

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 11, 2003  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A.M.**

ADDITIONS:

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Contract Amendments

1. Authorize Supplemental Agreement No. 1 to the contract with Charles Gojer and Associates, Inc. for land survey services for the loading dock addition to Shed No. 3 at the Dallas Farmers Market - \$2,400, from \$15,000 to \$17,400 - Financing: Convention and Event Services Capital Construction Funds

LAND MISCELLANEOUS

2. An ordinance abandoning a sanitary sewer easement, a water easement and 2 sanitary sewer and water easements to Southern Oaks Housing, L.P., the abutting owner, containing approximately 20,075 square feet of land located near the intersection of Southern Oaks Boulevard and Illinois Avenue, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

3. Authorize a service agreement for the re-building of three heavy equipment units with the lowest responsible bidder of three - Holt Texas Ltd. dba Holt Cat - Not to exceed \$683,000 - Financing: Capital Construction Funds

MISCELLANEOUS

4. Authorize Supplemental Agreement No. 6 to the professional services contract with the law firm of Strasburger & Price, L.L.P., for additional legal services necessary in the lawsuit styled City of Dallas v. Transcontinental Realty Investors, Inc., et al, Cause No. cc-99-03125-e, and any other proceedings relating to the subject matter of this litigation - Not to exceed \$100,000, from \$750,000 to \$850,000 - Financing: Funds provided by Hillwood Development Corporation and Center Operating Company, L.P.

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 11, 2003**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

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

**City Center TIF District**

5. \* Authorize **(1)** a development agreement with 1530 Main Street Hotel Group LP to provide for the funding of environmental remediation, interior demolition, facade restoration, and related design costs for the redevelopment of 1530 Main Street (Dallas National Bank Building) in Tax Increment Financing Reinvestment Zone Five (City Center TIF District) in an amount not to exceed \$2,950,000 plus accrued interest compounded semi-annually; **(2)** the establishment of appropriations in the amount of \$2,950,000 plus accrued interest compounded semi-annually in the City Center TIF District Fund - Total not to exceed \$2,950,000 plus accrued interest compounded semi-annually - Financing: City Center TIF District Funds (to be advanced by a private developer and reimbursed from the City Center TIF District Fund and/or Tax Increment Bonds)
  
6. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to reimburse 1530 Main Street Hotel Group LP for funds advanced pursuant to a development agreement between the City and 1530 Main Street Hotel Group LP in an amount not to exceed \$2,950,000 plus accrued interest compounded semi-annually, for demolition, facade restoration, environmental remediation, and public use improvements related to the redevelopment of 1530 Main Street (Dallas National Bank Building) in the City Center TIF District - \$2,950,000 plus accrued interest compounded semi-annually - 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 the City Center TIF District Fund and/or Tax Increment Bonds

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 11, 2003**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

**Note:**  
**City Center TIF District**

Item Nos. 7 and 8 must  
be considered collectively.

7. \* Authorize **(1)** a development agreement with 1907 Elm, LLC to provide for the funding of demolition, environmental remediation, historic facade restoration, and other improvements related to the redevelopment of 1907 Elm and 1900 Pacific Streets (Tower Petroleum and 1900 Pacific Buildings) in Tax Increment Financing Reinvestment Zone Five (City Center TIF District) in an amount not to exceed \$4,600,000; and, **(2)** the establishment of appropriations in the amount of \$4,600,000 in the City Center TIF District Fund - Total not to exceed \$4,600,000 - Financing: City Center TIF District Funds (to be advanced by a private developer and reimbursed from the City Center TIF District Fund)
  
8. \* A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District) to reimburse 1907 Elm, LLC for funds advanced pursuant to a development agreement between the City and 1907 Elm, LLC in an amount not to exceed \$4,600,000 plus interest, for demolition, environmental remediation, historic facade restoration, and other improvements related to the redevelopment of 1907 Elm and 1900 Pacific Streets (Tower Petroleum and 1900 Pacific Buildings) in the City Center TIF District - \$4,600,000 - 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 the City Center TIF District Fund)

ITEMS FOR INDIVIDUAL CONSIDERATION

9. Authorize **(1)** a seven-year parking agreement in an amount not to exceed \$1,614,000 with Central Parking System of Texas, Inc. to provide 225 parking spaces for public self-parking in the Dalpark Garage located at 1600 Commerce Street in Tax Increment Financing Reinvestment Zone Number Five; **(2)** TIF eligible public improvements in the form of leasehold improvements in an amount not to exceed \$81,000; and **(3)** the collection of parking revenue on a monthly basis for self parking in the Dalpark Garage located at 1600 Commerce Street near the intersection of Commerce and Ervay Streets in Tax Increment Financing Reinvestment Zone Number Five for an estimated amount of \$703,500 over a period of seven years - Total not to exceed \$1,695,000 - Financing: City Center TIF District Funds

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 11, 2003**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

10. An ordinance amending Chapter 6 of the Dallas City Code to allow the Texas Alcoholic Beverage Commission to issue late hours permits to businesses in Collin, Denton, Kaufman, and Rockwall counties - Financing: No cost consideration to the City
11. An ordinance reabandoning a portion of Crouch Road to Runyon Springs, L.P., the abutting owner, containing approximately 27,199 square feet of land located near the intersection of Troyglen and Duet Drives, providing for the dedication of not less than 27,199 square feet of land needed for street right-of-way, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee
12. A resolution extending the City Council's decision deadline for TXU Gas Company's proposed new gas rate schedules for 90 days from June 27, 2003 through September 25, 2003 - Financing: No cost consideration to the City
13. Adoption of the Preliminary FY 2003-04 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$37,514,870 for the following programs and estimated amounts: Community Development Block Grant (\$24,001,176), HOME Investment Partnerships Program (\$8,971,694), Housing Opportunities for Persons with AIDS (\$3,869,000), and Emergency Shelter Grant (\$673,000); and Preliminary FY 2002-03 Reprogramming Budget in the amount of \$454,383 - Financing: U.S. Department of Housing and Urban Development Grant Funds