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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street, Room 6ES
Dallas, Texas 75201

Public Notice

210086

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

February 1, 2021

1:00 PM

2021 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

This Economic Development Committee meeting will be held by videoconference. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv.

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

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e0c35749a48c3f8fdc5a47b2622d3df78>

Call to Order

MINUTES

1. [21-112](#) Approval of the January 4, 2021 Economic Development Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [21-114](#) Building Permits Update
[Kris Sweckard, Director, Department of Sustainable Development and Construction]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS

- B. [21-117](#) Economic Development Grant Agreement with SWC Buckner and Peavy, LLC in an amount not to exceed \$1,300,000 to Support the Redevelopment of the Grocery-Anchored Shopping Center at 3035 N. Buckner
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- C. [21-156](#) Plan Amendment for Oak Cliff Gateway TIF District and Recommendation of \$475,000 in Oak Cliff Gateway TIF District funds from the available District-Wide Set-Aside to Support the Operation and Maintenance of the Dallas Streetcar for FY 2020-2021
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- D. [21-115](#) FY2019-2020 Annual Reports for Tax Increment Financing (TIF) Districts
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- E. [21-116](#) University Hills Infrastructure Update
[Richard Wagner, Assistant Director, Department of Dallas Water Utilities]

Attachments: [Memo](#)

- F. [21-157](#) Small Business Continuity Fund Success and Next Steps
 [Zarin Gracey, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

EXECUTIVE SESSION BRIEFING

- G. Deliberate the offer of a financial or other incentive to a business prospect ("Project X") that the City seeks to locate/relocate within the City and with which the city is conducting economic development negotiations (Sec. 551.087 T.O.M.A.)
[Robin Bentley, Assistant Director, Office of Economic Development]

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-112

Item #: 1.

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

Economic Development Meeting Record

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

Meeting Date: January 4, 2021

Convened: 1:01 p.m.

Adjourned: 2:28 p.m.

Committee Members Present:

Tennell Atkins, Chair
David Blewett, Vice Chair
Jennifer S. Gates
B. Adam McGough
Omar Narvaez
Jaime Resendez
Chad West

Committee Members Absent:

Other Council Members Present:

Presenters:

Dr. Eric Johnson, Chief Eco. Dev. & Neighborhood Services
Robin Bentley, Interim Director, Office of Economic Development
Kevin Spath, Assistant Director, Office of Economic Development
Peer Chacko, Director, Planning and Urban Design
Kris Sweckard, Director, Sustainable Development and Construction
Jim Adams, McCann Adams Studio

AGENDA

Call to Order (1:01 p.m.)

1. Approval of the December 7, 2020 Meeting Minutes

Presenter(s): Tennell Atkins, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve minutes

Motion made by: Omar Narvaez	Motion seconded by: Jennifer Gates
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

2. Hensley Field Master Plan Update

Presenter(s): Peer Chacko, Director, Planning and Urban Design, Jim Adams, and McCann Adams Studio

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

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

3. Refuge City of Dallas Inc Agreement – Authorize an Amendment to Resolution No. 20-1037

Presenter(s): Robin Bentley, Interim Director, Office of Economic Development

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

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

Item failed unanimously:	Item failed on a divided vote:
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4. **Amendment to Chapter 380 Grant Agreement with Chime Solutions, Inc**
Presenter(s): Kevin Spath, Assistant Director, Office of Economic Development

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

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

Adjourn (2:28 p.m.)

APPROVED BY:

ATTESTED BY:

Tennell Atkins, Chair
Economic Development Committee

Tenna Kirk, Coordinator
Economic Development Committee



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-114

Item #: A.

Building Permits Update

[Kris Sweckard, Director, Department of Sustainable Development and Construction]



City of Dallas

Building Permit Update

**Economic Development
Committee**

February 1, 2021

Kris Sweckard, Director
Sustainable Development & Construction
City of Dallas

Presentation Overview



- Background/History
- Issues/Operational Concerns
- Proposed Action
- Next Steps



Background/History



- Building Permit Overview briefed to the Transportation and Infrastructure Committee on 9/21/20
 - General permitting overview, challenges faced in light of COVID-19 and other factors, quantified the backlog of permits in the “prescreen” stage for single family permits, and proposed actions to reduce the backlog
- Memo to City Council on 10/30/20
 - Update on significant reduction in backlog of SF permits in the prescreen stage, actions taken to continue improvements, and a description and timeline of longer term initiatives



Background/History



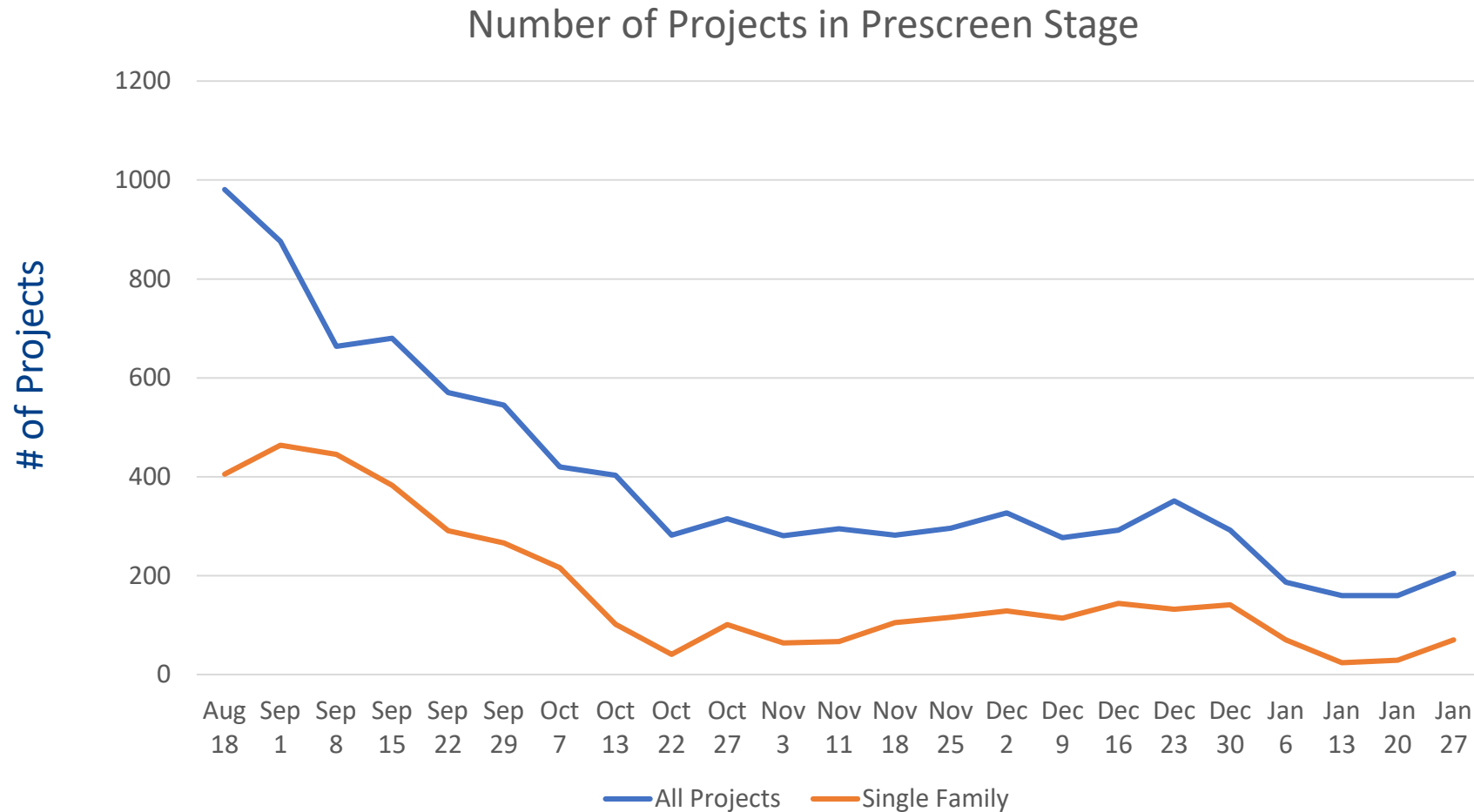
- Building Permit Update briefed to the Economic Development Committee on 12/7/21
 - Updated data, provided status of proposed actions, identified new proposed actions
- Memo to City Council on 1/5/21
 - Provided an update on the enhancements to the permitting process



Issues/Operational Concerns



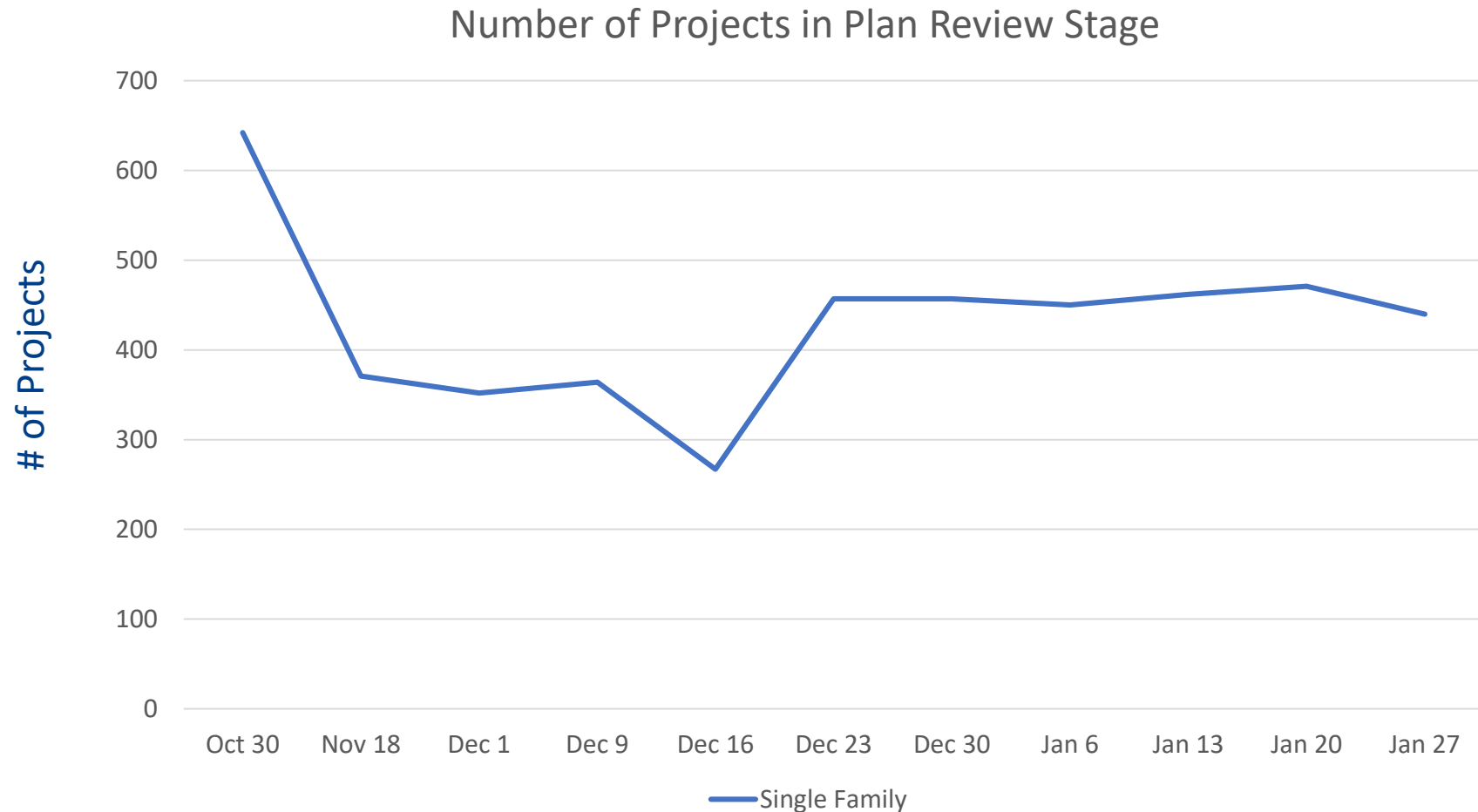
- The push to clear projects from the prescreen backlog was successful and has stabilized



Issues/Operational Concerns



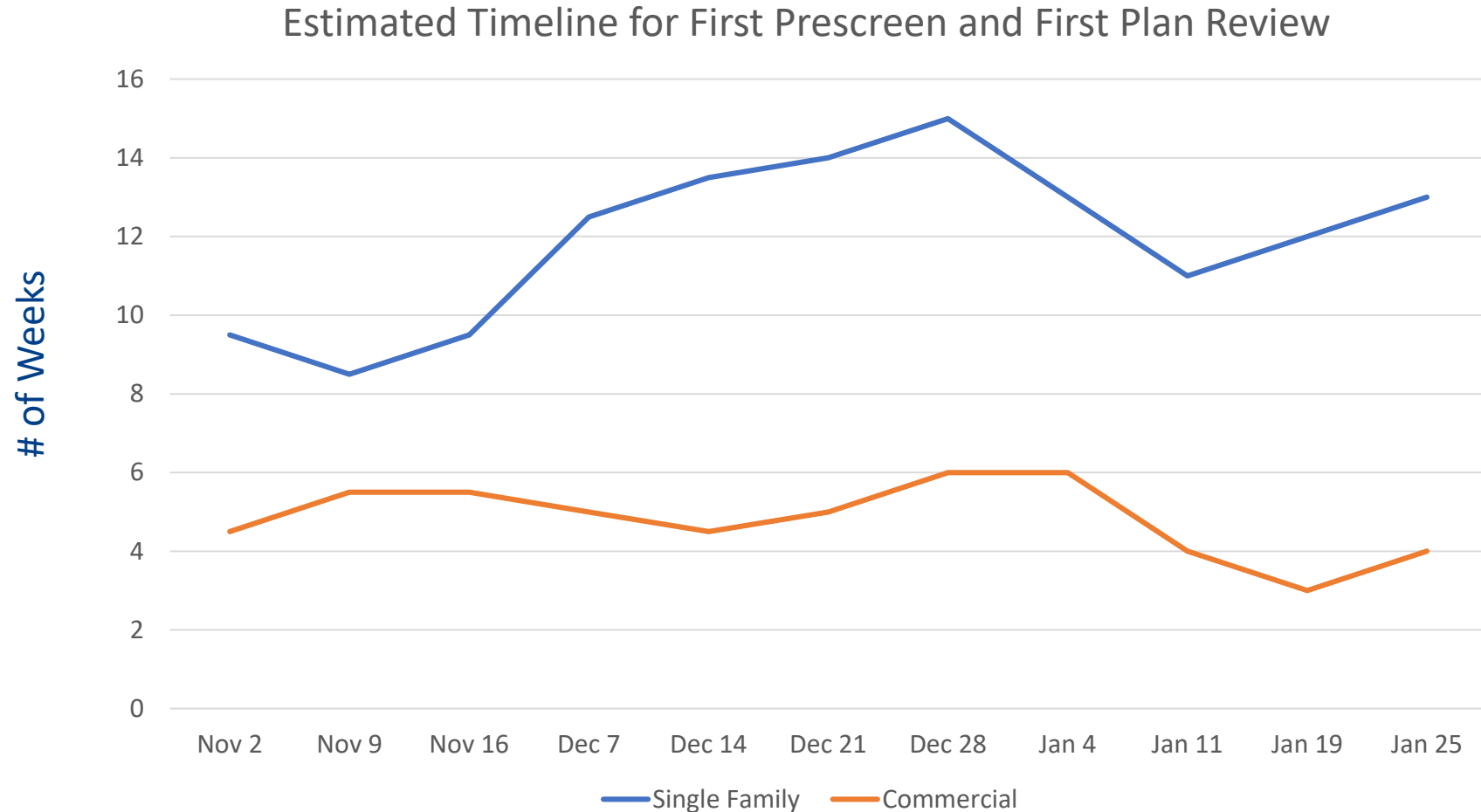
- Once those projects passed prescreen, the backlog moved to plan review, the second main stage of the process



Issues/Operational Concerns



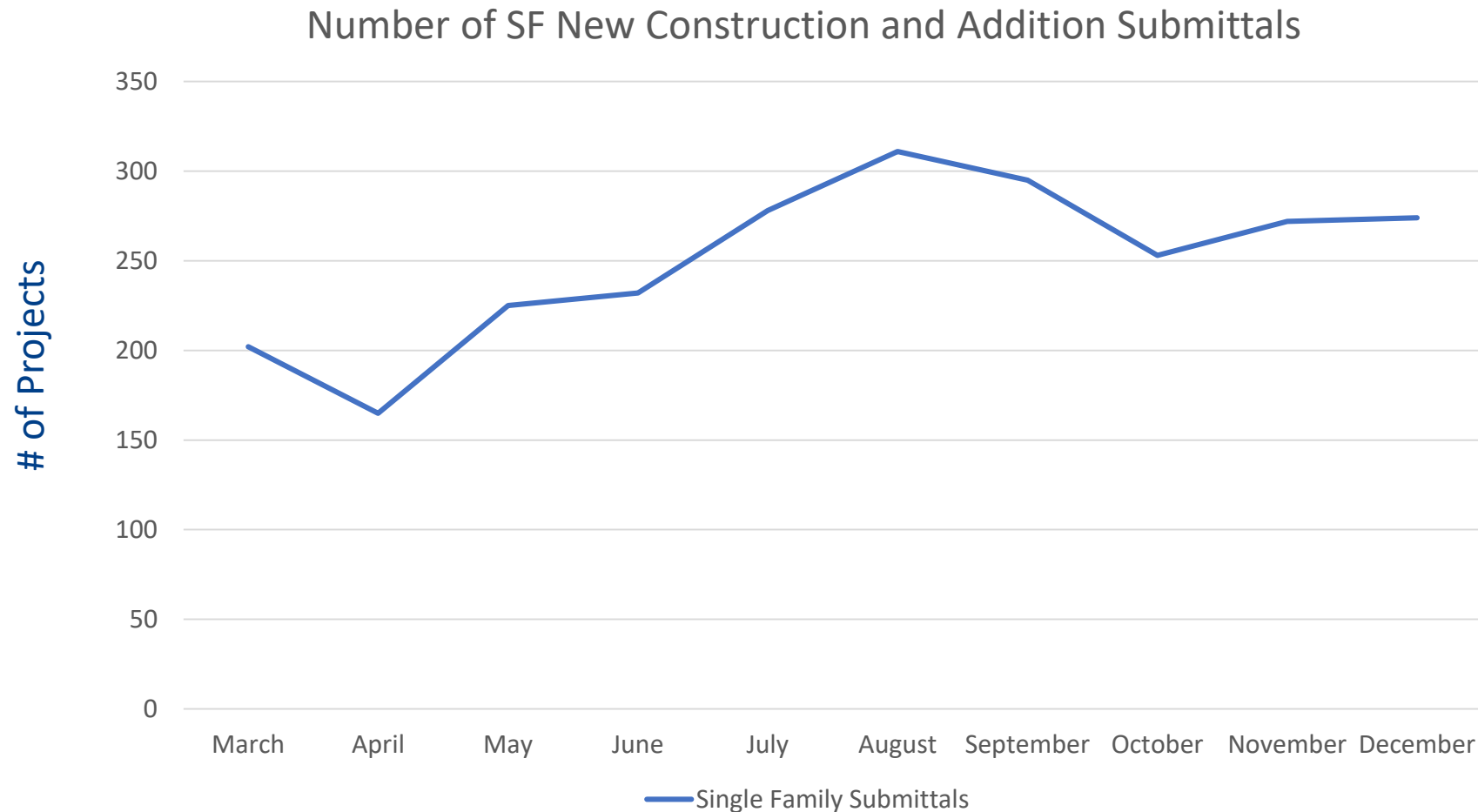
- Once those projects passed prescreen, the backlog moved to plan review, the second main stage of the process



Issues/Operational Concerns



- After an initial decline at the onset of the pandemic, the volume of submittals quickly picked back up and has remained steady



Previous Proposed Action



- **Complete** - Four additional staff members allocated to the pre-screen function to work through the backlog
- **Complete** - Utilizing existing Dal-Tech contract for additional resources
- **In Process** - ITS is working on improvements to actual system performance that has greatly slowed tasks both by applicants and staff due to the volume of transactions as a result of the pandemic



Previous Proposed Action



- **Complete** - Training and reference materials have been provided and are available online both on our website and on the ProjectDox login page with instructions on how to properly submit a project
- **In Process** – Three webinars conducted by staff on January 13, January 21, and February 3 to assist applicants on how to effectively use the ProjectDox system
- **Complete** - Instructional video specific to ProjectDox added to the Building Inspection website



Previous Proposed Action



- **Complete** – COVID-19 technology enhancements using CARES Act funding
 - Electronic submittal and review for Real Estate and Subdivision (platting)
 - Dynamic plan review for Q-Team
 - Advance ProjectDox/Posse integration
- **In Process** – Initiated hiring process for two Development Project Coordinators to provide concierge services for affordable housing projects
- **In Process** – Re-engaged exploration of opportunities for new permit center facility



Previous Proposed Action



- **Complete** - New computers rolled out for all staff with more memory and higher processing speeds resulting in much better performance in handling the large files associated with plan review
- **Complete** - Re-assigned staff and brought in third-party staff to assist with plan review by completing other tasks necessary to coordinate our plan review system with our permitting system to help plan reviewers be able to focus on plan review
- **Complete** – Publishing current review times weekly for Commercial and Single Family permits on the Building Inspection website



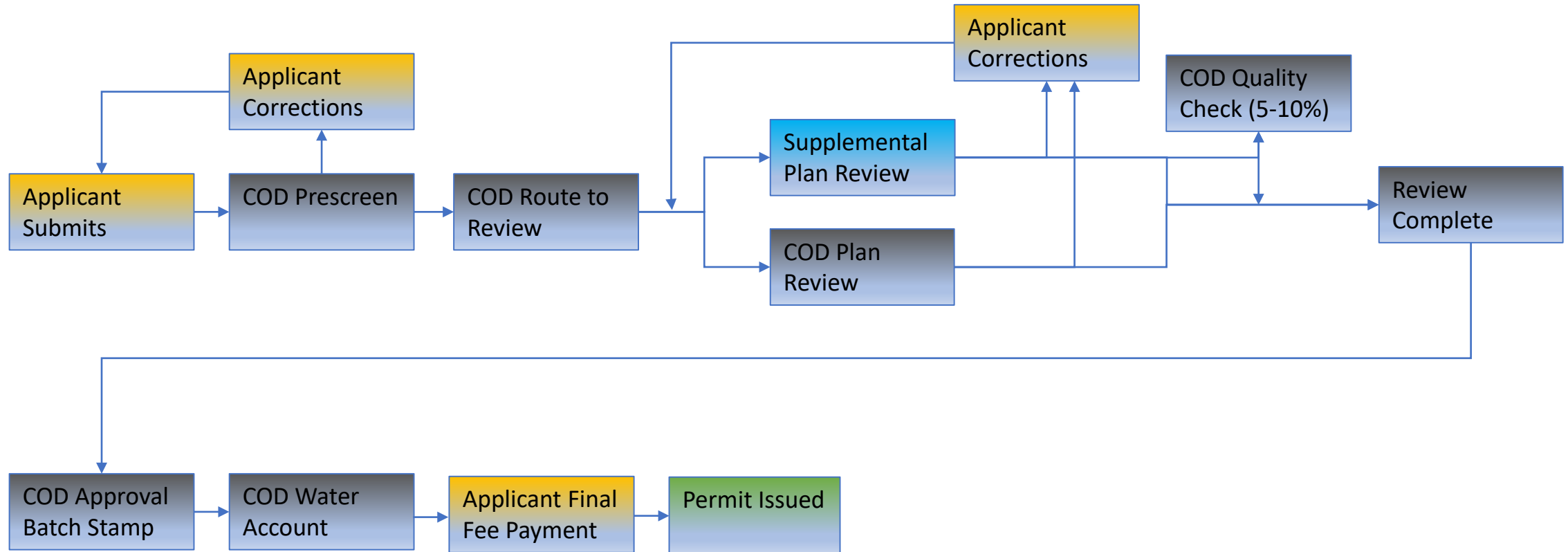
New Proposed Action



- On January 27th, Council authorized professional service contracts for third-party supplemental plan review and inspection services to assist in processing building permits and be available for inspections, if needed
 - \$5.04M total contract amount authorized, but City will only pay for services actually rendered
 - Source of funds is the Building Inspection Fund Balance (Enterprise Fund) from fees paid by applicants



Plan Review Workflow



Supplemental Plan Review



- Supplemental plan reviewers will work remotely
- Residential Manager and Supervisor will provide contract oversight and manage performance
- Review time of individual plans ranges from 30 to 90 minutes depending on size, complexity, and whether zoning review is included
- First review in 1 week or less after assignment
- Assignment of plans begins the week of February 1, with 100 projects to be assigned



New Proposed Action



- Overall goal is to clear the backlog and get to a steady state of 2-3 weeks for single family new construction and addition plan reviews by the end of March 2021
 - Every effort will be made to reach that goal as soon as possible
- Continue monitoring review times for other project types as well and utilize supplemental plan reviewers as needed
- Length of contracts enable having supplemental resources available to get through the other departmental projects that will take staff time



Proposed Action – Longer Term



- As adopted in the FY20-21 budget, a third-party Staffing and Efficiency Study to help determine appropriate staffing levels and additional opportunities for improvements
 - Scheduled for Council consideration on 2/10/21
- Very large project to replace Posse, the backbone permitting system
 - Top two solutions identified through procurement process and due diligence underway
 - Critical for reviewing the end-to-end processes and determine the long-term technology to support these processes
- Draft RFCSP submitted to Office of Procurement Services to solicit a consultant to develop a self-certification program for building permits



Next Steps



- Continue implementing improvements outlined
- Track progress and provide periodic updates to Council





Building Permit Update

Economic Development Committee

February 1, 2021

Kris Sweckard, Director
Sustainable Development & Construction
City of Dallas





City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-117

Item #: B.

Economic Development Grant Agreement with SWC Buckner and Peavy, LLC in an amount not to exceed \$1,300,000 to Support the Redevelopment of the Grocery-Anchored Shopping Center at 3035 N. Buckner

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

Memorandum



CITY OF DALLAS

DATE January 29, 2021

TO Honorable Members of the Economic Development Committee:

Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates, Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Economic Development Grant Agreement with SWC Buckner and Peavy, LLC in an amount not to exceed \$1,300,000 to Support the Redevelopment of Grocery-Anchored Shopping Center at 3035 N. Buckner (City Council District 7)**

On March 24, 2021, City Council will be asked to consider an economic development grant agreement with SWC Buckner and Peavy, LLC ("Vista" or "Owner") in an amount not to exceed \$1.3 million to support the proposed redevelopment of the shopping center and the re-tenanting of the vacant anchor building with a quality and established grocery store operator at 3035 N. Buckner (southwest corner of Buckner Blvd and Peavy Rd).

According to the USDA Food Access Research Atlas, the subject property is located in an area characterized as a food desert (i.e. low-income census tract where more than 100 housing units do not have a vehicle and are more than ½ mile from the nearest supermarket).

The subject property is 5.2 acres of land with approximately 65,000 square feet of existing shopping center buildings. The shopping center consists of a free-standing anchor building of approximately 52,500 square feet and an outparcel building of approximately 12,500 square feet. The anchor building was originally developed as a Kroger grocery store in the late 1970s but was most recently occupied by the Gaston Bazaar for the past fifteen years. The Gaston Bazaar has closed, and the vacant and derelict building is currently subject to increased crime. The outparcel building has a mix of different retail tenants.

In 2019, Vista acquired the subject property with a vision to make significant improvements to the property and attract El Rio Grande Latin Market as an anchor tenant for the vacant building. El Rio Grande Latin Market is a locally owned grocery operator with eight existing locations and four current operating stores in Dallas.

The estimated cost of the proposed project improvements is approximately \$7.4 million and will generally include parking lot improvements (including new landscaped islands as well as paving re-surfacing/re-striping), building façade improvements (both buildings), landscaping, exterior lighting improvements (both buildings and parking lot), new electrical panels and switch gear, new glass storefronts on the outparcel building and a new storefront for the grocery store. The construction timeline is expected to be six months from the time a building permit is issued.

DATE January 29, 2021
SUBJECT **Economic Development Grant Agreement with SWC Buckner and Peavy, LLC in an amount not to exceed \$1,300,000 to Support the Redevelopment of Grocery-Anchored Shopping Center at 3035 N. Buckner (City Council District 7)**

For the past few months, City staff have been working with Vista to review the incentive application and negotiate an incentive offer of a \$1.3 million economic development grant as gap financing to facilitate this project. The grant payment shall be disbursed in one installment upon completion of the project improvements and upon satisfaction of all terms, conditions, and requirements contained in an executed grant agreement (the proposed terms, conditions, and requirements are included in the attached **Exhibit A**).

Financing

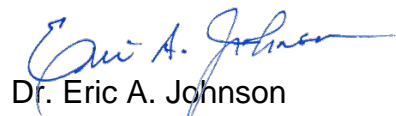
- \$650,000 from 2017 General Obligation Bond Program -- Economic Development Proposition I - District 7 Discretionary Allocation
- \$650,000 from City's Public/Private Partnership Fund

In the context of the City's Market Value Analysis ("MVA"), the project is located in a non-residential tract and is generally surrounded by residential market types D, E, F, and G. Market types D, E, F, and G reflect middle to lower-middle residential real estate markets. This project will result in a grocery store that is accessible by the surrounding residential market areas.

Pursuant to the City's Public/Private Partnership Program ("P/PPP") Guidelines and Criteria (effective for the period December 31, 2020 through June 30, 2021), this project is located in a Target Area. With the project investment totaling approximately \$7.4 million, this project exceeds the minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria for a Target Area.

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

Regards,



Dr. Eric A. Johnson

Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

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

EXHIBIT A

Redevelopment of Grocery- Anchored Shopping Center at 3035 N. Buckner

Economic Development
Committee
February 1, 2021

The logo of the City of Dallas, featuring a stylized white 'D' on a dark blue background. Inside the 'D' is a white three-leaf plant. To the left of the plant are three horizontal white lines.

City of Dallas

Robin Bentley, Interim Director
Kevin Spath, Assistant Director
Office of Economic Development

Overview

EXHIBIT A



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



Background

EXHIBIT A



Site Address

3035 N. Buckner
Blvd/3100 Peavy
(City Council
District 7)



Background

EXHIBIT A



Existing Conditions



Background

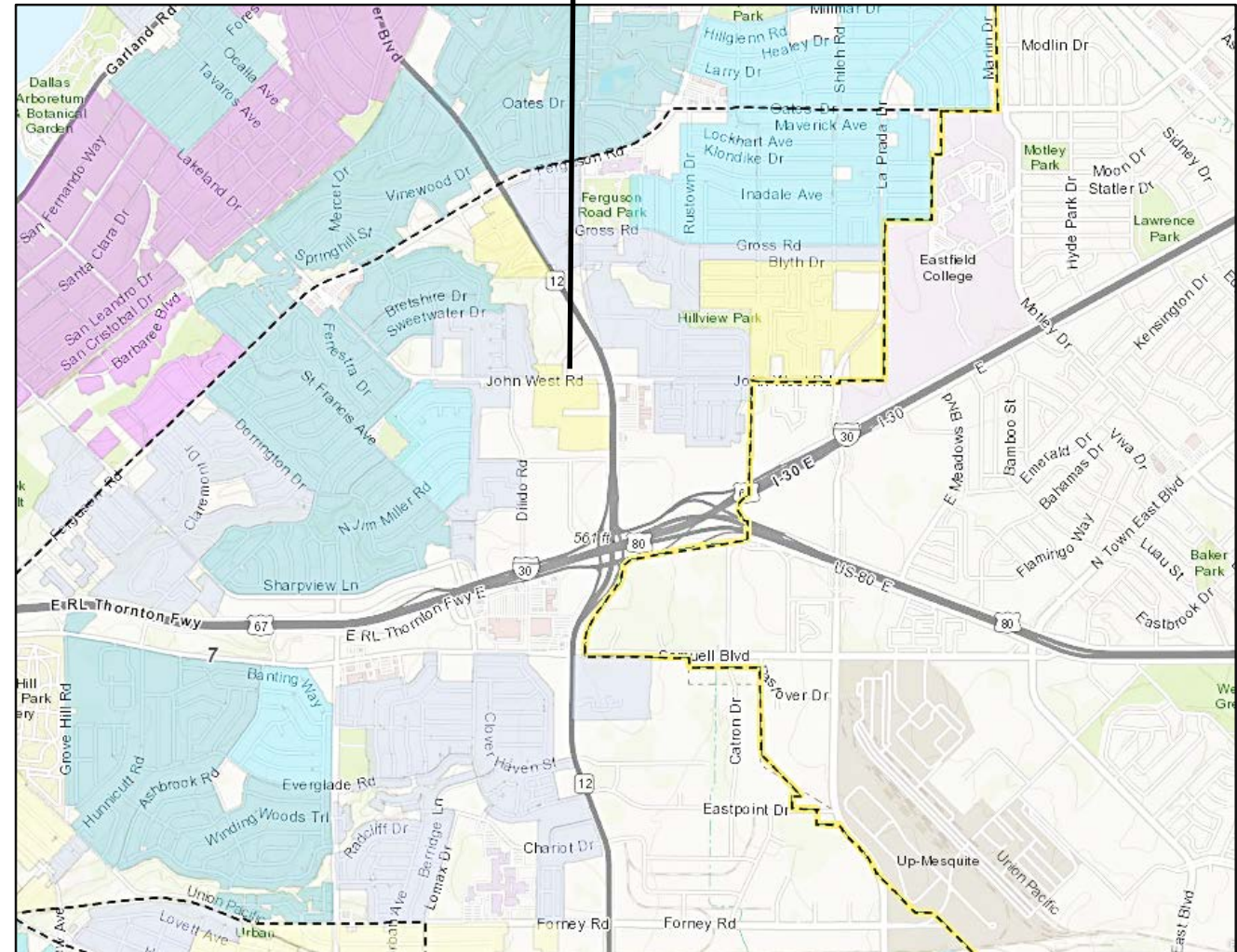
EXHIBIT A



Subject
Property

Market Value Analysis (MVA)

- property is located in a non-residential tract and is generally surrounded by residential market types D, E, F, and G
- market types D, E, F, and G reflect middle to lower-middle residential real estate markets
- project will result in a grocery store that is accessible by the surrounding residential market areas



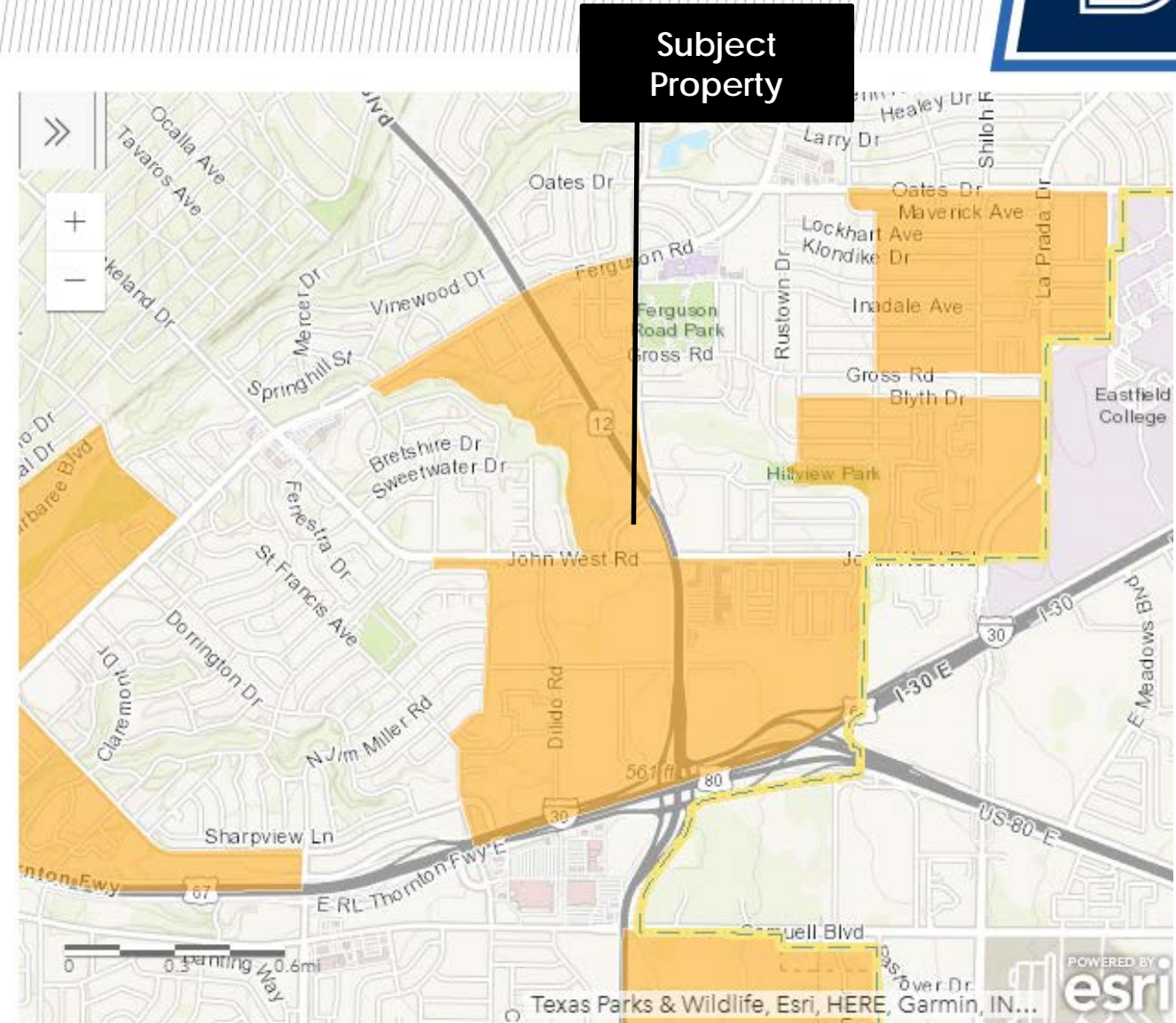
Background

EXHIBIT A



Public/Private Partnership Program

- pursuant to the City's Public/Private Partnership Program ("P/PPP") Guidelines and Criteria (effective for the period December 31, 2020 through June 30, 2021), the subject property is located in a Target Area
- with the project investment totaling approximately \$7.4 million, this project exceeds the minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria for a Target Area





Food Desert

According to the USDA Food Access Research Atlas, the subject property is located in an area characterized as a food desert (i.e. low-income census tract where more than 100 housing units do not have a vehicle and are more than ½ mile from the nearest supermarket)



Proposed Project

EXHIBIT A



Project Owner/Developer

SWC Buckner and Peavy, LLC (Vista Property Company—Syd Hurley, Founder and CEO)

Project Summary

Redevelopment of the shopping center and re-tenanting of the vacant anchor building with an established grocery store operator



Proposed Project

EXHIBIT A



- subject property is 5.2 acres with a 65,000 square foot shopping center consisting of a free-standing anchor building of 52,500 square feet and an outparcel building of 12,500 square feet located at the southwest corner of Buckner Blvd & Peavy Rd
- the anchor building was originally developed as a Kroger grocery store in the late 1970s but was most recently occupied by the Gaston Bazaar for the past fifteen years
- Gaston Bazaar has closed, and the vacant and derelict building is currently subject to increased crime
- the outparcel building has a mix of different retail tenants



Proposed Project

EXHIBIT A



- SWC Buckner and Peavy, LLC ("Vista") purchased the property in June 2019 for \$2,850,000
- Vista plans to renovate the shopping center and re-tenant the vacant anchor building with El Rio Grande Latin Market pursuant to a 15 year lease
- El Rio Grande Latin Market is a locally owned grocery operator with eight existing locations and four current operating stores in Dallas
- Vista plans to re-tenant the outparcel building with a dentist, restaurant, and soft goods users



Proposed Project

EXHIBIT A



- estimated cost of the proposed project improvements is approximately \$7.4 million
- project improvements will generally include parking lot improvements (including new landscaped islands as well as paving re-surfacing/re-striping), building façade improvements (both buildings), landscaping, exterior lighting improvements (both buildings and parking lot), new electrical panels and switch gear, new glass storefronts on the outparcel building and a new storefront for the grocery store
- construction timeline is expected to be six months from the time a building permit is issued



Proposed Project

EXHIBIT A



Sources			Uses		
Equity	\$1,287,676	17.4%	Acquisition	\$2,850,000	38.5%
Bank Loan	\$4,811,694	65.0%	Property Improvements (hard costs)	\$3,627,475	49.0%
City Grant	\$1,300,000	17.6%	Soft costs (A/E, fees, misc)	\$656,901	8.9%
			Closing cost (legal, title, fin fees, acquisition fees)	\$139,994	1.9%
			Finance cost (lease up)	\$125,000	1.7%
TOTAL	\$7,399,370	100.0%	TOTAL	\$7,399,370	100.0%



Proposed Project

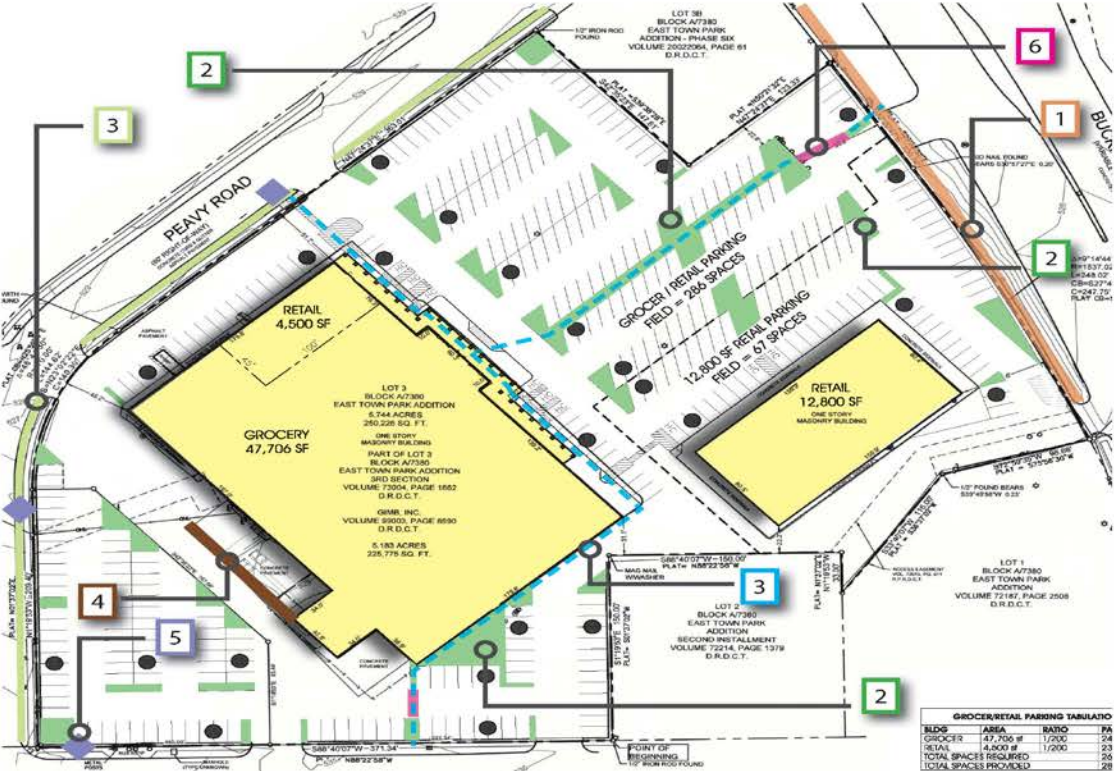
EXHIBIT A



Exterior Elevations
Buckner Blvd. & John West Rd. - Dallas, Texas



Proposed Project



Primary Design Considerations

1. The City, through the Sidewalk Master Plan Process, will evaluate the possibility of extending a sidewalk in the future along Buckner with TXDOT
2. Provide planting strips and open green areas to reduce surface water runoff and surface temperatures for pedestrians. Tree wells islands to be curbless or within slotted curbs to allow for natural irrigation. Planting should be achieved with native plants and trees to reduce / eliminate need for irrigation.
3. Provide street trees along Peavy Road ROW within green buffer.
4. Screen delivery ramp with landscaping, fencing and/or public art.
5. Coordinate with DART to ensure bus stop shelters are provided, if warranted, and where needed.
6. Provide crosswalks and pedestrian markings that connect and create a continuous safe pedestrian path on the site.
7. Replicate Peavy Road pedestrian path stemming from John West Road and Buckner Blvd that provides a pedestrian path to the Grocery Store.



Alta Vista Grocery

urban design comments 10.30.20



Staff Recommendation

EXHIBIT A



- for the past few months, City staff have been working with Vista to review the incentive application and negotiate an economic development grant as gap financing to facilitate this project
- staff is recommending (and Vista has accepted) an economic development grant in an amount not to exceed \$1.3 million
- grant payment shall be disbursed in one installment upon completion of the project improvements and satisfaction of all terms and conditions in an executed grant agreement



Staff Recommendation

EXHIBIT A



Source of City Grant

- \$650,000 from 2017 General Obligation Bond Program - Economic Development Proposition I - District 7 Discretionary Allocation
- \$650,000 from City's Public/Private Partnership Fund



Next Steps

EXHIBIT A



- An agenda item will be placed on March 24, 2021 City Council voting agenda



Appendix

EXHIBIT A



City Grant Requirements

EXHIBIT A



- Vista shall obtain a building permit for the Project improvements by December 31, 2021
- Vista shall complete construction of the Project improvements and obtain final certificates of occupancy (or equivalent evidence of completion issued by the City) by September 30, 2022
- Vista shall incur (or cause to be incurred) and provide documentation evidencing a minimum investment of \$3,000,000 in capitalized hard construction costs and construction-related soft costs (e.g. architect, engineer, landscape architect, interior designer, environmental consultant, etc.). The minimum investment requirement shall not be satisfied by site acquisition costs, leasing commissions, marketing costs, developer profit/fees, financing fees, reserves, operating deficits through stabilization, carrying costs, or legal fees. The minimum investment requirement shall be satisfied only by those eligible costs incurred after January 15, 2021 (the date of execution of the incentive offer)



City Grant Requirements

EXHIBIT A



- Prior to City's execution of the economic development grant agreement, Vista shall execute a lease with El Rio Grande Latin Market for a minimum 15 year term.
- Prior to City's execution of the economic development grant agreement, Vista shall execute a lease with a sit-down restaurant (i.e. not fast food) acceptable to the Director of the Office of Economic Development in any portion of the 12,500 square foot outparcel building.
- Vista has submitted Project plans for design review by the PUDD. Prior to City's execution of the economic development grant agreement, Vista shall submit a set of revised plans to PUDD for final review by to ensure that the Project improvements will be constructed in conformance with PUDD's design recommendations dated October 30, 2020. The revised plans shall be attached as exhibits to the grant agreement.
- Vista shall execute the economic development grant agreement with the City no later than March 31, 2022.



City Grant Requirements

EXHIBIT A



- Vista shall make a good faith effort to comply with the City's Business Inclusion and Development (BID) goal of 32% participation by certified Minority/Women-owned Business Enterprises (M/WBE) for all hard construction expenditures on the Project improvements and meet all reporting requirements.
- For all employment opportunities created by operation of the El Rio Grande Latin Market grocery store and prior to payment of the grant, Vista shall submit to the Office of Economic Development a written plan (Local Hiring Plan) describing how Vista shall cause El Rio Grande Latin Market to use and document best efforts to recruit and hire residents of the city of Dallas. At a minimum, the written plan shall describe how Vista shall cause El Rio Grande Latin Market to target recruitment best efforts in zip codes 75217, 75226, 75227, 75150, 75149, and 75228 through local advertisement, community outreach, local engagement, participation in job fairs, and coordination with local hiring sources. The written plan shall be subject to approval by the Director of the Office of Economic Development to ensure that employment opportunities are targeted to local Dallas residents and that best efforts are made to promote the hiring of neighborhood residents for the new jobs created. Compliance with the written plan shall be a material obligation of the economic development grant agreement.



City Grant Requirements

EXHIBIT A



- Until the Project has passed final building inspection and all required paperwork documenting Project completion has been submitted to the Office of Economic Development, Vista shall submit to the Office of Economic Development quarterly status reports for ongoing work on the Project. Such status reports shall be due within 30 calendar days following the end of each calendar quarter.
- Vista shall, upon advanced request, allow City staff to review files and documents related to grant requirements contained herein and to monitor and confirm compliance with the terms and conditions of the grant agreement.
- Upon submission of a formal request by Vista, the Director of the Office of Economic Development may, at his/her sole discretion, extend any date or deadline specified herein for a period of up to nine (9) months.
- In the event the OED Director determines the Project has been delayed as a result of force majeure, Vista shall have additional time to complete the Project as may be required if SWC Buckner and Peavy is diligently and faithfully pursuing completion of the Project as determined by the OED Director. Extension of Project deadlines as a result of force majeure shall not require City Council approval. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Developer including, without limitation, acts of nature or the public enemy, war, riot, civil commotion, insurrection, state, federal or municipal government, or de facto governmental action (unless caused by acts or omissions of Vista), fires, explosions, and floods.



City Grant Requirements

EXHIBIT A



- The conditional economic development grant shall be payable: (1) after construction of the Project improvements is completed, (2) after the Project has obtained final certificates of occupancy (or equivalent evidence of completion issued by the City) for both buildings, (3) the grocery store is open to the public, (4) a minimum of 50% of the 12,500 square foot outparcel building is leased and occupied, and (5) upon satisfaction of all terms and conditions in the executed grant agreement.
- The conditional economic development grant shall be secured by a deed of trust in favor of the City and recorded in the real property records of Dallas County against Vista's interests in the subject property.
- The \$700,000 in funding from the 2017 General Obligation Bond Program (Economic Development Proposition I) will be a grant. The \$700,000 in funding from the City's Public/Private Partnership Fund will be a conditional grant, and the repayment obligation of the \$700,000 conditional grant will be forgiven at the end of the Compliance Period.
- The deed of trust shall be subordinate to the senior construction/permanent lender.



City Grant Requirements

EXHIBIT A



- The Compliance Period for the Project shall commence on the date of grant payment and shall terminate upon the 5th anniversary of the grant payment.
- Failure to maintain and operate the anchor building as a grocery store for five (5) years after the date of the grant payment ("Compliance Period") shall be a default of the economic development grant agreement.
- Failure to maintain a minimum of 50% of the 12,500 square foot outparcel building as leased and occupied for the duration of the Compliance Period shall be a default of the economic development grant agreement.
- Pawn shops, bars, nightclubs, sexually oriented businesses, payday lenders, and indoor commercial amusement/recreation uses shall not be permitted in the Project at any time during the Compliance Period.
- Prior to the end of the Compliance Period, Vista may not sell or otherwise directly or indirectly transfer the property subject to the City's lien without prior written approval by OED Director; OED Director approval is predicated on the new ownership entity's ability to demonstrate financial capacity and experience to operate and manage the property.



City Grant Requirements

EXHIBIT A



Uncured default may result in enforcement of the City's interests or any other action allowed by law. During the Compliance Period, the City has the right to declare Vista in default, enforce the deed of trust, and/or terminate the agreement if Vista fails to:

- Maintain the property in compliance with all federal, state, and local laws and codes.
- Submit annual compliance reports to the OED by April 15 each year of the Compliance Period.
- Obtain OED Director approval for the sale of the Project occurring prior to the end of the Compliance Period.



Gap Analysis

EXHIBIT A



Project Costs to Project Value Assessment

A financial gap does exist using the income capitalization approach to value and the total project cost without the grant

	Without the Grant	With the Grant
Stabilized Project Value (8% cap rate)	\$ 6,252,963	\$ 6,252,963
Total Project Cost	\$ 7,399,370	\$ 6,099,370 (Adjusted based on \$1,300,000 grant)
(GAP)	\$ 1,146,408	(\$ 153,593)
Return on Cost (ROC)	6.8% (NOI/TPC)	8.2% (NOI/Adj. TPC)

The Project achieves an acceptable ROC (8.2%) for Class B retail in DFW with the grant. Per CBRE's 2H 2019 Cap Rate Survey, Class B retail should range between 7.5% to 9%.



Operational Impact

EXHIBIT A



Incentives



**Economic Development
Grant**
\$1,300,000

Investment



**Capital
Improvements**
\$3,627,475
(Hard Costs)

Jobs



Jobs
235 jobs created by
grocery store alone

Revenue



**Projected
20-year property
tax revenue**
\$1,122,980





Vista has an established and proven track record of redeveloping vacant and dilapidated shopping centers in DFW and economic development partnerships with the City of Dallas

2005: Sierra Vista Shopping Center (southwest corner of Illinois and Westmoreland)

- Tax abatement and infrastructure cost participation agreement to support redevelopment of the shopping center and establishment of Minyard supermarket

2008: Torre Vista Shopping Center (northeast corner of Lake June and Masters)

- Grant agreement to support redevelopment of the shopping center and establishment of Rio Grande Latin Market supermarket



EXHIBIT A

Redevelopment of Grocery- Anchored Shopping Center at 3035 N. Buckner

Economic Development
Committee
February 1, 2021

The logo of the City of Dallas, featuring a stylized white 'D' on a dark blue background. Inside the 'D' is a white three-leaf plant. To the left of the 'D' are three horizontal white lines.

City of Dallas

Robin Bentley, Interim Director
Kevin Spath, Assistant Director
Office of Economic Development



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-156

Item #: C.

Plan Amendment for Oak Cliff Gateway TIF District and Recommendation of \$475,000 in Oak Cliff Gateway TIF District funds from the available District-Wide Set-Aside to Support the Operation and Maintenance of the Dallas Streetcar for FY 2020-2021

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

Memorandum



CITY OF DALLAS

DATE January 29, 2021

TO Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates,
Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Plan Amendment for Oak Cliff Gateway TIF District and Recommendation of \$475,000 in Oak Cliff Gateway TIF District funds from the available District-Wide Set-Aside to Support the Operation and Maintenance of the Dallas Streetcar for FY 2020-2021**

On February 24, 2021, City Council will consider approval of:

- (1) an amendment to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan ("Plan") to: (a) include a finding that O&M support for the Dallas Streetcar is necessary and convenient to the implementation of furthering development along major transportation corridors and transit connections in and adjacent to the TIF District, (b) create a budget category in support of the Dallas Streetcar, and (c) shift \$257,202 net present value (approximately \$950,000 in total dollars) of the District's budget from the Oak Cliff Gateway Sub-district to the new budget category, and
- (2) the dedication of \$475,000 in Oak Cliff Gateway TIF funds from the available District-Wide Set-Aside to support the operations and maintenance ("O&M") of the Dallas Streetcar for FY 2020-2021.

On January 19, 2021, the Oak Cliff Gateway TIF District Board of Directors ("Board") approved the amendment to the Plan and forwarded a recommendation of approval to the City Council.

On January 19, 2021, the Board also considered a funding request by the City's Transportation Department for \$950,000 in support of the O&M of the Dallas Streetcar for FY 2020-2021; however, the Board only approved a funding recommendation of \$475,000 and forwarded a recommendation of approval to the City Council. The Board suggested that Transportation Department staff continue to review options for reductions in service of the Dallas Streetcar this year due to the pandemic and other alternatives for addressing funding needs with the potential to present another request in the coming months. During two previous Board meetings (December 1, 2020; December 14, 2020), the Board had reviewed and discussed the request in detail.

In recent months, the City has also engaged a consultant, LDR Advisory Partners, to conduct a study, including economic modeling, to evaluate the feasibility of long-term options for funding ongoing O&M for the Dallas Streetcar. Preliminary information from this study was shared with the Board on December 14, 2020 (see attached **Exhibit B**) and is scheduled to be shared with the City Council's Transportation and Infrastructure Committee on February 23, 2021.

Background: Dallas Streetcar

The Dallas Modern Streetcar ("Streetcar") is a City-owned public transportation facility that links the downtown Central Business District to the Methodist Regional Medical Center ("Methodist") and Bishop Arts District ("Bishop Arts") in Oak Cliff. The system includes six stops on 2.3 miles of track all within the City's street network. The system was constructed using \$81 million in state and federal grant funds with the expectation of providing an economic stimulus, neighborhood revitalization, and an alternate mode of public transportation for at least a 30-year period.

The City maintains Interlocal Agreements ("ILA") with the North Central Texas Council of Governments ("NCTCOG"), Federal Transit Administration ("FTA"), Texas Department of Transportation ("TxDOT"), and with Dallas Area Rapid Transit ("DART") pertaining to the Dallas Streetcar system. These ILAs established the City of Dallas as the owner of the Streetcar and allow for the City to rely on technical expertise from DART to operate and maintain the Streetcar.

To date, funding for the City's share of Streetcar O&M has primarily come from City's General Fund. In February 2020, City Council reviewed a request to authorize the payment of funds to DART for FY 2021 Streetcar O&M in the allocated amounts of \$370,100 in Streetcar Developer Fund and \$1,231,900 in General Fund (totaling \$1,602,000). City Council deferred action on the authorization and remanded the item back to the Transportation and Infrastructure Committee to consider alternate methods (i.e. not the City's General Fund) for funding Streetcar O&M, including tax increment financing ("TIF") districts, public improvement districts (PIDs), and other non-general fund sources. In the summer of 2020, DART began the implementation of a \$1 fare system; however, fare revenue is only anticipated to contribute a small amount toward O&M.

On August 17, 2020, after several months of discussion, Transportation Department staff presented a Streetcar O&M Funding Plan (see attached **Exhibit A**) to the Transportation and Infrastructure Committee for short-term (through fiscal year 2021) and long-term (fiscal year 2022 and beyond) consideration for the approximate \$2 million annual Streetcar O&M cost. The Transportation and Infrastructure Committee endorsed the Funding Plan as recommended by Transportation Department staff.

The short-term recommendation included a contribution of \$950,000 in Oak Cliff Gateway TIF District's available "district-wide" funds (contingent on approval of a TIF Plan amendment and funding dedication). The long-term strategy included the City's exploration and pursuit of potential public/private partnership ("P3") opportunities. The City engaged a consultant, LDR Advisory Partners, to assist with the exploration of potential P3 opportunities.

Generally, O&M expenses of public transportation systems have not typically been funded by tax increment financing; however, based on a formal opinion by the City Attorney's Office, under the state TIF statute (Chapter 311 of the Texas Tax Code), the Board of Directors of a TIF district may, subject to City Council approval, establish a program(s) to develop or expand public transportation within or outside of the TIF district's boundaries if that program(s) benefits the TIF district. Therefore, for \$950,000 of the Oak Cliff Gateway TIF District's available "district-wide" funds to be dedicated to Streetcar O&M in FY 2021, project costs incurred for the Streetcar O&M must be identified as necessary and convenient for the continued implementation of the TIF district's project plan and financing plan ("TIF Plan").

Background: Amendment to the Project Plan and Reinvestment Zone Financing Plan of the Oak Cliff Gateway TIF District

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Resolution No. 97-0483; Ordinance No. 23033. The Plan has been amended multiple times, most recently in 2015.

On December 1, 2020 and December 14, 2020, the Board discussed a proposed Plan amendment for Dallas Streetcar support.

On January 19, 2021, the Board approved a Plan amendment to: (1) include a finding that O&M support for the Dallas Streetcar is necessary and convenient to the implementation of furthering development along major transportation corridors and transit connections in and adjacent to the TIF District, (2) create a budget category in support of the Dallas Streetcar, and (3) shift \$257,202 net present value (approximately \$950,000 in total dollars) of the District's budget from the Oak Cliff Gateway Sub-district to the new budget category.

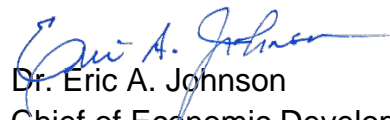
Background: Streetcar O&M Funding Support

During its December and January meetings, the Board discussed the value of supporting the viability of the Dallas Streetcar; however, the Board expressed concerns about the unusual nature of funding O&M and, with the decline in ridership during the pandemic,

requested that Transportation Department staff consider some service reductions to reduce costs.

On January 19, 2021, the Board approved a funding recommendation of \$475,000 from the available District-Wide Set-Aside to support the O&M of the Dallas Streetcar for FY 2020-2021. With the Plan amendment, there is budget capacity to fund up to \$950,000. The Board suggested that Transportation Department staff continue to review options for reductions in service of the Dallas Streetcar this year due to the pandemic and other alternatives for addressing funding needs with the potential to present another request in the coming months.

Should you have any questions, please contact Kevin Spath, Assistant Director, Office of Economic Development at 214-670-1691.



Dr. Eric A. Johnson

Chief of Economic Development & Neighborhood Services

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

EXHIBIT A

Dallas Streetcar Operations and Maintenance

**Transportation and
Infrastructure Committee
August 17, 2020**

Michael Rogers, Director
Department of Transportation
City of Dallas



City of Dallas



- Background/History
- Purpose
- Proposed Actions
- Staff Recommendations
- Next Steps





- On February 12, 2020, the City Council remanded the following item to the Transportation and Infrastructure Committee (TRNI) :
 - *Authorize payment to DART for operation & maintenance costs for the Dallas Streetcar System from Union Station to Bishop Arts District for Fiscal Year 2020 - Not to exceed \$1,602,000.*
 - *Financing: Streetcar Developer Fund (\$370,100) and General Fund (\$1,231,900)*





- Explore additional funding opportunities for the City's portion of the Dallas Streetcar Operations and Maintenance (O&M) costs
- Address City Council's direction to no longer rely on general funds for this purpose





- Staff evaluated funding options for the short-term and long-term
- Short term covers FY 20, FY 21, and FY 22 as shown in the table on slide 6
- Long-term covers the fiscal years beyond FY 22; additional options are being explored



Proposed Action

EXHIBIT A



STREETCAR O&M FUNDING PLAN

	FY 2020	FY 2021	FY 2022
Total O&M Budget Need	\$2,000,000	\$2,000,000	\$2,100,000
DART O&M Contribution	\$615,119	\$633,573	\$652,580
Available DART Carryover	\$620,982		
TIGER Correction	\$328,112		
Estimated Fare Collection	\$10,000	\$52,000	\$52,000
Developer Fund	\$439,500	\$300,000	\$300,000
Potential DDI PID Contribution		\$100,000	
Oak Cliff Gateway TIF		\$950,000	
Carry Over from Previous Year		\$13,713	\$49,286
City General Fund	\$0	\$0	\$0
Total Funding	\$2,013,713	\$2,049,286	\$1,053,866
End of the Year Surplus (GAP)	\$13,713	\$49,286	(\$1,046,134)





The Streetcar O&M Funding Plan:

- Addresses the immediate short-term funding need
- Lays the groundwork for future options





Return to City Council for approval of:

- FY 20 funding arrangements
- FY 21 pursuit of these funding options:
 - Amend Oak Cliff Gateway TIF District Project Plan and Financing Plan *(3 Month Process)*
 - Authorize utilization of up to \$950,000 of unallocated funds in the District-Wide Set-Aside
 - Accept Downtown Dallas, Inc. (DDI) contribution of \$100,000
- FY 22 and beyond - Pursue Public/Private Partnership (P3) opportunities.



EXHIBIT A

Dallas Streetcar Operations and Maintenance

**Transportation and
Infrastructure Committee
August 17, 2020**

Michael Rogers, Director
Department of Transportation
City of Dallas



City of Dallas

DALLAS STREETCAR ASSET ANALYSIS

DECEMBER 2020

PREPARED FOR



City of Dallas

Task	Outputs	Status
1. Evaluate publicly owned parcels along current transportation network and other relevant city-owned assets	› Matrix with publicly owned parcels organized by prospective value	Complete
2. Estimate the revenue potential from activation and redevelopment of city's capital assets	› Interim report with asset packages ranked by feasibility and value	In Progress
3. Develop recommendations for implementation of potential Streetcar expansion options	› Benchmarking analysis of existing line with respect to governance and O&M strategies beginning in 2022 (i.e., P3, 501(c)3, LGC), financing (i.e., TIF, PID, PFC, asset recycling) and structure (i.e., equity, debt, grant) › Benchmarking analysis of Streetcar expansions with respect to governance (i.e., P3, 501(c)3, LGC), financing (i.e., TIF, PID, PFC, asset recycling) and structure (i.e., equity, debt, grant)	Complete
4. Develop a glidepath for implementation of Streetcar expansion	› Roadmap to guide implementation	In Progress
5. Assemble Summary Report of Findings	› Summary report of findings from Tasks 1-4 with follow-on recommendations	Not yet initiated

STREETCAR RELATED ASSETS

<i>Value Capture Method</i>	<i>Months to Implement</i>	<i>Annual Value</i>
Advertisement	3	\$117,647
Naming Rights and Sponsorship	6	\$300,000
Voluntary Special Collections <i>or</i> Transportation Utility Fee	6	\$41,000 <i>or</i> \$2,196,000
Real Property Asset Disposition	9	\$250,000*
At-Grade Joint Development	12	\$95,000
Streetcar Improvement District (PID)	12+	\$842,768 <i>or</i> \$0**
Above-Grade Joint Development	24+	\$248,393

Available Annual Revenue**\$1,894,808 *or* \$3,207,040**

* Parcel list does not include Clusters 3 and 5.

** If Transportation Utility Fee then PID is difficult to justify, and vice versa.



Figure 3: Operating Statistics for Streetcar Systems in 2018

City	Operating Expenses	Operating Expenses per Revenue Hour	Cost per Trip/Rider
Kansas City	\$4,928,270	\$255.66	\$2.44
Seattle	\$10,503,016	\$246.69	\$6.23
Portland	\$17,645,569	\$243.48	\$3.62
Cincinnati	\$3,794,491	\$257.34	\$7.81
Detroit	\$8,170,701	\$297.58	\$6.85
Atlanta	\$5,589,429	\$488.53	\$14.41
Milwaukee ¹⁰	\$9,202,446	\$528.88	\$9.79
Tucson	\$4,090,872	\$158.25	\$4.55
Charlotte ¹¹	\$1,486,118	\$167.11	\$4.00
Washington, DC	\$11,151,824	\$440.77	\$9.52
Little Rock	\$985,393	\$82.95	\$22.96
Oklahoma City ¹²	n/a	n/a	n/a
El Paso ¹³	n/a	n/a	n/a
Dallas	\$2,440,667	\$179.98	\$16.40

Ridership	August-20	August-19
Weekday	425	688
Saturday	387	533
Sunday	348	490

	SCENARIO	POTENTIAL SAVINGS	CURRENT COST	REDUCED COST	KNOWN FUNDING	FUNDING GAP	COMMENT
A	Current Service: Two cars at 20-minute headway. 5:30AM to Midnight.	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 957,573	(\$1,042,427)	DART noted increased cost. Budget need is \$2.3M (not \$2.0M)
B	One car at 30 minute headway	\$ 783,163	\$ 2,000,000	\$ 1,216,837	\$ 957,573	(\$259,264)	Might not provide adequate charge time especially on hot days.
C	One car at 40 min headway	\$ 929,566	\$ 2,000,000	\$ 1,070,434	\$ 957,573	(\$112,861)	Recommended by DART
D	No Sunday service	\$ 297,971	\$ 2,000,000	\$ 1,702,029	\$ 957,573	(\$744,456)	Sunday has the lowest ridership.
E	No Weekends service	\$ 571,904	\$ 2,000,000	\$ 1,428,096	\$ 957,573	(\$470,523)	Sunday and Saturday have lower ridership than weekdays.
F	One car at 30 minute headway between Union Station and Methodist Hospital (Beckley Stop)	\$ 967,844	\$ 2,000,000	\$ 1,032,156	\$ 957,573	(\$74,583)	Bishop Arts Stop is 2nd heaviest stop (after Union Station Stop)



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-115

Item #: D.

FY2019-2020 Annual Reports for Tax Increment Financing (TIF) Districts
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum



DATE January 29, 2021

TO The Honorable Members of the Economic Development Committee: Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates, Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **FY 2019-2020 Tax Increment Financing (TIF) District Annual Reports**

On February 24, 2021, City Council will be asked to approve the FY 2019-2020 annual reports for the City's nineteen active tax increment reinvestment zones (also known as TIF districts).

State law (Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the City submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as to the State Comptroller.

This memorandum contains a summary of activity in all twenty-one TIF districts, including the State-Thomas TIF District (which sunset in 2008) and the Cityplace Area TIF District (which sunset in 2012). The impact of these retired TIF districts is significant; therefore, data continues to be included in the annual report summary.

Growth in real property values compared to the base year of the TIF districts was strong. Overall taxable real property value in TIF districts increased 13.1% (\$2,491,105,701) from last year compared to a 5.6% increase for the City as a whole. TIF districts with the largest increases over last year include: University TIF (55.3%); Cypress Waters (39.7%); Cedars (24.8%); and Fort Worth Avenue (23.2%).

Since the inception of each TIF district through 2020, the aggregated real property value growth in the TIF districts is 475%. For the seven TIF districts created between 1988 and 1998, overall value has grown 602.5%. For TIF districts created after 2005, overall value has grown 421.1%. Among those TIF districts with the greatest real property value growth since inception are Cypress Waters (1051490.6%); Downtown Connection (875%); and Fort Worth Avenue (509.1%).

Since the inception of each TIF district through 2020, total TIF expenditures or allocations of \$1.22 billion have leveraged over \$19.4 billion in added or anticipated real property value in TIF districts. Each TIF dollar committed leverages \$15.87 in private investment. This return does not include the amount of increased sales tax, hotel/motel taxes and business personal property taxes, nor does it include the taxes paid to the various taxing jurisdictions, including the Dallas Independent School District (DISD). Based on 2020 certified values, staff estimates that over \$217 million in additional taxes will be paid to DISD due to increased property values in Dallas TIF districts.

Growth in Real Property Value in all TIF Districts from Inception to 2020

TIF District	Initial (Base)	2019 Taxable Value	2020 Taxable Value	2019 vs 2020 (% Change)	Initial vs 2020 (% Change)
TIF Districts created between 1988-1998					
State-Thomas ¹	\$47,506,802	\$722,139,932	\$773,368,056	7.1%	1527.9%
Cityplace Area ²	\$45,065,342	\$1,351,672,750	\$1,487,296,871	10.0%	3200.3%
Oak Cliff Gateway (<i>all sub-districts</i>)	\$145,852,742	\$651,376,957	\$783,274,473	20.2%	437.0%
Cedars	\$35,300,760	\$248,559,051	\$310,217,128	24.8%	778.8%
City Center (<i>all sub-districts</i>)	\$674,751,494	\$1,677,792,311	\$1,881,799,588	12.2%	178.9%
Farmers Market (<i>Zone A-C</i>)	\$35,714,091	\$422,749,385	\$449,109,734	6.2%	1157.5%
Sports Arena (<i>all sub-districts</i>)	\$63,730,369	\$1,474,776,618	\$1,676,707,189	13.7%	2530.9%
Subtotal	\$1,047,921,600	\$6,549,067,004	\$7,361,773,039	12.4%	602.5%
TIF Districts created after 2005					
Design District (<i>all subdistricts</i>)	\$281,873,753	\$916,631,692	\$993,472,320	8.4%	252.5%
Vickery Meadow (<i>Zone A-B</i>)	\$164,779,090	\$529,267,670	\$565,515,300	6.8%	243.2%
Southwestern Medical (<i>Zone A-B</i>)	\$67,411,054	\$293,739,616	\$311,573,782	6.1%	362.2%
Downtown Connection (<i>Zone A-B</i>)	\$564,917,317	\$4,877,367,675	\$5,511,331,639	13.0%	875.6%
Deep Ellum (<i>Zone A-C</i>)	\$189,162,613	\$743,848,002	\$851,152,013	14.4%	350.0%
Grand Park South	\$44,850,019	\$69,143,005	\$81,058,427	17.2%	80.7%
Skillman Corridor	\$335,957,311	\$892,998,712	\$1,039,028,328	16.4%	209.3%
Fort Worth Avenue	\$86,133,447	\$425,977,043	\$524,639,547	23.2%	509.1%
Davis Garden (<i>Zone A-B</i>)	\$137,834,597	\$325,346,468	\$358,849,474	10.3%	160.3%
TOD (<i>all subdistricts</i>)	\$202,074,521	\$526,038,089	\$636,349,775	21.0%	214.9%
Maple-Mockingbird (<i>Zone A-B</i>)	\$184,005,009	\$690,001,453	\$760,049,301	10.2%	313.1%
Cypress Waters	\$71,317	\$536,961,036	\$749,962,844	39.7%	1051490.6%
Mall Area Redevelopment (<i>all subdistricts</i>)	\$168,357,630	\$242,316,160	\$276,816,270	14.2%	64.4%
University (<i>all subdistricts</i>)	\$49,774,442	\$159,679,384	\$247,916,651	55.3%	398.1%
Subtotal	\$2,477,202,120	\$11,229,316,005	\$12,907,715,671	14.9%	421.1%
Total All Districts	\$3,525,123,720	\$17,778,383,009	\$20,269,488,710	13.1%	475.0%

Notes: State-Thomas¹ and Cityplace Area² have legally expired and are no longer officially reporting.

Districts with Zone A, B, C, etc. reflect original boundary (Zone A) plus accounts added with different base year (i.e. Zone B)

Several TIF districts have been amended to add sub-districts that may have different base years.

Although most growth in new taxable value in TIF districts is captured to fund public improvement expenditures in those TIF districts, there has been some added benefit to the City's general fund. TIF districts created since 2005 and some older TIF districts, as amended, have varied City participation during the term of the TIF district ranging from 55-90% of total new taxes, and some of those TIF districts have delayed tax increment collection in the initial years, allowing some new growth into the City's general fund. Estimates for the current tax year 2020 (fiscal year 2020-2021) total TIF tax increment are shown below and include both the estimated City contribution and any contributions from other participating taxing jurisdictions. Generally, for older TIF districts, there was more participation from other taxing entities; whereas, TIF districts created or amended since 2005 have primarily had only City and County participation.

Estimated TIF District Increment Collection and Added General Fund Revenue

Tax Year	City Center & Downtown Connection TIFs	Non-Downtown TIFs	Total All Districts
2020 Total Increment ¹	\$42,466,127	\$67,944,200	\$110,410,327
2020 (City) Increment ²	\$42,211,147	\$56,837,765	\$99,048,912
2020 new City General Fund ³	\$5,558,181	\$25,379,412	\$30,937,593

¹ Total increment is estimated TIF collections for all participating taxing jurisdictions.

² City Increment is the estimated City contribution to the TIF Funds.

³ New City General Fund is the estimated added revenue from increased property value above the base value not captured by TIF Districts (includes estimated annual revenue from State-Thomas & Cityplace Area TIF Districts, now expired)

TIF districts have also been catalysts for improving the real estate market in areas that were lagging, drawing new residents into the City's core and DART station areas, and creating new mixed-use neighborhoods. As of FY 2019-2020, approximately 41,347 new residential units were completed in the City's twenty-one TIF districts (including State-Thomas and Cityplace Area). An additional 5,206 units are under construction, and another 608 units are planned. Over 17 million square feet of new or redeveloped retail, office, and other commercial space has been completed. Over 3.5 million square feet of commercial space is under construction, and another 1.9 million square feet of space is planned. New hotel construction includes 6,458 completed rooms. An additional 401 hotel rooms are under construction, and another 514 hotel rooms are planned.

The following table summarizes new development in downtown and non-downtown TIF districts. The two downtown TIF districts, City Center and Downtown Connection, comprised 20.6% of constructed or planned residential units, 40.9% of commercial space and 69.8% of completed or planned hotel rooms.

New Residential and Commercial Development in TIF Districts

Development	City Center & Downtown Connection TIF districts	Non- Downtown TIF districts	Total All TIF districts
Residential Units			
Completed	8,990	32,357	41,347
Under Construction	708	4,498	5,206
Planned	0	608	608
Residential Total	9,698	37,463	47,161
Commercial (retail, office, other com.) Square Footage			
Completed	7,780,848	9,413,374	17,194,222
Under Construction	270,000	3,260,174	3,530,174
Planned	1,235,000	719,000	1,954,000
Commercial Total	9,285,848	13,392,548	22,678,396
Hotel Rooms			
Completed	4,747	1,711	6,458
Under Construction	401	0	401
Planned	0	514	514
Hotel Total	5,148	2,225	7,373

Construction activity in TIF districts is on-going. City Council authorized six TIF development agreements in FY 2019-2020 in the TIF districts shown below. The projects are anticipated to have a value or investment of over \$326 million at completion.

TIF-Related Projects Approved in FY 2019-2020

Project	District	Description	Value^	TIF Investment
Cypress Waters Public Safety Building/Fire Station 58	Cypress Waters	16,800 sf public bldg	\$12,300,000	\$12,300,000
The Stack	Deep Ellum	200,000 sf office, 14,600 sf retail	\$106,175,579	\$2,576,125
Cabana Hotel Redevelopment	Design District	264 hotel rooms	\$47,000,000	\$15,500,000
Villas at Western Heights	Fort Worth Avenue	130 resid. units	\$30,458,473	\$7,678,874
Reimagine Red Bird (<i>substantial amendment</i>)**	Mall Area	Renovation 600,000 sf retail; new construction 100,000 sf retail	\$130,000,000 (<i>increased from \$116M</i>)	\$15,600,000
Hogg Elementary School Improvements	Oak Cliff Gateway	Streetscape, ornamental fencing, and a pedestrian path	\$785,000	\$785,000

[^]Values reflect current DCAD market value for completed projects; estimated value for those planned; minimum required investment in the agreement; or estimated costs for public (non-taxable) projects

**Project includes non-TIF incentives.

Retired TIF Districts

TIF districts are long-term tools intended to boost real estate markets and grow the City's tax base. The City of Dallas has also been successful in promoting strong urban design and encouraging the creation of unique neighborhoods as part of the TIF program. Both the State-Thomas TIF District (sunset in 2008) and Cityplace Area TIF District (sunset in 2012) have been success stories from both an economic and place-making perspective. Over 6,300 residential units and 743,000 square feet of commercial space had been completed in the two TIF districts. Based on available 2020 data, the property value growth since inception in the State-Thomas TIF District has exceeded \$726 million (1,528%), and the property value growth in the Cityplace Area TIF District has exceeded \$1.4 billion (3,200%). Together, the State-Thomas TIF District and the Cityplace Area TIF District will contribute an estimated \$16.8 million to the City's general fund for tax year 2020.

Annual Reports

State law requires the preparation of an annual report for each TIF district that summarizes the activities of each area. The state requirements for this report are minimal. In order to better explain the progress/status of each TIF district, staff has created an individual report that includes additional information. Each annual report includes the following information:

- Map of the TIF district
- Mission Statement

- Accomplishments to-date
- Project Status – Type and amount of new development by project including private investment, new residential units, commercial space created, TIF investment, completion (or expected completion) date
- Other TIF district-wide initiatives, where applicable
- Mixed-Income Housing Summary
- Taxable value and increment revenue summary – what are the captured appraised value for the District and the expected increment collection
- Objectives and Success Indicators for the TIF district
- Summary of City Council actions related to the TIF district
- TIF district Project Plan budget status – projected increment revenues to retire TIF fund obligations, expenditures, and the total plan budget
- M/WBE participation in TIF development agreements
- Bond sales and repayment, where applicable
- Work program for next fiscal year

From December 2020 through January 2021, the Board of Directors for all nineteen of the TIF districts met, reviewed, and voted to recommend the annual reports for City Council approval. Upon approval by City Council, staff will submit the annual reports to the other taxing jurisdictions participating financially in each TIF district and to the State Comptroller.

FISCAL INFORMATION

No cost consideration to the City.

Should you have any questions, please contact Kevin Spath, Assistant Director, Office of Economic Development at (214) 670-1691.



Dr. Eric A. Johnson

Chief of Economic Development and Neighborhood Services

T.C Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

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



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-116

Item #: E.

University Hills Infrastructure Update

[Richard Wagner, Assistant Director, Department of Dallas Water Utilities]

Memorandum



CITY OF DALLAS

DATE January 29, 2021

Honorable Members of the Economic Development Committee:

TO Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates, Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **University Hills Wastewater Infrastructure Update**

On February 14, 2018, the City Council awarded a supplemental agreement for engineering services to evaluate and design wastewater infrastructure improvements for the University Hills area bounded by University Hills Boulevard, Camp Wisdom Road, Lancaster Road and Wheatland Road. Subsequently, several community meetings were held with residents and stakeholders to brief the project, solicit input, and provide details of the project moving forward.

The purpose of this memo is to provide an update on the overall project and discuss next steps. To deliver the improvements in an efficient and timely manner, the project was separated into two phases. Attached to this memo is a map of the planned improvements.

Phase I of the project includes approximately 3,500 linear feet of wastewater main on the west side of University Hills Boulevard from north of Camp Wisdom Road heading south towards Wheatland Road. The construction contract for this segment was recently awarded by City Council to Sisters Asphalt, Inc., on January 13, 2021, at a cost of \$663,919. The following funding sources will be utilized for the project: Equity Revitalization Capital Fund (\$464,743.65) and DWU Wastewater Capital Improvement "D" Fund (\$199,175.85). Additionally, the City is working with landowners to complete acquisition of the necessary easements required for the wastewater main where it is to be installed on private property. Once the right-of-way acquisition process is complete, construction is anticipated to take approximately 12 months to complete.

Phase II of the project includes 2,600 linear feet of wastewater main in University Hills Boulevard and roughly 6,500 linear feet of wastewater main from University Hills Boulevard east towards Lancaster Road along Runyon Springs Branch. The construction contract for Phase II is planned to be advertised for bids beginning on February 17, 2021 with a bid opening date scheduled for March 19, 2021. The tentative date for award is June 16, 2021 at an estimated cost of \$3.5M utilizing the following planned funding sources: DWU Capital Construction (\$1.05M), Equity Revitalization Capital Fund (\$1.8M) and 2017 Economic Development Bond Fund (\$650k). Additionally, the City will be working with landowners to complete acquisition of the necessary easements required for the wastewater main where it is to be installed on private property. Once the right-of-way acquisition process is complete, construction is anticipated to take approximately 18 months to complete.

DATE January 29, 2021
SUBJECT **University Hills Wastewater Infrastructure Update**

These wastewater infrastructure improvements will increase equity across the City's wastewater system and provide service to the residents in the University Hills area.

Should you have any questions or concerns, please feel free to contact Richard Wagner, DWU Assistant Director at: richard.wagner@dallascityhall.com.

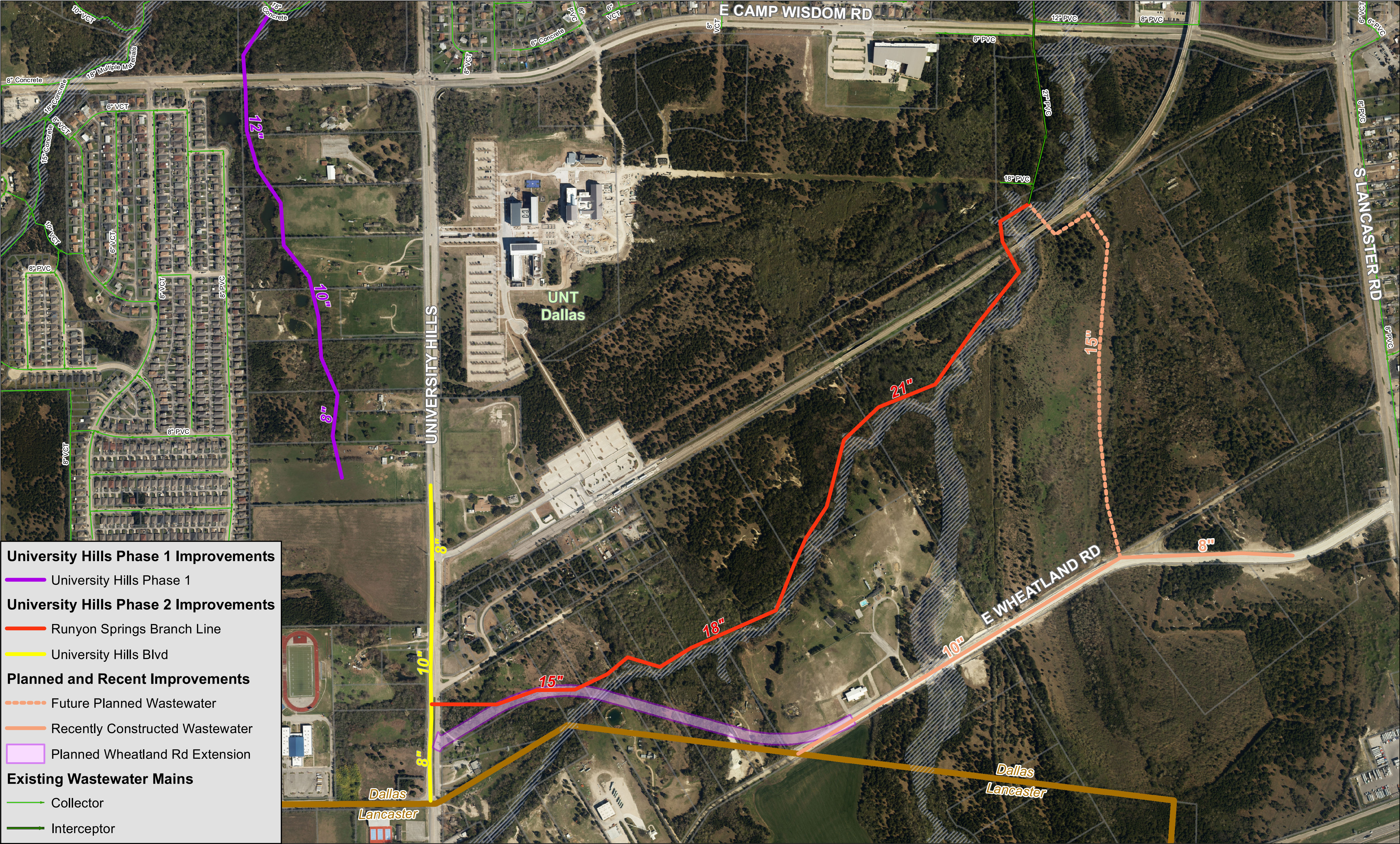


Majed A. Al-Ghafry, P.E.
Assistant City Manager

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

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

University Hills Wastewater Improvements





City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-157

Item #: F.

Small Business Continuity Fund Success and Next Steps
[Zarin Gracey, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 25, 2021

Honorable Members of Economic Development Committee:
TO Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates,
Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Small Business Continuity Fund (SBCF) Update**

We are pleased to provide you with an update on the first round of the Small Business Continuity Fund (SBCF) as well as next steps for the second round. Since July of this year, the SBCF program has funded 419 grants, totaling almost \$4.1M in grant funding. An additional 22 loans have been approved, totaling \$615,900, bringing the overall amount of approved funding under the SBCF program to \$4.7 million. As a reminder, the Office of Economic Development has created program dashboards that can be accessed here: <https://www.dallasecocodev.org/568/SBCF-Applications-and-Awards-Summary>. The data can be searched by council district, award status, demographic information or zip code. For best viewing, please click on the full screen icon on the bottom right corner of the dashboard. These dashboards are updated weekly. Additionally, for your convenience, the grant and loan dashboard is also included below.

The application period for the second round will reopen on February 3rd at 9:00 a.m. and close on February 10th at noon. Approximately \$2.7M in Community Development Block Grant funds remain available for SBCF grants, and it is expected at least 200 additional grants can be awarded with this funding. Businesses will again be placed in rank order via lottery, so applicants are encouraged to apply any time during the application period, as funds will not be awarded on a first-come, first-serve basis.

Eligible businesses are Dallas-based small businesses with revenues under \$1.5 million that create or retain one or more full time low-to-moderate income jobs. Businesses must demonstrate a 25% loss due to Covid since March of 2020, and be in operations prior to September 1, 2019. The maximum grant size is \$15,000 and is sized on three months of business revenue or expenses.

The program is being marketed through the Communications Office, media outlets, as well as direct outreach and social media. Please contact me with any questions.

Dr. Eric Anthony Johnson

Chief of Economic Development & Neighborhood Services

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

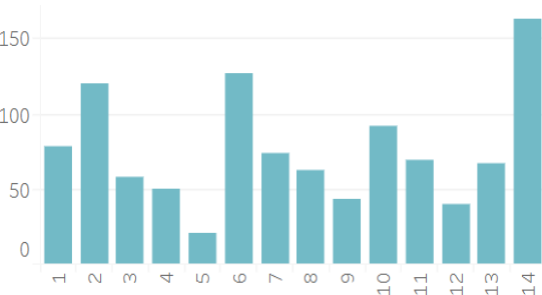
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

SBCF Grant Program Summary

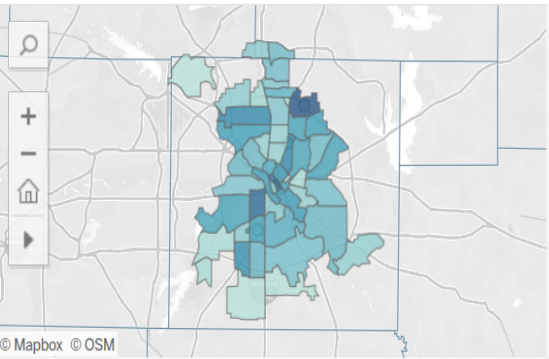
1054 businesses were entered into the lottery



Council District



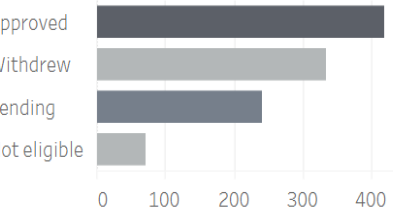
Business Zip Code



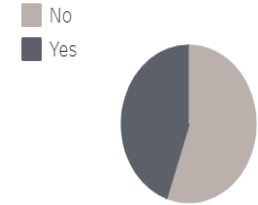
Grant Awards

Amount Funded (\$)	4,086,900
Average Grant (\$)	9,754
Number Approved	419

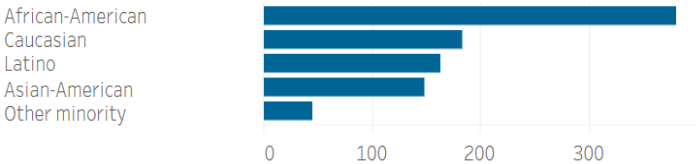
Award Status



Targeted area businesses

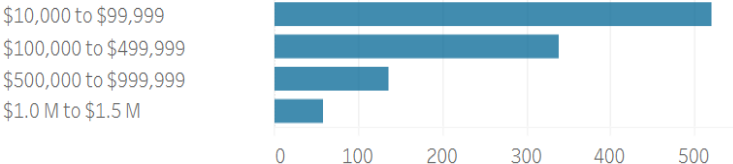


Business Owner Demographic Information

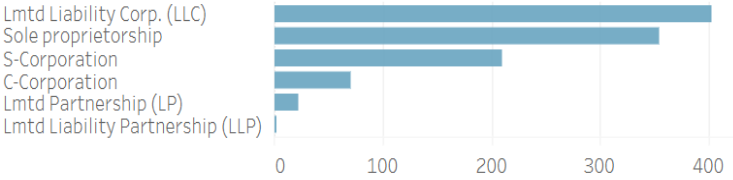


Women-owned businesses

Business Revenue



Business Structure

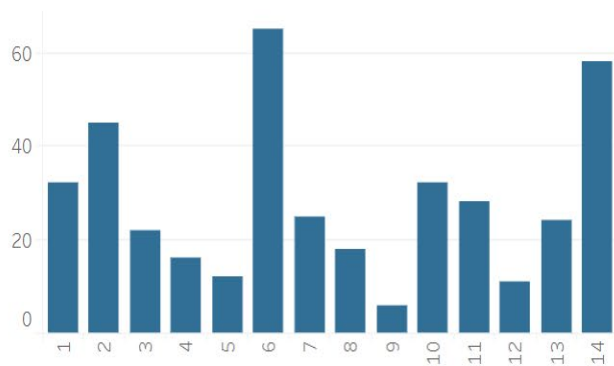


SBCF Loan Program Summary

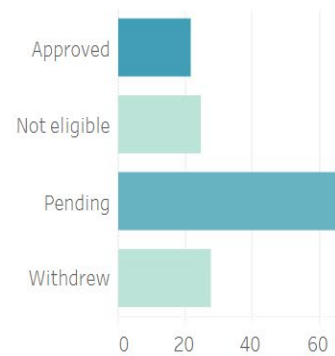
398 Applicants Qualified for the Lottery



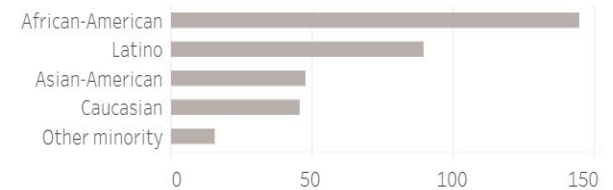
Applicants by Council District



Award Status



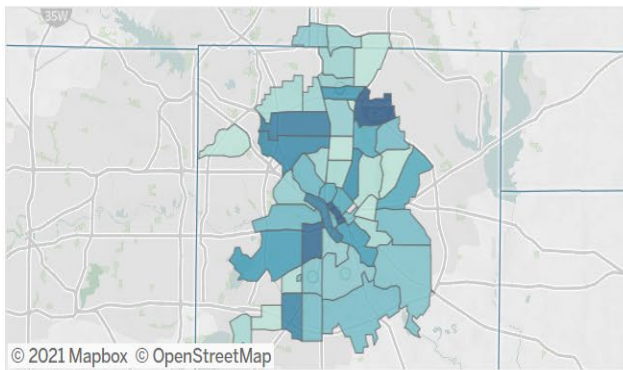
Business Owner Demographics



Woman-owned businesses

141

Zip Code



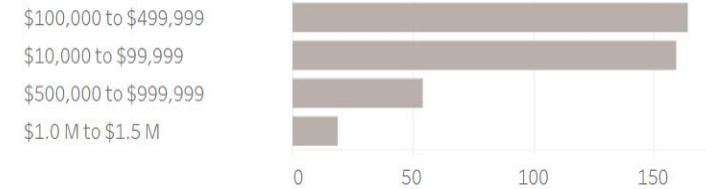
Approved Loans

Total Amount (\$)	615,300
Avg. Amount (\$)	27,968
Number	22

Council District

(All)

Annual Business Revenue



Business Structure

