232	\$6,560
10	2015	\$54,971,515	22.57%	\$10,121,496	\$86,682	\$199,016	\$70,752	\$15,930
11	2016	\$58,737,564	30.96%	\$13,887,545	\$119,023	\$321,821	\$97,078	\$21,944
12	2017	\$68,780,676	53.36%	\$23,930,657	\$153,781	\$407,452	\$125,428	\$28,353
13	2018	\$68,780,676	53.36%	\$23,930,657	\$205,096	\$516,219	\$167,282	\$37,814
14	2019	\$69,143,005	54.16%	\$24,292,986	\$208,180	\$621,364	\$169,793	\$38,387
15	2020	\$79,772,536	77.87%	\$34,922,517	\$298,413	\$764,906	\$243,993	\$54,420
16	2021	\$124,098,888	176.70%	\$79,248,869	\$384,137	\$940,884	\$313,862	\$70,275
17	2022	\$194,278,267	333.17%	\$149,428,248	\$981,925	\$1,369,294	\$802,289	\$179,636
18	2023	\$349,538,517	679.35%	\$304,688,498	\$2,304,434	\$2,326,834	\$1,882,854	\$421,580
19	2024	\$460,344,775	926.41%	\$415,494,756	\$3,248,282	\$3,612,290	\$2,654,032	\$594,250
20	2025	\$566,120,060	1162.25%	\$521,270,041	\$4,149,277	\$5,176,109	\$3,390,196	\$759,081
21	2026	\$667,151,141	1387.52%	\$622,301,122	\$5,009,861	\$6,974,360	\$4,093,342	\$916,519
22	2027	\$772,001,705	1621.30%	\$727,151,686	\$5,902,979	\$8,992,293	\$4,823,071	\$1,079,909
23	2028	\$883,031,013	1868.85%	\$838,180,994	\$6,848,728	\$11,222,042	\$5,595,801	\$1,252,927
24	2029	\$993,530,710	2115.23%	\$948,680,691	\$7,789,966	\$13,637,461	\$6,364,846	\$1,425,119
25	2030	\$1,195,636,840	2565.86%	\$1,150,786,821	\$9,511,508	\$16,446,235	\$7,771,444	\$1,740,063
26	2031	\$1,288,571,392	2773.07%	\$1,243,721,373	\$10,303,125	\$19,343,894	\$8,418,241	\$1,884,884
27	2032	\$1,412,899,963	3050.28%	\$1,368,049,944	\$11,206,840	\$22,345,627	\$9,283,530	\$1,923,310
28	2033	\$1,622,793,463	3518.27%	\$1,577,943,444	\$10,744,326	\$25,086,436	\$10,744,326	\$0
29	2034	\$1,647,135,365	3572.54%	\$1,602,285,346	\$10,913,739	\$27,737,889	\$10,913,739	\$0
30	2035	\$1,671,842,395	3627.63%	\$1,626,992,376	\$11,068,188	\$30,298,818	\$11,068,188	\$0
Total (2006 - 2035)					\$101,681,525		\$89,200,220	\$12,481,305
2006 NPV @ 5%					\$30,298,818	\$30,298,818	\$26,250,601	\$4,048,217





State Law: the total value of taxable real property in all TIF districts cannot exceed 25% of the total value of taxable real property in entire City

- With proposed expansion of Grand Park South TIF District, would be 14.1%

City FMPC: the total value of taxable real property in all TIF districts plus the total value of taxable real property and business personal property in all active tax abatement reinvestment zones cannot exceed 15% of the total value of taxable real property and business personal property in entire City

- With proposed expansion of Grand Park South TIF District, would be 12.8%





Grand Park South TIF District Plan Amendment

Economic Development Committee
November 1, 2021

Kevin Spath, AICP, EDFP, HDFP
Assistant Director
Office of Economic Development





City of Dallas

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

Agenda Information Sheet

File #: 21-2113

Item #: E.

Call for Public Hearing Regarding Amendment to the Mall Area Redevelopment Tax Increment Financing (TIF) District
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE October 29, 2021

TO Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), Carolyn King Arnold (Vice-Chair), Adam McGough
Omar Narvaez, Jaime Resendez, Chad West, and Gay Donnell Willis

SUBJECT **Call for Public Hearing regarding Amendment to the Mall Area Redevelopment Tax Increment Financing (TIF) District**

On November 10, 2021, staff will seek City Council authorization to:

Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing ("TIF") District ("the TIF District") to: **(1)** increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property; and **(2)** make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and at the close of the hearing, consideration of an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City

Pursuant to the Tax Increment Financing Act, as amended, VTCA Texas Tax Code, Chapter 311 (the "Act"), a public hearing is required any time the boundary or budget of an existing TIF district is proposed to be expanded or the percentage of a tax increment to be contributed by a taxing unit is proposed to increase or decrease.

See the attached **Exhibit A** for a map of the 15.6 acres of contiguous property proposed to be added to the Westmoreland-IH 20 Sub-District of the Mall Area Redevelopment TIF District. The 15.6 acres of property was not included in the initial boundary of the Westmoreland-IH 20 Sub-District in 2014-2015 when the Mall Area Redevelopment TIF District was created because it was not ripe for redevelopment at that time. Since that time, the proposed expansion area has ripened for redevelopment because most of the area has been acquired in the past two to three years by entities controlled by Peter Brodsky, the majority owner/developer of the Reimagine Red Bird redevelopment project. Therefore, it is now necessary to update the boundary of the Westmoreland-IH 20 Sub-District to align with evolving redevelopment conditions. No amendments to the TIF District budget or term are proposed.

On November 1, 2021, the Mall Area Redevelopment TIF District Board of Directors is also scheduled to review the proposed amendment.

DATE October 29, 2021
SUBJECT **Call for Public Hearing regarding Amendment to the Mall Area
Redevelopment TIF District**

Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at (214) 670-1691 or kevin.spath@dallascityhall.com

Regards,



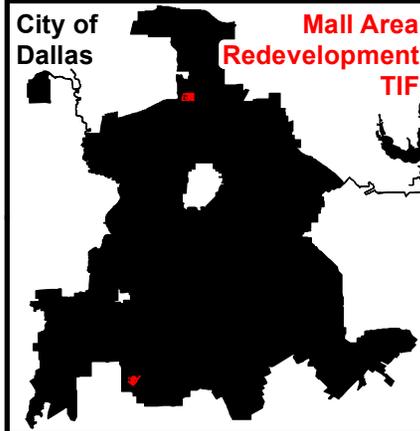
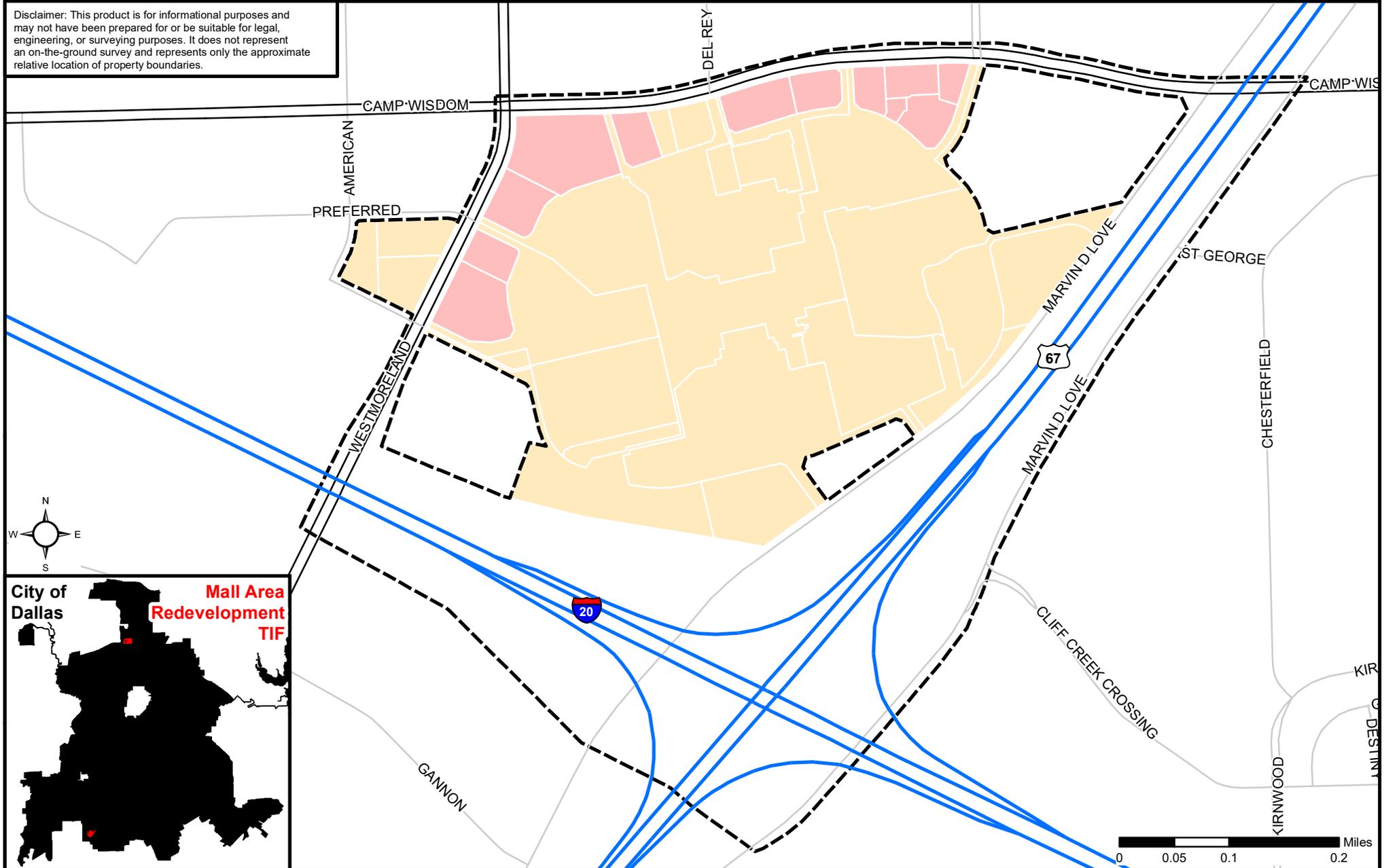
Dr. Eric A. Johnson
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council
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Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Mall Area Redevelopment TIF District: Westmoreland-IH 20 Subdistrict

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.



DALLAS ECONOMIC DEVELOPMENT
 (214) 670-1685
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- Legend**
- TIF Boundary Proposed
 - TIF Parcels (Original Boundary)
 - Parcels Proposed to be Added to TIF District
 - Freeway
 - Arterial
 - Local Road

EXHIBIT A



City of Dallas

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

Agenda Information Sheet

File #: 21-2125

Item #: F.

Authorize 1) a Chapter 380 Economic Development grant agreement, in an amount not to exceed \$250,000.00, associated with workforce development and job creation, and 2) nomination as a Texas Enterprise Zone; both with CBRE, Inc.

[Heather Lepaska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE November 1, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT Authorize 1) a Chapter 380 economic development grant agreement, in an amount not to exceed \$250,000.00, associated with workforce development and job creation, and 2) nomination as a Texas Enterprise Zone; both with CBRE, Inc.

On November 10, 2021, City Council will consider the approval of an item authorizing a Chapter 380 economic development grant agreement, in an amount not to exceed \$250,000, and nomination to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, with CBRE, Inc. or an affiliate thereof ("CBRE"), in connection with jobs created and retained and workforce development programs associated with a new office development.

Background

In October 2020, CBRE announced its plans to relocate its corporate headquarters from Los Angeles to Dallas. CBRE, a Fortune 500 company, is one of the world's most preeminent real estate services firms. Staff recommends partnering with CBRE to build a pipeline of real estate workers in collaboration with southern Dallas universities, and to potentially develop a real estate innovation center in Dallas in partnership with a Texas university. Our incentive agreement will also have job, wage, and real estate investment requirements as described below.

Incentive Agreement

Office of Economic Development staff recommend the following incentive package for Council approval:

- (i) An economic development grant of up to \$250,000, contingent upon CBRE's satisfaction of the real estate, job creation and retention, wage, workforce development and other requirements outlined herein.
- (ii) The City of Dallas nominating this project for designation as a Texas Enterprise Zone Project, a state-sales and use tax refund program. The Texas Enterprise Zone Program (TEZ) is a state-based, sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state. Texas communities must nominate companies in their jurisdiction to receive an enterprise zone designation and thus be eligible to receive state sales and use tax refunds on qualified expenditures by submitting an application on the company's behalf.

DATE November 1, 2021

SUBJECT **Economic Development Grant and Enterprise Zone Nomination, CBRE, Inc.**

Companies approved for enterprise zone designations are eligible to apply for refunds of the state sales and use tax they have paid during the designation period on qualified expenditures, up to their maximum allowable refund. The State of Texas Comptroller's Office administers all refunds. TEZ designations are effective beginning 90 days prior to the deadline for the applicable application round and extend for a period of not less than 1 year and not more than 5 years from the date on which the designation is made.

The city is allowed 9 nominations each biennium. The current biennium began in September 2021. This nomination will be the second proposed within the current biennium.

Payment of the economic development grant is conditioned upon evidence of CBRE's completion of each of the following obligations:

REAL ESTATE: CBRE currently has three offices in Dallas: 2100 McKinney Avenue, 2100 Ross Avenue, and 8080 Park Lane. These three locations will be replaced by a to-be-constructed office tower to be built in the Uptown neighborhood of Dallas. CBRE or an affiliate of CBRE shall construct or cause to be constructed a minimum 600,000 square foot office tower in the Uptown neighborhood of Dallas by December 31, 2024. CBRE will be the anchor office tenant of the to-be-constructed building and will lease a minimum of 200,000 square feet in the building on or before December 31, 2025 to serve as the global headquarters of CBRE. From October 4, 2021, through the end of 2033, the global headquarters of CBRE will be located in Dallas. Until the new building is constructed, the headquarters shall be at the current location, 2100 McKinney Avenue. Once the building in the Uptown neighborhood of Dallas is complete, the global headquarters will move to that location.

JOBS: CBRE currently employs 700 full-time staff in Dallas. For this project, CBRE will retain the current 700 full-time employees in Dallas through the end of 2033. Additionally, CBRE has committed to create a minimum of 250 new jobs at the Dallas headquarters by December 31, 2028, earning an average salary of \$88,000 annually. All jobs will be retained through the end of 2033.

A minimum of 40% of the 250 new CBRE jobs created at the Dallas headquarters shall be verifiable residents of the City of Dallas. This local hiring requirement will be monitored annually beginning the year that CBRE creates the new jobs through the end of 2033.

All CBRE employees in Dallas will be paid a minimum salary equal to or greater than \$15.00/hour throughout the end of 2033. This wage figure does not include overtime, bonuses, or benefits. This requirement does not apply to contract workers or temporary workers such as interns.

DATE November 1, 2021

SUBJECT **Economic Development Grant and Enterprise Zone Nomination, CBRE, Inc.**

WORKFORCE DEVELOPMENT PROGRAMS:

- a) Paul Quinn College: CBRE will partner with Paul Quinn College as part of the Paul Quinn College Work Program or a similar internship program developed by CBRE and Paul Quinn College. The program would require approval of the Director of OED (the “Director”) and would continue through the end of 2033.
- b) University of North Texas (“UNT”) Dallas: CBRE will partner with UNT Dallas to create to create an internship program that would provide UNT Dallas students with the opportunity to gain experience in the commercial real estate field. The program must be Director-approved and continue through December 31, 2033.
- c) Innovation Lab: In partnership with a Texas-based university, CBRE will make a good-faith effort to establish a real estate innovation lab to be based in Dallas. CBRE and its clients will directly benefit from the lab with access to cutting-edge innovations in the commercial real estate industry. The partner academic institution will enjoy an expansion of academic offerings and associated research opportunities. CBRE will provide a report documenting its good-faith effort to facilitate a successful partnership with a minimum of three Texas-based universities to the Office of Economic Development no later than December 31, 2025.
- d) Reporting: CBRE shall provide written annual reports to the Office of Economic Development regarding the status/outcomes of CBRE’s compliance with the City’s incentive agreement terms as requested by the Director in the applicable year of reporting. Of note, the annual reports shall include a summary regarding the status/outcomes of the workforce programs, including number of participants, salaries or other benefits paid to participants, and race/gender/ethnicity of participants. The annual reports shall be due every April 15th to the Office of Economic Development starting in 2023 and concluding in 2034. As an example of an annual report’s applicable deadline, the 2022 annual report will be due by April 15th, 2023.

Incentives from Other Jurisdictions

In addition to the proposed city incentives, the State of Texas has offered CBRE an Enterprise Fund award of \$3,450,000.

DATE November 1, 2021

SUBJECT **Economic Development Grant and Enterprise Zone Nomination, CBRE, Inc.**

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development at 214-671-9942.



Dr. Eric Anthony Johnson

Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
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