



Legislation Text

File #: 19-1196, **Version:** 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 11, 2019

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize additional expenditures for the payment of utility relocations in support of the commercial and aviation development project at Dallas Love Field Airport as referenced in the Commercial Lease of Land and Aviation Lease of Land between the City of Dallas and The Braniff Centre, LP, dated May 20, 2016 - Not to exceed \$1,750,000.00 - Financing: Aviation Fund (subject to appropriations)

BACKGROUND

The City of Dallas ("City") entered into two thirty-nine-year lease agreements, each with three ten-year renewal options, with The Braniff Centre, LP for approximately 1,250,254^{sq} total square feet of land for commercial and aviation development with a total capital commitment of \$41,000,000.00. Per the terms of the leases, the City is responsible for the cost of relocating any utilities or utility lines that are required to be relocated by any construction, remodeling, renovation or refurbishment of improvements on the leased premises.

In February 2019, City Council authorized the City Manager to expend an amount not to exceed \$1,015,057.53 for the relocation of utility lines related to the commercial development project. As part of the ongoing development projects, utility companies required design changes due to the unknown locations of underground utilities. These changes included the redesign of Atmos Energy gas lines, Oncor design changes for new electrical disconnects, larger trenches and conduits to feed transformers, the relocation of electrical, gas and fire suppression systems for United States Customs and Border Protection operations, and the relocation of Dallas Water Utilities water and wastewater utility lines needed at the development site.

These design changes and construction tasks are in addition to the previous authorization and are required to continue with the redevelopment of the site and require additional funding in an amount not to exceed \$1,750,000.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 9, 2015, City Council authorized a Commercial Lease of Land with The Braniff Centre, LP by Resolution No. 15-1693.

On September 9, 2015, City Council authorized an Aviation Lease of Land with The Braniff Centre, LP by Resolution No. 15-1693.

On February 13, 2019, City Council authorized the expenditure of an amount not to exceed \$1,015,057.53 for the relocation of utility lines located on the commercial site by Resolution No. 19-0246.

FISCAL INFORMATION

Aviation Fund - \$1,750,000.00 (subject to appropriations)

OWNER

The Braniff Centre LP, a Texas Limited Partnership

Randall Reed, Chief Executive Officer

TBC GP LLC, General Partner

MAP

Attached