

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 20, 2008

08-0590

SPECIAL COMMUNITY MEETING OF THE DALLAS CITY COUNCIL
DALLAS EXECUTIVE AIRPORT
5303 CHALLENGER, DALLAS, TEXAS 75237
MAYOR TOM LEPPERT, PRESIDING

PRESENT: [15] Leppert, Garcia, Caraway, Medrano, Neumann, Hill, Salazar, Davis,
Atkins, Kadane, Allen, Koop, Natinsky, Rasansky, Hunt

ABSENT: [0]

The meeting was called to order at 6:39 a.m.

The assistant city secretary announced that a quorum of the city council was present.

The invocation was given by Councilmember Hill.

Councilmember Natinsky led the Pledge of Allegiance.

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 9:30 p.m.

Mayor

ATTEST:

Assistant 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.

*** Indicates arrival time after invocation and pledge of allegiance.**

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EXHIBIT A

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EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 20, 2008

08-0591

Briefing: Realizing Potential: A Framework for Enhancing the Southern Portion of Dallas

The city manager briefed the city council on the item.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 20, 2008

08-0592

Item 1: Authorize **(1)** the acceptance of an Economic Development Initiative (EDI) grant from the U.S. Department of Housing and Urban Development for acquisition, planning, design, purchase of equipment, revitalization, redevelopment or construction of the Dallas Fair Park Commercial District for the period of October 1, 2006 to September 30, 2013; and **(2)** execution of the grant agreement - Not to exceed \$198,000 - Financing: U.S. Department of Housing and Urban Development Grant Funds

Councilmember Davis moved to approve the item.

Motion seconded by Deputy Mayor Pro Tem Caraway and unanimously adopted.

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Item 2: Authorize a public hearing to be held on March 26, 2008 to receive comments concerning the creation of City of Dallas Reinvestment Zone No. 70 located at property south of Beckleymeade Road and east of Hampton Road; and, at the close of the hearing, consideration of: **(1)** an ordinance creating City of Dallas Reinvestment Zone No. 70; **(2)** a 90 percent real property tax abatement for ten years with TCDFW I20 II, LP; and **(3)** a public infrastructure cost participation agreement of 30 percent for total public infrastructure costs in an amount not to exceed \$442,932 - Financing: No cost consideration to the City

Councilmember Atkins moved to approve the item.

Motion seconded by Deputy Mayor Pro Tem Caraway and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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08-0594

Item 3: Authorize a funding allocation to facilitate acquisition, environmental remediation, related demolition, and relocation cost of improved and unimproved properties along the Bexar Street Corridor-Phase II/Neighborhood Improvement Program target area CT 39.02/115.00 for mixed-use development - \$500,000 - Financing: 2006 Bond Funds

Councilmember Davis moved to approve the item.

Motion seconded by Councilmember Atkins and unanimously adopted. (Hill absent when vote taken)

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Item 4: Authorize a loan in the amount of \$500,000 at 0% interest to South Dallas/Fair Park Inncity Community Development Corporation (ICDC) for the acquisition of improved and unimproved properties located within the 4700-4900 block of Spring Avenue and associated relocation, environmental remediation, or demolition costs for the purpose of constructing residential, retail, commercial, or mixed-use redevelopment - Not to exceed \$500,000 - Financing: 2006 Bond Funds

Councilmember Davis moved to approve the item.

Motion seconded by Deputy Mayor Pro Tem Caraway and unanimously adopted. (Garcia absent when vote taken)

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Item 5: Authorize an amendment to the Single-Family Housing Infrastructure Development Bond Program Statement to clarify the City's participation structure to allow for pro-rata payment to the developer of the City's portion of eligible infrastructure costs at the time of each qualified homebuyer closing and to further amend the Single-Family Housing Infrastructure Development Bond Program Statement to allow for pro-rata payment to the developer of the City's portion of eligible infrastructure costs at the time of a closing of the sale of lots to a non-profit entity - Financing: No cost consideration to the City

Deputy Mayor Pro Tem Caraway moved to approve the item.

Motion seconded by Councilmember Salazar and unanimously adopted.

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08-0597

Item 6: Authorize a resolution declaring approximately 18 acres located near the intersection of St. Augustine and Elam Roads at 318 North St. Augustine Road unwanted and unneeded and authorizing its conveyance to Dallas Neighborhood Alliance for Habitat, a City certified Community Housing Development Organization, through the Land Transfer Program - Revenue: \$104,465

Councilmember Atkins moved to approve the item.

Motion seconded by Councilmember Hill and unanimously adopted.

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08-0598

Item 7: Authorize a participation agreement and private development contract with St. Andrews Housing, LLC, for street infrastructure development costs to support the development of a 71 lot single-family housing subdivision at 318 North St. Augustine Road - Not to exceed \$377,304 - Financing: 2003 Bond Funds

Councilmember Atkins moved to approve the item.

Motion seconded by Councilmember Hill and unanimously adopted.

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Item 8: Authorize a secured, no interest, forgivable loan pursuant to the Residential Development Acquisition Loan Program in the amount of \$940,000 to Dallas Neighborhood Alliance for Habitat to pay part of the acquisition cost of 94 unimproved properties at I-20 and Bonnie View for the development of low-to-moderate income single-family homes - Not to exceed \$940,000 - Financing: FY 2006-07 Community Development Grant Funds (\$350,000); FY 2007-08 Community Development Grant Funds (\$590,000)

Councilmember Atkins moved to approve the item.

Motion seconded by Deputy Mayor Pro Tem Caraway and unanimously adopted.

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08-0600

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

OPEN MICROPHONE –BEGINNING OF MEETING:

SPEAKER: Tony Anderson, 3829 Shady Hollow Lane
REPRESENTING: Casa del Valle
SUBJECT: Theater – Southwest Center Mall

SPEAKER: Jose Garza, 6110 S. Cockrell Hill Rd.
SUBJECT: Services

SPEAKER: John Collins, 2323 N. Houston
SUBJECT: Demand, design and develop

SPEAKER: Barbara Upchurch, 2836 Bonnywood Lane
SUBJECT: Economic development

SPEAKER: Steve Washington, 717 Town Creek
SUBJECT: Job training

SPEAKER: Stanley Moussa, (not provided)
REPRESENTING: Ambassador Aviation
SUBJECT: Building more hangars

SPEAKER: Lionel Churchill, 7439 San Jose Ave.
REPRESENTING: Southeast Dallas Civic Association
SUBJECT: DART rail and city parks

SPEAKER: Kevin Felder, 8404 Capriola Lane
SUBJECT: Single family tax credits

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SPEAKER: Janet C. Shepherd, 504 S. Ravinia
SUBJECT: Drug houses

SPEAKER: Chris Lomax, 6430 Dixie Garden Lane
REPRESENTING: Cedar Vista Proposed CD
SUBJECT: Why nothing is moving forward on CD process

SPEAKER: Ginger Riley, 10263 Betler Drive
REPRESENTING: Housing Chairman, Senior Affairs Commission
SUBJECT: Need for senior housing

SPEAKER: Jim Reid, 1529 Seggar
SUBJECT: Empowerment

SPEAKER: Ewing Moseley, 4719 Cole
SUBJECT: Grocery store in southern sector and police

SPEAKER: James A. Toney, 4311 Duncanville
SUBJECT: Leadership Development Institute

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EXHIBIT C