

MINUTES OF THE DALLAS CITY COUNCIL
MONDAY, AUGUST 29, 2005

05-2540

CITY COUNCIL BUDGET WORKSHOP
CITY HALL, ROOM 6ES
MAYOR LAURA MILLER, PRESIDING

PRESENT: [14] Miller, Hill, Garcia, Medrano, Oakley, Thornton Reese,
Salazar, Chaney, Blaydes, Griffith, Natinsky, Rasansky, Hunt
ABSENT: [1] Fantroy

The meeting was called to order at 9:20 a.m.

Mayor Miller asked all members of the city council to stand for a moment of silence.

The meeting agenda, which was posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered the city council adjourned at 11:59 a.m.

Mayor

ATTEST:

City Secretary

The meeting agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the city secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

MINUTES OF THE DALLAS CITY COUNCIL
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EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
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EXHIBIT B

CITY COUNCIL BUDGET WORKSHOP

August 29, 2005

05-2541

Briefings: A. 2005-06 Budget Workshop

- Office of Economic Development Proposed FY 2005-06 Budget
- Strategic Engagement: Dallas' Economic Development Plan

The city manager briefed the city council on the item.

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Briefings: B. Forest City Development Plan

The city manager briefed the city council on the item.

CITY COUNCIL BUDGET WORKSHOP

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05-2543

Item 1: Authorize (1) public hearings to be held on September 14, 2005 and September 19, 2005 to receive citizens' comments on a proposed tax rate; and (2) a proposal to consider adoption of a 74.674/\$100 valuation tax rate, or such other rate as may be proposed by the City Council on September 28, 2005-
Financing: No cost consideration to the City

Councilmember Salazar moved to approve the item.

Motion seconded by Councilmember Rasansky.

After discussion, Mayor Miller called the vote on the motion:

Voting Yes: [13] Miller, Hill, Garcia, Medrano, Oakley, Salazar, Chaney, Blaydes, Griffith, Koop, Natinsky, Rasansky, Hunt

Voting No: [0]

Absent: [1] Fantroy

Absent when vote taken: [1] Thornton Reese

Mayor Miller declared the motion adopted.

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Item 2: An ordinance (1) approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District); and (2) authorizing a participation agreement with Dallas County for the Downtown Connection TIF District - Financing: No cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to pass the ordinance.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

Assigned ORDINANCE NO. 26096.

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Item 3: Authorize a development agreement among the City of Dallas, the Downtown Dallas Development Authority (DDDA), and Forest City, as defined herein, to provide for the funding of environmental remediation, demolition, facade improvements, and grants for the development and redevelopment of the Mercantile Complex at 1704 Main Street, 1802 Main Street, 1808 Main Street and 1807 Commerce Street, the Continental Building at 1810 Commerce Street, and the Atmos Complex at 1815 Wood Street, 1915 Wood Street, 301 S. Harwood, and 1900 Jackson, and design work for the Main Street Gardens Park bounded by Main, St. Paul, Commerce and Harwood in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) - Financing: This action has no cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to approve the item.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

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Item 4: Authorize a tri-party agreement between the City of Dallas, the Downtown Connection TIF District Board of Directors and the Downtown Dallas Development Authority (DDDA) that (1) permits the DDDA to issue 30-year contract revenue bonds approved by the City Council and supported by TIF revenues and general fund annual appropriations of grant money, and (2) authorizes the DDDA to enter into contracts for the construction of project improvements and to transfer funds derived from bond proceeds to developers for the costs of project improvements or as Chapter 380 grants for economic development within the Downtown Connection TIF District - Financing: No cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to approve the item.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

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Item 5: Authorize a Historic Development Program tax abatement for the Mercantile Bank Tower Building located at 1704 Main Street for ten years on the added value of the structure which may be extended for an additional five years if 45 percent of the structure is occupied and more than 50 percent of the floor area is converted to residential and/or 65 percent of the ground floor is converted to retail, for a total abatement of fifteen years on the added value of the structure only (Estimated revenue foregone for a fifteen-year abatement is \$2,806,830) - Financing: No cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to approve the item.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

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Item 6: Authorize a real property tax abatement agreement with Mercantile Complex, LP for the purpose of granting a ten-year abatement of 100 percent of the taxes on the new construction on the Mercantile Block currently at 1802 Main Street, 1808 Main Street, and 1807 Commerce Street in Enterprise Zone One - Estimated revenue foregone: \$1,474,295

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to approve the item.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

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Item 7: Authorize a revision to the Public/Private Partnership Program and Guidelines to include a Local Government Corporation Grant Program to provide general fund annual appropriations of Chapter 380 Grants to the City's Local Government Corporation, the Downtown Dallas Development Authority (DDDA), to support debt service for contract revenue bonds to be issued by the DDDA for implementation of the Downtown Connection TIF District Project Plan - Financing: No cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to approve the item.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

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Item 8: Authorize a professional services contract with Stutzman, Bromberg, Esserman & Plifka to assist with negotiations between the City of Dallas and Forest City, and preparation of legal documents and miscellaneous services related to the development and redevelopment of the Mercantile Complex, the Continental Building, and the Atmos Complex in Reinvestment Zone Number Eleven, Downtown Connection TIF District - Not to exceed \$90,000 - Financing: Public/Private Partnership Funds

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to approve the item.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

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Item 9: An ordinance amending Ordinance No. 26020 previously approved on June 8, 2005, to modify the By-Laws for Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District), and to clarify that the appointment of the Chairman of the Board will be made by the Mayor, subject to the consent and approval of the City Council - Financing: No cost consideration to the City

Councilmember Koop announced that she had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Koop left the city council chamber.

Councilmember Blaydes moved to pass the ordinance.

Motion seconded by Councilmember Natinsky and unanimously adopted. (Koop abstain; Fantroy absent; Thornton Reese absent when vote taken)

Assigned ORDINANCE NO. 26097.

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EXHIBIT C