

**ADDENDUM  
CITY COUNCIL MEETING  
DECEMBER 11, 2002  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A.M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues regarding Dallas Police Department Park Police
- Catarino Morales and Maria Morales et al., v. City of Dallas, et al.,  
Cause No. DV00-06164-G
- Refugio Hernandez v. City of Dallas and Jennie Carver-Keeper,  
Cause No. 02-02399-C

ITEMS FOR INDIVIDUAL CONSIDERATION

1. An ordinance abandoning an alley to SDC Investments, L.P., the abutting owner, containing approximately 3,891 square feet of land located near the intersection of Harlandale and Morrell Avenues - Revenue: \$5,000 plus the \$20 ordinance publication fee
2. An ordinance abandoning a portion of a waterline easement to MRL Construction, LP, the abutting owner, containing approximately 15,260 square feet of land located near the intersection of State Highway 352 and Pleasant Drive, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee
3. An ordinance abandoning portions of Austin Street to Belo Investment Corporation, the abutting owner, containing approximately 6,000 square feet of land located near the intersection of Austin and Jackson Streets, authorizing the quitclaim and providing for the dedication of approximately 6,000 square feet of land needed for Market Street right-of-way - Revenue: \$1,500 plus the \$20 ordinance publication fee
4. An ordinance granting a private license to CHPD-LP for the use of approximately 14,500 square feet of land to maintain an existing commercial parking lot and install a perimeter fence on a portion of West Commerce Street right-of-way near its intersection with Industrial Blvd. - Revenue: \$11,250 annually plus the \$20 ordinance publication fee

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**Note:** Item Nos. 5 and 6  
must be considered collectively.

**City Center TIF District**

5. \* Authorize **(1)** a development agreement with 1600 Elm Street Partnership to provide for the funding of facade restoration and other improvements related to the redevelopment of 1600-1604 Elm Street (to be known as Blue Matrix), located in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$1,500,000; **(2)** funding for a fire access corridor for 1600-1604 Elm Street in an amount not to exceed \$400,000 and **(3)** the establishment of appropriations in the amount of \$1,500,000 in the City Center TIF District Fund - Total not to exceed \$1,900,000 - Financing: City Center TIF District Funds (\$400,000) (\$1,500,000 to be advanced by a private developer and reimbursed from City Center TIF District Funds)
  
6. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse 1600 Elm Street Partnership for funds advanced pursuant to a development agreement between the City and 1600-1604 Elm Street Partnership in an amount not to exceed \$1,500,000 plus interest, for facade restoration and certain public infrastructure improvements related to the redevelopment of 1600-1604 Elm Street, located in the City Center TIF District - \$1,500,000 - Financing: To be advanced by a private developer and reimbursed solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds

**Note:** Item Nos. 7 and 8  
must be considered collectively.

**City Center TIF District**

7. \* Authorize **(1)** a development agreement with Main Street Partners Funding, L.P. to provide for the funding of demolition and public use improvements related to the redevelopment of 1717 Main Street (Bank One Center) in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$250,000; **(2)** the establishment of appropriations in the amount of \$250,000 in the City Center TIF District Fund - Total not to exceed \$250,000 - Financing: To be advanced by a private developer and reimbursed from City Center TIF District Funds

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**City Center TIF District** (Continued)

**Note:** Item Nos. 7 and 8  
must be considered collectively.

8. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse Main Street Partners Funding, L.P. for funds advanced pursuant to a development agreement between the City and Main Street Partners Funding, L.P. in an amount not to exceed \$250,000 plus interest, for demolition and public use improvements related to the redevelopment of 1717 Main Street (Bank One Center) in the City Center TIF District - \$250,000 - Financing: To be advanced by a private developer and reimbursed solely from City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds

**City Center TIF District**

**Note:** Item Nos. 9 and 10  
must be considered collectively.

9. \* Authorize **(1)** a development agreement with GS Renaissance LP to provide for the funding of facade, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in Tax Increment Financing Reinvestment Zone Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$3,200,000; and **(2)** the establishment of appropriations in the amount of \$3,200,000 in the City Center TIF District Fund - Total not to exceed \$3,200,000 - Financing: To be advanced by a private developer and reimbursed from City Center TIF District Funds
10. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse GS Renaissance LP for funds advanced pursuant to a development agreement between the City and GS Renaissance LP in an amount not to exceed \$3,200,000 plus interest, for facade improvements, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in the City Center TIF District - \$3,200,000 - Financing: To be advanced by a private developer and reimbursed solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

11. Authorize Supplemental Agreement No. 2 to the professional services contract with Hellmuth, Obata + Kassabaum, Inc., to **(1)** fund design and construction phasing changes and add funding for electrical and structural design for pedestrian light standards, and **(2)** increase appropriations in the amount of \$58,200 in the City Center TIF District Fund - \$58,200, from \$1,526,254 to \$1,584,454 - Financing: City Center TIF District Funds
12. An ordinance amending Chapter 34 of the Dallas City Code to amend the calculation of overtime pay for non-exempt sworn employees of the Fire Department - Financing: No cost consideration to the City
13. Authorize **(1)** the Affordable Housing Cost Participation Program pursuant to the Program Statement and the City Center TIF District Plan for the Tax Increment Financing Reinvestment Zone No. Five, City of Dallas, Texas (City Center TIF District); **(2)** the acceptance of a transfer of appropriations in the amount of \$500,000 from the City Center TIF District Fund to fund the Affordable Housing Cost Participation Program; and **(3)** an amendment to the current Development Fee Rebate Program Statement to increase the fee rebate from \$1,500 to \$2,500 for the remaining funds for this program - \$500,000 - Financing: City Center TIF District Funds
14. Authorize a thirty-six-month contract for radio research data for WRR Municipal Radio to enable the station to acquire ratings information in order to increase audience and revenues - Arbitron Inc. - Sole Source - Not to exceed \$316,927 - Financing: WRR Current Funds
15. Authorize **(1)** rescinding the thirty-six-month price agreement with PNI Distribution, Inc. for fuel previously awarded on September 25, 2002, pursuant to Resolution No. 02-2641 and **(2)** a thirty-six-month price agreement for fuel with the lowest responsible bidders of five - Clarksville Oil and Gas Co. and Truman Arnold Companies - Not to exceed \$16,716,760 - Financing: Current Funds
16. Authorize a contract for audio and visual equipment for the Jack Evans Police Headquarters facility - Audio Fidelity Communications Corporation, dba The Whitlock Group, lowest responsible bidder of six - \$586,908 - Financing: 1998 Bond Funds

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

17. Authorize Supplemental Agreement No. 9 to the contract with Centex - 3D/I, a joint venture, **(1)** to increase the general conditions of the construction manager in the amount of \$192,072, within the Guaranteed Maximum Price, and **(2)** for additional construction management services associated with Leadership in Environment and Energy Design related upgrades for improved indoor air quality, reduction in energy consumption and purchase of landscape material from regional sources, increasing the Guaranteed Maximum Price for the Jack Evans Police Headquarters project in the amount of \$10,561, from \$53,888,348 to \$53,898,909 and the total contract amount from \$54,638,862 to \$54,649,432 - Total not to exceed \$10,561 - Financing: 1998 Bond Funds
18. Authorize Supplemental Agreement No. 2 to the professional services contract with Montgomery Watson Harza, Inc. for hydraulic improvements at the Central Wastewater Treatment Plant - \$303,900, from \$1,497,350 to \$1,801,250 - Financing: Water Utilities Capital Construction Funds
19. Authorize a contract to provide property tax and sales tax forecasts for the City of Dallas with the only proposer - Fundamentals Group, Inc. dba Texas Perspectives, Inc. - Not to exceed \$41,000 - Financing: Current Funds
20. Authorize the purchase of three additional police mobile storefront vehicles from the lowest responsible bidder of two - Traylor Motor Homes, Inc. - Not to exceed \$870,870 - Financing: U.S. Department of Justice, Bureau of Justice Assistance Grant Funds
21. Authorize Supplemental Agreement No. 1 to the professional services contract with The Carter Law Firm, P.C., for additional legal services necessary in the lawsuit styled Charles Miller, et al. v. City of Dallas, Cause No. 3:98-CV-2955-D, and any other proceeding relating to the subject matter of this lawsuit - Not to exceed \$10,321, from \$15,000 to \$25,321 - Financing: Current Funds
22. An ordinance amending Chapter 41 of the Dallas City Code to define terms; to prohibit smoking in all eating establishments, in all building lobbies into which eating establishments open, and in certain city facilities, with certain defenses; to provide signage requirements; and to make certain nonsubstantive changes (via Mayor Miller)

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

23. Authorize **(1)** a contract for landscaping and irrigation for the Nasher Sculpture Center with Valley Crest Landscape Development, only bidder, in an amount not to exceed \$510,192, within the development agreement, and assignment of the construction contract to The Nasher Foundation for construction management; and, **(2)** an increase in the contract with John Burns Construction Company of Texas to provide water and wastewater revisions in an amount not to exceed \$31,729, from \$154,010 to \$185,739, within the development agreement - Financing: No additional cost consideration to the City
24. Authorize **(1)** a contract for the exterior restoration of the Hart Furniture Building, located at 1929-1933 Elm Street, with Harrison, Walker & Harper, LP, lowest responsible bidder of six, in an amount not to exceed \$1,082,474, **(2)** assignment of the construction contract to Elm Street Development for construction management, and **(3)** payment to Elm Street Development, LLC in an amount not to exceed \$136,516 for design, reimbursables and construction management - Total not to exceed \$1,218,990 - Financing: City Center TIF District Funds
25. Authorize Supplemental Agreement No. 2 to the contract with F & S Partners, Inc. for additional work associated with the re-roofing of the Dallas Convention Center dome and the installation of Exhibit Hall C skylights - \$27,231, from \$303,649 to \$330,880 - Financing: Convention Center Capital Construction Funds
26. Authorize the release of demolition liens on 17 properties to resolve the outstanding issues involved in the lawsuit styled James v. City of Dallas, Civil Action No. 3:98-CV-0436-R, direct the City Manager to discontinue any effort to enforce these demolition liens or to collect the debts resulting from the demolition liens, and to ensure that all City records adequately reflect the cancellation of the debts (list attached) - Financing: No cost consideration to the City

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CORRECTIONS:

64. Authorize an amendment to the Neighborhood Renaissance Partnership Program Section 108 contract for loan guarantee assistance to change the final date for the draw down of funds for expenditure from December 31, 2002 to October 31, 2003 to accommodate completion of the Texas Theatre project and a modification to the loan documents between the Oak Cliff Foundation and the City regarding the Texas Theatre project to extend the completion date for the project until October 31, 2003 and provide for other matters relating thereto - Financing: No cost consideration to the City
82. An application for and an ordinance granting a CS Commercial Service District on the northern 2.0 acres and an R-10(A) Single Family District on the southern 1.36 acres of land on property zoned a CR-D-1 Community Retail Dry District and an MF-1(A) Multifamily District, on the southwest side of Seagoville Road at Interstate Highway 20  
Recommendation of Staff and CPC: Denial of a CS Commercial Service District and approval of a CR Community Retail District with retention of the D-1 Dry Overlay fronting the south side of Seagoville Road and an R-10(A) Single Family District Z012-270 (WE)
84. An application for ~~and an ordinance granting~~ an R-5(A) Single Family District on property zoned an R-10(A) Single Family District and an ordinance granting an R-7.5(A) Single Family District, on the west side of Cockrell Hill Road, north of Kiest Boulevard, and fronting on the north side of Kiest Boulevard, west of Cockrell Hill Road  
Recommendation of Staff: Approval  
Recommendation of CPC: Denial of an R-5(A) Single Family District and approval of an R-7.5(A) Single Family District Z012-297 (WE)
85. An application for and an ordinance granting a Specific Use Permit for a mini-warehouse on property zoned an MU-3 Mixed Use District ~~and an FP(MU-3) Flood Plain Overlay Mixed Use District~~ on the east side of North Central Expressway north of Forest Lane  
Recommendation of Staff and CPC: Approval, for a five year period with eligibility for one additional five year period Z012-298 (MF)

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CORRECTIONS: (Continued)

86. An application for and an ordinance granting an amendment to Planned Development District No. 618 for TH-3(A) Townhouse District uses and a public school on property zoned a TH-3(A) Townhouse District on the east side of Audelia Road south of Walnut Street  
Recommendation of Staff: Approval  
Recommendation of CPC: Pending November 21, 2002 hearing Approval Z023-107 (WE)
102. Authorize **(1)** a professional services contract with Carter & Burgess, Inc. to prepare a downtown parks master plan including site selection and conceptual planning for new urban parks, open spaces, plazas and other green spaces in downtown in the amount of \$365,000, **(2)** acceptance of donated funds from a private partnership in the amount of \$182,500, and **(3)** establish appropriations in the amount of \$182,500 in the Capital Gift and Donation Fund - Total not to exceed \$365,000 - Financing: ~~1998 Bond Funds~~ City Center TIF District Funds (\$182,500) and Capital Gift and Donations Funds (\$182,500)

DELETIONS:

**Note:** Item Nos. 24 and 25

**Cedars Station - South Side Pedestrian District** must be considered collectively.

24. \* Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation and Dallas Area Rapid Transit for design and construction of pedestrian and bicycle improvements in the Cedars Station - South Side Pedestrian District of the Land Use/Transportation Joint Venture (Sustainable Development) Program - \$500,000 - Financing: 1995 Bond Funds
25. \* Authorize a Participation Agreement with Matthews Southwest, Inc., for design and construction of pedestrian and bicycle improvements in the Cedars Station - South Side Pedestrian District of the Land Use/Transportation Joint Venture (Sustainable Development) Program - Financing: No cost consideration to the City

**ADDENDUM**



**CITY COUNCIL MEETING  
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DELETIONS: (Continued)

Note: Item Nos. 62 and 63  
must be considered collectively.

**Oak Cliff Gateway TIF District**

62. \* Authorize **(1)** a development agreement with Jefferson at Kessler Heights, Phase II, LP, (hereinafter Developer) to provide for the funding of design and construction of streetscape, intersection improvements, sidewalks, curb and gutter, distinctive street lighting and other certain public infrastructure improvements related to the development of Jefferson at Kessler Heights, Phase II located in Tax Increment Financing Reinvestment Zone Three, City of Dallas, Texas, (Oak Cliff Gateway TIF District), and **(2)** the establishment of appropriations in an amount not to exceed \$300,000 in the Oak Cliff Gateway TIF District Fund - \$300,000 - Financing: To be advanced or paid by Developer and reimbursed with interest from the Oak Cliff Gateway TIF Fund; to be paid upon completion of construction and issue of a certificate of occupancy, solely from the Oak Cliff Gateway TIF Fund
63. \* **A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas (Oak Cliff Gateway TIF District) to reimburse Jefferson at Kessler Heights, Phase II, L. P. (hereinafter Developer) for funds advanced or paid for approved project costs, pursuant to a development agreement between the City and Developer in an amount not to exceed \$300,000 plus interest for design and construction of public infrastructure improvements related to the development of the Jefferson at Kessler Heights, Phase II located in Tax Increment Financing Reinvestment Zone Three, City of Dallas, Texas (Oak Cliff Gateway TIF District) - Financing: \$300,000 to be advanced or paid by the Developer and reimbursed solely from the Oak Cliff Gateway TIF Fund; reimbursement to be repaid solely from the Oak Cliff Gateway TIF Fund when the project is completed, with accrued interest**
80. An application for and an ordinance granting a Planned Development District for a Private School and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1076 for a Private School and an ordinance terminating Specific Use Permit No. 1076, on the northeast side of Harter Road, northwest of Lake Highlands Drive  
Recommendation of Staff and CPC: Approval  
Z012-254 (MF)
103. An ordinance abandoning a portion of a storm sewer easement to Centex Homes, the abutting owner, containing approximately 4,037 square feet of land located near the intersection of Buena Vista and North Haskell Avenues, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee

**Demolition Liens**  
Addendum Item #26

	<u>Address</u>	<u>Council Districts</u>
1.	4405 Aztec	4
2.	5127 Watson	8
3.	1740 Westerham	5
4.	6309 Brookshire	13
5.	4721 Burma	4
6.	4407 Idaho	4
7.	4035 Ramona	4
8.	327 Bonnie View	6
9.	2741 Alaska	6
10.	2607 Marjorie	5
11.	2014 Fernwood	6
12.	3214 Borger	1
13.	1330 Strickland	6
14.	7732 Carbondale	4
15.	563 Ella	5
16.	408 Woodin	6
17.	504 Ninth	6