



Legislation Details (With Text)

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On agenda: 6/22/2022 **Final action:**

Title: Authorize (1) a Development Participation Contract with Texas Trees Foundation for the donation of privately funded design plans for a City of Dallas 2017 General Obligation Bond Program Project identified as the Southwestern Medical District Streetscape Plan/Harry Hines Boulevard Improvements (Market Center DART Station to Mockingbird Lane); and (2) an Operating and Maintenance Agreement with Texas Trees Foundation for non-standard public improvements associated with the Harry Hines Boulevard Improvements Project (Market Center to Mockingbird Lane) - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)

Sponsors:

Indexes: 2

Code sections:

Attachments: 1. Map, 2. Resolution

| Date | Ver. | Action By | Action | Result |
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STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: June 22, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Transportation

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize (1) a Development Participation Contract with Texas Trees Foundation for the donation of privately funded design plans for a City of Dallas 2017 General Obligation Bond Program Project identified as the Southwestern Medical District Streetscape Plan/Harry Hines Boulevard Improvements (Market Center DART Station to Mockingbird Lane); and (2) an Operating and Maintenance Agreement with Texas Trees Foundation for non-standard public improvements associated with the Harry Hines Boulevard Improvements Project (Market Center to Mockingbird Lane) - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)

BACKGROUND

On November 7, 2017, City voters approved the 2017 general obligation bond program for the

purposes of improving transit-oriented infrastructure within the City. One of the bond program projects identified was the Harry Hines Boulevard Improvements (Market Center to Mockingbird Lane) (the “Project”). The City’s total fixed Project construction budget is \$7,500,000.00.

On October 12, 2017, the North Central Texas Council of Governments (“NCTCOG”), through its Regional Transportation Council (the “RTC”) approved the programming of Congestion Mitigation and Air Quality and Surface Transportation Block Grant funds for the construction of the Project in amount of \$6,000,000.00 (collectively, the “RTC Funds”). RTC and the City have entered into a Memorandum of Understanding (the “MOU”) regarding obligations and conditions relating to the distribution of the RTC Funds for the Project. The MOU requires a local City match of \$7,500,000.00 (the “City Funds”) and a fully executed agreement between the City and a private sector entity that obligates the private sector entity to make a financial contribution to the Project of at least \$19,056,322.00 (“Private Funds”).

Texas Trees Foundation, a Texas nonprofit corporation located in the City (“TTF”), has identified the Project as a priority and TTF has agreed to conduct all necessary design services associated with the Project at its sole cost and expense and donate the design documents in order to facilitate the construction of the Project, meet TTF’s charitable goals within the City, and fulfill the Private Funds requirement of the MOU.

NCTCOG commissioned and is managing a study regarding the Harry Hines corridor (the “Harry Hines Corridor Study”), the results of which may impact the Project. The RTC Funds, the City Funds, and the Private Funds will not be eligible for use for the Project until the execution of a contract between the City and TTF and Dallas County’s approval of the Project. Additionally, RTC funds will not be used on the Project in a way that contradicts the results of the Harry Hines Corridor Study.

The City and TTF, in the mutual interest of the City of Dallas, desire to enter into a contract establishing the terms for the development and donation of the Project design plans.

ESTIMATED SCHEDULE OF PROJECT

| | |
|-----------------------|--------------------|
| Began Design | Spring 2021 |
| Complete Design | Spring 2023 |
| Begin Construction | Summer/Fall 2023 |
| Complete Construction | Spring/Summer 2025 |

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

This action has no cost consideration to the City. Future cost to the City is \$7,500,000.00, for construction and administrative support, to be funded by 2017 General Obligation Bond Funds on a future City Council Agenda.

OWNER

Texas Trees Foundation

Janette Monear, President/CEO

MAP

Attached