



## Legislation Text

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File #: 22-2781, Version: 1

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**STRATEGIC PRIORITY:** Economic Development  
**AGENDA DATE:** December 14, 2022  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**EXECUTIVE:** Majed Al-Ghafry

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### SUBJECT

Authorize **(1)** the dedication of \$500,000.00 in the Cedars TIF District Fund to the Akard Street Sidewalk Improvement Project (“Project”) located both within and outside of Tax Increment Reinvestment Zone Number Four (“Cedars TIF District”); and **(2)** the disbursement of funds in an amount not to exceed \$500,000.00 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the 2022 Dallas Sidewalk Master Plan Improvements Contract (MASC-PBW-2022-00018490), as approved by City Council Resolution No. 22-0794, to fully deliver the Project, with such improvements being necessary and convenient to the implementation of the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan, as amended - Not to exceed \$500,000.00 - Financing: Cedars TIF District Fund (subject to current appropriations from tax increments)

### BACKGROUND

The City of Dallas Sidewalk Master Plan (Master Plan), completed in June 2021, provides a targeted pathway for improving pedestrian mobility throughout the City. The Master Plan estimated the total cost of maintaining the City’s existing sidewalk network and filling every gap in the system to be nearly \$2 billion. Given the magnitude of costs for the system and limited funds available for implementation, the Master Plan then used a data-driven strategic methodology that scored and prioritized sidewalk projects for each City Council District based on considerations of equity, places of public accommodation, street classification, citizen requests, pedestrian safety, and activity areas. Sidewalk improvements that were determined to be most impactful to increasing accessibility for pedestrians, improving safety for City residents and addressing sidewalk needs in historically underserved communities were labeled as a High Priority Project.

The Master Plan identified sidewalk improvements along Akard Street as a High Priority Project for City Council District #2 which encompasses the Cedars TIF District. The Akard Street Sidewalk Improvement Project will construct reinforced concrete sidewalk, curb, gutter, drive approaches, barrier free ramps, and other miscellaneous items necessary to provide Americans with Disabilities Act compliant sidewalks on Akard Street from Corinth Street to Young Street. The east side of the

800 block of Akard Street, between Canton Street and Cadiz Street and immediately adjacent to the One Newpark development project is not included in the Project's scope. Sidewalk improvements adjacent to the One Newpark development will be constructed by the One Newpark developer.

The City's Public Works Department will implement this Project through an existing contract with Vescorp Construction, LLC dba Chavez Concrete Cutting (known as the 2022 Dallas Sidewalk Master Plan Improvements Contract), which was authorized on May 25, 2022 by Resolution No. 22-0794.

Utilization of TIF district funds to support a public improvement project, specifically including a segment of the project located outside of the TIF district boundary, is allowed by State law (the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended) if the TIF district board of directors finds that the entire public improvement project benefits the TIF District.

Additionally, the Akard Street Sidewalk Improvement Project advances the following objectives of the Cedars TIF District Project Plan: (1) support the growth and success of activities at the Dallas Convention Center, Old City Park, and Farmers Market, (2) focus improvements on major transportation corridors and (3) provide pedestrian and safety improvements within the Cedars neighborhood that link the development areas to the DART Light Rail Station, the Convention Center, Downtown Dallas, Dallas Heritage Village and the Farmers Market.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	March 2023
End Construction	June 2023

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 9, 1992, City Council authorized the establishment of Tax Increment Reinvestment Zone Number Four ("Cedars TIF District") in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the "Act") to promote development and redevelopment in the District through the use of tax increment financing by Resolution No. 92-4302; Ordinance No. 21492, as amended.

On April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Resolution No. 97-1225; Ordinance No. 23092, as amended.

On May 25, 2022, City Council approved a thirty-six-month contract with Vescorp Construction, LLC, dba Chavez Concrete Cutting for the 2022 Dallas Sidewalk Master Plan Improvements Contract in an amount not to exceed \$13,887,150.00 (subject to annual appropriations) by Resolution No. 22-0794.

On November 8, 2022, the Cedars TIF District Board of Directors reviewed and unanimously recommended approval of a request by the City of Dallas Public Works Department for a dedication of up to \$500,000.00 in Tax Increment Reinvestment Zone Number Four (Cedars TIF District or Zone) existing funds to support the Akard Street Sidewalk Project located both within and outside of the Zone ("Project") identified by the Dallas Sidewalk Master Plan as a High Priority Project, finding

that dedicating Cedars TIF District funds outside of the Zone for this Project is a benefit to the Zone and implements the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan's Public Improvement Plan to focus improvements on major transportation corridors.

The Economic Development Committee was briefed by memorandum regarding this matter on December 5, 2022.

**FISCAL INFORMATION**

Fund	FY 2023	FY 2024	Future Years
Cedars TIF District Fund	\$500,000.00	\$0.00	\$0.00

**CONTACT INFORMATION**

**Public Works Department**

Efrain Trejo, Program Administrator