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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

June 3, 2024

1:00 PM

2023 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

* Updated:2/22/24

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

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WebEx Link

Call to Order

MINUTES

- A. [24-1807](#) Approval of the May 6, 2024, Economic Development Committee Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B. [24-1810](#) Commercial Permitting Dashboard Launch on June 3
[Dr. Brita Andercheck, Chief Data Officer, Data Analytics & Business Intelligence]

Attachments: [Memorandum](#)

BRIEFING MEMOS

- C. [24-1808](#) Office of Economic Development Budget Presentation
[Kevin Spath, Interim Director, Office of Economic Development]

Attachments: [Presentation](#)

- D. [24-1809](#) Development Services Department Budget Presentation
[Andrew Espinoza, Director, Development Services]

Attachments: [Presentation](#)

- E. [24-1821](#) Upcoming Agenda Item: Power & Light Mixed-Income Redevelopment Project located on the east side of S. Ervay Street between Richardson Avenue and the rail right-of-way
[Kevin Spath, Interim Director, Office of Economic Development]

Attachments: [Memorandum](#)

- F. [24-1811](#) Master Plan Kay Bailey Hutchison Convention Center Update
[Rosa Fleming, Director, Convention & Event Services]

Attachments: [Memorandum](#)

- G. [24-1813](#) Upcoming Agenda Item: Amendments to Economic Development Corporation (EDC) Bylaws
[Kevin Spath, Interim Director, Office of Economic Development]

Attachments: [Memorandum](#)

- H. [24-1815](#) Development Services Department Permitting and Hiring Updates
[Andrew Espinoza, Director, Development Services]

Attachments: [Memorandum](#)

- I. [24-1846](#) Economic Development Committee Proposed 2025 Federal Legislative Updates
[Carrie Rogers, Director, Legislative Affairs]

Attachments: [Memorandum](#)

- J. [24-1847](#) Update - Economic Impact Study - Dallas to Fort Worth High Speed Rail
[Dr. Ghassan Khankarli, Director, Transportation Department]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

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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]
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4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

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

Agenda Information Sheet

File #: 24-1807

Item #: A.

Approval of the May 6, 2024, Economic Development Committee Minutes

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 6, 2024

24-0013

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

PRESENT: [7] Atkins, Narvaez, *West, Arnold (**1:21 p.m.), *Bazaldua, Stewart, Ridley

ABSENT: [0]

The meeting was called to order at 1:06 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 3:06 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 6, 2024

EXHIBIT A

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TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Arnold (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
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Call to Order

MINUTES

- A. [24-1525](#) Approval of Minutes of the March 26, 2024 Special Called Joint Meeting of the Council Ad Hoc Committee on Professional Sports Recruitment and Retention and Council Economic Development Committee

Approval of the April 1, 2024 Economic Development Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B. [24-1514](#) FY 24-25 Budget Briefings: Convention & Event Services, Planning & Urban Design
[Rosa Fleming, Director, Convention & Event Services]
[Andrea Gilles, Interim Director, Planning & Urban Design]

Attachments: [Presentation](#)

- C. [24-1515](#) Media Production Development Zone South Side Studios Dallas, LLC
[Heather Lepaske, Assistant Director]

Attachments: [Presentation](#)

- D. [24-1519](#) Development Services Monthly Technology and Metrics Review
[Andrew Espinoza, Director/Chief Building Official, Development Services]

Attachments: [Presentation](#)

- E. [24-1520](#) Small Business Center Partnership with Small Business Administration
[Joyce Williams, Director, Small Business Center]

Attachments: [Presentation](#)

BRIEFING MEMOS

- F. [24-1521](#) D CEO's 2024 Commercial Real Estate Awards
 [Kevin Spath, Interim Director, Office of Economic Development]

Attachments: [Memorandum](#)

- G. [24-1522](#) Dallas Business Journal's 2024 Best Real Estate Deals
 [Kevin Spath, Interim Director, Office of Economic Development]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- H. [24-1523](#) Upcoming Agenda Item for Proposed Amendments for Shops at RedBird
 Project Development Agreement, as amended
 [Kevin Spath, Interim Director, Office of Economic Development]

Attachments: [Memorandum](#)

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MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 6, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 6, 2024

Item A: Approval of Minutes of the March 26, 2024 Special Called Joint Meeting of the Council Ad Hoc Committee on Professional Sports Recruitment and Retention and Council Economic Development Committee

Approval of the April 1, 2024 Economic Development Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 6, 2024

BRIEFING ITEMS

Item B: FY 24-25 Budget Briefings: Convention & Event Services, Planning & Urban Design

The following individuals briefed the committee on the item:

- Jack Ireland, Chief Financial Officer, City Manager's Office;
- Rosa Fleming, Director, Convention & Event Services; and
- Andrea Gilles, Interim Director, Planning & Urban Design

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 6, 2024

BRIEFING ITEMS

Item C: Media Production Development Zone South Side Studios Dallas, LLC

The following individual briefed the committee on the item:

- Heather Lepaske, Assistant Director, Economic Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 6, 2024

BRIEFING ITEMS

Item D: Development Services Monthly Technology and Metrics Review

The following individuals briefed the committee on the item:

- Andrew Espinoza, Director/Chief Building Official, Development Services; and
- Vernon Young, Assistant Director, Development Services

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 6, 2024

BRIEFING ITEMS

Item E: Small Business Center Partnership with Small Business Administration

The following individuals briefed the committee on the item:

- Joyce Williams, Director, Small Business Center;
- Ahmad Goree, Assistant Director, U.S. Small Business Administration; and
- Herbert Austin, District Director, U.S. Small Business Administration

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 6, 2024

BRIEFING MEMOS

Item F: D CEO's 2024 Commercial Real Estate Awards

Item G: Dallas Business Journal's 2024 Best Real Estate Deals

Item H: Upcoming Agenda Item for Proposed Amendments for Shops at RedBird Project Development Agreement, as amended

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 6, 2024

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 24-1810

Item #: B.

Commercial Permitting Dashboard Launch on June 3
[Dr. Brita Andercheck, Chief Data Officer, Data Analytics & Business Intelligence]

Memorandum



CITY OF DALLAS

DATE May 31, 2024

Honorable Members of the Economic Development Committee: Mayor Pro Tem

TO Tennell Atkins (Chair) and Council Members Omar Narvaez (Vice Chair), Adam Bazaldua, Paul Ridley, and Chad West

SUBJECT Commercial Permits Dashboard Presentation on June 03, 2024

Data Analytics and Business Intelligence (DBI), in partnership with Development Services Department (DSD), will present and conduct a live demo of the Commercial Permits Dashboard at the Economic Development Committee Meeting on June 3, 2024. The dashboard will be publicly available on the Development Services website, alongside the Residential dashboard, following the committee demonstration.

The dashboard, focusing on commercial building permits, provides a detailed view of the Development Services Department's permitting process. It highlights the number of permits created, issued, and those in processing, alongside the time spent with applicants, city staff, and overall issuance duration. The dashboard also tracks permits in different review stages and the impact of revisions on issuance times. Additionally, it offers the capability to filter metrics by various Work Type categories, such as New Construction, Remodels, Additions, and Q Team.

Please contact Dr. Brita Andercheck, Chief Data Officer or Andrew Espinoza, Director of the Development Services Department if you have questions.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

c: Kimberly Bizar Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae 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
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Elizabeth Saab, Chief of Strategy, Engagement and Alignment (I)
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 24-1808

Item #: C.

Office of Economic Development Budget Presentation
[Kevin Spath, Interim Director, Office of Economic Development]

Office of Economic Development

Economic Development
Committee
June 3, 2024

Kevin Spath, Director(I)



Purpose



- Provide an overview of the Office of Economic Development
- Highlight office's program, services, and activities

- *Briefing reflects FY 2024-25 Planned Budget as developed Summer 2023*
- *The starting point of every Budget Development process (February – September) is the Planned Budget from prior year*
- *Revenue and expenditure assumptions will change prior to CMO recommendation on August 13, 2024*



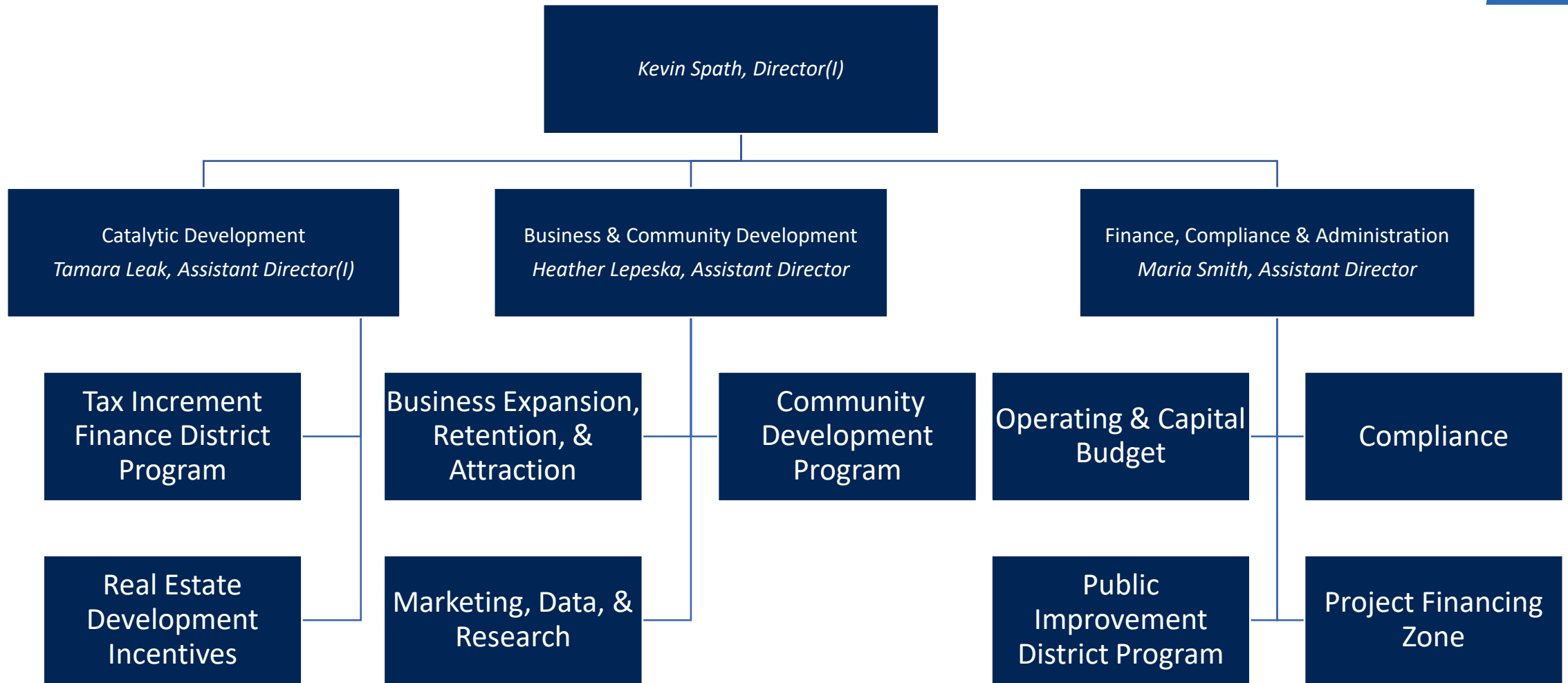
Role of the Office / Fact Sheet



- Mission
 - Promote Dallas as a diverse, equitable, and globally competitive business destination that fosters economic opportunities for all areas of the City.
- Department Goals
 - Continue to advance equitable economic development policy priorities specified in City's Economic Development Policy and Incentive Policy
 - Continue to implement and refine new incentive tools such as Infrastructure Investment Fund, Predevelopment Assistance Fund, and Chapter 373 Community Development Program
 - Continue to support the City's Economic Development Corporation (EDC) as identified in the Economic Development Policy, as it hires staff and begins its work



Organizational Chart



Total Budget – All Funds



Service	FY 2023-24 Budget	FY 2024-25 Planned ⁴
General Fund	\$ 3,679,042	\$ 3,863,502
Grant Funds	0	0
Trust & Other Funds ¹	54,189,780 ²	60,001,235 ³
Total	\$ 57,868,822	\$ 63,864,737

¹ Includes PID funding which is a passthrough account, with funds disbursed to each PID management entity

² Consists of \$47,422,223 in PID funding, \$5,987,810 in Infrastructure Investment Fund, & \$779,747 in Sales Tax Agreement Fund

³ Consists of \$50,333,496 in PID funding, \$5,987,810 in Infrastructure Investment Fund, & \$582,295 in Sales Tax Agreement Fund

⁴ The FY 2024-25 Planned Budget includes a zero-dollar resource reallocation request to purchase OED's first fleet vehicle



Position Overview



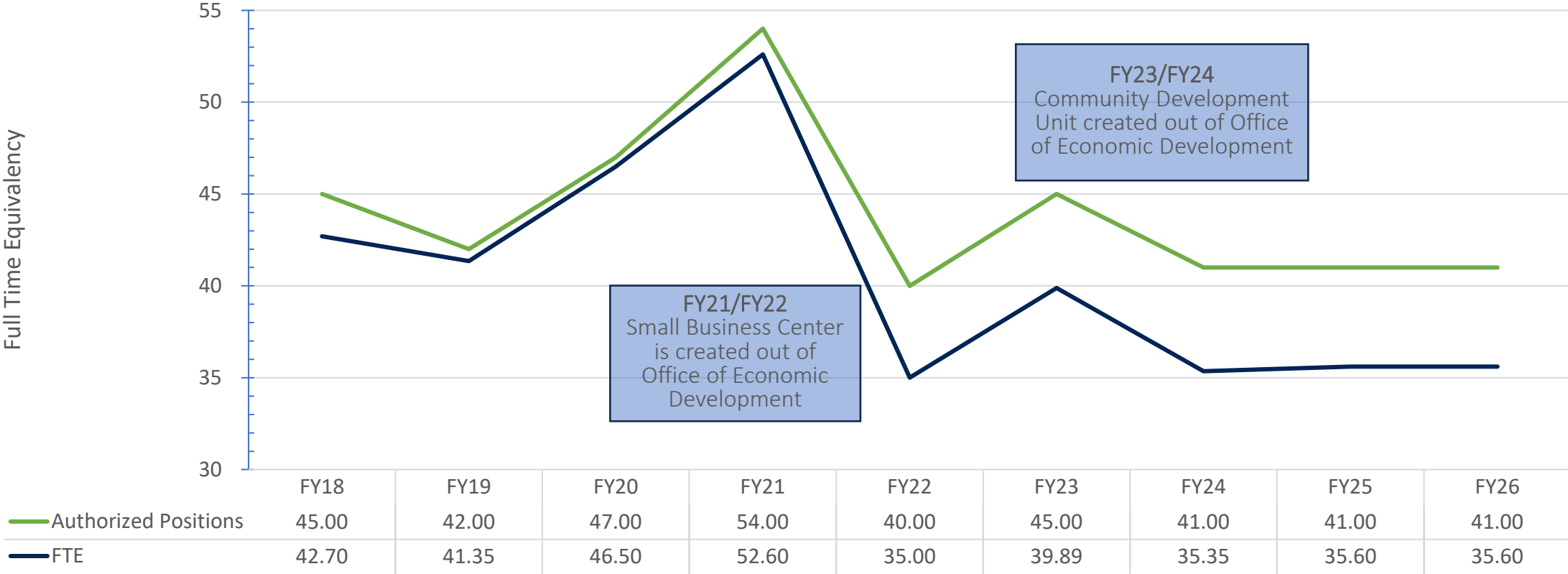
Positions	FY 2023-24 Budget	FY 2024-25 Planned	Change
General Fund	41	41	0
Grant, Trust, and Other Funds	0	0	0
Total	41	41	0



Position Overview



ECO FTEs & Positions (FY2018-FY2026)



Budget Summary by Service



Service	FY 2022-23 Actual	FY 2023-24 Adopted Budget*	FY 2023-24 Forecast**	FY 2024-25 Planned Budget
Finance & Administration	\$ 0	\$ 1,337,393	\$1,380,474	\$ 1,381,146
Business & Community Development	1,633,702	1,405,601	1,214,994	1,479,055
Catalytic Development	1,646,491	586,637	739,529	624,611
Performance Monitoring & Compliance	739,008	349,411	269,414	378,690
Expense Total	\$ 4,019,201	\$ 3,679,042	\$3,604,411	\$ 3,863,502

*Reduction of \$340,000 due to the transfer of six Community Development Unit positions

**January 2024 Forecast



Operating Expense and Revenue



Category	FY 2022-23 Actual	FY 2023-24 Adopted Budget	FY 2023-24 Forecast*	FY 2024-25 Planned Budget
Personnel Services	\$ 4,091,100	\$ 4,313,735	\$ 4,239,104	\$ 4,471,957
Supplies - Materials	13,266	31,723	31,723	31,612
Contractual – Other Services	1,566,124	1,161,916	1,161,916	1,188,265
Capital Outlay	0	0	0	0
Reimbursements	(1,651,289)	(1,828,332)	(1,828,332)	(1,828,332)
Department Expense Total	\$ 4,019,201	\$ 3,679,042	\$ 3,604,411	\$ 3,863,502
Department Revenue Total ¹	\$ 55,016	\$ 30,000	\$ 30,000	\$ 30,000

*January 2024 Forecast

¹The Office of Economic Development generates revenue from application fees for PID renewals and new creations, which vary based on the terms of existing PIDs



Performance Measures



Measure	FY 2022-23 Actual ¹	FY 2023-24 Target	FY 2023-24 Forecast*	FY 2024-25 Target
Dollars in capital investment fostered through written commitment	\$215.55 M	\$250.00 M	\$287.00 M	\$250.00 M
Number of business outreach activities/contacts (Business Development and Catalytic Development divisions)	437	240	315	240
Three-year rolling average number of jobs created or retained through written commitment	3,485 ¹	2,500	3,067	2,500
Percentage of attracted private investment documented by contract that occurs in Target Areas (New in FY 23-24)	N/A	40.0%	47.7%	40.0%
Three-year rolling average number of minimum wage required jobs indexed to the MIT Living Wage Calculator (of total commitment for jobs to be created/retained)	1,908 ²	1,500	1,500	1,500

*FY 2023-24 – 1 Qtr Report

¹Original incorrectly captured figure is 725, corrected to true figure

²Original incorrectly captured figure is 630, corrected to true figure





Summary of Services, Programs and Activities

Summary of Services, Programs, and Activities



- Catalytic Development
 - Tax Increment Finance District (TIF) Program
 - Real Estate Development Incentives
- Business & Community Development
 - Business Expansion, Retention, and Attraction
 - Community Development Program
 - Marketing, Data, and Research
- Finance, Compliance & Administration
 - Operating & Capital Budget
 - Executive Oversight & Administrative Support
 - Compliance
 - Public Improvement District (PID) Program
 - Project Financing Zone (PFZ)





Update on Budget Initiatives

Update on Budget Initiatives



- Provide an update on budget initiatives
- Focus on initiatives added FY 2022-23 and FY 2023-24
 - Describe success and opportunities
 - Explain contracts that have stalled
 - Initiatives that have not reach targeted/intended audience
 - Initiatives “At Risk”



Office of Economic Development

Economic Development
Committee
June 3, 2024



City of Dallas

Kevin Spath, Director(I)
Maria Smith, Assistant Director
Heather Lepaske, Assistant Director
Tamara Leak, Assistant Director (I)



City of Dallas

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

Agenda Information Sheet

File #: 24-1809

Item #: D.

Development Services Department Budget Presentation
[Andrew Espinoza, Director, Development Services]

Development Services Department

Economic Development
June 3, 2024



City of Dallas

Andres Espinoza, CBO, MCP, CFM, CCEA, Director

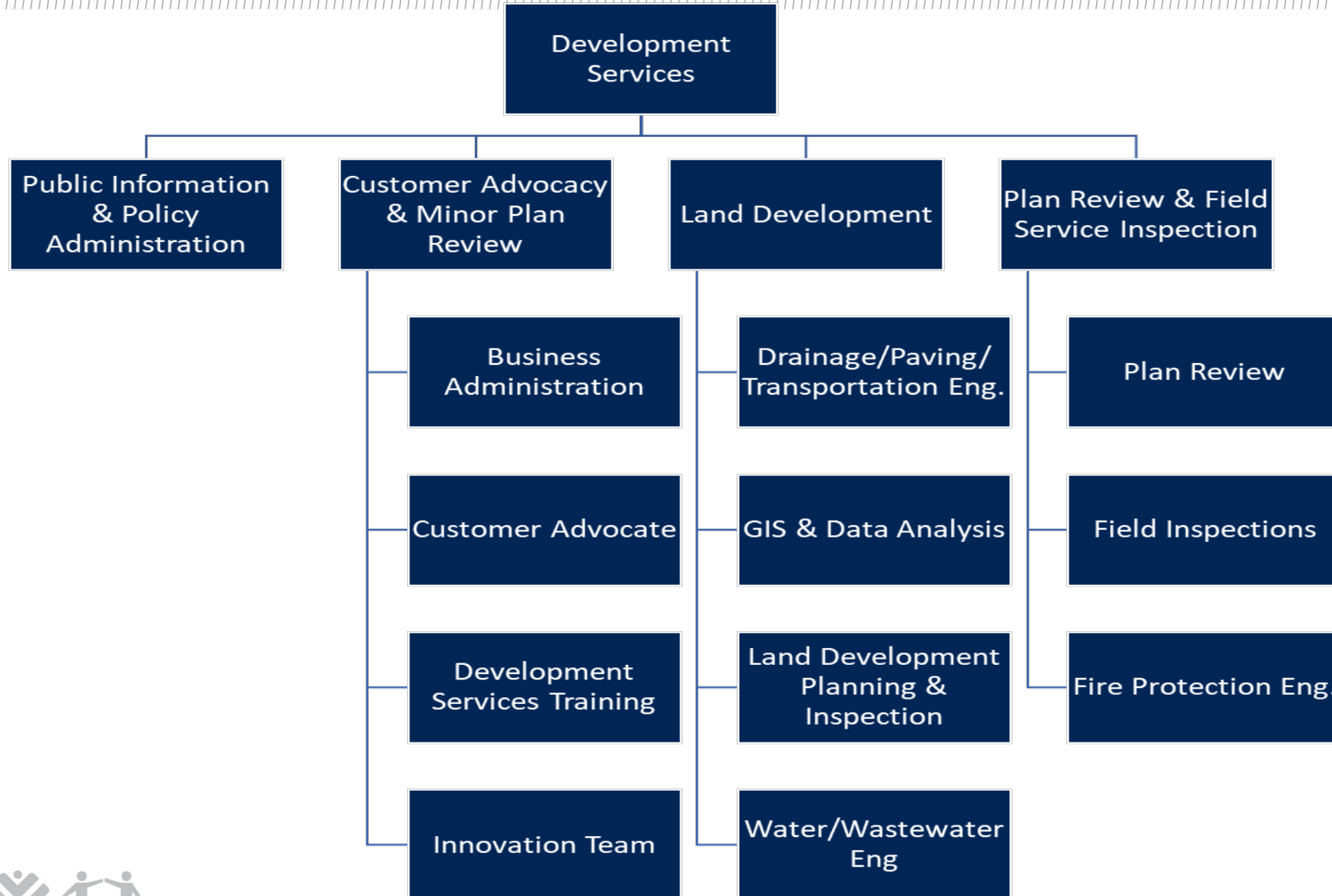
Purpose



- The City of Dallas Development Services Department (DSD) serves the residents and stakeholders in our community by facilitating safe, sustainable development through plan review and inspection services. The department is comprised of three divisions: Plan Review & Field Service Inspections, Land Development, and Customer Advocate. Each team works together to provide seamless plan review and inspections services to our customers.
- **Plan Review & Field Service Inspections** Provides plan review and inspections for commercial and residential development.
- **Land Development** Reviews subdivision plats, engineering plans, tree preservation, signs, and zoning for compliance with City Code.
- **Customer Advocate** Provides resources for the development community that assists with navigating the development process.



Organizational Chart



Role of the Department / Fact Sheet



- **Mission:** Together we are building a safe and united Dallas!
- **Department Goals:**
 - Establish a culture of customer service, accountability, and continuous improvement
 - Leverage ongoing technology enhancements to include the DallasNow land management system, permit customer queueing system, and Call Center customer management system
 - Implement employee Performance Incentive Pay Programs to incentivize cross training, an agile workforce, and departmental scalability
 - Implement online Commercial Permitting Dashboard to track departmental performance goals
 - Finalize transition into 7800 N. Stemmons – One-Stop-Shop Permitting Center
 - Draft and finalize code adoption for International Building Code/International Fire Code for 2024
 - Enhance a training program for existing staff to promote professional development and succession planning
 - Acquire department accreditation through the International Accreditation Service



Total Budget – All Funds



Service	FY 2023-24 Budget	FY 2024-25 Planned
Personnel Services	33,854,710	\$34,923,869
Supplies - Materials	493,503	408,88
Contractual - Other Services	19,843,020	20,271,04
Capital Outlay	93,747	1,793,747*
Expense Total	\$54,284,980	\$57,397,545
Reimbursements	(332,633)	(342,612)
Department Total	\$53,952,347	\$57,054,933

*FY25 Implementing comprehensive vehicle replacement plan. Current Fleet 6-8 years old

Enhancement Request :

- **Partnering with Dallas Fire Dept. To deploy a Fire Inspection team for Certificate of Occupancy.** This is a crucial step in ensuring that buildings are safe, compliant, and ready for occupancy, thereby minimizing fire risks and promoting public safety.
- **Toughbook replacement and mobile docking station insulation.** Our Field Inspection team spends 95% of their day outside the office, conducting inspections and engaging with the community. This transition aims to enhance departmental efficiency.



Position Overview



Positions	FY 2023-24 Budget	FY 2024-25 Planned	Change
Enterprise Fund	372	372	0
Total	372	372	0

- FY23

Department realignment 54 new position added mid-year.

- FY24

25 new positions added during budget development to implement recruitment and retention comprehensive plan.

- 15 PT Trade Professionals
- 5 Intern Positions
- 2 Growth Series Engineers (1 Transferred to TRN)
- 2 Sr Plans Examiners – Engineering
- 1 Survey Supervisor



Operating Expense and Revenue



Service/Division	FY 2022-23 Actual	FY 2023-24 Adopted Budget	FY 2023-24 Forecast*	FY 2024-25 Planned Budget
Personnel Services	\$26,330,093	\$33,854,710	\$32,433,546	\$34,923,869
Supplies - Materials	\$897,823	\$493,503	\$956,288	\$408,885
Contractual – Other Services	\$27,945,635	\$19,843,020	\$19,971,311	\$20,271,044
Capital Outlay	\$5,868,313	\$93,747	\$923,835	\$1,793,747*
Reimbursements	\$(627,204)	\$(332,633)	\$(332,633)	\$(342,612)
Department Expense Total*	\$60,414,667	\$53,952,347	\$53,952,347	\$57,054,933
Department Revenue Total	\$40,086,749	\$45,465,884	\$41,116,070	\$51,465,884

**Note: This amount does not include any future funding needs for 7800 N Stemmons.*



Budget Summary by Service



Service	FY 2022-23 Actual	FY 2023-24 Adopted Budget	FY 2023-24 Forecast*	FY 2024-25 Planned Budget
Construction Plan Review and Permitting	\$36,949,675	\$32,574,633	\$32,772,810	\$34,950,208
Engineering - Inspection Review for Private Development	\$5,993,623	\$5,391,337	\$5,193,256	\$6,144,684
Express Plan Review	\$1,797,592	\$2,553,354	\$2,293,319	\$2,553,354
Field Inspections of Private Development Construction Sites	\$12,687,482	\$9,453,911	\$9,724,782	\$9,453,911
GIS Mapping for Private Development	\$1,325,031	\$1,595,944	\$1,658,237	\$1,595,944
Private Development Records and Archival Library	\$638,697	\$926,834	\$928,858	\$926,834
Private Development Survey	\$465,213	\$780,981	\$692,766	\$807,185
Subdivision Plat Review	\$557,353	\$675,353	\$688,318	\$675,353
Expense Total	\$60,414,667	\$53,952,347	\$53,952,347	\$57,054,933



Revenue Overview



- Last Cost of Service Study completed in October 2023.
- City Council approved the fee updates on March 27, 2024, and the new fees took effect on May 1, 2024.
- The FY 2023-24 proposed budget assumes an increase in fees to support ongoing operations. The projected revenue for FY25 surpasses that of FY24 due to the introduction of new fees and adjustments in fee rates.



Performance Measures



Measure	FY 2022-23 Actual	FY 2023-24 Target	FY 2023-24 Forecast*	FY 2024-25 Target
Average number of business days to complete first review of residential permit application	5	10	1	7
*Average number of business days to complete first review of residential permit applications in 75210, 75216, 75215 (New)	4	10	2	7
Average number of business days to complete first review of commercial permit application	9	15	10	15
Average number of business days to complete commercial permit application prescreen	2	5	2	5
Average number of business days to complete resubmitted residential permit applications	4	5	2	5
Average number of business days to complete resubmitted commercial permit applications	10	7	11	7
Percentage of next business day inspections performed on time	98.1%	98%	97.3%	98%

*FY 2023-24 – 2 Qtr Report



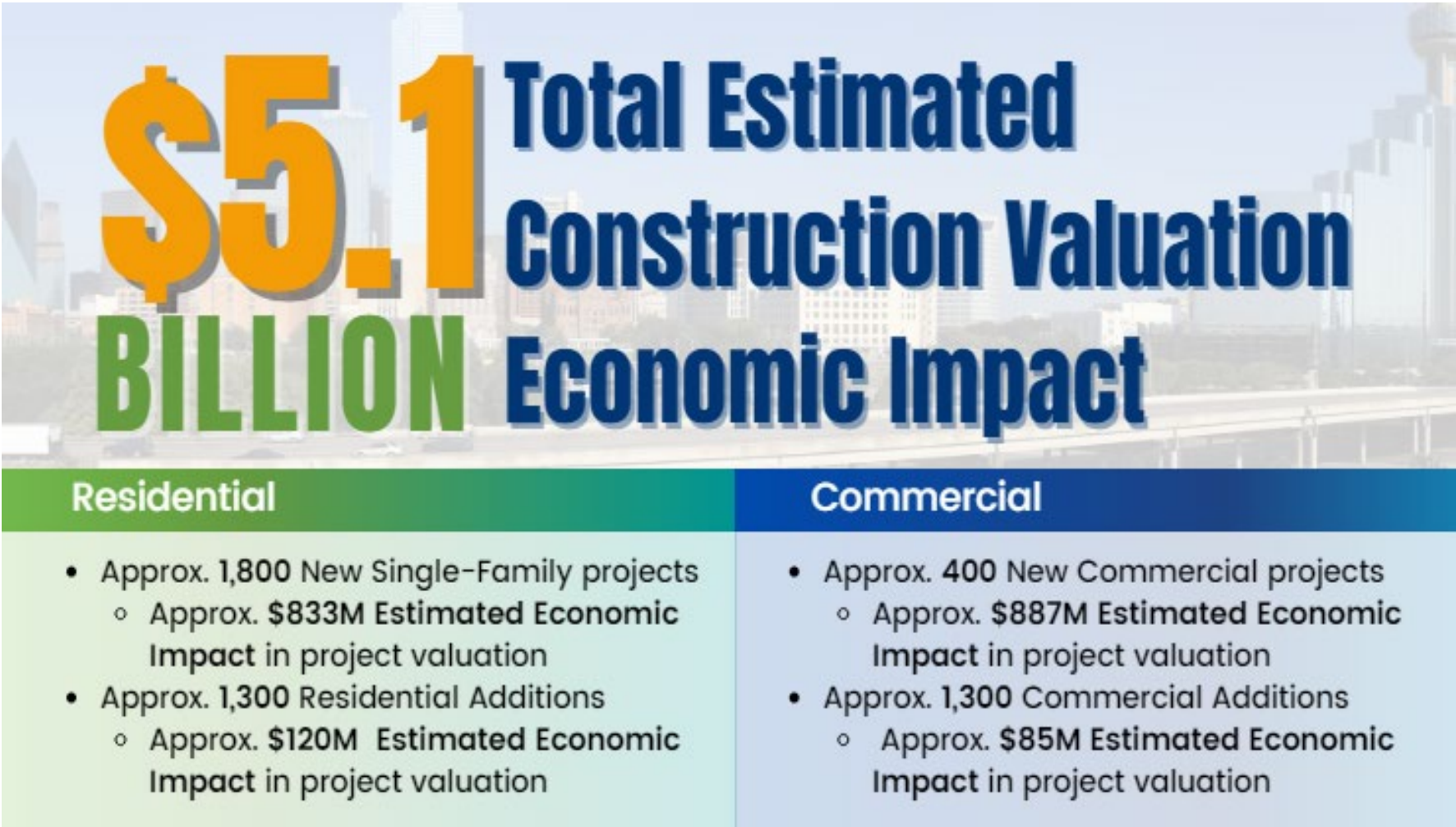


Summary of Services, Programs and Activities

Summary of Services, Programs, and Activities



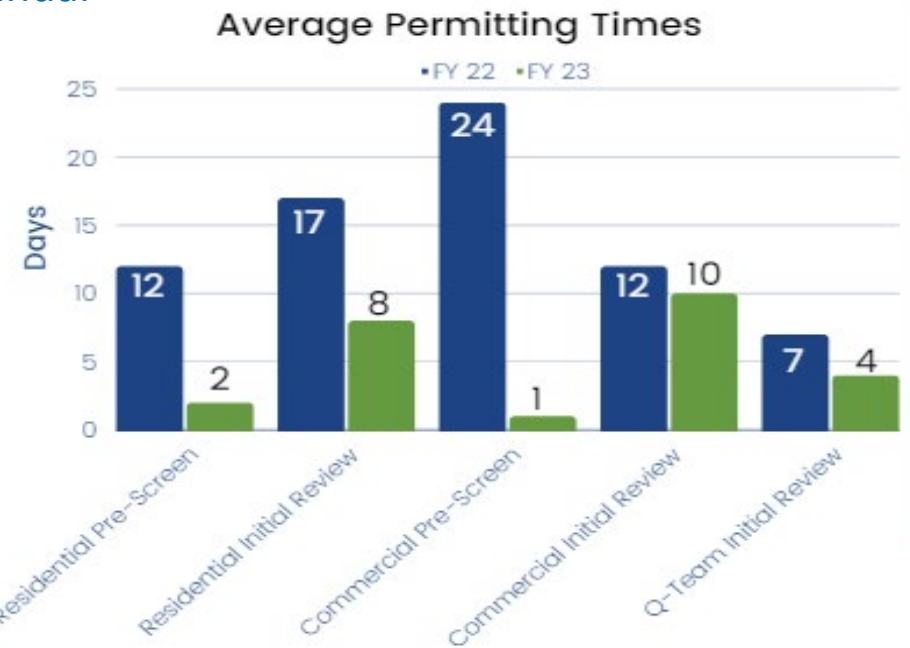
FY 22/23 Annual
Report



Summary of Services, Programs, and Activities



FY 22/23 Annual Report



21 Economic Development Committee Meetings

23 Contractor Meetings

6 Development Advisory Committee Meetings

65 Community Engagement Meetings

46 New Hires

54 new positions added in FY 22-23

70,133

Phone Calls Answered

FY 2022-23 New Initiatives

- Residential Dashboard
- Fee Study
- Implementing the 2021 ICC Codes
- Economic Impact Report



Summary of Services, Programs, and Activities



In FY 2022-23, the Fire Protection Engineering team made remarkable strides in enhancing our services and efficiency. DSD has expanded the Fire Protection Engineering team by doubling its staff.

FY 22/23 Annual Report



Our **Central Files Division** serves as the “library of records” for the city of Dallas Building Inspection (commercial and residential) projects.

FY 22/23 Annual Report



The departments **Training and Development Team**. This team is focused on raising the department profile by fostering a culture of continuous improvement and professional advancement.

We’re excited to empower DSD team members to reach their highest potential, which will then help elevate how we serve the Dallas community!

FY 22/23 Annual Report



Summary of Services, Programs, and Activities

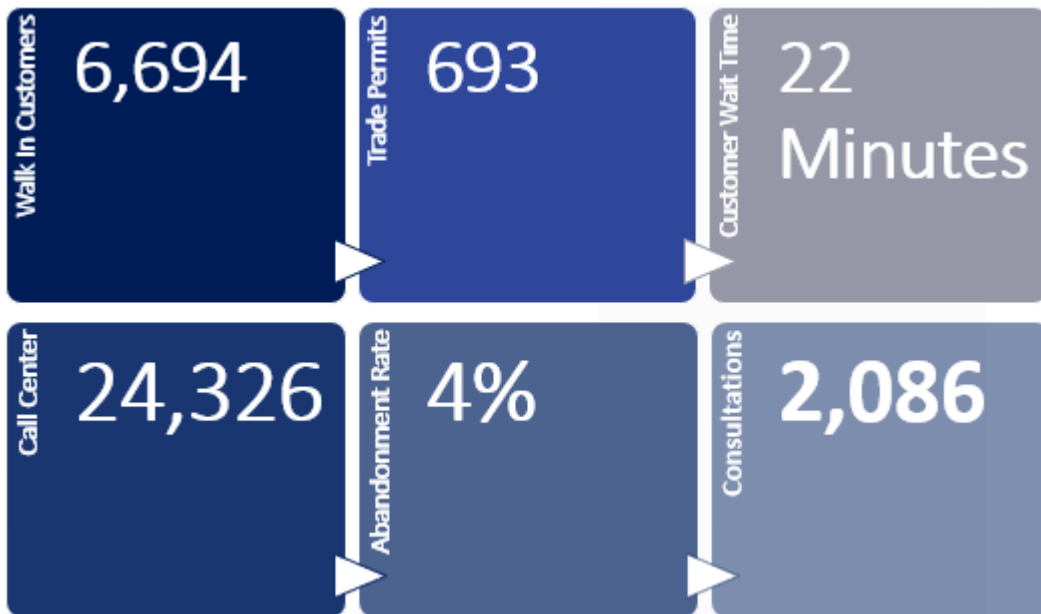


Annual Report

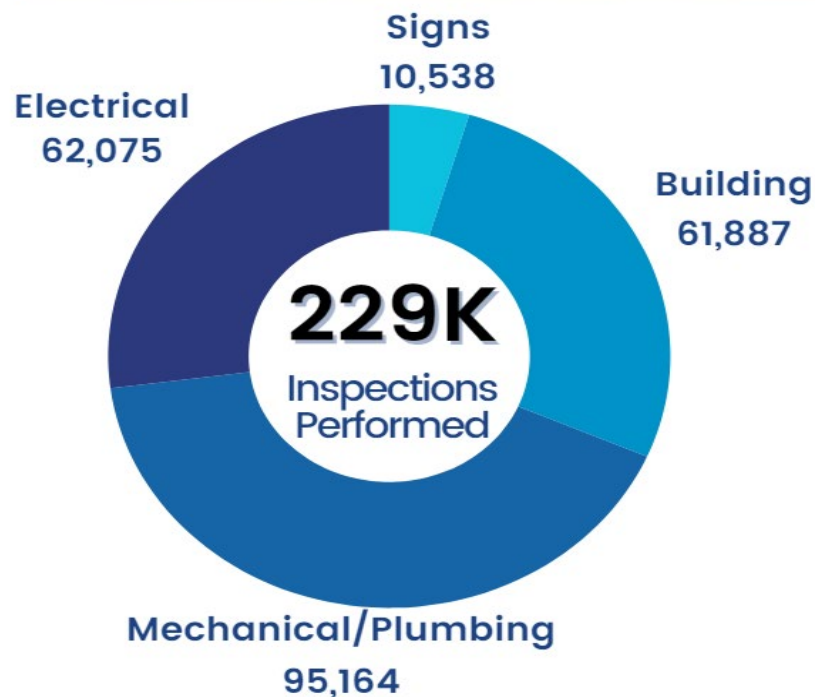
Permit Center FY 22/23

30,623 Total Number of Walk-In Customers

23/24 FY 2nd Quarter Only



Total Number of Field Service Inspections



Our dedicated **inspectors** conduct thorough assessments of construction sites to ensure adherence to building codes and regulations.



Summary of Services, Programs, and Activities



During the summer of 2022, the department welcomed a new Leadership Team dedicated to enhancing customer service delivery, accelerating response times, optimizing permit turnaround times, and updating departmental technology

Enhanced Customer Service Delivery:

- Implemented Project Coordinator/Concierges partnership resources to further enhance our commitment to the City's service first philosophy.
 - Meet and Greet – Customer Advocate Team
 - Zoning Appointment Based Consultation - Land Development Team
 - Residential (RSVP& Affordable Housing)– Plan Review & Field Services



Summary of Services, Programs, and Activities



- **Launched Residential Dashboard / Monthly Report Cards and Metric**
- **Increased Communication and Outreach:**
 - Increased engagement with social media
 - Stakeholders' monthly newsletter
 - 16 Outreach Engagements
 - 34 Lunch and Learns
 - Pop-Up Permit Saturday
 - Customer Engagement Survey





Initiatives to Address Permit Timelines:

- "Same Day" permit initiatives
 - **Rapid Single-Family Program.** Fast-track permitting model focused on issuing new single-family construction projects the same day the permit application is submitted and paid.
 - **Minor Commercial Q-Team.** Created with the aim of broadening commercial customer choices, this expedited appointment fee-based program prioritizes smaller commercial projects, offering customers direct face-to-face frontline service.
 - **Engineering Q-Team Express Plan Review** - Implementing the express plan review model aims to facilitate "Same Day" review and approval of engineering plans for eligible projects. This collaboration enables applicants and DSD staff to promptly pinpoint design deficiencies and rectify them immediately.



Summary of Services, Programs, and Activities



Initiatives to Address Permit Timelines:

- **Fire Protection Engineering Division Fire Alarm & Sprinkler SAME-DAY Team (FASST)** - The service aims to provide same day initial review for qualified fire protection system permits.
- **Appointment Based Zoning Consultation** - The appointment-based program was designed to minimize customer wait times and provide personalized support, catering to each customer's unique needs and inquiries. It streamlines consultation services, providing flexibility for appointments that need to extend beyond the initial 20-minute discussion.
- **School Team** - Strategically partnering with public schools, charter schools, and community colleges to develop an efficient and streamlined permitting process.
- **Self-Certification Program** - The program enables property owners and design professionals to manage their projects while ensuring compliance with local building codes and regulations. This initiative aims to reduce plan review timelines while maintaining the highest standards of safety and compliance.



Summary of Services, Programs, and Activities



Initiatives to Address Inefficiencies:

- **Created an Enforcement Team-** The Development Services Department implemented a special enforcement team of 7 inspectors intended to help address neighborhood complaints where permitted sites and construction active construction is ongoing. These complaints are typically associated with noise, parking complaints, weekend and night work, property maintenance issues, lot to lot drainage concerns, and noncompliance with design standards. The enforcement team has cross trained with Code Compliance officers so that they are now trained issue notices of violation, citations, and stop work orders. The enforcement team works closely with the directors office to quickly address noncompliance. In addition, this team will collaboratively work with Code Compliance, transportation, public works, Dallas fire, and city, attorneys office for egregious and nuisance construction sites.



Summary of Services, Programs, and Activities



Initiatives to Address Inefficiencies:

- **Created a designated Intake Team-** This team was created to streamline the permit, prescreening intake process as well as create a single point of contact related to online permitting submittals, creating greater efficiencies and consistencies related to accepting permit applications and associated plans and documentation.
- **Initiated Standard Plan Review Comment Process-** The intent of this Standard Operation Plan is to standardize plan review comments for permits in accordance with Texas House Bill 14 (HB14). HB14 mandates that all customers be notified whether their permit is “approved, conditionally approved, or denied” within 60 days of submission. This work instruction ensures consistency in providing permit status comments.
 - Assist department in adherence to State House Bill 14
 - Creates department wide consistency
 - Allows for clear, comprehensive, and justified code-based denial comments





Update on Budget Initiatives



Update on Budget Initiatives

FY2023-24 BIT: DEV will focus on updating fees to ensure maintenance of at least 30 days of budgeted operations and maintenance expense in net working capital and avoid cash deficit. In FY 2023-24, DEV will implement fee study recommendations resulting from the 2023 cost of service study and implement an annual fee cost escalator by February 2024.

Successes:

- Presented to the City Council on March 27, 2024. The City Council approved the proposed changes to the fees, with an effective start date of May 01, 2024. The proposed fee updates aim to align fees with the actual costs incurred, ensuring that the department achieves 100% cost recovery.
- Over 40 new fees were identified for services that were historically provided with no cost recovery.

Challenges & Opportunities:

Opportunity to align annual review of fees with Budget Office schedule.



Development Services Department

Economic Development
June 3, 2024



City of Dallas

Andres Espinoza, CBO, MCP, CFM, CCEA, Director



City of Dallas

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

Agenda Information Sheet

File #: 24-1821

Item #: E.

Upcoming Agenda Item: Power & Light Mixed-Income Redevelopment Project located on the east side of S. Ervay Street between Richardson Avenue and the rail right-of-way
[Kevin Spath, Interim Director, Office of Economic Development]



City of Dallas

Power & Light Mixed-Income Redevelopment Project

**Economic Development Committee
June 3, 2024**

Kevin Spath, AICP, EDFP, HDFP
[Interim] Director
Office of Economic Development

Overview



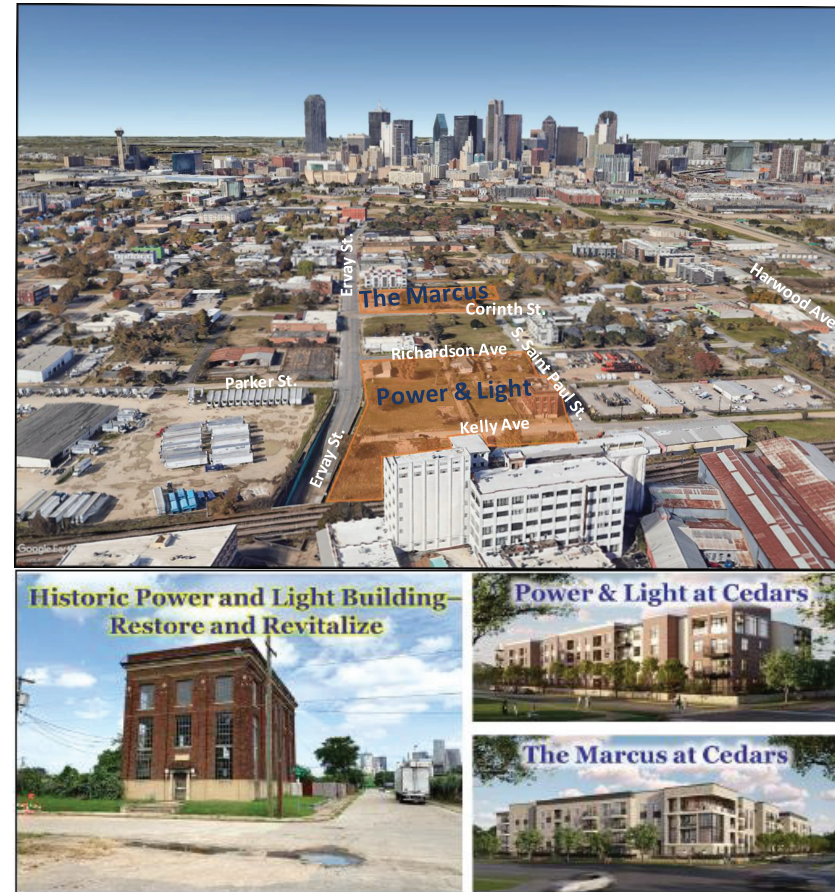
- Background
- Proposed Project
- Staff Recommendation
- Next Step
- Appendix



Background: The Cedars Project



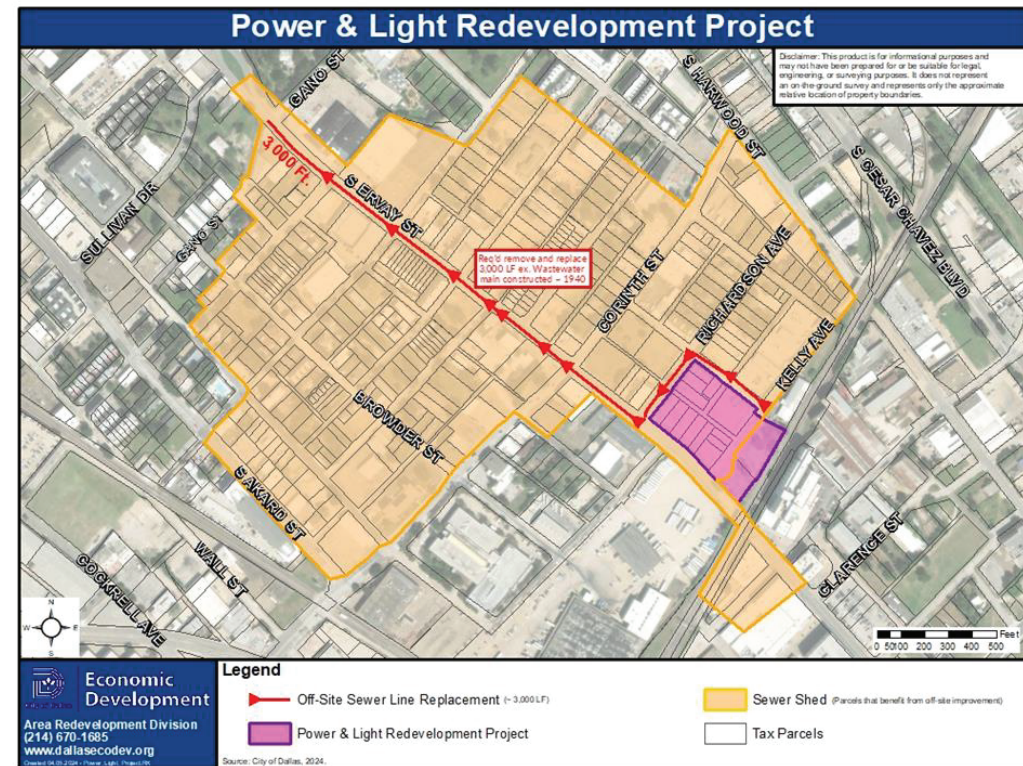
- September 13, 2023: City Council authorized the Dallas Public Finance Corporation (Resolution No. 23-1221) to:
 - acquire, develop, and own **The Cedars**, a mixed-income, multi-family development
 - enter into a 75-year lease agreement with Savoy Equity Partners, LLC or its affiliate for development of The Cedars
- The Cedars Project includes two components:
 - **Marcus @ Cedars**: new construction of a 4-story multi-family building with 76 units
 - **Power & Light @ Cedars**: rehabilitation of an existing historic building integrated with new construction of 5-story multi-family building with 310 units
- Mixed-Income Housing:
 - 40% of total units at 80% of Area Median Income ("AMI")
 - 10% of units at 60% AMI
 - 50% of units at market rate



Background: Off-Site Wastewater Infrastructure



- After City Council approval, during plan review by the City, Developer was informed that the existing wastewater infrastructure in Ervay Street cannot support the Power and Light portion of the Cedars Project
 - Existing wastewaterlines are between 70 and 100+ years old
 - Existing 8" and 10" wastewater line in Ervay St from Kelly Ave to Gano St lacks the capacity needed for the Power & Light @ Cedars Project
 - Marcus @ Cedars can be developed without wastewater infrastructure upgrade
- Developer is required to remove and replace the old and undersized wastewater line with 3,000 linear feet of new wastewater line ranging from 10" to 21" in size (red line shown in map)
- New off-site wastewater line will provide the capacity necessary to support the Power & Light Project as well as future development activity within the 60-acre sewershed (area shown on map in light orange)
- The unanticipated off-site infrastructure improvement expense rendered the Power & Light Project **financially infeasible**, even with the PFC tax exemption



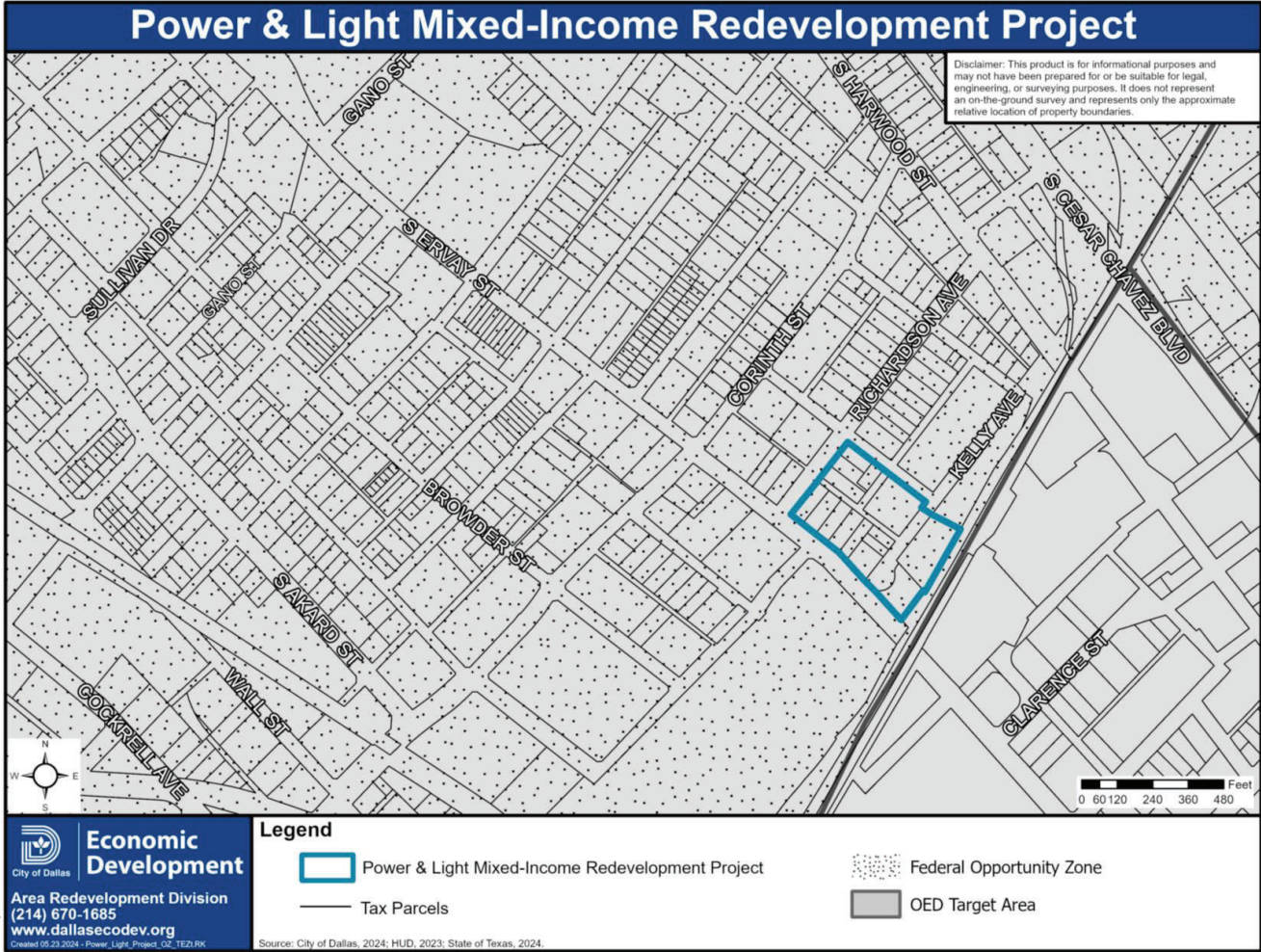
Proposed Project: Location



- Development site is approximately 3.77 acres and is comprised of:
 - 13 contiguous and privately-owned parcels
 - 2 defunct alleys, and
 - 1 right-of-way (Kelly Avenue)
- Developer will replat all properties into one parcel
- Separate City Council approval of an abandonment application for City-owned right-of-way is required
- Zoning: PD 317 (Cedars Area Special Purpose District)
- Development site is in City Council District 2
- Development site is in a Target Area per City's Economic Development Incentive Policy



Proposed Project: Location Map



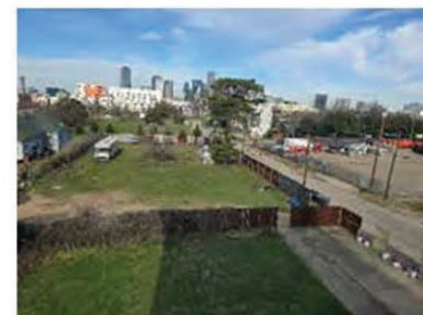
Proposed Project: Existing Conditions



Power & Light Building



Adjacent Lots & View Facing S. Ervay St.



Adjacent Lots & View Facing Richardson Ave.



Adjacent Lots along Kelly Ave. & S. Ervay St



Adjacent Lots along Kelly Ave. & S. Ervay St.



Richardson Ave.-Southbound



S. Ervay St.-Westbound



Proposed Project: Summary



- **Project Developer:** Low Ervay, LLC, dba Savoy Equity Partners (collectively “Developer”), a Texas domestic limited liability company, or an affiliate, will design, fund, and construct the Power & Light Mixed-Income Redevelopment Project (“Project”).
- **Project Summary:** Developer submitted an incentive application to the Office of Economic Development for a City incentive specifically to close the Project’s financing gap created by the off-site wastewater infrastructure requirement. The Project will include:
 - rehabilitation of the historic Power & Light building at 1723 Kelly Avenue into a tenant amenity center
 - removal and replacement of an old and undersized wastewater line located in Ervay Street generally from Kelly Avenue to Gano Street with approximately 3,000 linear feet of new wastewater line ranging from 10” to 21” in size
 - new ground-up construction of a 5-story, 310-unit mixed-income multi-family building with the following affordability:
 - 40% of the units reserved for households earning less than 80% AMI
 - 10% of the units reserved for households earning less than 60% AMI
 - 50% of the units at market rate
 - an interior courtyard with a pool and other amenities
 - approximately 415 on-site parking spaces (approximately 390 structured parking spaces and 25 on-site surface parking spaces).
- **Estimated Total Project Cost:** \$83,573,278

Project Unit Mix					
	60% AMI	80% AMI	Market	Total	
Studio	4	14	17	35	11%
1Bd 1Ba	22	83	104	209	67%
2Bd 2Ba	6	27	33	66	21%
Totals	32	124	154	310	100%



Proposed Project: Renderings



Power & Light Historic Building at Cedars



Power & Light at Cedars | Dallas, TX



Proposed Project: Sources and Uses



Project Budget (Uses)

Uses of Funds	Amount	
Land Acquisition	\$9,093,165	11%
Site Improvements	\$1,940,000	2%
Off-site Improvements	\$3,000,000	4%
Construction (inc. Conting., Permits)	\$58,522,731	70%
Professional Fees	\$2,218,373	3%
Construction Finance	\$7,223,319	9%
Soft Costs	\$1,629,690	2%
Total	\$83,573,278	100%

Project Funding (Sources)

Sources of Funds	Amount	
Equity	\$32,253,983	39%
Berkadia HUD 221(d)(4) Loan	\$48,650,800	58%
Dallas Water Utilities Participation	\$813,500	1%
Proposed City Grant Incentive	\$1,854,995	2%
Total	\$83,573,278	100%



Staff Recommendation: Grant Incentive



- **Staff Recommendation: Chapter 380 economic development grant agreement** with Low Ervay, LLC and/or its affiliates in an amount **not to exceed \$1,854,995** to facilitate the Power & Light Mixed-Income Redevelopment Project and assist with the extraordinary cost of the required off-site wastewater infrastructure improvement.
 - Grant amount paid to Developer shall be limited to the design cost and hard construction cost of the off-site wastewater improvement actually incurred by Developer, less the actual participation by Dallas Water Utilities in the qualifying hard construction cost of the off-site wastewater improvement pursuant to and in accordance with Chapter 49 of Dallas City Code.
 - Grant shall be payable in one lump-sum upon completion and acceptance of the Project, including acceptance by the City of the off-site wastewater infrastructure improvement.
- **Grant Incentive Source:** tax-exempt bond proceeds from the City's 2012 general obligation bond program (Proposition 3: Economic Development/Housing) and shall be payable from one or more bond funds in accordance with the City's policies

Note: 2012 Proposition 3 remaining uncommitted balance \$1,539,335



Staff Recommendation: Grant Conditions



- Developer shall **close construction financing for the Project prior to or contemporaneously with the City's execution of the Grant Agreement.**
- Developer shall **provide sufficient and satisfactory evidence, in the Director's sole discretion, of binding commitments of all capital sources necessary to deliver the Project.** Developer shall **execute the Grant Agreement by December 31, 2025.**
- Developer shall **receive final approval of The Cedars project (inclusive of the Power & Light Project) by the Dallas PFC Board prior to the City's execution of the Grant Agreement.**
- Developer shall **transfer the property that will be developed as part of The Cedars project (inclusive of the Power & Light Project parcel) to the Dallas PFC and execute the Regulatory Agreement and Declaration of Restrictive Covenants ("Regulatory Agreement") and ground lease with the Dallas PFC prior to the City's execution of the Grant Agreement.**
- Developer shall **record the executed Regulatory Agreement and Memorandum of Ground Lease in the Official Real Property Records of Dallas County and submit a copy of the filed and stamped document to OED staff prior to the City's execution of the Grant Agreement.**



Staff Recommendation: Grant Conditions



- The Project shall include the following **required project components** :
 - **substantial rehabilitation of the entire existing Power & Light Building to house a minimum of 2,000 square feet of tenant amenity space;**
 - **new ground-up construction of a 5-story residential building with a minimum size of 275,000 gross square feet (inclusive of the parking garage) and a minimum of 400 on-site parking spaces;**
 - **on-site improvements (e.g. grading; utilities; paving; drainage; lighting; landscaping; signage; etc.) necessary to complete the Project; and**
 - **off-site infrastructure improvements necessary to complete the Project, including required removal and replacement of an existing undersized off-site wastewater line located in Ervay Street generally from Kelly Avenue to Gano Street with approximately 3,000 linear feet of new wastewater line ranging from 10" to 21" in size.**
- Developers shall **obtain a building permit from the City by December 31, 2025.**
- Developer shall **cause the construction of the required project components described above to be substantially completed by December 31, 2028,** as evidenced by certificate(s) of occupancy, letter(s) of acceptance, certificate(s) of substantial completion, and/or similar documentation issued by the City



Staff Recommendation: Grant Conditions



- Developer shall **invest (or cause to be invested) and provide documentation evidencing a minimum of \$69,000,000** in acquisition costs and real property improvements, including the design, engineering and construction of on-site and off-site improvements and building improvements, including furniture, fixture and equipment costs associated with the Project by December 31, 2028.
- The project shall include a **minimum of 300 residential units, of which a minimum of 40% of the units shall be set aside and leased solely to those households earning a maximum of 80% of the AMI and a minimum of 10% of the units shall be set aside and leased solely to those households earning a maximum of 60% of AMI for a minimum of 15 years.**
- Developer shall **complete an Affirmative Fair Housing Marketing Plan** and submit the plan to the Fair Housing division within the City's Office of Equity and Inclusion for approval. Developer shall submit a copy of the approved plan to the Director within 30 days of approval and market the residential units in the Project pursuant to the approved plan.
- In accordance with Section 20-4.1(b) of the Dallas City Code, Developer shall **make best efforts to lease up to ten percent (10%) of the Project's residential units to voucher holders during the 15-year period from the date of Project's substantial completion.**



Staff Recommendation: Grant Conditions



- Developer shall **make a good faith effort to comply with a goal of 40% participation by certified Minority/Women-owned Business Enterprises for all hard construction expenditures (i.e. public and private improvements) for the Project** and meet all process and reporting requirements.
- The **proposed management group for the Project shall be submitted at least three (3) months prior to Project's substantial completion for review by Director.**
- Developer shall **execute a 20-year Operating and Maintenance Agreement for all non-standard public improvements** prior to December 31, 2028.
- Developer shall **submit to the Director quarterly status reports** for ongoing work on the Project.
- Until the Project has passed final building inspection and all required paperwork documenting substantial completion has been submitted to the Office of Economic Development, the **Director may authorize one (1) extension of the Project's material deadlines by up to twelve (12) months.**



Next Step



June 12, 2024: City Council



Appendix: Underwriting



- Developer's incentive application requested \$3,000,000
- Grow America (formerly National Development Council), under contract with the City, conducted independent underwriting of the incentive application
- Conclusions of independent underwriting:
 - **Development team:** Highly qualified; experienced
 - **Financial capacity:** adequate debt and equity financing information was provided by Developer, including equity from a federally authorized Opportunity Zone fund organized by the Developer
 - **Debt capacity of Project:** senior loan is maximized at \$48,650,800
 - **Cost reasonableness of Project:** Project costs are reasonable overall; land acquisition costs are at the higher end of the range of value for the neighborhood
 - **Rationale for incentive based on Returns:** Projected equity returns would be below market without City grant incentive (i.e. no undue enrichment)



Power & Light Mixed-Income Redevelopment Project

**Economic Development Committee
June 3, 2024**

Kevin Spath, AICP, EDFP, HDFP
[Interim] Director
Office of Economic Development



City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 24-1811

Item #: F.

Master Plan Kay Bailey Hutchison Convention Center Update
[Rosa Fleming, Director, Convention & Event Services]

Memorandum



CITY OF DALLAS

DATE May 31, 2024

Honorable Members of the Economic Development Committee: Mayor Pro Tem Tennell
TO Atkins (Chair) and Council Members Omar Narvaez (Vice Chair), Adam Bazaldua, Paul Ridley,
and Chad West

SUBJECT **Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Update**

On May 20, 2024, Convention and Event Services (CES) released Request for Qualifications - CIZ24-CCT-3085 in Bonfire to begin the solicitation process for architecture/engineer design services for the convention center expansion portion of Component 1 of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan. In preparation for the solicitation and evaluation period related to the procurement, talking points have been prepared for Council Members and are included as **Attachment-A**.

CES, in coordination with Inspire Dallas, has also engaged in a robust engagement and outreach campaign related to the overall Master Plan, with a Thursday, May 30 scheduled telephone townhall to provide an update on the reorientation and move-forward plan. Additionally, throughout the months of April and May CES and Inspire Dallas have conducted update meetings with external stakeholders and the Mayor's Taskforce to provide relevant updates about the project.

Updates to stakeholders and the public include information about estimated completion of utility work, overall reorientation of the convention center concept (**Attachment B**), and next steps with other components of the master plan, including the Black Academy of Arts and Letters and the Dallas Memorial Auditorium.

Future updates will include information about the planned June 26 groundbreaking, for which planning and outreach are currently underway.

Rosa Fleming
Rosa Fleming (May 29, 2024 16:41 CDT)

Rosa Fleming
Director
Convention and Event Services

[Attachment-A: Talking Points / Attachment-B: Reorientation: Project Footprint and Building Program]

c: Kimberly Bizar Tolbert, City Manager (i)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera 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
Donzell Gipson, Assistant City Manager (i)
Robin Bentley, Assistant City Manager (i)
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Important Notice:

The outlined talking points are the only information that City of Dallas leadership, including City Council, the Interim City Manager, and the Mayor, are authorized to discuss publicly regarding this Request for Qualifications (RFQ). This is to ensure compliance with the RFQ process and to avoid any interference or perception of bias.

Background and Purpose

- The City of Dallas Convention and Event Services Department (CES) has issued a Request for Qualifications (RFQ) for qualified firms to provide architectural and engineering design services for the expansion of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) west of Lamar Street, which is part of Component 1.
- TxDOT will design the greenspace connector over IH-30, which is also part of Component 1.
- The decommissioning and demolition of the existing convention center east of Lamar Street, another part of Component 1, will be addressed in a separate RFQ.
- This solicitation is a crucial step in the implementation of our long-term strategy to maintain Dallas as a premier destination for conventions and events, ensuring we meet the growing demand for high-quality exhibition and meeting space.

AED

- The RFQ for Architecture/Engineering Design Services is used to clearly define the project requirements and selection criteria for choosing the most highly qualified A&E firm for Component 1 Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Expansion-West of Lamar Street Only.
- The RFQ outlines the factors the City will use to evaluate the proposers, including the firm's experience with similar projects, their design approach, qualifications of the proposed team, and their proposed timeline. The scope of services includes the overall concept, layout, and aesthetics of the building, ensuring it meets functional requirements and adheres to building codes. Also included are Structural & Civil Engineering, HVAC systems, plumbing, and other mechanical systems, as well as designing and specifying the electrical wiring, lighting systems, and communication infrastructure.
- Once selected, the Design team will engage with City Staff as well as multiple stakeholders to further define the programming elements necessary for a world-class convention center while achieving the goals of the KBHCCD Master Plan including enhanced transportation network, a healthy and safe urban environment, and a diverse/vibrant Convention Center District that represents the values, equity, and inclusion of the City of Dallas.

Timeline

- September 13, 2023, Inspire Dallas was awarded a \$71 million project management services contract for Component 1 of the Kay Bailey Hutchison Convention Center Dallas Master Plan.
- February 29, 2024, McKissack & McKissack was awarded nearly \$7.7 million for the renovation and reconstruction of the Dallas Memorial Auditorium.
- February 29, 2024, Dikita Enterprises was awarded a \$9.2 million contract for the project management related to the renovation and reconstruction of TBAAL.
- March 6, 2024, the City Council was briefed on the project's reorientation.

Project Scope and Goals

- The selected firm will work closely with City leadership, staff, and stakeholders to deliver top-quality design and engineering services.
- Our goals are to design a modern, efficient, and adaptable convention center that serves as an economic catalyst, an engaging destination, and a fully accessible facility that promotes local and regional investment.

Community and Economic Impact

- The implementation of the KBHCCD Master Plan is expected to leverage more than \$5 billion in private investment, create approximately 50,000 construction jobs, and generate 30,000 ongoing full-time jobs.
- We are committed to ensuring this project promotes racial equity and inclusion, inflates local economic growth, and develops sustainable local workforce programs.
- Our vision is to use this project as a model for enhancing equity in procurement, capacity building, mentorship, workforce development and job training.

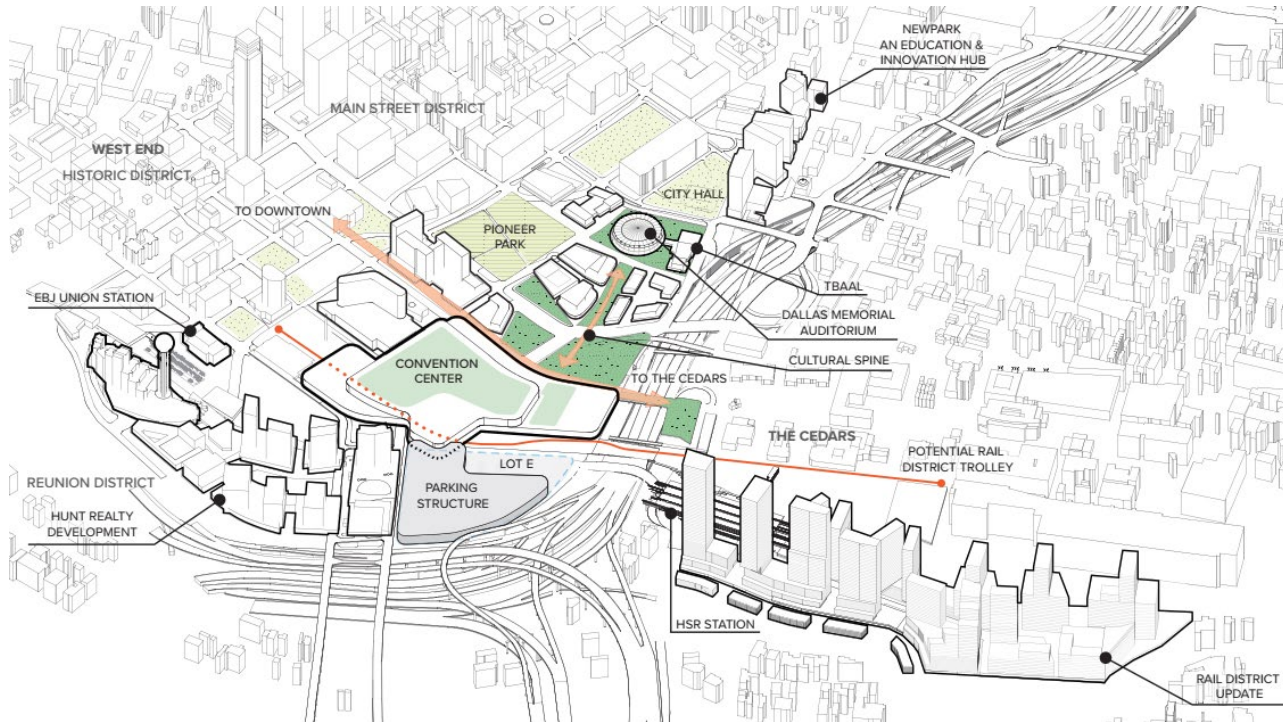
Engagement and Timeline

- The City of Dallas and Inspire Dallas will collaborate with the selected architectural and engineering design firm to refine our project timeline and ensure all milestones are met. We anticipate providing a detailed project update to City Council in six months.
- Public engagement will be a critical component of this process, ensuring that community input is incorporated into the final design. Inspire Dallas will ensure that all stakeholders have a voice in this important project.

Attachment – B: KBHCCD Reorientation / Programming



Reorientation: Project Footprint



Note: New footprint de-conflicts with Texas Department of Transportation and Union Pacific Railroad rights-of-way

Building Program

- The design process will require significant stakeholder involvement to achieve all the proposed programming needs for a successful convention center
- Proposed square footage for each building element:
 - 800,000 Exhibit Hall
 - 170,000 Ballrooms
 - 100,000 Largest ballroom
 - 260,000 Meeting Rooms
- Program includes ~2,000 parking spaces
- Additional circulation and centralized logistics





City of Dallas

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

Agenda Information Sheet

File #: 24-1813

Item #: G.

Upcoming Agenda Item: Amendments to Economic Development Corporation (EDC) Bylaws
[Kevin Spath, Interim Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE June 3, 2024

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

SUBJECT **Upcoming Agenda Item Regarding Amendments to EDC Bylaws**

On June 26, 2024, City Council will be asked to authorize amendments to the City of Dallas Economic Development Corporation (EDC) Bylaws.

On January 12, 2022, by Resolution No. 22-0168, the City Council established the EDC and approved the EDC's Bylaws. Under Article 8.05, amendment or restatement of the Bylaws of the EDC is an action that must be pre-approved by City Council resolution before the EDC Board of Directors may do so.

On April 4, 2024, the EDC Board of Directors approved proposed amendments to the Bylaws and is now forwarding the proposed amendments to City Council for approval. The proposed amendments have been reviewed by the EDC's legal counsel and reviewed and approved as to form by the City Attorney's Office. Accordingly, as requested by the EDC Board of Directors, staff recommends City Council approval of the proposed amendments to the EDC Bylaws. A redline of the proposed amendments is attached as **Exhibit A**. A summary of the proposed amendments is below:

1. All references to "President" have been replaced with "Chair."
2. The EDC Board of Directors has delegated its authority to the Chief Executive Officer of the EDC to handle staffing, including payroll and supervision of employees, and other day-to-day business matters of the EDC.
3. The EDC Board of Directors has delegated its authority to the Chief Executive Officer of the EDC to sign checks; however, the EDC Board of Directors may specify a threshold amount that requires additional officer signatures.
4. Additional minor technical changes or corrections made by EDC legal counsel and the City Attorney's Office (include spelling out of a name in lieu of abbreviation and renumbering of a section).

Should you have any questions, please contact Kevin Spath, Interim Director, Office of Economic Development at (214)-670-1691 or kevin.spath@dallas.gov.



Robin Bentley,
Assistant City Manager (I)

Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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“Our Product is Service”
Empathy | Ethics | Excellence | Engagement | Equity

“Our Product is Service”
Empathy | Ethics | Excellence | Engagement | Equity

Exhibit A

BYLAWS OF

CITY OF DALLAS ECONOMIC DEVELOPMENT CORPORATION

ARTICLE 1

STRUCTURE, PURPOSES AND MEMBERS

1.01 Purpose. The City of Dallas Economic Development Corporation (the “Corporation”) is a public nonprofit corporation organized under the laws of the State of Texas for the purpose of aiding, assisting and acting on behalf of the City of Dallas, Texas (the “City”) in the performance of its governmental functions as set forth in the Corporation’s Certificate of Formation, and in the Corporation’s agreement with the City of Dallas, as may be amended from time to time (“Agreement”).

1.02 Formation. The Corporation is formed pursuant to the provisions of Subchapter D, Chapter 431, Texas Transportation Code (the “Act”) as it now or may hereafter be amended, which authorizes the Corporation to assist and act on behalf of the City to accomplish any governmental purpose of the City and to engage in activities in the furtherance of the purposes for its creation, in the manner specified by Chapter 394 of the Texas Local Government Code, and in conformance with Chapter 22 of the Texas Business Organizations Code (the “TBOC”).

The Corporation will also seek determination by the Internal Revenue Service that it is a public charity pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

1.03 Powers. The Corporation shall have and exercise all rights, powers, privileges, authority, and functions given by the general laws of the State of Texas to non-profit local government corporations incorporated under the Act including, without limitation, the TBOC, to the extent necessary to carry out its authorized purposes, including but not limited to the power to acquire land and enter into a sale, loan, lease, grant, transfer, trust, operating, or other agreements. The Corporation may also adopt a separate business name (e.g., a “doing business as” name or DBA).

The Corporation shall have all other powers of a like or different nature not prohibited by law which are available to nonprofit corporations in Texas and which are necessary or useful to enable the Corporation to perform the purposes for which it is created, including the power to issue bonds, notes or other obligations, and otherwise exercise its borrowing power to accomplish the purposes for which it was created.

The Corporation is created as a local governmental corporation pursuant to the Act and shall be a governmental unit within the meaning of Chapter 101, Texas Civil Practice and Remedies Code. The operations of the Corporation are governmental, not proprietary, functions for purposes of the Texas Tort Claims Act, Section 101.001 et seq., Texas Civil Practice and Remedies Code.

1.04 Purposes. The Board of Directors shall administer the Corporation for the purposes set forth in the Certificate of Formation and pursuant to the Agreement.

1.05 Members. The Corporation has no members.

Exhibit A

ARTICLE 2 OFFICES

2.01 Principal Place of Business. The principal place of business of the Corporation is located at 1500 Marilla, Dallas, Texas 75201. The Corporation may have such other offices within Dallas, Texas as the Board of Directors may determine or as the affairs of the Corporation may require from time to time. The Corporation shall not maintain offices outside of the State of Texas.

2.02 Registered Agent and Registered Office. The Corporation shall have and continuously maintain in the State of Texas a registered office and a registered agent whose office is the Corporation's registered office, as required by the TBOC. The registered office may but need not be identical to the principal office of the Corporation in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors in accordance with applicable law.

ARTICLE 3 BOARD OF DIRECTORS

3.01 General Powers. The property, business, and affairs of the Corporation shall be managed and controlled by a board (the "Board") and, subject to the restrictions imposed by law, the Certificate of Formation, these Bylaws, and the Agreement, the Board shall exercise all of the powers of the Corporation.

3.02 Number, Appointment and Term. The Board shall consist of at least three (3) interim Directors and up to fifteen Directors (the "Directors") who shall be appointed as prescribed in the Bylaws. The initial Directors shall be those persons set forth in the Certificate of Formation. After the formation of the Corporation, the City Council shall approve an initial Board of Directors following submission of nominations by an initial nominating committee, consisting of the Mayor of Dallas, City Manager, the Chair of the City's Economic Development Committee, and two individuals selected by the City's Economic Development Policy Task Force.

The Corporation's Chief Executive Officer, the City of Dallas Chief of Economic Development and Neighborhood Services, and the Office of Economic Development Director shall serve as an ex-officio Director on the Board. Following the appointment of the initial Board of Directors, the nominating committee shall consist of the Mayor of Dallas, the City Manager, the Chair of the City's Economic Development Committee, and two individuals selected by the Corporation's Board of Directors (the "Nominating Committee"). The ex-officio Directors shall not be included in the 15 Director positions or as a quorum of the Board, and shall not vote on matters before the Board. Each person serving as a Director shall comply with Chapter 12A of the Dallas City Code.

The Board of Directors will consist of 15 members divided into 3 classes of five member each or in as nearly equal number as is possible. At the first meeting of the full Board of Directors, each Director will be sorted, as determined by the Nominating Committee, into 3 classes, with Class 1 serving an initial term of two years, Class 2 serving an initial term of three years, and Class 3 serving an initial term of four years. Each term will end on June 30 of the relevant term expiration year. Thereafter, each class shall serve a three-year term unless the Director resigns, dies, is removed (as

Exhibit A

provided in the Bylaws) or otherwise creates a vacancy. No Director shall serve more than eight consecutive years, and shall be automatically removed from the Board at the end of such time.

3.03 Removal. Any Director may be removed from office, with cause, by (a) resolution in support of removal of the City Council approved by a three-fourths vote or (b) by vote of the Board and City Council, each requiring a three-fourths vote in support of removal.

3.04 Vacancies. Any vacancy occurring in the office of a Director, whether by death, resignation, removal, or otherwise, shall be filled for the unexpired portion of the former occupant's term by nomination of candidates by the Board in consultation with the Nominating Committee, and approval by the Dallas City Council.

3.05 Meetings of Directors. The Directors may hold meetings, maintain an office, and keep the Corporation's books and records at such place or places within the City as the Board of Directors may from time to time determine; provided, however, that in the absence of any such determination, such place shall be the Corporation's principal office in the State of Texas.

The Board shall meet in accordance with and file notice of each meeting of the Board for the same length of time and in the same manner and location as is required of the Council under Chapter 551, Texas Government Code (the "Open Meetings Act"). The Board is subject to Chapter 552, as amended, Texas Government Code (the "Public Information Act"). The City Secretary has the primary responsibility for carrying out the duties required by the Public Information Act for the Board, and is designated as the public information coordinator for the Board for the purposes of such statute.

3.06 Organizational Meetings. After approval of the Certificate of Formation by the Council and filing of the Certificate of Formation with the Texas Secretary of State, the initial three Directors will hold an organizational meeting to adopt and approve the Bylaws and to transact such other business as may be included in the meeting agenda. Once the full slate of Directors is appointed by the Council, the full Board will hold an additional organizational meeting to elect officers and to transact such other business as may be included in the meeting agenda. This second organizational meeting shall serve as the first Annual Meeting (as defined in Section 3.07 below) of the Board.

3.07 Annual Meetings. The annual meeting of the Board of Directors (the "Annual Meeting") shall be held each year for the purpose of (a) electing officers for the ensuing year, (b) recommending the next year's operating budget for City Council review and approval, (c) determining the date, time, and location of Regular Meetings for the next year, and (d) if necessary, transacting other business. The Board will designate the time and location of such annual meeting, which location shall be within the City.

3.08 Regular Meetings. Regular meetings of the Board ("Regular Meetings") shall be held at such times and places within the City as shall be designated by resolution of the Board. The Board will meet at least twice annually, inclusive of the Annual Meeting.

3.09 Special Meetings. Special meetings of the Board ("Special Meetings") may be called by or at the request of the PresidentChair of the Board or the City Manager of the City of Dallas, and shall be called by the Secretary whenever requested in writing by at least a majority of the Directors then in office.

Exhibit A

3.10 Notice. The Secretary shall give notice of the time and place of each Annual, Regular and Special Meeting to each Director by electronic message or phone call at least three (3) business days before such meeting. Notice of such meeting shall also be given in the manner required of the Council under the Open Meetings Act.

3.11 Quorum. A majority of the then-appointed Directors shall constitute a quorum for the consideration of any matters pertaining to the Corporation's purposes. If at any meeting of the Board there is less than a quorum present, the meeting shall be cancelled, or if the meeting is already underway, shall immediately adjourn. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board, unless a greater number is required by law, the Certificate of Formation, or these Bylaws.

A Director who is present at a meeting of the Board at which any action is taken shall be presumed to have assented to such action, unless the Director's dissent or abstention is due to a stated conflict of interest, which shall be entered into the minutes of the meeting.

3.12 Participation by Telephone Conference and Videoconference. In accordance with the Open Meetings Act, members of the Board may participate in and hold meetings of the Board by means of visible and audible presence in a video conference to the same extent as a governmental body within the meaning of the Open Meetings Act, and participation in such a meeting shall constitute presence in person at such meeting. Notice of such virtual or hybrid meetings shall be given in accordance with the Open Meetings Act.

3.13 Conduct of Business. At all meetings of the Board of Directors, the [PresidentChair](#) shall preside, and in the absence of the [PresidentChair](#), the Vice [PresidentChair](#) shall preside, and in the absence of the Vice-[PresidentChair](#), a [PresidentChair](#) shall be chosen by the Board from among the Directors present to preside over the meeting. The Secretary of the Corporation shall act as secretary of all meetings of the Board of Directors, but in the absence of the Secretary, the [PresidentChair](#) of the meeting may appoint any person to act as secretary of the meeting. The [PresidentChair](#) of any meeting of the Board of Directors shall determine the order of business and the procedure at the meeting, including, without limitation, conduct of the discussion and the order of business.

3.14 Compensation of Directors, Expenses. Persons serving as Directors shall not receive any salary or compensation for their services as Directors. However, Directors shall be entitled to reimbursement for reasonable expenses actually incurred in performance of their official duties as a Director.

3.15 Relationship with the City. The [PresidentChair](#) of the Board shall make an annual report regarding the operations and finances of the Corporation to the City Council or a committee thereof as required by the Agreement and shall make such other reports or presentations as may be required from time to time by the city manager of City.

3.16 Director's Reliance of Consultant Information. Directors shall discharge their duties in good faith, with ordinary care, and in a manner each Director reasonably believes to be in the Corporation's best interests. In this context, "ordinary care" means the care that ordinarily prudent persons in similar positions would exercise under similar circumstances. A Director shall not be liable if while acting in good faith and with ordinary care, the Director relies on information, reports, or

Exhibit A

statements, including financial statements and other financial data, concerning the Corporation or any matters pertaining to the Corporation's purposes that were prepared or presented by (a) one or more officers or employees of the Corporation or (b) legal counsel, public accountants, or other persons if such Director reasonably believes the information, reports, or statements are within that person's professional or expert competence. A Director is not relying in good faith if the Director has knowledge that renders such reliance unwarranted or unreasonable.

3.17 Committees. The Board may establish standing and ad hoc committees by resolution. The resolution shall indicate the specific authority delegated by the Board, committee member eligibility, committee member appointment, and the process for removal of committee members. The following initial standing committees are hereby established: (a) executive; and (b) finance.

ARTICLE 4 OFFICERS

4.01 Officers. The officers of the Corporation shall be a PresidentChair, a Vice PresidentChair, a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of the Certificate of Formation or these Bylaws. The Board may elect or appoint such other officers as it shall deem desirable, such officers to have the authority and perform the duties prescribed herein or prescribed, from time to time, by the Board. No person may hold more than one office. All offices must be held by persons serving as Directors of the Corporation.

4.02 Election and Term of Office. Each year at the Annual Meeting of the Board, the Board of Directors shall elect officers. All officers shall hold office for a term of one (1) year, commencing upon the officer's election at an annual meeting and expiring when an election of officers is held at the next Annual Meeting following the Annual Meeting at which the officer was elected, and may be reelected to such office any number of times. Notwithstanding the above, each officer shall continue to hold office until a successor shall have been duly elected or until the earlier occurrence of death, resignation, or removal. All officers shall be subject to removal, with or without cause, at any time by: (a) a three-fourths vote of City Council or (b) a three-fourths vote of City Council and the Board. A vacancy in any office because of death, resignation, removal, or otherwise, may be filled by majority vote of the Board for the unexpired portion of the term.

4.03 PresidentChair. The PresidentChair shall preside at all meetings of the Board of Directors, shall perform such other duties as are specified in these Bylaws, and shall perform all duties incident to the office of PresidentChair and such other duties as may be prescribed by the Board of Directors from time to time. To the extent authorized by the Board, the PresidentChair may sign, accompanied by a secondary signature from the Corporation's Chief Executive Officer or Board's Vice PresidentChair, in the name and on the behalf of the Corporation all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes, and other instruments of the Corporation. The PresidentChair may call Special meetings of the Board.

4.04 Vice PresidentChair. The Vice PresidentChair shall generally assist the PresidentChair in the performance of the PresidentChair's duties and, in the absence of the PresidentChair or in the event of an inability or refusal to act, shall perform the duties of the PresidentChair, and when so acting shall have all the powers of and be subject to all the restrictions upon the PresidentChair. The Vice

Exhibit A

PresidentChair shall also perform such other duties as from time to time as may be assigned by the PresidentChair or Board of Directors. Any action taken by the Vice PresidentChair in the performance of the duties of the PresidentChair shall be conclusive evidence of the absence or inability of the PresidentChair to act at the time such action was taken.

4.05 Treasurer. The Treasurer shall have custody of all of the Corporation's funds and securities that come into such officer's hands. When necessary or proper, the Treasurer may endorse or cause to be endorsed, with approval of Chief Executive Officer, in the name and on the behalf of the Corporation, checks, notes, and other obligations for collection and shall deposit or cause to be deposited the same to the credit of the Corporation in such bank or banks or depositories and in such manner as shall be designated and prescribed by the Board; may sign or cause to be signed all receipts and vouchers for payments made to the Corporation either alone or jointly with such other officer as may be designated by the Board; whenever required by the Board, shall render or cause to be rendered a statement of the cash account; shall enter or cause to be entered regularly in the Corporation's books to be kept by such officer for that purpose full and accurate records of all moneys received and paid out on account of the Corporation; shall perform all acts incident to the position of Treasurer subject to the control of the Board; and shall, if required by the Board, give such bond for the faithful discharge of the individual's duties in such form as the Board may require. The Treasurer may either be a Director or an employee of the City.

4.06 Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors in books provided for that purpose; shall attend to the giving and serving of all notices; shall have charge of the Corporation's books, records, documents, and instruments, except the books of account and financial records and securities of which the Treasurer shall have custody and charge, and such other books and papers as the Board of Directors may direct, all of which shall be open at reasonable times to the inspection of any Director upon application at the Corporation's office during business hours; and shall in general perform all duties incident to the office of Secretary subject to the control of the Board of Directors.

4.07 Officer's Reliance of Consultant Information. Officers shall discharge their duties in good faith, with ordinary care, and in a manner each officer reasonably believes to be in the Corporation's best interests. In this context, "ordinary care" means the care that ordinarily prudent persons in similar positions would exercise under similar circumstances. An officer shall not be liable if while acting in good faith and with ordinary care, the officer relies on information, reports, or statements, including financial statements and other financial data, concerning the Corporation or any matters pertaining to the Corporation's purposes that were prepared or presented by legal counsel, public accountants, or other persons if such officer reasonably believes the information, reports, or statements are within that person's professional or expert competence. An officer is not relying in good faith if the officer has knowledge that renders such reliance unwarranted or unreasonable.

ARTICLE 5 STAFF

5.01 Staff. The Board of Directors may hire such staff as it deems necessary to carry out the work of the Corporation, subject to and in accordance with the Corporation's budget adopted in

Exhibit A

accordance with Section 6.03. The Director of the City's Office of Economic Development will serve as the interim Chief Executive Officer for the Corporation until a permanent hire is made. The Chief Executive Officer has overall supervision of the operations of the Corporation and shall direct the day-day business of the Corporation, maintain the properties of the Corporation, hire or discharge staff members, and determine the salaries and other compensation of all staff members under his/her supervision, and perform such additional duties as may be assigned or as directed by the Board of Directors.

ARTICLE 6 FINANCES, AUDITS, AND RECORDS

6.01 Fiscal Year. The fiscal year of the Corporation shall be the same as the fiscal year of the City.

6.02 Books and Records. The Corporation shall keep correct and complete books and records of accounts and shall also keep minutes of the proceedings of its Board. All books and records may be inspected by representatives of the City with reasonable notice.

6.03 Operating and Capital Budget. The Board shall approve a recommended operating and capital budget for the next fiscal year. The portion of the budget sourced with City funds shall be submitted to the Chief of Economic Development for approval. If new City appropriation or assets (not previously approved by the Agreement) is a proposed revenue source of the budget, the budget will be presented to the Economic Development Committee of the Dallas City Council (or such relevant successor committee as may be established by the City) at the next available committee meeting, but no later than May of each year.

6.04 Authorization to Sign Checks. The Chief Executive Officer has the authority to sign checks. Notwithstanding the foregoing, the Board may authorize a threshold amount that requires the signature of one or more officers as determined by the Board.

All checks, drafts, or orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Corporation shall be signed by the Treasurer and, if in an amount that exceeds Five Thousand Dollars (\$5,000.00), countersigned or approved by the Chief Executive Officer of the Corporation.

6.046.05 Deposits. All funds of the Corporation shall be deposited within 1-3 business days of receipt to the credit of the Corporation in such banks, trust companies, depositories, or investment funds or companies as shall be designated from time to time by or in accordance with Board resolution or as otherwise required by the ILA. Any checks or financial instruments waiting to be processed or deposited should be logged and secured by designated staff to either be placed in a locked safe or a locked drawer for safekeeping.

6.056.06 Appropriations, Donations, and Grants. The Corporation shall have the authority to request and accept any appropriation, grant, contribution, donation, or other form of aid from the federal government, the State of Texas, any political subdivision or municipality of the State of Texas, or any other source.

Exhibit A

6.066.07 Audits. The Board shall cause to be maintained a proper and complete system of records and accounts of all transactions, business, and affairs of the Corporation. At the end of each fiscal year, the Board shall cause the preparation of a financial statement for the Corporation, which shall be audited by an independent certified public accountant or firm of independent certified public accountants retained by the Board for such purpose. A copy of such audited financial statement, prepared in accordance with generally accepted accounting principles in a form acceptable to the Chief Financial Officer of the City (CFO), shall be delivered to the CFO upon completion but not later than 120 days after the end of the Corporation's fiscal year. In addition, the City shall have access to the premises, documents, records, and other materials of the Corporation at any reasonable time and shall have the right to audit same. The Corporation shall reimburse the City for any costs of such audits.

6.076.08 Investment of Funds. The Corporation shall invest public funds on deposit only in investments that are authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended

6.086.09 Legal Counsel. The Corporation shall engage legal counsel to advise it on all legal issues.

ARTICLE 7 INDEMNIFICATION

7.01 Right to Indemnification. Subject to the limitations and conditions as provided in this Article 7 and the Certificate of Formation, each person who was or is made a party or is threatened to be made a party to or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitral or investigative (hereinafter a "proceeding"), or any appeal in such a proceeding or any inquiry or investigation that could lead to such a proceeding, by reason of the fact that the individual, is or was a Director or officer of the Corporation shall be indemnified by the Corporation to the fullest extent permitted by the [TBOCTexas Business Operations Code and Texas Civil Practice and Remedies Code](#), as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification rights than such law permitted the Corporation to provide prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such proceeding, and indemnification under this Article 7 shall continue as to a person who has ceased to serve in the capacity which initially entitled such person to indemnity hereunder. The rights granted pursuant to this Article 7 shall be deemed contract rights, and no amendment, modification or repeal of this Article 7 shall have the effect of limiting or denying any such rights with respect to action taken or proceedings arising prior to any such amendment, modification or repeal. Notwithstanding the foregoing, the indemnity described above does not apply to a Director or officer's bad faith or gross negligence, or any illegal act. In addition, Board members are considered Plan members as defined under Chapter 31A of the Dallas City Code. If City incurs any cost under Chapter 31A, the LGC will reimburse the City.

Exhibit A

7.02 Advance Payment. The right to indemnification conferred in this Article 7 shall include the right to be paid in advance or reimbursed by the Corporation the reasonable expenses incurred by a person of the type entitled to be indemnified under Section 7.01 above who was, is or is threatened to be made a named defendant or respondent in a proceeding in advance of the final disposition of the proceeding and without any determination as to the person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such person in advance of the final disposition of a proceeding, shall be made only upon delivery to the Corporation of a written affirmation by such Director or officer of a good faith belief that the Director or officer has met the standard of conduct necessary for indemnification under this Article 7 and verification satisfactory to the Board as to such person's ability to repay all amounts so advanced if it shall ultimately be determined that such indemnified person is not entitled to be indemnified under this Article 7 or otherwise.

7.03 Indemnification of Employees and Agents. The Corporation, by adoption of a resolution of the Board or pursuant to an agreement approved by the Board, may indemnify and advance expenses to an employee or agent of the Corporation to the same extent and subject to the same conditions under which it may indemnify and advance expenses to Directors and officers.

7.04 Appearance as a Witness. Notwithstanding any other provision of this Article 7, the Corporation may pay or reimburse reasonable expenses actually incurred by a Director or officer in connection with an appearance or other participation in a legal proceeding involving the Corporation or its business at a time when the individual is not a named defendant or respondent in the proceeding.

7.05 Non-exclusivity of Rights. The right to indemnification and the advancement and payment of expenses conferred in this Article 7 shall not be exclusive of any other right which a Director or officer may have or hereafter acquire under any law (common or statutory) or provision of the Certificate of Formation or these Bylaws.

7.06 Insurance. The Corporation shall, at its expense, secure and maintain at all times such directors and officer's liability insurance coverage as is required by the ILA. The Corporation may also purchase and maintain, at its expense, any additional insurance it deems necessary to protect itself and any person who is or was serving as a Director, officer, employee, or agent of the Corporation.

7.07 Notification. Any indemnification of or advance or reimbursement of expenses to a Director or officer in accordance with this Article 7 shall be reported in writing to the members of the Board with or before the notice of the next regular meeting of the Board and, in any case, within the 12-month period immediately following the date of the indemnification, reimbursement, or advance.

7.08 Savings Clause. If this Article 7 or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify and hold harmless each Director, officer or any other person indemnified pursuant to this Article 7 as to costs, charges and expenses (including attorneys' fees), judgments, fines and in amounts paid in settlement with respect to any action, suit of proceeding, whether civil, criminal, administrative or investigative, to the full extent permitted by any applicable portion of this Article 7 that shall not have been invalidated and to the fullest extent permitted by applicable law.

Exhibit A

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.01 Supremacy of Certificate of Formation. These Bylaws are subject to and governed by the Certificate of Formation.

8.02 Seal. The Corporation's seal, if any, shall be such as may be approved from time to time by the Board.

8.03 Notice and Waiver of Notice. Whenever any notice is required to be given by mail under the provisions of these Bylaws, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed postpaid wrapper addressed to the person entitled hereto at such person's post office address, as such appears in the records of the Corporation, and such notice shall be deemed to have been given on the date of such mailing. If transmitted by facsimile or electronic message, such notice shall be deemed to be delivered upon successful transmission of the facsimile or electronic message. A member of the Board of Directors may waive notice of any meeting. The attendance or participation of a member of the Board at any meeting shall constitute a waiver of notice of such meeting unless such attendance or participation is for the purpose of objecting to the failure of notice. A waiver of notice in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to notice.

8.04 Resignations. Any Director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the PresidentChair or Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

8.05 Actions Requiring Prior City Council Approval. The following actions must be pre-approved by resolution of the Dallas City Council before the Board may take any such action:

- (1) amendment or restatement of the Bylaws or Certificate of Formation of the Corporation;
- (2) issuance of bonds; or
- (3) any activity not described in the Agreement.

The Corporation shall have the ability to take the following actions without pre-approval by resolution of the Dallas City Council:

- (4) Any activity described in the Agreement.

ARTICLE 9 CODE OF ETHICS

9.01 Policy and Purposes.

(1) It is the policy of the Corporation that Director and officers conduct themselves in a manner consistent with sound business and ethical practices; that the public interest always be

Exhibit A

considered in conducting corporate business; that the appearance of impropriety be avoided to ensure and maintain public confidence in the Corporation; and that the Board of Directors establish policies to control and manage the affairs of the Corporation fairly, impartially, and without discrimination.

(2) This Code of Ethics has been adopted as part of the Corporation's Bylaws for the following purposes: (a) to encourage high ethical standards in official conduct by Directors and corporate officers; and (b) to establish guidelines for such ethical standards of conduct.

9.02 Conflicts of Interests.

(1) Except as provided in subsection (3) below, a Director or officer is prohibited from participating in a vote, decision, or award of a contract, and all Board deliberation related to same, involving a business entity or real property in which the Director or the officer has a substantial interest, if it is foreseeable that the business entity or real property will be economically benefitted by the action. A person has a substantial interest in a business (i) if the person's ownership interest is ten percent or more of the voting stock or shares of the business entity or ownership of \$15,000 or more of the fair market value of the business entity, or (ii) if the business entity provides more than ten percent of the person's gross income. A person has a substantial interest in real property if the interest is an equitable or legal ownership with a fair market value of \$2,500 or more. An interest of a person related in the second degree by affinity (marriage relationship) or the third degree by consanguinity (blood relationship) to a Director or officer is considered a substantial interest.

(2) If a Director or a person related to a Director in the first or second degree by affinity or the first, second, or third degree by consanguinity has a substantial interest in a business entity or real property that would be pecuniary affected by any official action taken by the Board of Directors, such Director, before a vote or decision on the matter, shall file an affidavit stating the nature and extent of the interest. The affidavit shall be filed with the Secretary of the Board.

(3) A Director who has a substantial interest in a business entity that will receive a pecuniary benefit from an action of the Board may vote on that action if a majority of the Board has a similar interest in the same action or if all other similar business entities in the City will receive a similar pecuniary benefit.

(4) An employee of a public entity may serve on the Board.

9.03 Acceptance of Gifts. No Director or officer shall accept any benefit as consideration for any decision, opinion, recommendation, vote or other exercise of discretion in carrying out official acts for the Corporation. No Director or officer shall solicit, accept, or agree to accept any benefit from a person known to be interested in or likely to become interested in any contract, purchase, payment, claim or transaction involving the exercise of the Director's or officer's discretion. As used here, a benefit does not include:

(1) a fee prescribed by law to be received by a Director or officer or any other benefit to which the Director or officer is lawfully entitled or for which the Director or officer gives legitimate consideration in a capacity other than as a Director or officer;

(2) a gift or other benefit conferred on account of kinship or a personal, professional or business relationship independent of the official status of the Director or officer;

(3) an honorarium in consideration for legitimate services rendered above and beyond official duties and responsibilities if:

Exhibit A

- a. not more than one honorarium is received from the same person in a calendar year;
- b. not more than one honorarium is received for the same service; and
- c. the value of the honorarium does not exceed \$250 exclusive of reimbursement for travel, food, and lodging expenses incurred by the Director or officer in performance of the services;

(4) a benefit consisting of food, lodging, transportation, or entertainment accepted as a guest if reported as may be required by law.

9.04 Bribery. A Director or officer shall not intentionally or knowingly offer, confer or agree to confer on another, or solicit, accept, or agree to accept from another:

- (1) any benefit as consideration for the Director's or officer's decision, opinion, recommendation, vote, or other exercise of discretion as a Director or officer;
- (2) any benefit as consideration for the Director or officer's decision, vote, recommendation, or other exercise of official discretion in a judicial or administrative proceeding; or
- (3) any benefit as consideration for a violation of duty imposed by law on the Director or officer.

9.05 Nepotism. No Director or officer shall appoint, or vote for, or confirm the appointment to any office, position, clerkship, employment or duty, of any person related within the second degree by affinity or within the third degree of consanguinity to the Director or officer so appointing, voting or confirming, or to any other Director or officer. This provision shall not prevent the appointment, voting for, or confirmation of any person who shall have been continuously employed in any such office, position, clerkship, employment or duty at least thirty days prior to the appointment of the Director or officer so appointing or voting.

9.06 Annual Statements. Each Director and officer shall annually sign a statement which affirms such person:

- (1) has received a copy of the Code of Ethics policy, has read and understands the policy, and
- (2) has agreed to comply with the policy.

ARTICLE 10 AMENDMENTS TO BYLAWS

These Bylaws may be altered or amended in whole or in part, or repealed and new bylaws may be adopted, by a two-thirds (2/3) vote of the Directors present at any Board meeting where a quorum of Directors is present, if at least seven (7) days' written notice is given of an intention to alter, amend, or repeal these Bylaws or to adopt new Bylaws at such meeting, and such notice contains the proposed amendment(s). Any proposed alteration, change, amendment, repeal, or adoption of new bylaws approved by the Directors must be approved by the City Council to be effective. Alternately, the Bylaws may be

Exhibit A

altered or amended in whole or in part, or repealed and new bylaws may be adopted, by resolution of the City Council.

* * * * *

The undersigned, being the duly elected and qualified Secretary of the Corporation, does hereby certify that the foregoing Bylaws of the Corporation were duly adopted by the Board of Directors of the Corporation at a meeting held on _____, 2022, at which a quorum was present and voting throughout.

_____, Secretary



City of Dallas

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

Agenda Information Sheet

File #: 24-1815

Item #: H.

Development Services Department Permitting and Hiring Updates
[Andrew Espinoza, Director, Development Services]

Memorandum



CITY OF DALLAS

DATE May 23, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Economic Development Committee, Development Services Department Monthly Technology and Metrics Review Update-April 2024**

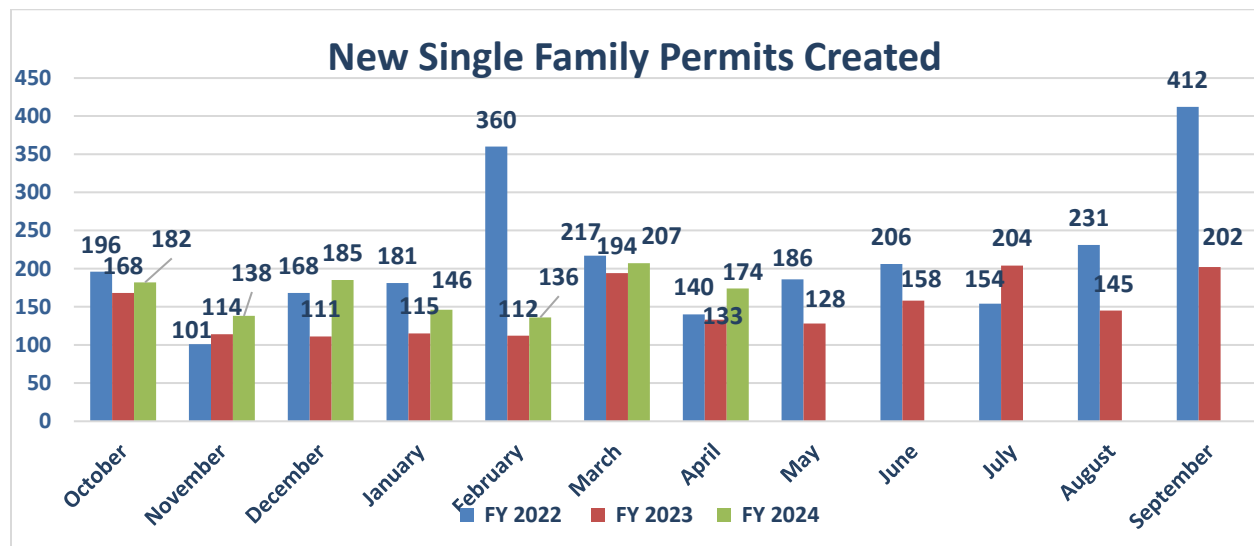
This memorandum is to provide an update to the City Council on Development Services (DSD) technology enhancements, residential/commercial metrics, and recruitment updates for the month of April 2024.

Technology

The DallasNow team is on track for the implementation of the New Permitting Land Management System, Accela, in 2025. DSD continues to meet established implementation milestones and scheduling timelines.

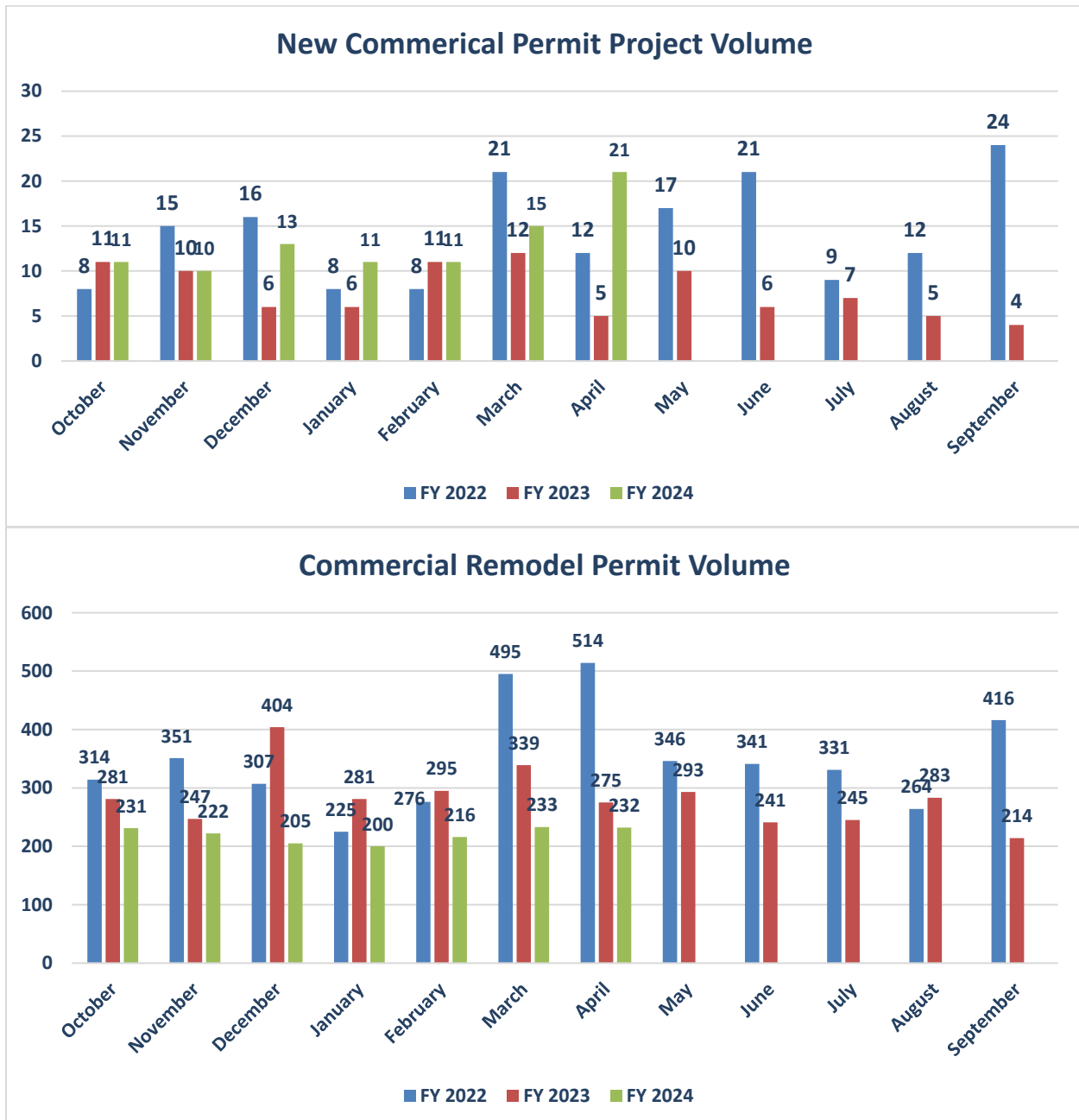
Residential Metrics

In April 2024, the total number of New Single-Family permits that were initiated decreased from **207** to **174** from the previous month. This represents a **16%** decrease. The team issued **203** New Single-Family permits. The median number of days to issue New Single-Family permits was **6** days in the month of April. A total of **42** New Single-Family permits were processed by the RSVP Team and were issued the **same day**. The percentage of initial reviews completed within the established departmental goals was **100%**.



Commercial Metrics

The Department received **21** new commercial, **23** commercial additions, **232** commercial remodels, and **22** complex commercial Q-Team projects. In addition, the Department received **28** minor commercial Q-Team project submittals.



Recruitment

As of May 21, 2024, a total of **57** full-time positions and **18** part-time and internship positions are currently vacant. This represents a Departmental Vacancy Rate of **22%**. In collaboration with Human Resources (HR) and Compensation, the Department is pleased to report that **4** positions are in the hiring/onboarding process, **61** have tentative interviews scheduled, **3** are being reclassified, and **14** are currently being advertised.

Position Title	Vacancies
Development Services Administrator	2
Engineer Assistant I	1
Engineer Assistant II - Fire Protection	1
Engineer I	1
Fleet Coordinator	1
Inspector III - Building Inspection	1
Inspector III - Development	1
Inspector III - Electrical	5
Inspector III - Plumbing	7
Inspector III - Signs	1
Inspector III - Zoning	1
Landscape Architect Assistant	1
Lead Inspector - Multidiscipline	1
Permit Clerk	4
Permit Technician	1
Project Coordinator - Development	2
Project Coordinator I	2
Project Coordinator II	1
Sanitarian	2
Senior Departmental Budget Analyst	1
Senior Inspector - Plumbing	2
Senior Permit Clerk	1
Senior Planner	1
Senior Plans Examiner	5
Senior Plans Examiner - Plumbing	1
Senior Training Specialist - Development Services	1
Sr. Project Coordinator - Development Services	1
Supervisor - Building Inspections Development Services	2
Supervisor - Development Services	4
Surveyor	2
Total Vacancies	57
Part-Time Flex-Inspector (HVAC)	7
Part-Time Flex-Inspector (Plumbing)	8
Intern - Development Services Engineering	3

DATE May 23, 2024
SUBJECT **Economic Development Committee, Development Services
Department Monthly Technology and Metrics Review Update-April
2024**
PAGE 4 of 4

Total Part-Time/Interns	18
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Next Steps (AD's)

- Publish DSD Commercial Dashboard-June 2024
- Publish and share comprehensive Dallas Developer Guide-Summer 2024
- DSD Hiring Event-Summer 2024
- Brief Economic Development Committee on a quarterly basis beginning September 2024

Should you have any questions please contact Andrew Espinoza, Director/Chief Building Official of Development Services at (214) 542-1227 or andres.espinoza@dallas.gov



Robin Bentley
Interim Assistant City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Interim City Manager
Jon Fortune, Deputy City Manager

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



City of Dallas

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

Agenda Information Sheet

File #: 24-1846

Item #: I.

Economic Development Committee Proposed 2025 Federal Legislative Updates
[Carrie Rogers, Director, Legislative Affairs]

Memorandum



CITY OF DALLAS

DATE June 3, 2024

TO Honorable Chair and Members of the Economic Development Committee

SUBJECT **Economic Development Committee Proposed 2025 Federal Legislative Priorities**

As the City of Dallas prepares for the 119th Congress, set to convene in 2025, the Economic Development Committee worked with the Office of Government Affairs, the City Attorney's Office, and stakeholders to develop the City's federal legislative program for consideration by the City Council.

On December 27, 2023, the Economic Development Committee advanced the attached federal priorities to the Ad Hoc Committee on Legislative Affairs for consideration. On May 7, 2024, the Ad Hoc Committee advanced the following federal economic development priorities to full City Council:

- Strengthen Dallas' workforce development pipeline.
- Prioritize broadband connectivity for all residents.

The federal legislative program is scheduled to be briefed to City Council on June 5. Should you have any questions regarding federal relations please contact Carrie Rogers, Director of Government Affairs, at Carrie.Rogers@dallas.gov

Sincerely,

Carrie Rogers
Director, Office of Government Affairs

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera 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
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE December 27, 2023

TO Honorable Chair and Members of the Ad Hoc Committee on Legislative Affairs

SUBJECT **Economic Development Committee Proposed 2025 Legislative Priorities**

As the City of Dallas prepares for the 89th Texas Legislature and 119th Congress, both set to convene in 2025, the Economic Development Committee worked with the Office of Government Affairs and stakeholders to develop the City's legislative programs for consideration by the City Council.

Preliminary legislative priorities pertaining to economic development include:

- Support property tax relief for Dallas residents. **(State)**
- Expand business opportunities to grow the tax base and generate revenue streams for city priorities, including but not limited to authorization, licensing, and regulation of casino gaming and sports wagering in this state. **(State)**
- Ensure project delivery processes serving residents and industry are effective and transparent. **(State)**
- Strengthen Dallas' workforce development pipeline and support the growth of small business enterprises. **(Both)**
- Continue to prioritize broadband service as a critical utility. **(Both)**

In addition to the items above, we urge legislative efforts to include maintaining existing funding streams at both the state and federal levels.

We know additional items may arise between now and the start of the next legislative session, and we understand City Councilmembers can bring forward items as desired through the Ad Hoc Committee on Legislative Affairs at any time.

Should you have any questions or comments, please contact Carrie Rogers, Director of Government Affairs, at Carrie.Rogers@dallas.gov.

Sincerely,

Tennell Atkins
Chairman, Economic Development
Councilmember – District 8

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary

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

DATE December 27, 2023
SUBJECT **Economic Development Committee Proposed 2025 Legislative Priorities**
PAGE **2 of 2**

Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Carrie Rogers, Director, Office of Government Affairs
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 24-1847

Item #: J.

Update - Economic Impact Study - Dallas to Fort Worth High Speed Rail
[Dr. Ghassan Khankarli, Director, Transportation Department]

Memorandum



CITY OF DALLAS

DATE May 31, 2024

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

SUBJECT **High Speed Rail Economic Impact Study – Dallas to Fort Worth Alignment**

Below is a status update on the Economic Impact Study for the Dallas to Fort Worth High Speed Rail alignment and on recent efforts related to the Dallas to Houston High Speed Rail project.

Dallas to Fort Worth Economic Impact Study

At the City Council briefing on Major Downtown Transportation Initiatives earlier this spring, the City Council directed staff to conduct a study of the economic impacts for Dallas to Fort Worth High Speed Rail alignment.

Staff is in discussions with HR&A Advisors to complete this study. There has been significant discussion between City staff and HR&A Advisors to finalize the scope. Those discussions are wrapping up and it is anticipated HR&A Advisors will be completing the initial analysis of the impact to the City of Dallas within three months. Concurrent to the study of the impact to the City of Dallas, HR&A will evaluate the economic impacts to the region. It is anticipated this portion of the work will be completed in the fall.

Dallas to Houston High Speed Rail Project

- In December, the Federal Railroad Administration (FRA) selected the Dallas to Houston project for its Corridor Identification Program (CIDP). In addition to the funding, selection for the CIDP provides other important benefits, including:
 1. It places the project in the FRA's 'pipeline of projects' that are eligible to receive additional federal grants. Without this designation, a project cannot apply for the larger FRA grant opportunities.
 2. It allows the project sponsor to negotiate further scope, schedule, and budget directly with the FRA rather than competitively applying when Notices of Funding Opportunities (NOFOs) are issued.
 - Amtrak and FRA, in cooperation with Texas Central Partners, are currently negotiating the next grant and anticipate an agreement in the next few months.
- Amtrak and the Japan Overseas Infrastructure Investment Corporation for Transport and Urban Development (JOIN) have completed a Framework Agreement for cooperation on the Project and are now negotiating governance structure and others matters.

DATE May 31, 2024
SUBJECT High Speed Rail Economic Impact Study – Dallas to Fort Worth Alignment

Please feel free to reach out to Economic Development Department Director (I) Kevin Spath, Transportation Department Director, Gus Khankarli, Convention and Events Services Director Rosa Fleming, or me if you have any questions or if you need any additional information.

Thank you,



Robin Bentley
Assistant City Manager (I)

c: Kimberly Bizer Tolber, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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Directors and Assistant Directors