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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

23 0013

POSTED CITY SECRETARY
DALLAS, TX

Economic Development Committee

January 9, 2023

11:00 AM

SPECIAL CALLED MEETING

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

2022 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 PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	**AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS** Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

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https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2567137266189941c3ba16504a1da8b4

Call to Order

MINUTES

1. 23-82 Approval of Minutes of the December 5, 2022 City Council Economic Development Committee Meeting

Attachments: Minutes

BRIEFING MEMORANDUMS

A. 23-218 Applications Open for Funding under Dallas Development Fund's Healthy Food Dallas Initiative
[Heather Lepeska, Assistant Director, Office of Economic Development]

Attachments: Memorandum

B. 23-219 Southern Dallas Investment Fund: MRI Open Legacy, LLC
[Joyce Williams, Director, Small Business Center]

Attachments: Memorandum

C. 23-192 Extension of the consulting contract with HR&A Advisors, Inc. for the period January 1, 2023 to December 31, 2023, to finalize implementation of the City of Dallas Economic Development Policy
[Robin Bentley, Director, Office of Economic Development]

Attachments: Memorandum

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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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]

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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 #: 23-82 **Item #:** 1.

Approval of Minutes of the December 5, 2022 City Council Economic Development Committee Meeting

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, DECEMBER 5, 2022

22-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, Arnold (**1:14 p.m.), *West, *Resendez, *Narvaez (**1:05 p.m.), *McGough, *Willis (**1:18 p.m.)

ABSENT: [0]

The meeting was called to order at 1:02 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 1:42 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 are attached to the minutes of this meeting 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.**

DRAFT

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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
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Dallas, Texas 75201

Public Notice

2 2 1116

POSTED CITY SECRETARY

Economic Development Committee

REVISED

December 5, 2022

1:00 PM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
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Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

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Call to Order

MINUTES

1. 22-2790 Approval of Minutes of the November 7, 2022 City Council Economic Development Committee Meeting

Attachments: Minutes

BRIEFINGS

A. 22-2816 Department of Development Services Updates
[Vernon Young, Assistant Director, Development Services Department]

Attachments: Presentation

BRIEFING MEMORANDUMS

B. 22-2792 Cedars TIF District: Scheduled Sunset of the Cedars TIF District; and Proposed Funding for 4 Close-out Projects: Old City Park Project, Akard Street Sidewalk Improvement Project, Akard Street Traffic Signal Project, and I-30 Canyon Redesign Betterments Project
[Kevin Spath, Assistant Director, and Tamara Leak, Manager, Office of Economic Development]

Attachments: Memorandum

C. 22-2785 City Center TIF District: Scheduled Sunset of the City Center Sub-District; Proposed Plan Amendment; and Proposed Funding for the Harwood Park Project
[Kevin Spath, Assistant Director, and Dorcy Clark, Manager, Office of Economic Development]

Attachments: Memorandum

D. 22-2787 South Dallas Fair Park Opportunity Proposed Program Statement Amendment
[Joyce Williams, Director, Small Business Center]

Attachments: Memorandum

ADJOURNMENT

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E X H I B I T B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 5, 2022

Item 1: Approval of Minutes of the November 7, 2022 City Council Economic Development Committee Meeting

Councilmember McGough moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 5, 2022

BRIEFING ITEMS

Item A: Department of Development Services Updates

The following individuals briefed the committee on the item:

- Vernon Young, Assistant Director, Development Services Department; and
- Majed Al-Ghafry, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 5, 2022

BRIEFING MEMORANDUMS

Item B: Cedars TIF District: Scheduled Sunset of the Cedars TIF District; and Proposed Funding for 4 Close-out Projects: Old City Park Project, Akard Street Sidewalk Improvement Project, Akard Street Traffic Signal Project, and I-30 Canyon Redesign Betterments Project

Councilmember West moved to forward the item to the city council.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Arnold, Willis absent when vote taken)

Item C: City Center TIF District: Scheduled Sunset of the City Center Sub-District; Proposed Plan Amendment; and Proposed Funding for the Harwood Park Project

Councilmember West moved to forward the item to the city council.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Arnold, Willis absent when vote taken)

Item D: South Dallas Fair Park Opportunity Proposed Program Statement Amendment

Councilmember West moved to forward the item to the city council.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Arnold, Willis absent when vote taken)

E X H I B I T C

Agenda Information Sheet

File #: 22-2816 **Item #:** A.

Department of Development Services Updates
[Vernon Young, Assistant Director, Development Services Department]

City of Dallas

Department of Development Services Updates

Economic Development Committee
December 5, 2022

Vernon Young, Assistant Director
Development Services
City of Dallas

Presentation Overview

Focused Areas of Interest:

- Technology
- Personnel
- Single Family Permitting
- Legacy Permit Submittal Clean Up
- City of Dallas Permits Dashboard
- City of Dallas Construction Data

Technology

- **Electronic Permitting System – PDox Phase 9.2**
  - Phase 1 and 2 have been completed
  - The PDox contract will expire in the fall of 2023, however, the support and maintenance for the hosted system PDox 9.2 will expire in February of 2023. Therefore, an extension is needed for support from February to end of September 2023
  - In the past 6 months, PDox was upgraded to version 9.2
    - Decreased issues such as uploading, downloading, batch stamping, and issuing permits
    - For Phase 3, thirteen items were identified that can enhance customer and staff efficiency such as, optimization of payment task and simplification of permit applications
  - Complaints went down from 15 per week to 1 per week since the PDox 9.2 upgrade

Technology (continued)

- **Electronic Permitting System – PDox**
  - What's next?
    - Provide written details and/or new workflows to ITS regarding additional enhancements desired
    - ITS will schedule meetings with Vendor and DEV after written details are provided, to review each item and discuss an action plan
    - Evaluate the inclusion of dedicated in-house team to address IT matters instantaneously
    - Implement additional enhancements from Phase 3

Technology (cont.)

- **Legacy Land Management System – Posse Replacement for Support Purposes:**
  - The current contract has been extended for 3 years
    - Data Cleansing, Mapping, and Conversion Support
    - Mentoring and Support
    - POSSE Annual Support
  - Current System Challenges:
    - Lack of integration with the electronic plan review system
    - Over 5 years since the last update

Technology (cont.)

- **Legacy Land Management System – Posse Replacement for Support Purposes Next Steps:**
  - Legacy Software replacement process:
    - Finalizing the Statement of Work (SOW)
      - Team members consist of Information Technology Systems, Development Services, Procurement, City Attorney's Office and Third-Party Consultant
    - Forward Contract recommendations for City Manager and City Council approvals
    - Implementation is anticipated to be a two-year process from date of City Council approval of the contract
    - Existing system will continue to be fully functional during implementation of the new system, integration and existing data will be readily available to staff and customers. No foreseen impacts to operations is anticipated

Personnel

- Reoccurring meetings being held to discuss recruitment and onboarding
  - Weekly meetings with Human Resources and Civil Services
- Hire a dedicated HR partner to support recruitment, retention, compensation, training, and onboarding (In progress)
- Continue in the management of filling out key positions
  - Since June 2022:
    - 252 interviews conducted
    - 46 offers extended
    - 37 positions filled
    - 4 positions in transition
    - 37 positions onboarded
    - 71 positions remain to be filled

Personnel (continued)

- **Recruitment Activity**
  - 1st Hiring Event - July 26, 2022, partnered with HR
    - 166 interviews conducted (Permit Clerks)
    - 33 offers were extended
    - 29 hired
  - 2nd Hiring Event - October 18, 2022
    - 64 interviews conducted (Engineers)
    - 10 offers extended
    - 8 hired
  - 3rd Hiring Event- November 28, 2022
    - 22 interviews scheduled and 12 candidates showed (Sr Plans Examiners/Inspectors)
    - 3 offers extended
    - Number hired ongoing

Single Family Permitting

- Single Family Permits are now being processed as they come in:
  - The month of November 2022: Our residential plan review team is fully staffed
  - Continued to leverage the Third Party Vendors by utilizing them to perform approximately 40% of the new SFD permit submittals
  - Filtering the residential basic zoning R-1, R-16, R-13, R-10, and R7.5 from the queue and forwarding to our Third Party vendors for review, while veteran staff focuses on the complicated applications
  - Training and cross training with staff and outside stakeholders on all tasks in PDox

Single Family Permitting (continued)

- New Single Family Submittals
  - **2,533** New Single Family Dwelling (SFD) permits were submitted in **FY21-22**
  - **Single Family New construction valuations for FY21-22 was $838,067,900**
  - **148** New SFD permits were submitted in **October 2022**
- Staff will continue to implement initiatives that streamline processes by:
  - Cross-training Permit Clerks to process simple permits such as reroof and fence permits, freeing up plans examiners to review more complex projects
  - Implementing a web-based customer queuing system for in person visitors

Legacy Permit Submittal Clean Up

- Staff have been diligently working to clean up the legacy electronic permit submittals that were pending action from the applicant.
  - In October 2022 there were **1,726** dormant submittals in the system that were over 180 days inactive. On November 30, 2022, dormant submittals over 180 days inactive are down to **51**.
  - Staff continues to reach out to customers and cancel permits that will not be finalized.

Length of Time	19-Oct	21-Oct	24-Oct	26-Oct	28-Oct	31-Oct	2-Nov	4-Nov	7-Nov	9-Nov	11-Nov	14-Nov	16-Nov	18-Nov	21-Nov	23-Nov	28-Nov	30-Nov
0-45 Days	1049	1025	1005	1054	1064	1073	1096	1125	1178	1167	1119	1131	1180	1236	1193	1176	1151	1092
46-90 Days	385	387	380	380	373	371	382	375	367	377	390	389	403	411	421	431	435	439
91-135 Days	383	381	391	389	405	396	389	396	398	390	377	376	371	377	378	374	381	383
136-180 Days	422	417	425	422	409	417	411	392	383	371	382	380	374	367	364	318	309	312
Over 180 Days	1726	1424	1114	1094	955	955	929	792	575	469	474	474	105	15	29	31	42	51

City of Dallas Permits Dashboard

New SFD Permits In Queue

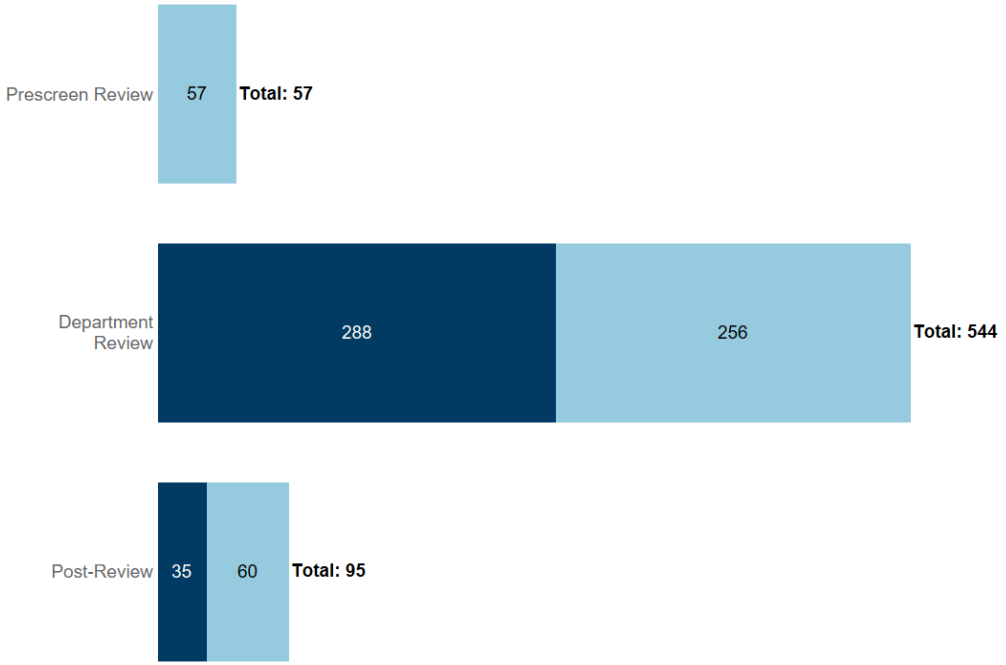
Staff | ***Applicant***

In Queue Permits

*Of the **762** permits in queue, **373** are with applicant.*

***66** permits do not have an activity status and are not included in these visuals.*

In Queue Permits by Stage



*Of the **762** permits in queue, **544** are in Department Review and **47%** of those are with applicant.*

Data through 12/1/22

City of Dallas Construction Data

2022 Top U.S. Metropolitan Areas
Commercial Buildings and Multifamily Housing Construction Starts
Millions of Dollars, Data through June each year

		2019	2020	2021	2022	2020-2021	2021-2022
1	New York-Northern New Jersey-Long Island, NY-NJ-PA	15,231	11,562	12,822	15,328	11%	20%
2	Dallas-Fort Worth-Arlington, TX	3,931	4,032	4,712	8,121	17%	72%
3	Washington-Arlington-Alexandria, DC-VA-MD-WV	7,198	4,350	4,030	5,452	-7%	35%
4	Miami-Fort Lauderdale-Miami Beach, FL	3,459	2,743	3,453	4,539	26%	31%
5	Austin-Round Rock, TX	2,792	2,565	2,535	4,304	-1%	70%
6	Phoenix-Mesa-Scottsdale, AZ	1,546	2,787	2,729	4,176	-2%	53%
7	Atlanta-Sandy Springs-Marietta, GA	3,544	2,503	2,482	4,172	-1%	68%
8	Seattle-Tacoma-Bellevue, WA	1,961	2,426	3,895	3,500	61%	-10%
9	Los Angeles-Long Beach-Santa Ana, CA	3,830	4,457	3,961	3,421	-11%	-14%
10	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2,777	1,765	3,311	3,220	88%	-3%

Source: Dodge Construction Network

City of Dallas Construction Data

10 fastest growing cities and metro areas in the U.S.

	GDP in 2022	GDP growth in 2022	Share of total U.S. GDP
San Francisco / Bay area *California*	$1.4T	4.8%	5.5%
Austin *Texas*	$216B	4.3%	0.9%
Seattle *Washington State*	$583B	3.5%	2.3%
Raleigh/Durham *North Carolina*	$189B	3.4%	0.8%
Dallas *Texas*	$682B	3.1%	2.7%
Denver *Colorado*	$330B	3%	1.3%
Salt Lake City *Utah*	$212B	2.8%	0.8%
Charlotte *North Carolina*	$233B	2.5%	0.9%
New Orleans *Louisiana*	$102B	2.4%	0.4%
Orlando *Florida*	$246B	2.4%	1%

Table: Gabriel Cortes / CNBC
Source: October 2022 report from the Frank Hawkins Kenan Institute of Private Enterprise at the University of North Carolina at Chapel Hill

make it

Dallas, TX

During the peak months of the COVID-19 pandemic, no metro area's population grew more than Dallas-Fort Worth. The area's addition of 97,290 people between June 2020 and July 2021 was not entirely surprising, however, as the area has reported robust and positive population growth each year since 1950.[6] The region's persistent attractiveness to new migrants is likely due – at least in part – to its diversity and strength across industries, with healthcare being a major driver of economic growth. In total, 19 Fortune 500 companies are based in Dallas, including AT&T, CBRE Group, Exxon Mobil, Southwest Airlines and Texas Instruments.

City of Dallas

Department of Development Services Updates

Economic Development Committee
December 5, 2022

Vernon Young, Assistant Director
Development Services
City of Dallas

Agenda Information Sheet

File #: 22-2792 **Item #:** B.

Cedars TIF District: Scheduled Sunset of the Cedars TIF District; and Proposed Funding for 4 Close-out Projects: Old City Park Project, Akard Street Sidewalk Improvement Project, Akard Street Traffic Signal Project, and I-30 Canyon Redesign Betterments Project
[Kevin Spath, Assistant Director, and Tamara Leak, Manager, Office of Economic Development]

City of Dallas

Cedars TIF District:

Scheduled Sunset of the Cedars TIF District; and Proposed Funding for 4 Close-out Projects

Old City Park Project
Akard Street Sidewalk Improvement Project
Akard Street Traffic Signal Project
I-30 Canyon Redesign Betterments Project

Economic Development Committee
December 5, 2022

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

Overview

- TIF District Background
- TIF District Financial Status
- Close-out Projects
- Next Step

- Appendix A
- Appendix B

Background: Cedars TIF District

Created in 1992 with an original termination date of 2012 to:

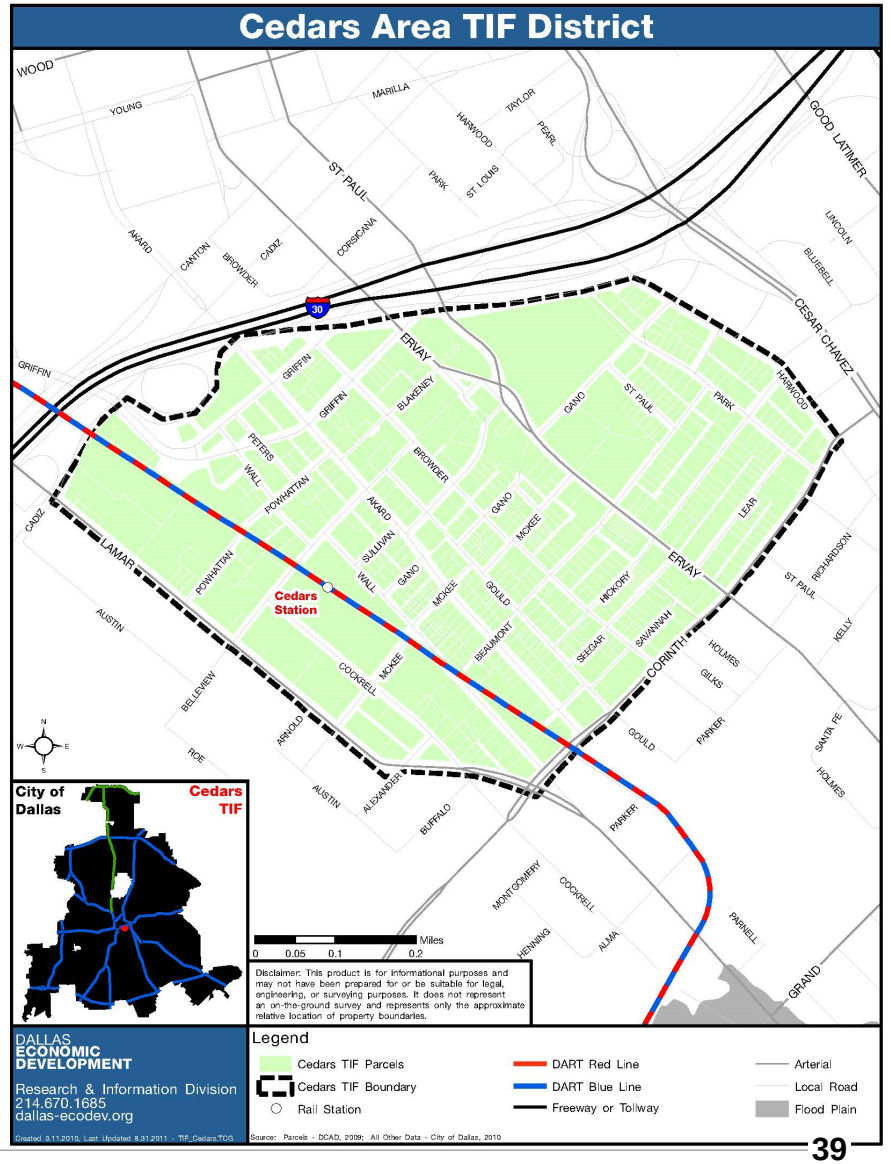
- Attract new residential and commercial development to the Cedars community south of Downtown

At the time of creation, all taxing jurisdictions agreed to participate in the District:

- City of Dallas: 100% from 1993 through 2012
- Dallas County: 65% from 1993 through 2012
- Dallas County Hospital District (DCHD): 65% from 1993 through 2012
- Dallas Independent School District (DISD): 50% from 1993 through 2012

District's Plan was amended in 1999, 2006, and 2012:

- **1999 Amendment (Ordinance No. 23991)**
  - authorized City Manager to enter into a participation agreement with DISD, Dallas County and DCHD
  - allocated funds to reimburse administrative costs
- **2006 Amendment (Ordinance No. 26409)**
  - created and allocated $1 million to an environmental remediation budget line item



Background: Cedars TIF District

- **2012 Amendment (Ordinance No. 28279)**
  - since development within the District had been occurring at a slower pace than originally anticipated, the termination date of the District was extended 10 years from December 2012 to December 2022 to allow more time for the District to achieve development goals
  - City's annual participation rate decreased to 90%
  - Dallas County's annual participation rate increased to 75%

District's certified 2022 DCAD value is $345.8 million, an increase of 879.5% from the District's 1992 base year value of $35.3 million

Projects directly supported with District funds led to the creation of the following:

- 317 residential units (inclusive of 164 affordable units)
- 237 hotel rooms
- 6,800 sf of retail space
- 11,368 square feet of commercial space

To date, $6 million in District funds have directly leveraged $65.4 million in real property taxable value created

Projects Within the TIF District Utilizing TIF Funding[1]

Project	Location	Calendar Year Complete	Status	Units/SF[2]	Approx. Value[3]	TIF Investment
Metroplex Greenhaven Landscaping Service	1919 S Harwood St	2002	Complete	11,368 sf commercial	$551,120	$12,089
McKee Row Homes I	1500-1510 McKee St	2005	Complete	6 row homes	$1,680,930	$143,350
McKee Row II	1512-1516 McKee St	2006	Complete	3 row homes	$939,750	$10,045
Seegar Row Homes	1525-1603 Seegar St	2006	Complete	7 row homes	$1,872,130	$25,000
Buzz Condos	1111 S Akard St	2007	Complete	49 condos	$10,651,520	$459,061
Millers Ferry Row	1803-1823 S Ervay St 1602 Beaumont St 1817 Millers Ferry Row	2007	Complete	13 row homes	$3,684,930	$185,490
The Beat at South Side Station	1001 Belleview St	2009	Complete	75 condos	$25,553,120	$798,257
The Belleview (aka 1400 Belleview)	1400 Belleview St	2015	Complete	164 apts 5,000 sf retail/flex space	$8,900,000	$1,657,916
Belleview Browder District-wide Improvements	Belleview St from Browder St to S Akard St; Gould St from Belleview St to Sullivan Dr; Browder St from Belleview St to Sullivan Dr; Sullivan Dr from Browder St to S Ervay St	2015	Complete	N/A	-	$441,225
Lorenzo Hotel	1011 S. Akard St	2017	Complete	237 hotel rooms 1,800 sf retail	$11,560,000	$2,285,071
			Total	317 res. units 237 hotel rooms 6,800 sf retail 11,368 sf comm/flex space	$65,393,500	$6,017,504

Chart from Fiscal Year 2021 Annual Report

Background: Cedars TIF District

Project Plan Development Goals and District Performance

- **Goal: add 700 residential units to the District**

Summary of Residential Units	
Residential Units Created *(supported by TIF funds)*	317
Affordable Units Created by TIF Projects	*164 (52%)*
Residential Units Created, Under Construction or Planned *(not supported by TIF funds)*	696
Total New Residential Units	**1,013**

- **Goal: add 400 hotel/motel rooms**
  - 237 hotel rooms have been added to the District

    Lorenzo Hotel

- **Goal: add 55,000 square feet of retail space**
  - 68,677 square feet of retail/restaurant space has been added to the District

    Sandwich Hag
    Off the Bone
    Four Corners Brewery
    Monica's Mex-Tex Cantina Restaurant

- **Goal: add 300,000 square feet of service center/flex office space**
  - 411,806 square feet of service center/flex office space has been added to the District

    Dallas Police Department Headquarters
    Dallas Police Association Headquarters

Background: Cedars TIF District

District is scheduled to sunset on December 31, 2022

Cedars TIF District Budget Comparison: Plan Budget vs Actual Collected Budget				
Category	**Plan TIF Budget (NPV)**	**Plan TIF Budget (Total Dollars)**	**Actual Collection (Total Dollars)**	**Difference: Total Dollars Budget vs Collection**
Infrastructure Improvements - Street Construction, Streetscape, Water/Wastewater/Drainage Improvements, East-West Corridor Construction, Public Open Spaces, Economic Development Grants	$4,356,097	$13,636,154	$11,432,911	$2,203,243
Environmental Remediation	$1,000,000	$3,130,361	$2,624,577	$505,784
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	$1,500,000	$4,695,541	$3,936,865	$758,676
Administration and Implementation	$360,000	$1,126,930	$944,848	$182,082
Total Project Costs	**$7,216,097**	**$22,588,986**	**$18,939,200**	**$3,649,785**

Financial Status: Cedars TIF District

- As of August 2022, District has approximately $9,114,361 in unencumbered funds available for close-out projects
- District is estimated to collect an additional $2.6 million in Spring of 2023 (final year of tax collection)

Unencumbered Funds on Hand as of 08/2022	
District Unencumbered Fund Balance	$9,363,057
Less: Administration Costs (FY 2019-2021)	($248,696)
Net Unencumbered Funds on Hand (Available for Projects)	$9,114,361
Funds to be Collected in 2023	
Est. Increment to be Collected in 2023	$2,649,838
Less: Estimated Administration Costs (Est. FY 2022)	($125,000)
Net Funds to be Collected (Available for Projects)	$2,524,838
Total	**$11,639,199**

Close-out Projects

Private Development Projects

- Currently, Office of Economic Development has no private development incentive applications in the pipeline for the District

Public Improvement Projects

- Office of Economic Development received funding requests from the following:
  - South Side Public Improvement District (SSPID)– see Appendix A
  - Dallas County Heritage Society (DCHS)
  - City's Public Works Department
  - City's Department of Transportation

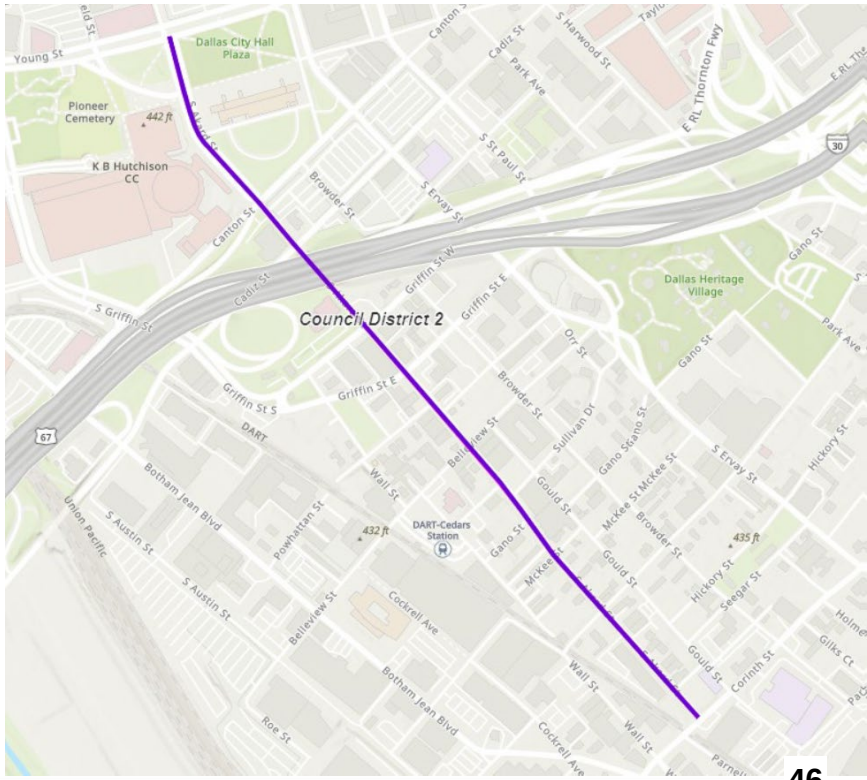
Close-out Project: Old City Park Restoration Project

- **Dallas County Heritage Society** (DCHS), management entity of Old City Park, has re-requested $650,000 in TIF District funding to assist with restoration of the Blum House and Rall House at Old City Park.
- June 12, 2019: City Council approved $650,000 in TIF District funding for a restoration project at Old City Park (Park Avenue House and Rall House)
- The 2019 project never moved forward:
  - Leadership changed at DCHS
  - Impacts of COVID-19 in 2020 and 2021
  - DCHS was unsuccessful in raising the $550,000 in required matching funds
- Recently, DCHS (under the leadership of a new executive director) submitted a new request for funding assistance for an updated project
  - Historic restoration of the Blum House and Rall House, two structures originally built as residences circa 1900
  - DCHS has indicated they have now successfully raised the $550,000 in required matching funds for the project
- **Project Cost**: $1,200,000
- **TIF District Funding**: not to exceed $650,000

Close-out Project: Akard Street Sidewalk Improvement Project

City's Department of Public Works has requested TIF District funding to support the **Akard Street Sidewalk Improvement Project**

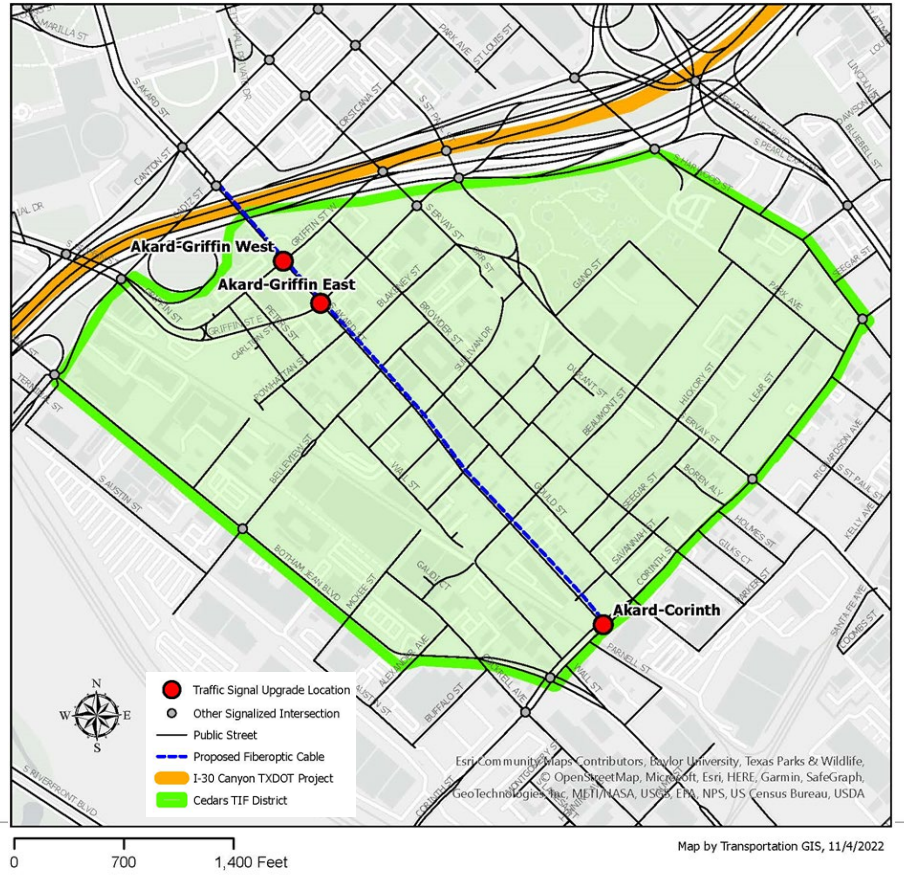
- City of Dallas Sidewalk Master Plan (Master Plan), completed in June 2021, provided a targeted pathway for improving pedestrian mobility throughout the City
- **Master Plan identified sidewalk improvements along Akard Street as a High Priority Project** for City Council District #2 which encompasses the Cedars TIF District
- Akard Street Sidewalk Improvement Project (from Corinth Street to Young Street) will include:
  - reinforced concrete sidewalk, curb, gutter, drive approaches, barrier free ramps
  - any other miscellaneous items necessary to provide Americans with Disabilities Act (ADA) compliant sidewalks
  - Note: the east side of the 800 block of Akard Street, between Canton Street and Cadiz Street and immediately adjacent to the One Newpark development project is not included in the Project's scope
- **Project Cost**: estimated $474,386
- **TIF District Funding**: not to exceed $500,000



Close-out Projects: Akard Street Traffic Signal Project

City's Department of Transportation has requested TIF District funding to support the **Akard Street Traffic Signal Project**

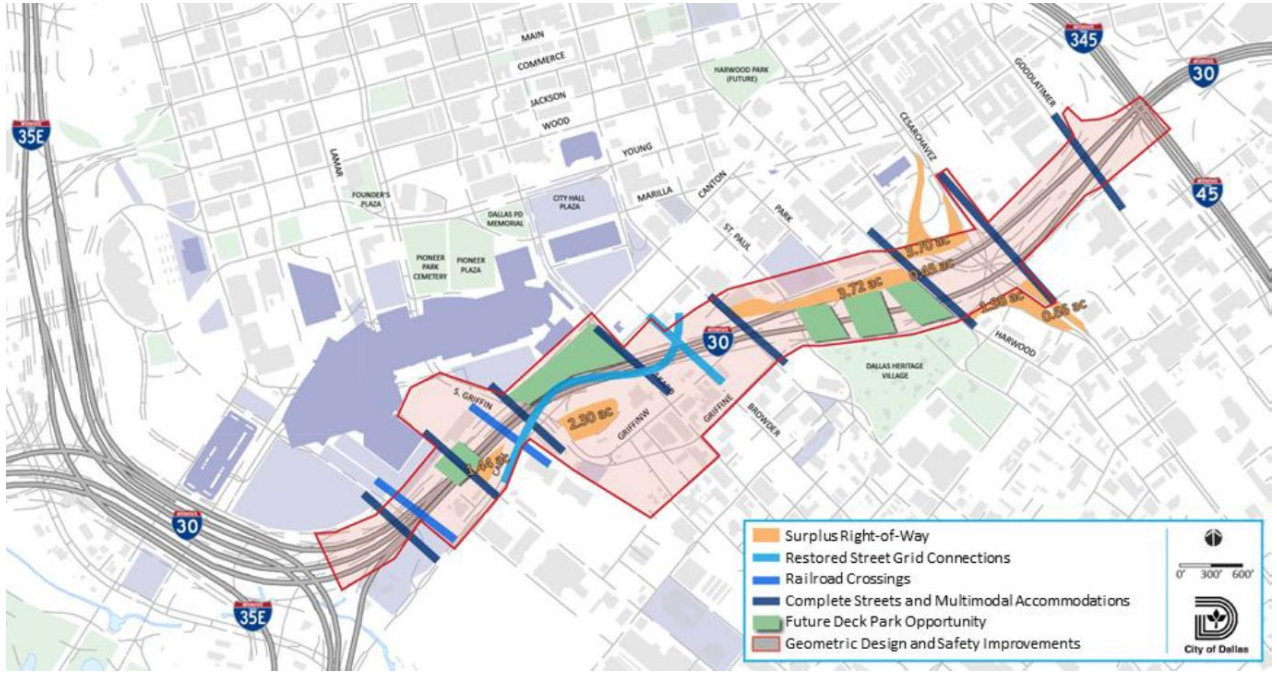
- reconstruct and upgrade 3 traffic signals on Akard Street between Corinth Street and Griffin Street and install 3,500 linear feet of fiber optic cable to support the upgraded traffic signals (see map below)
- **Project Cost**: $2,000,000
- **TIF District Funding**: not to exceed $2,000,000



Close-out Projects: I-30 Canyon Redesign Betterments Project

City's Department of Transportation has requested TIF District funding to support the **I-30 Canyon Redesign Betterments Project**

- "Betterments" are enhancements that are ineligible for TXDOT funding, as they are not considered to be a necessity by TXDOT
- City requested enhancements to the design of the TXDOT I-30 Canyon Redesign Project including:
  - protective cast iron pedestrian railings and conduit for fiber optic cable over bridges
  - enhanced crosswalks at impacted intersections
  - aesthetic enhancements to nearby traffic signals including powder-coating for the poles
  - streetlighting along a portion of the new parkway
- **Project Cost**: $9,000,000
- **TIF District Funding**: not to exceed $8,400,000 (remaining District funds)



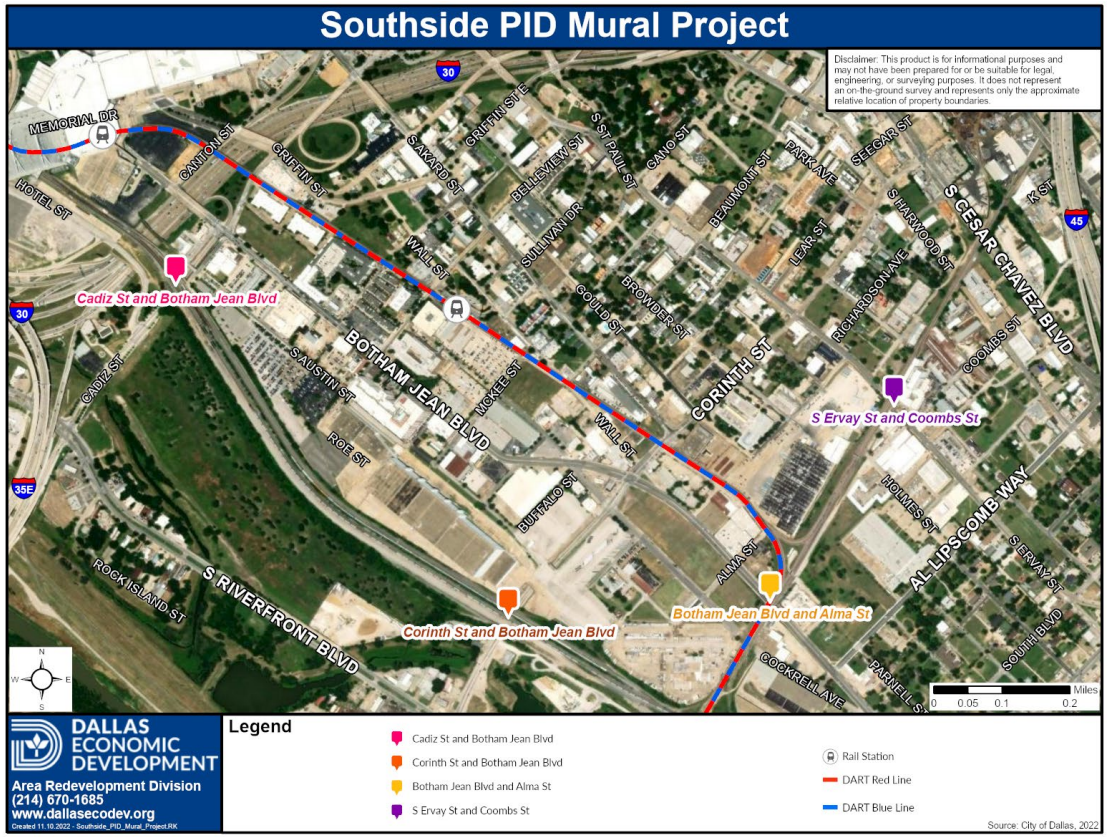
Next Step

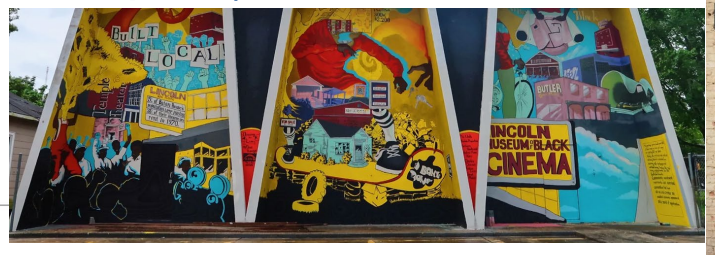
- November 8, 2022: Cedars TIF District Board of Directors unanimously recommended approval of funding for all close-out projects and forwarded recommendations of approval to the City Council

- December 14, 2022: City Council

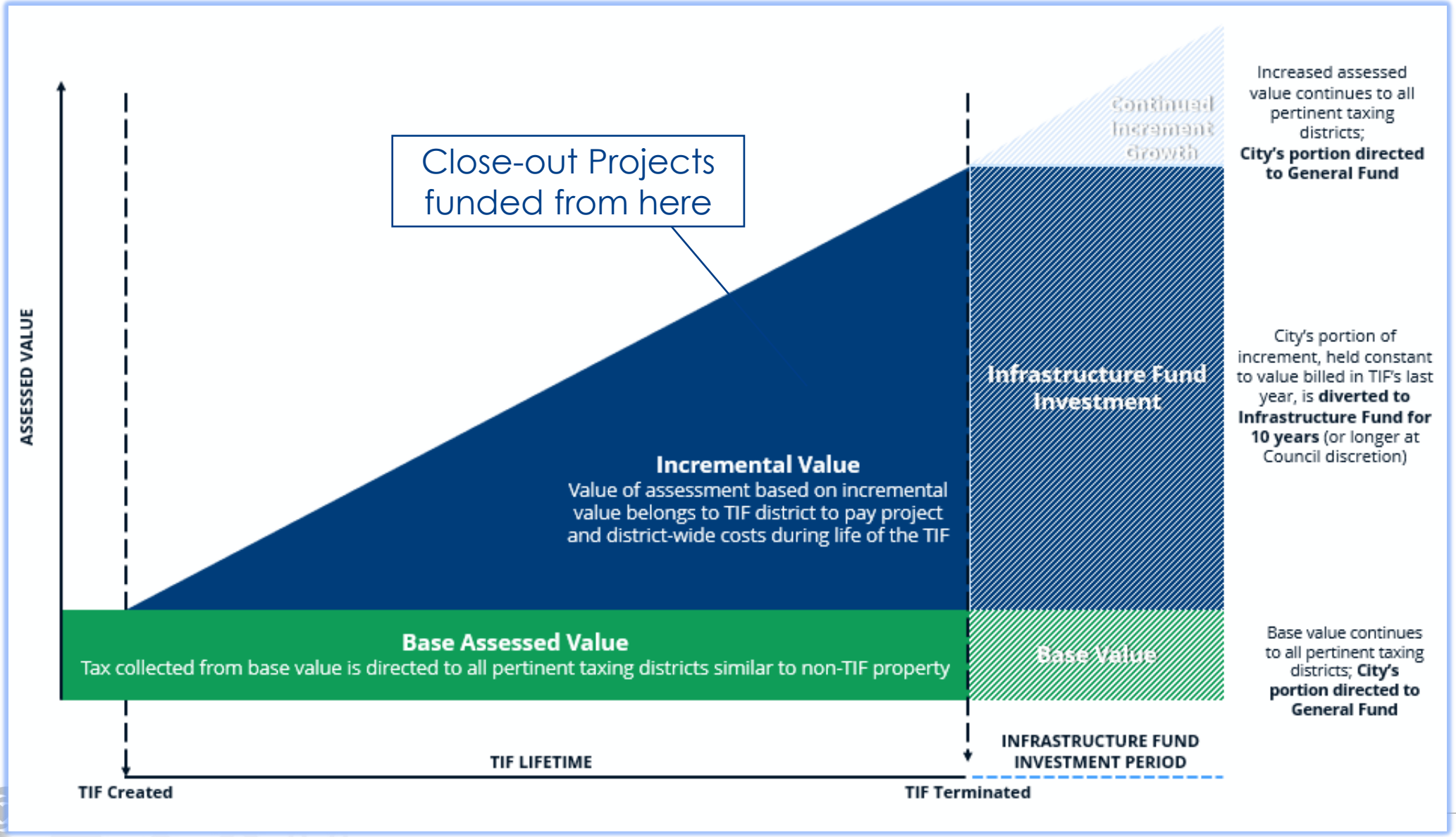
Appendix A
Close-out Project: South Side PID Mural Project

- **South Side Public Improvement District** (SSPID) requested District funding to assist with a public mural project that will commission a series of murals along 4 entryways into the Cedars neighborhood:
  - Cadiz Bridge (Cadiz Street at Botham Jean Blvd)
  - Corinth Bridge (Corinth Street at Botham Jean Blvd)
  - Dart Line Underpass (Botham Jean Blvd at Alma Street)
  - Underpass at South Ervay Street and Coombs Street
- Selected entry ways are blank, uninviting walls which do not announce the arrival into the Cedars neighborhood or true artistic nature of the community
- **Project Cost**: $165,000 ($37,500 per mural site + $15,000 project contingency)
  - SSPID will contribute $75,000 to the project ($50K on hand; $25K in 2023)
- **TIF District Funding**: not to exceed $90,000 (***will be processed via Administrative Action—No City Council action required***)
- **Project Artist**: Theo Ponchevilli, Emmy award-winning local artist





Appendix B


Close-out Projects funded from here
continued increment growth
Increased assessed value continues to all pertinent taxing districts; **City's portion directed to General Fund**
ASSESSED VALUE
Infrastructure Fund Investment
City's portion of increment, held constant to value billed in TIF's last year, is **diverted to Infrastructure Fund for 10 years** (or longer at Council discretion)
Incremental Value
Value of assessment based on incremental value belongs to TIF district to pay project and district-wide costs during life of the TIF
Base Assessed Value
Tax collected from base value is directed to all pertinent taxing districts similar to non-TIF property
Base Value
Base value continues to all pertinent taxing districts; **City's portion directed to General Fund**
INFRASTRUCTURE FUND INVESTMENT PERIOD
TIF LIFETIME
TIF Created
TIF Terminated

City of Dallas

Cedars TIF District:

Scheduled Sunset of the Cedars TIF District; and Proposed Funding for 4 Close-out Projects

Old City Park Project
Akard Street Sidewalk Improvement Project
Akard Street Traffic Signal Project
I-30 Canyon Redesign Betterments Project

Economic Development Committee
December 5, 2022

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

Agenda Information Sheet

File #: 22-2785 **Item #:** C.

City Center TIF District: Scheduled Sunset of the City Center Sub-District; Proposed Plan Amendment; and Proposed Funding for the Harwood Park Project
[Kevin Spath, Assistant Director, and Dorcy Clark, Manager, Office of Economic Development]

City of Dallas

City Center TIF District:

Scheduled Sunset of the City Center Sub-District; Proposed Plan Amendment; and Proposed Funding for the Harwood Park Project

Economic Development Committee
December 5, 2022

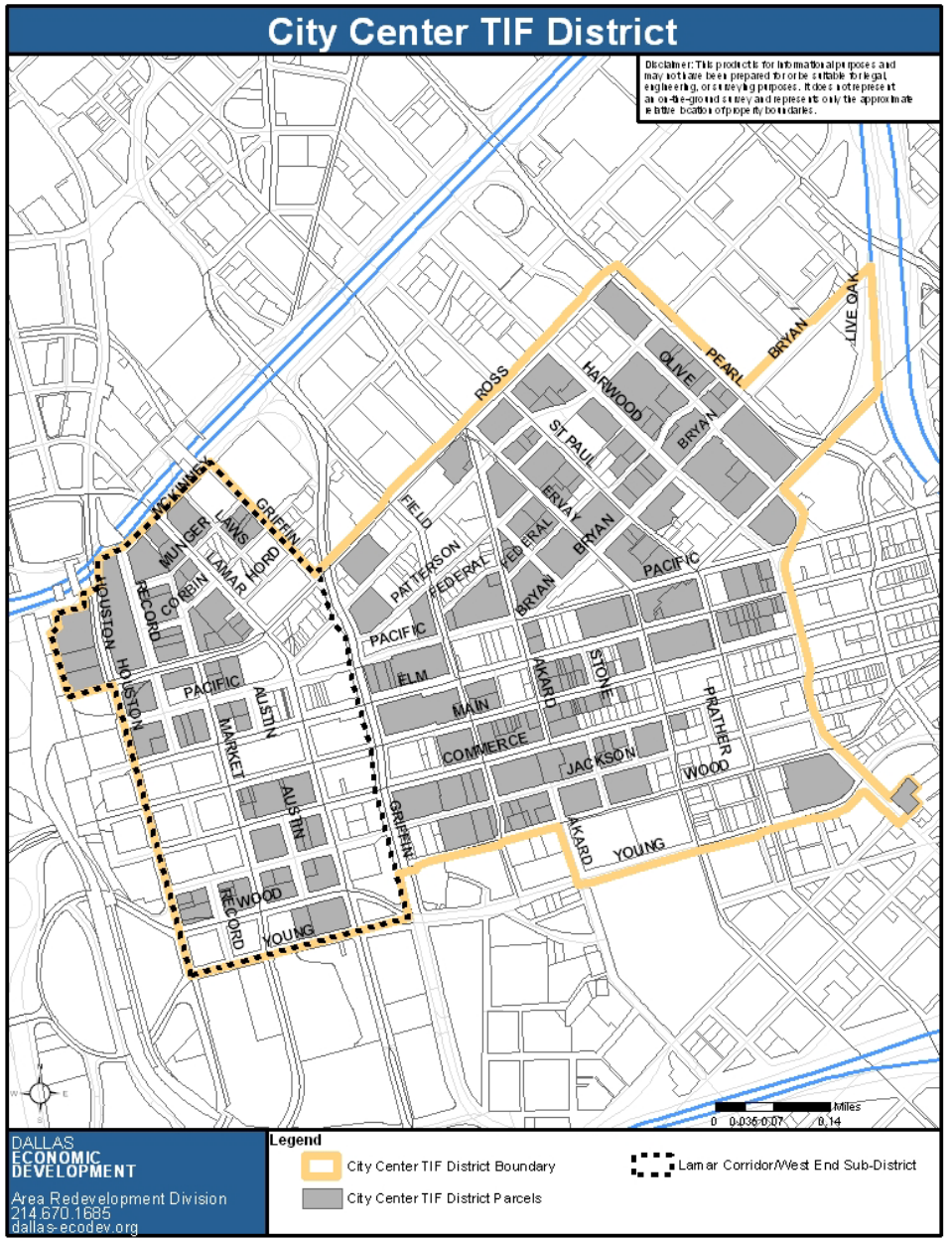
Kevin Spath, AICP, EDFP, HDFP
Assistant Director
Office of Economic Development

Presentation Overview

- Background
- Proposed Plan Amendment
- Proposed Funding for Harwood Park Project
- Staff Recommendation
- Next Steps

Background: City Center TIF District

- City Center TIF District established in 1996
- In 2012, the City Center TIF District's Project Plan and Reinvestment Zone Financing Plan ("Plan") was amended
  - Established the Lamar Corridor/West End Sub-district term for 25 years, from January 1, 2012 to December 31, 2037 (outlined with dotted black line in the map to the right)
  - Extended the original boundary, the City Center Sub-district, for 10 years, to the end of tax year 2022 (to be collected in 2023)



Background: City Center TIF District

- Current jurisdiction participation:

City Center Sub-District	Participation Rate	**Lamar/West End Sub-District**	Participation Rate
City	80%	City	90%
County	0%*	County	53%

*Dallas County's participation in the City Center Sub-District ended when the cap was reached in 2018 (2019 collections)

- District's 2022 taxable value (per DCAD) is $1.940 billion, an increase of 187.6% from the adjusted (2014) base value of $674.8 million
- TIF-funded projects have created the following:
  - 2,062 residential units and 444 hotel rooms
  - 644,082 square feet of office space
  - 286,732 square feet of retail space
  - 20,000 square feet of educational space
- To date, $81.5 million in District funds have directly leveraged $602 million in value created from TIF-funded projects

Background: City Center TIF District

- 2012 Plan Amendment was specifically intended to:
  - Stimulate redevelopment of the Lamar Corridor and Historic West End
  - Fill redevelopment gaps in the downtown core
  - Establish four "Set-Asides" that dedicated a portion of each year's increment to:
    1) Affordable Housing
    2) District-Wide Improvements
    3) Ground-Floor Retail Activation and
    4) Parking

- To accomplish these Plan goals and objectives, the District's budget was increased from $87.6 million to $151.97 million with the 2012 Plan Amendment

Background: Existing Obligations

District has **two existing obligations** that are yet to be paid:

- Adolphus Tower redevelopment project
- $2,108,622 (disbursed if/when project conditions are met)
- Anticipated sufficient funds for project payment from 2022 increment (collected and disbursed summer 2023)

- Klyde Warren Park expansion
- $3,000,000 in three installments beginning at project completion (only payable from the four Set-Aside budget categories)

Background: Set-Asides

District's four Set-Asides have accrued cash (calculated by reserving a percent of annual increment accrued, pursuant to the Plan)

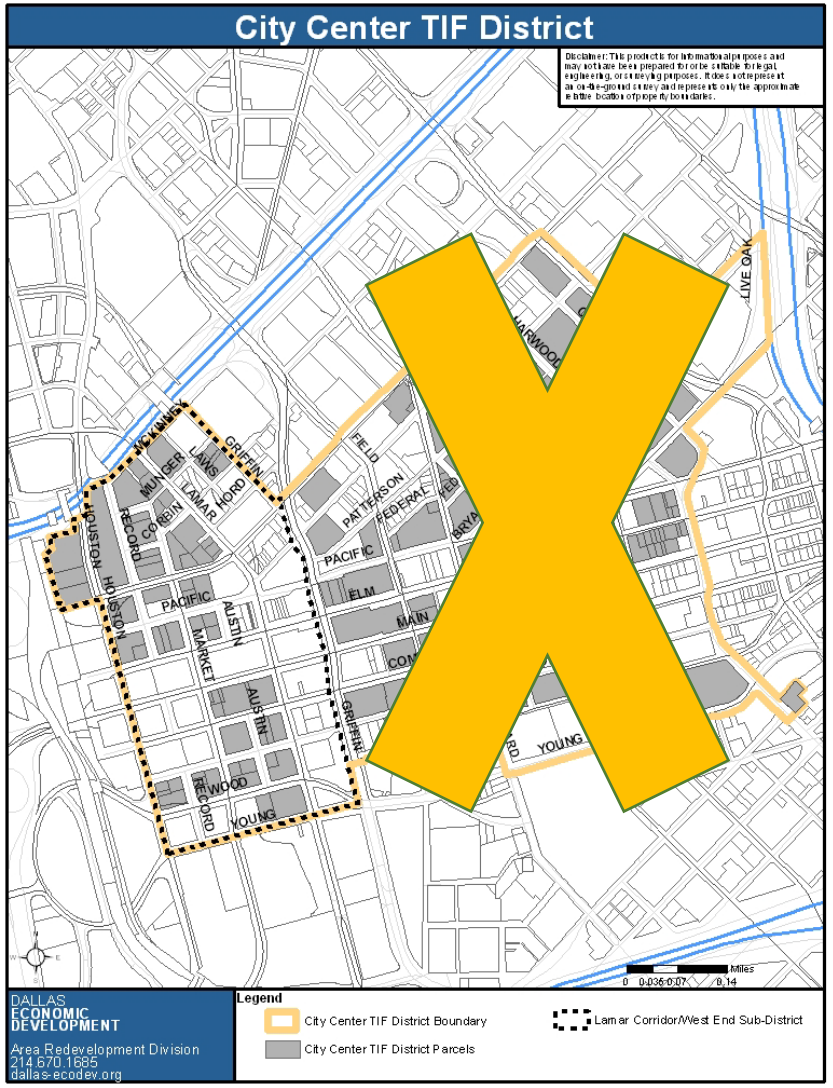
- As of 2022 increment collections, the Set-Asides have accrued a total of $17,389,954, split among the four set-aside categories as follows:

	Afford Hsng	District-Wide	Retail	Parking*
Collected Through 2022 Increment:	$5,141,404	$2,912,730	$5,627,182	$3,708,638
Total Budget Allowance:	$6,500,000	$4,000,000	$8,300,000	$5,500,000
Committed to Date:	$424,528	$3,000,000	$0	$1,224,000
* Parking revenues have replenished the Parking expenditures				

Background: Scheduled Sunset of Sub-District

City Center Sub-district is scheduled sunset at end of 2022

- Anticipated "windfall" to general fund in FY 2024 from scheduled termination of City Center Sub-district is anticipated to be approximately $6.65 million (beginning with 2023 tax year, collected in 2024)
  - Assuming 2% value increase
  - Based on City's 80% participation rate



Proposed Plan Amendment – Goals and Objectives

Original Objectives (1996 Plan)

- Improve the pedestrian environment through landscaping, lighting and design standards
- Provide public parking to encourage redevelopment of underutilized downtown office space and create retail opportunities
- Ensure that new construction is compatible with surrounding historic buildings
- Coordinate linkages to DART light rail stations in the Zone
- Direct overall development in the Zone through the application of design standards for public improvements and design guidelines for private development
- Encourage development of residential housing, including conversions of existing office space
- Encourage development of street-front retail
- Complement and protect existing historic structures

Additional Objectives (2012 Plan Amendment)

- Create additional taxable value attributable to new private investment in projects in the City Center TIF District totaling over $517,000,000 over the term of the Zone
- Expand the downtown core toward the West End Historic district
- Support redevelopment of the Lamar Corridor
- Support redevelopment of properties near the Omni Convention Center Hotel
- Support linkages to the Farmers Market and Victory areas

Additional Objectives (2022 Proposed Plan Amendment, in alignment with current City priorities and Downtown 360 Plan)

- Increase affordable housing and housing types, including, but not limited to, examining and assisting, as deemed necessary, post-Covid repositioning of obsolete or underutilized office towers if such redevelopment includes affordable housing
- Encourage development of surface parking lots
- Ensure that public open space is constructed to serve all downtown users and to create downtown destinations
- Support alternative transportation modes that serve downtown residents, workers and visitors and promote economic development
- Implement infrastructure improvements that enhance the downtown experience, including, but not limited to, walkability and linkages among downtown neighborhoods

Proposed Plan Amendment

- **Overall District budget will not change** but the budget categories will be shifted to align with current priorities

- **Consolidate Set-Asides**:
  - Affordable Housing and Retail Activation become $12.4 million in Affordable Housing Set-Aside Funds
  - District-Wide Set-Aside and Parking become $8.26 million in District-Wide Set-Aside Funds
  - Calculation includes collections to date, plus anticipated 2023 collections
  - Cease Set-Aside collections starting upon termination of City Center Sub-district (2023 collections)
    - If budgeted amount is fully allocated prior to 2037 District termination, Set-Asides may be approved by City Center TIF District Board of Directors on a case-by-case basis up to 20% of annual increment

CURRENT BUDGET

Category	Estimated TIF Expenditure*
Original City Center TIF Collections**	**$75,696,253**
Public Infrastructure Improvements *Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades*	**$8,500,182**
Parking	**$5,500,000**
Redevelopment/Development Projects *Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants*	**$40,972,111**
District Wide Improvements	**$4,000,000**
Affordable Housing	**$6,500,000**
Ground Floor Activation *(in the form of a TIF Grant)*	**$8,300,000**
Plan Implementation/Administration	**$2,500,000**
Total	**$151,968,546**

PROPOSED BUDGET

Category	Estimated TIF Expenditure*
Original City Center TIF Collection**	$75,696,253
Public Infrastructure Improvements	$10,000,000
Redevelopment/Development Projects	$43,112,293
District Wide Improvements	$8,260,000
Affordable Housing	$12,400,000
Plan Implementation/Administration	$2,500,000
Total Project Costs	**$151,968,546**

* Estimated TIF Expenditure reflects projected collections for the District and corresponding expenditures during the duration of the Zone.
** $75,696,253 was collected by 2012 and expended (original Plan)

Proposed Plan Amendment

Adjustment in Set-Asides expands amount and use of Affordable Housing funds

- Further, amendment specifies that Redevelopment/Development Budget Category may be used to supplement the budget's separate Affordable Housing Set-Aside for mixed-income projects

- Proposal specifies that Affordable Housing funds may be used to **assist with mixed-income projects within City Center TIF District boundary or within the greater downtown area**
  - Use of TIF funds for affordable housing outside of the District boundary is allowable under Chapter 311 of Texas Tax Code
  - **New ground-up construction with a residential component** would be required to provide **20% of units** to renters earning **at/below 80% of the area median family income (AMFI)**
  - **If City-owned property is purchased by a developer for residential development**, **30% of units** would be reserved for renters earning **at/below 80% AMFI**
  - **Redevelopment of existing buildings would maintain the current requirement**, reserving **10%** of units for renters earning **at/below 80% AMFI**

- Amendment details that the Affordable Housing budget category may be used as gap financing to deliver mixed-income projects or may be provided to an established City program via transfer to another department or fund

Proposed Plan Amendment

Adjustment in Set-Asides expands the amount and use of District-Wide Improvement funds

- Current allowance includes gateways, trails, open space, pedestrian connectivity linking the District to other downtown destinations, or utility/streetscape improvements

- Amendment further defines and expands the District-Wide Improvement allowances
  - Mobility projects including, but not limited to, public transportation projects and the creation or enhancement of bike lanes/amenities
  - Parking projects if such parking project(s) provide parking for the public
  - Pedestrian linkages and open space connecting and enhancing the greater city center
    - Option to transfer funds to Park and Recreation Department for disbursement or to a non-profit to ensure successful delivery of parks in accordance with updated Downtown Parks Master Plan
    - Use of TIF district funds for areas of public assembly and infrastructure outside of the TIF district boundary is allowable under Chapter 311 of Texas Tax Code if expenditures are found to benefit the District

Proposed Funding for Harwood Park Project

- On June 11, 2018, the City and Parks for Downtown Dallas (PfDD) executed the Downtown Dallas Priority Parks Development and Funding Agreement (Agreement)
  - detailed the terms allowing PfDD to manage the design and construction of Harwood Park and undertake its procurement (as well as detailing the terms of the three other priority parks), as authorized by City Council on May 23, 2018, by Resolution No. 18-0762
- Building parks in a dense urban environment is a complex endeavor, and Harwood Park has the added complexity of incorporating two existing buildings governed by historic district development requirements, construction during unprecedented rising costs, and unanticipated traffic signalization requirements by the City
- A few months ago, funding gap was realized as a result of the items noted above which would cause a number of major amenities to be omitted from the Harwood Park construction if additional capital is not deployed

The 4-acre park is bounded by S. Harwood Street, Jackson Street, S. Pearl Expressway and Young Street, adjacent to the City Center TIF District

Proposed Funding for Harwood Park Project

- $2,600,000 in funding support from the City Center TIF District district-wide set-aside funds will allow Harwood Park to be fully delivered as it was planned and presented to the Park and Recreation Board, City Council, and the public in 2018

- Harwood Park is currently under construction to maintain the timeline established by the City Council for the 2017 Bond projects, and PfDD has met their funding obligations as established in the Agreement

- In July, Harwood Park was briefed to the City's Urban Design Peer Review Panel (UDPRP), and the UDPRP was extremely pleased with the design, including the attention to the Harwood historic structures, the environmentally sound bioswales, and the nod to the prehistoric mammoths that roamed the area

The park property was assembled by PfDD from 2014-2018, and PfDD was reimbursed in 2021 with Proposition B 2017 general obligation bond funds

Staff Recommendation

- Acknowledge scheduled sunset of the City Center Sub-district, shift budget categories, and further define funding allowances to align with current priorities while continuing Plan goals and objectives

- Transfer $2,600,000 from the City Center TIF District fund to the Park and Recreation Department to be disbursed to PfDD to ensure full delivery of Harwood Park

Next Steps

- September 22, 2022: City Center TIF District Board of Directors unanimously approved the amendments to the Amended and Restated Project Plan and Reinvestment Zone Financing Plan and the Harwood Park Project funding in amount not to exceed $2,600,000 and forwarded recommendations of approval to the City Council

- December 14, 2022: City Council

City of Dallas

City Center TIF District:

Scheduled Sunset of the City Center Sub-District; Proposed Plan Amendment; and Proposed Funding for the Harwood Park Project

Economic Development Committee
December 5, 2022

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

Agenda Information Sheet

File #: 22-2787 **Item #:** D.

South Dallas Fair Park Opportunity Proposed Program Statement Amendment
[Joyce Williams, Director, Small Business Center]

Memorandum

CITY OF DALLAS

DATE December 2, 2022

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

SUBJECT **South Dallas Fair Park Opportunity Proposed Program Statement Amendment**

The purpose of this memorandum is to provide information in regards to the proposed amendment to the South Dallas Fair Park Opportunity Fund. The South Dallas Fair Park Opportunity provides loans and grants to promote economic development and support human development grant initiatives in the neighborhoods surrounding Fair Park.

Previously on March 9, 2022, the City Council approved Resolution No. 220457 which modified the South Dallas Fair Park Opportunity Fund Program Statement to reflect the transfer of the programmatic elements and funding from the Office of Economic Development to the Small Business Center.

Staff is now requesting to amend the Program Statement to increase the funding allocation amount for the Human Development grant award from $100,000 to $200,000 annually. In addition, the 2010 Census tract information in Program Statement has been updated to the reflect 2020 Census tract information as listed in (Exhibit A).

Staff will be available at the Economic Development Committee meeting on December 5th to answers questions about the proposed amendment. Please contact Joyce Williams, Director of the Small Business Center if you have any questions or need additional information prior to the meeting.

Kimberly Bizor Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

CITY OF DALLAS
SOUTH DALLAS/FAIR PARK OPPORTUNITY FUND
PROGRAM STATEMENT

HISTORY

In 1987 the City Council adopted the South Dallas/Fair Park Neighborhood Preservation and Economic Development Plan (CR 87-0632), a land use plan for the neighborhoods surrounding Fair Park. One of the plan recommendations was to "establish a South Dallas/Fair Park Trust Fund that is capitalized with a special assessment on admissions to Fair Park to generate funding for the Trust Fund." In 1989, the Council established a Fair Park Task Force to develop a strategy to invest funds generated by Fair Park into the surrounding community (CR 89-1159). Among other things, the Task Force recommended creation of an advisory board to oversee administration of the funds, and recommended annual funding from Fair Park activities, amphitheater tickets sales, general fund contributions, and other sources. The Task Force funding recommendations were adopted by CR-89-3605, and the advisory board was codified in Dallas City Code Sections 2-130 through 2-132. The trust fund funding, policies, and purpose have been amended a number of times over the past 20 years. This program statement is intended to provide a clear summation of the current program, and replaces and supersedes all prior Council actions related to the trust fund. Pursuant to Ordinance No. 30905 approved on June 27, 2018, the name of the advisory board was amended to the "South Dallas/Fair Park Opportunity Fund board" and therefore the funds the board directs are referred to herein as the "South Dallas/Fair Park Opportunity Fund."

PURPOSE

The purpose of the South Dallas/Fair Park Opportunity Fund (the "Opportunity Fund") is to provide loans and grants to promote economic development and support human development initiatives in the neighborhoods surrounding Fair Park.

SERVICE AREA

The Opportunity Fund will only issue loans or grants to businesses or entities located within, relocating to, or serving a population at least 90% of which are residents of the following census tracts (the "Service Area"): 25, 27.03, 209, 37, 208, 209, 115, and 203. A map of the Service Area is attached as **Exhibit A**.

ADMINISTRATION

The Opportunity Fund is administered by the Small Business Center, in coordination with the South Dallas/Fair Park Opportunity Fund advisory board. The board is appointed by the council in conformance with Dallas City Code 2-130 through 2-132. The Opportunity Fund shall reimburse the Small Business Center for staff time and expenses allocable to oversight and administration of the Opportunity Fund.

FUNDING SOURCES

The funding sources of the Opportunity Fund are:

1. **GENERAL FUNDS**: $3.2 Million in general funds, to be paid out in four installments beginning in FY16/17. The first such payment was made in July of 2017 and the second payment was made in May of 2018, and two additional payments will be made in 2019 and 2020 subject to availability of appropriations.

2. **FAIR PARK ACTIVITIES**: For each ticket sold for an event at the amphitheater located in Fair Park, 20 cents will be contributed to the Opportunity Fund. Additionally, half of all profits from flea markets and antique shows at Fair Park will be contributed to the Opportunity Fund annually. The Park and Recreation Department is responsible for calculation of the Fair Park Activities payments, and for the annual transfer of the payment to the Small Business Center.

3. **PILOT**: If the Fair Park Activities generate less than $500,000 in any year, the Small Business Center will allocate a portion of its PILOT funding to make up the balance, so that the minimum amount of Fair Park Activities plus PILOT funds paid to the Opportunity Fund in any year is $500,000.

4. **REVENUE**: This includes operating revenue such as loan repayments and earned interest.

FINANCIAL AWARDS

The following general provisions apply to financial awards by the Opportunity Fund:

1. Funds may be used for human development contracts or economic development projects, as defined below.

2. In each fiscal year:
   a. a maximum of 25% of budgeted funds may be awarded as grants;
   b. a minimum of 75% of budgeted funds must be awarded as repayable loans;
   c. a maximum of $200,000 may be awarded for human development contracts with all other funds awarded for economic development projects, as both terms are defined below;
   d. other than as described above there is no minimum or maximum loan or grant size; and
   e. unawarded or reprogrammable funds from any fiscal year roll into the next fiscal year's budget.

3. "**Human development contracts**" are defined as contracts for services directly benefitting residents of the Service Area which accomplish one of the five goals identified in Section 3(e) below.

a. **Eligibility**. Human development applicants, including their affiliates and subsidiaries, shall only be eligible for Opportunity Funds awards twice in any 5-year period. Human development contracts shall only be awarded for new or expanded services to residents of

the Service Area, and shall only be used to pay for costs attributable to that new or expanded service. Loans or grants shall not be awarded to persons or entities who have outstanding city liens or tax liens, who are party to a lawsuit against the City, who have filed for bankruptcy in the previous 5 years, who are currently in default under any other agreement with the City, or who have in the previous 5 years been party to a contract with the City that was terminated due to default.

b. **Payment**. Human development contract awards will be paid on a reimbursement of expense basis. Each request for reimbursement shall include evidence of expense satisfactory to the Director of the Small Business Center in his or her sole discretion, as well as an explanation of how the expense was related to the human development program.

c. **Match**. Each human development contract application must include evidence of a dollar-for-dollar match from a third-party funding source. The match must be specific to the human development and must be received within the contract term. At least 80% of match must be in the form of cash. Up to 20% of match may be in the form of volunteer labor or other in-kind source acceptable to and valued by the director of the Small Business Center in his or her sole discretion. Volunteer labor will be valued at the then-current federal minimum wage. Evidence of the volunteer labor match must be submitted with each reimbursement request in the form of a volunteer hours log on grantee letterhead. Each entry must include the date and hours of service, as well as the legible printed name, address, phone number, and signature of each volunteer.

d. **Persons Served**. Human development services must be targeted to residents of the Service Area. Each awardee must keep records documenting that at least 90% of the persons served under the contract are residents of the Service Area. This documentation must be submitted to the City with each reimbursement request.

e. **Contracts**. Human development contracts must include a provision requiring the grantee or borrower to track and report measurable outcomes to demonstrate progress toward one of the following goals in the Service Area:

i. Increase workforce participation and readiness
ii. Stimulate small business activity and growth
iii. Improve health outcomes
iv. Improve public safety
v. Improve educational outcomes

4. "**Economic development projects**" are defined as projects or programs that result in the creation of new jobs, the retention of existing jobs, or an increase in the Service Area tax base.

a. **Eligibility**. Loans or grants shall not be awarded to persons or entities who have outstanding city liens or tax liens, who are party to a lawsuit against the City, who have filed for bankruptcy in the previous 5 years, who are currently in default under any other agreement with the City, or who have in the previous 5 years been party to a contract with the City that was terminated due to default.

b. **Contracts**. Economic development project contracts must include a provision requiring the grantee or borrower to track and report measurable outcomes to demonstrate progress toward one of the following goals in the Service Area:

i. Creation of jobs

ii. Retention of jobs
iii. Increase in Service Area tax base
iv. Stimulate small business activity and growth

PUBLIC PURPOSE

All loans and grants must accomplish a public purpose, as required by the Small Business Center's underwriting criteria. The City Council finds that the human development contracts and economic development projects described herein serve a valid public purpose.

Each proposal will be analyzed to ensure that the incentive serves a public purpose and provides a public benefit in conformance with this program statement and in conformance with state law and controlling caselaw. Financial awards will be documented in written agreements to ensure that the City retains control over the public funds to guarantee that the public purpose is actually accomplished as a return benefit to the City.

APPLICATION

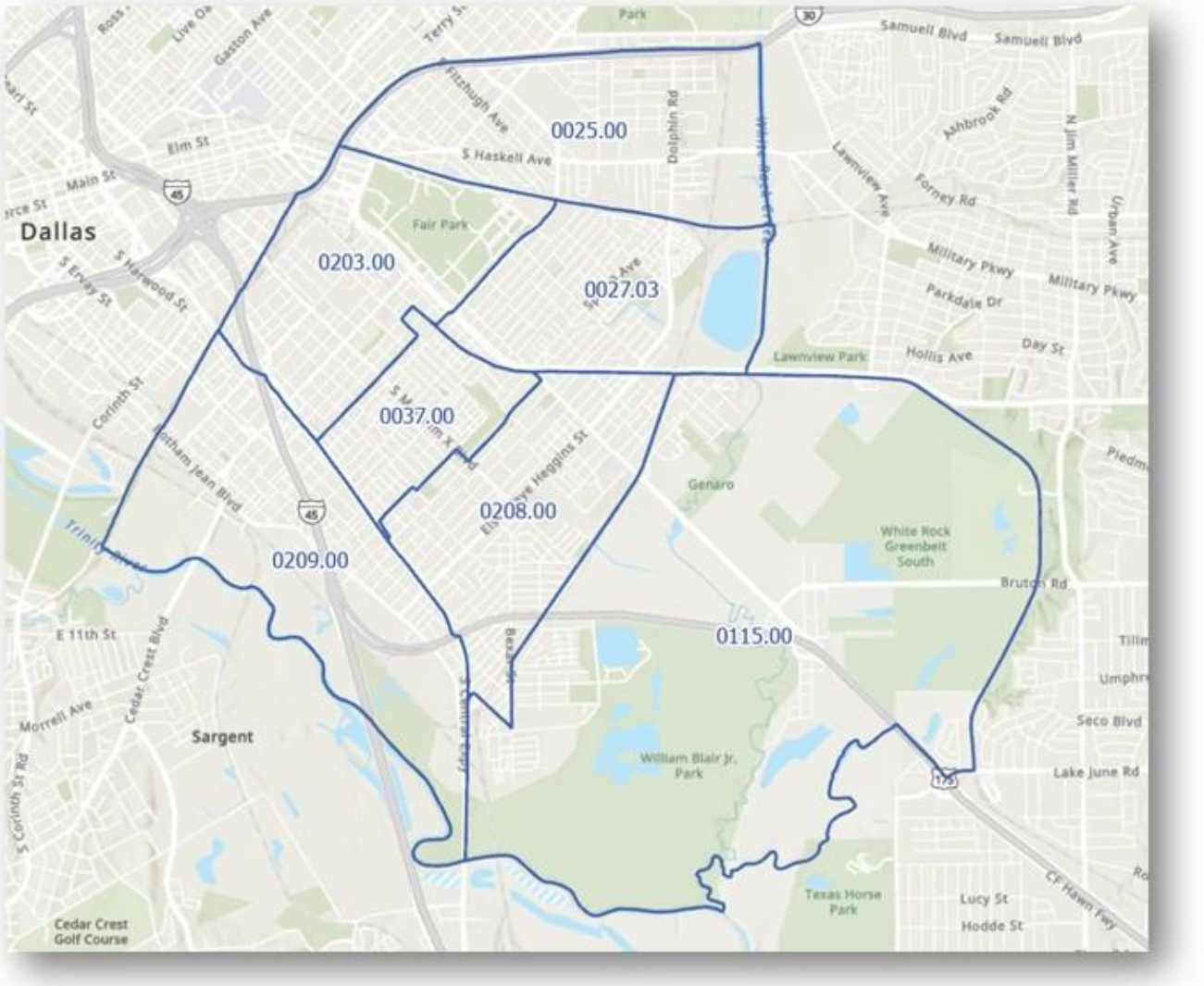
Economic Development Projects:

- Applications for economic development loans and grants will be accepted on a rolling basis. The application form and underwriting criteria will be the current forms and criteria in use by the Small Business Center, and the size of any loan or grant will be determined based on that underwriting criteria.
- Staff will review each application for completeness, to ensure that the proposed project meets the criteria of this program statement, and to ensure that the proposal complies with all underwriting criteria of the Small Business Center.
- Based on the review and underwriting findings, staff will either decline the application, or recommend funding.
- Projects recommended for funding will be briefed to the Opportunity Fund advisory board.

Human Development Contracts:

- Applications for human development awards will be accepted no more than once per year, in response to a Notice of Funding Availability (NOFA) issued by the Small Business Center.
- The application form, procedures, and underwriting criteria will be released as exhibits to each NOFA. The size of any loan or grant will be determined in conformance with that underwriting criteria.
- Staff will review all applications for completeness and for compliance with the NOFA and this program statement. Based on the review, staff will either decline the application or recommend funding.
- Projects recommended for funding will be briefed to the Opportunity Fund advisory board.

Exhibit A
Service Area Map



WHEREAS, on September 22, 2021, City Council adopted the Operating and Capital Budgets' Appropriations Ordinance which transferred certain program and funding from the Office of Economic Development (OED) to the Small Business Center (SBC) and created the SBC effective October 1, 2021, by Resolution No. 21-1950; and

WHEREAS, the specific programs, funding and related contracts that were transferred from OED to SBC are identified in Section 4 (11) of the Operating and Capital Budgets' Appropriations Ordinance; and

WHEREAS, the SBC was established to assist small emerging firms to increase opportunities by navigating through Dallas' business and economic ecosystems; and

WHEREAS, in 1989, City Council authorized the creation of an advisory board to oversee funds generated by Fair Park activities and the investment of these funds back into the South Dallas Fair Park community by Resolution No 89-3605; and

WHEREAS, on June 27, 2018, City Council authorized a variety of changes and clarifications to the South Dallas Fair Park Opportunity Fund (SDFPOF), including establishing a purpose for the fund to "provide loans and grants to promote economic development and support human development initiatives in the neighborhoods surrounding Fair Park" by Resolution No. 18-0922; Ordinance No. 30905; and

WHEREAS, there is significant alignment between the respective missions of the SBC and the SDFPOF and it is desirable to transfer SDFPOF management from OED to the SBC.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby **(1)** authorized to transfer the programmatic elements and funding of the South Dallas Fair Park Opportunity Fund from the Office of Economic Development (OED) to the Small Business Center (SBC); and **(2)** authorize the Director of the Small Business Center to take any actions necessary to administer those programs and related agreements that transferred from OED to SBC under Section 4(11) in the Operating and Capital Budgets' Appropriations Ordinance (Ordinance No. 32000).

SECTION 2. That as part of transferring of programs and related agreements, authorize any and all actions necessary to effect the following changes on funding and/or City Council resolutions authorized by City Council or via Administrative Actions for existing contracts approved prior to the date of this resolution as follows: **(a)** Re-assign the South Dallas Fair Park Opportunity Fund (SDFPOF) program, including contracts and agreements, and re-allocate the cash balance, net of existing encumbrances and any transactions and commitments pending and/or in processing that had been approved and/or established through the date of this resolution in the South Dallas Fair Park Opportunity Fund, Fund 0351, Department ECO, Unit 0448, Object 3016 to MGT-SBC-SDFPOF Fund 0443, Department MGT-SBC, Unit W812, various Objects; **(b)** transfer the pertinent amount of appropriations relevant to impact of part **(a)** of this Section 2, in addition to what was approved for the adopted FY 2021-22 Budget program activity into MGT-SBC-SDFPOF Fund 0443, Department MGT-SBC, Unit W812, various Objects; **(c)** elements referenced in CR 151264 Section 2.D.a., b., c. will continue to be in force with the modification that transfers shall now be made to Fund 0443, Department MGT-SBC, Unit W812 various Objects Codes, Revenue Codes as defined in said resolution and subject to annual review by the Office of Economic Development in consideration of its availability of the referenced fund source in the said resolution and annual appropriations, as well as, any other elements of the resolution that may be pending or in progress activity by the respective departments in said resolution **(d)** Office of Economic Development will process disbursements of the SDFPOF during FY 2021-22, or future Fiscal Years should processing of financial transactions for the program and/or existing projects/ contracts/agreements referenced in re-structuring and transition in this section experience technical difficulties in the processing of transactions by MGT-SBC for which the Office of Economic Development may still have jurisdiction through 09/30/2022 or future fiscal years as relevant/pertinent.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

MAR 09 2022

CITY SECRETARY

Agenda Information Sheet

File #: 23-218 **Item #:** A.

Applications Open for Funding under Dallas Development Fund's Healthy Food Dallas Initiative
[Heather Lepeska, Assistant Director, Office of Economic Development]

Memorandum

CITY OF DALLAS

DATE January 6, 2023

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

SUBJECT **Applications Open for Funding Under Dallas Development Fund's Healthy Food Dallas Initiative**

The Dallas Development Fund (DDF) will open the funding opportunity for the Healthy Food Dallas Initiative for qualified non-profits to seek funding to increase the number of non-traditional food access points in low-income, underserved communities across Dallas on January 9, 2023. DDF was created by City Council on February 11, 2009, as a Texas non-profit entity to apply for, award, and manage federal New Markets Tax Credit (NMTC) allocations.

In this Healthy Food funding round, DDF has allocated a total of $250,000 to be awarded to non-profit recipients for gap-funding assistance to provide low and moderate-income populations with access to healthy food by funding one-time expenses to expand healthy food access. No award will exceed $70,000. Under the program, DDF will provide forgivable loans for redevelopment, improvements, construction and rehabilitation, equipment installation and upgrades (including technology), staff training, security, and inventory. Administrative expenses are limited to 20% of total award amount. Eligible project areas are defined by the map on the next page.

This will be the third application cycle funded by DDF for Healthy Food projects in Dallas. DDF has previously committed over $600,000 to nine area non-profits. Funds have been used for a variety of purchases, including cleaning stations, delivery trucks, coolers and equipment and supplies for urban farms. To date, that funding has led to the sale of 30,000 pounds of produce (including sales purchased by vouchers), provided over 2 million pounds of produce and healthy food in Dallas and provided 2.5 million meals.

The application is available here and applications are welcome from any qualified non-profit. Applications are due to the Office of Economic Development on February 20, 2023.

DATE January 6, 2023

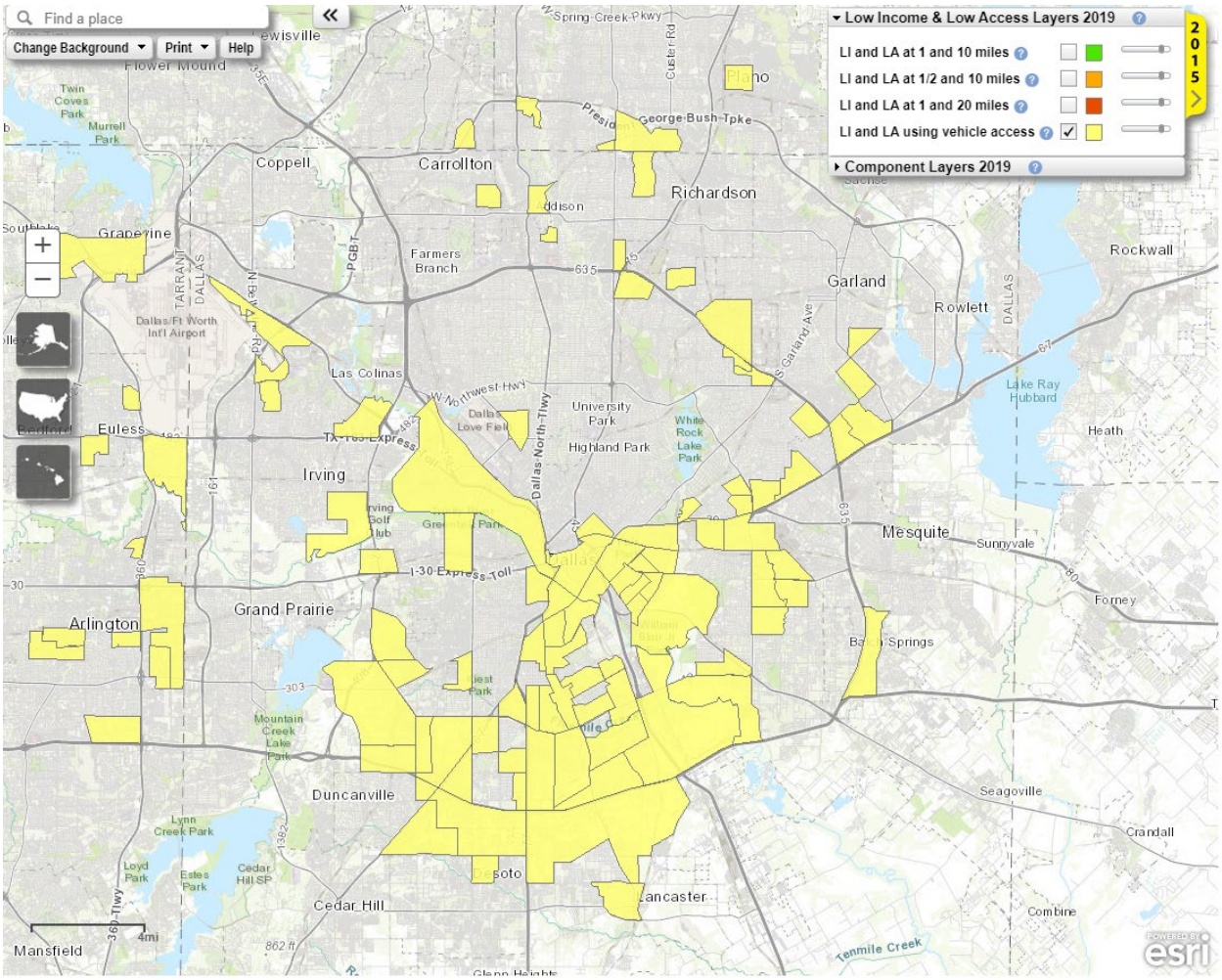
SUBJECT **Applications Open for Funding Under Dallas Development Fund's Healthy Food Dallas Initiative**

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

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

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Map of eligible project areas



Agenda Information Sheet

File #: 23-219 **Item #:** B.

Southern Dallas Investment Fund: MRI Open Legacy, LLC
[Joyce Williams, Director, Small Business Center]

Memorandum

CITY OF DALLAS

DATE January 6, 2023

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

SUBJECT **Southern Dallas Investment Fund: Legacy Open MRI, LLC**

This memorandum is to provide an update on the grant funding to Legacy Open MRI, LLC located at 4315 S. Lancaster Road, Suite 190, Dallas, TX. 75216. Legacy Open MRI, LLC is a registered medical imaging facility designed to provide access and reduce the transportation barrier for the communities of Districts 4, 7, and 8.

Staff is recommending that Legacy Open MRI receive grant funding for the Southern Dallas Investment Funding in an amount not to exceed **$99,500** based upon the following terms:

Capital Provider:	$234,743 Frost Bank Loan
Project Name:	Legacy Open MRI, LLC.
Project Owner	Rodney & Erika Adams
Project location:	4315 S. Lancaster Rd. Ste. 190 Dallas, TX 75216
Council District:	District 4
Owner's equity injection:	$37,000
Total Project Cost:	$371,243
Project Description:	The construction for leasehold improvements, includes the installation of HVAC system, Electrical, Drywall Systems, Ceilings & ACT System, Paint, Doors, and Glass & Glazing. Work will be scheduled to begin once request is approved with a completion in January- February 2023. The business owner is responsible for all improvements
Southern Dallas Investment Fund:	$99,500.00 - earmarked for leasehold improvements associated with construction build out of MRI clinic
Grant Term:	Grant shall be payable as reimbursement for eligible expenses. Facility must be operated for no less than five (5) years after grant payment.

Staff will be present at the Economic Development Committee meeting on January 9th to answers questions. Please feel free to contact me or Joyce Williams, Director of the Small Business Center joyce.williams@dallas.gov if you have any questions or should you require additional information at this time.

DATE January 6, 2023

SUBJECT **Southern Dallas Investment Fund: Legacy Open MRI, LLC**

Kimberly Bizor Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Agenda Information Sheet

File #: 23-192 **Item #:** C.

Extension of the consulting contract with HR&A Advisors, Inc. for the period January 1, 2023 to December 31, 2023, to finalize implementation of the City of Dallas Economic Development Policy [Robin Bentley, Director, Office of Economic Development]

Memorandum

CITY OF DALLAS

DATE January 6, 2023

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

SUBJECT **Extension of the consulting contract with HR&A Advisors, Inc. for the period January 1, 2023 to December 31, 2023, to finalize implementation of the City of Dallas Economic Development Policy**

In May 2021, the Dallas City Council unanimously adopted the City's new Economic Development Policy (the "Policy"). Thereafter, the City of Dallas (the "City") engaged HR&A Advisors (HR&A) as a consultant and entered into a contract with HR&A on June 23, 2021, authorized by Resolution No. 21-1154, for the period June 23, 2021, to December 31, 2022, to implement the Policy, refine the Policy and metrics, form an advisory task force for Policy implementation, and engage with stakeholders.

Over the past 18 months, City staff has revised the Economic Development Policy to clarify policy, align the action items with ongoing plans, programs, policies, and other City initiatives, designate lead departments to implement the action items, and consolidate and prioritize action items. While much progress has been made, the City wishes to extend the contract with HR&A for one additional year, to fully realize additional aspects of the Policy's implementation, in accordance with the new Scope of Work, including the following deliverables: implementation of the Historic Preservation Policy, implementation of the Economic Development Incentives Policy, Community Development unit planning and launch support, equitable budgeting/bonding advisory, Small Business Center roadmap, ongoing strategic advisory, and other initiatives as assigned by the City Manager. The term of the extension is January 1, 2023 – December 31, 2023. Total cost of the contract extension will not exceed $1,296,000 inclusive of all expenses associated with conducting business operations.

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

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

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
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