

**ADDENDUM
CITY COUNCIL MEETING
NOVEMBER 12, 2007
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.)

- City of Dallas and Texas Historical Commission v. TCI West End, Inc. & Weir Industries, Inc., Cause No. 06-04868-H
- City of Dallas v. Lee G. Brotherton aka Lee G. Bilal aka Malik Hanzalah Bilal Rabi, Deceased, Cause No. 03-00406-L
- In Re: McCommas LFG Processing Partners, LP and McCommas Landfill Partners, LP, Cause No. 07-32219-HDH-11
- Guadalupe Diaz et al v. The City of Dallas et al., Civil Action No. 3:05-CV-2084-G
Marilyn Ford v. City of Dallas, Civil Action No. 3:05-CV-1676-D

CONSENT ADDENDUM

City Attorney's Office

1. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Bell, Nunnally & Martin L.L.P. for additional legal services necessary to represent the City in the lawsuit styled Roland R. Gamez v. The City of Dallas, Texas, Civil Action No. 2:06-CV-150-JTW - Not to exceed \$85,000, from \$400,000 to \$485,000
- Financing: Current Funds

Code Compliance

2. Authorize an actual reasonable moving and related expenses-nonresidential payment for Jeff Keysock, dba Key Warehousing, who will be displaced as a direct result of real property acquisition of the property at 1301 McDonald Street, Bay #3, to be used in conjunction with the Trinity River Corridor Project to be paid once City has obtained proof that Key Warehousing has vacated the premises - Not to exceed \$28,560 - Financing: 1998 Bond Funds

Department of Development Services

3. An ordinance abandoning a portion of a sanitary sewer easement to the Board of Regents of The University of Texas System, the abutting owner, containing approximately 1,962 square feet of land located near the intersection of Medical Center Drive and Motor Street - Revenue: \$5,400 plus the \$20 ordinance publication fee

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development

Deep Ellum Warehouses, Ltd.

Note: Item Nos. 4 and 5 must be considered collectively.

4. * Authorize **(1)** the establishment of the Deep Ellum TIF District Grant Program (Grant Program) to implement the Project Plan and Reinvestment Zone Financing Plan (the Project Plan) for Tax Increment Financing Reinvestment Zone Number Twelve, (the Deep Ellum TIF District) pursuant to Chapter 311 of the Texas Tax Code, V.T.C.A. (the Act) to be administered by the City of Dallas - Office of Economic Development to promote economic development within the Deep Ellum TIF District; **(2)** the City Manager to execute a development agreement with Deep Ellum Warehouses, Ltd. to implement the Project Plan in an amount not to exceed \$515,000 plus interest payable as a grant in conformance with the Grant Program from future Deep Ellum TIF funds in consideration of Deep Ellum Warehouses, Ltd.'s redevelopment of the Olympia Arts Building, an office project located at 4000-4008 Eastside Avenue in the Deep Ellum TIF District; and **(3)** the Deep Ellum TIF District Board of Directors to dedicate up to \$515,000 plus interest payable as a grant from Deep Ellum TIF revenues in accordance with the development agreement - \$515,000 - Financing: To be funded solely from the Deep Ellum TIF District Funds

5. * A resolution declaring the intent of the Deep Ellum TIF District to reimburse Deep Ellum Warehouses, Ltd. for eligible expenditures pursuant to the development agreement with Deep Ellum Warehouses, Ltd. in an amount not to exceed \$515,000, plus interest payable as a grant, for certain TIF-eligible improvements related to the redevelopment of an office project located at 4000-4008 Eastside Avenue in the Deep Ellum TIF District - Financing: No cost consideration to the City

Environmental & Health Services

6. Authorize **(1)** the application for and acceptance of a grant from the Texas Department of Housing and Community Affairs, Housing Trust Fund for the provision of tenant based rental assistance for Veterans through the Homeless Services Program for the period February 1, 2008 through May 31, 2011; and **(2)** execution of the grant agreement - Not to exceed \$250,000 - Financing: Texas Department of Housing and Community Affairs Grant Funds

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Human Resources

7. Authorize a one-time lump sum payment to the City Manager Mary K. Suhm in the amount of \$25,000 in addition to her base pay of \$267,750, plus the associated pension contribution in the amount of \$1,483 for a total annual additional cost of \$26,483 - Financing: Current Funds
8. Authorize a one-time lump sum payment to the City Attorney Thomas P. Perkins, Jr. in the amount of \$11,800, in addition to his base pay of \$236,000, plus the associated pension and Medicare contribution in the amount of \$871, for a total annual additional cost of \$12,671 - Financing: Current Funds
9. Authorize an increase in the annual base salary of City Secretary Deborah Watkins in the amount of \$6,840, from \$114,000 to \$120,840, plus the associated pension contribution in the amount of \$406 for a total annual additional cost of \$7,246 - Financing: Current Funds

Public Works & Transportation

10. Authorize **(1)** a contract for Union Station Vertical Transportation Upgrade - Elevator with A & F Elevator Company, Inc., lowest responsible bidder of three, in an amount not to exceed \$143,895; **(2)** assignment of the construction contract to Hunt - Woodbine Realty Corporation as the City's construction manager for all purposes, including contract administration, inspection, supervision and coordination of construction work; **(3)** the receipt and deposit of funds from Hunt - Woodbine Realty Corporation in an amount not to exceed \$163,895; and **(4)** an increase in appropriations in the amount of \$163,895, in the Union Station Renovation Developer Advance Fund - Financing: Private Funds (to be reimbursed without interest from the proceeds of the future sale of General Obligation Bonds)
11. Authorize **(1)** an increase in the contract with TMV LLC dba Triune Associates for the renovation of the Moorland YMCA building located at 2700 Flora Street for the Dallas Black Dance Theatre to provide furnishings in the amount of \$172,217, from \$4,250,420 to \$4,422,637; **(2)** the receipt and deposit of funds from Dallas Black Dance Theatre in an amount not to exceed \$172,217; and **(3)** an increase in appropriations in the amount of \$172,217 - Not to exceed \$172,217, from \$4,250,420 to \$4,422,637 - Financing: Private Funds

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Water Utilities

12. Authorize a contract with Diversity Management Strategists, LLC to perform an assessment and develop a training program to enhance workforce diversity and employee productivity - \$72,000 - Financing: Water Utilities Current Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

Department of Development Services

13. Authorize amendments to Resolution No. 03-3387, previously approved on December 8, 2003, for the Historic Development Program tax abatement for the redevelopment of the Republic Center Tower 1 located at 325 North St. Paul Street to extend the completion date from June 6, 2006 to November 3, 2007 - Financing: No cost consideration to the City

ITEMS FOR FURTHER CONSIDERATION

Business Development & Procurement Services

14. Authorize Supplemental Agreement No. 1 to the professional services contract with KPMG LLP for audit services of the City's financial operations and grant activities for the fiscal year ended September 30, 2006 - Not to exceed \$334,834, from \$950,000 to \$1,284,834 - Financing: Current Funds