

**ADDENDUM  
CITY COUNCIL MEETING  
MAY 26, 2010  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize a five-year service contract for the collection of delinquent City accounts - Progressive Financial Services, Inc., highest responsible bidder of four - Estimated Net Annual Revenue: \$2,598,000 (Current Funds (\$429,550), Water Utilities Current Funds (\$1,943,450) and Stormwater Drainage Management Funds (\$225,000))

**Economic Development**

2. Authorize a master agreement with Cypress Waters Land Development, LLC, an affiliate of Billingsley Development Corporation, to outline recommended public financial incentives and developer obligations related to the development of a 1,661 acre site located in the northwest area of Dallas known as Cypress Waters - Financing: No cost consideration to the City
3. Authorize **(1)** a management services contract with Dallas Development Fund (DDF) to administer and manage any allocations of New Markets Tax Credit (NMTC) awarded by the United States Treasury Community Development Financing Institutions (CDFI) Fund; **(2)** acceptance of NMTC fees consisting of 1% of Qualified Equity Investments pursuant to closing and collection by DDF; and **(3)** acceptance of payment of or reimbursement to the City for costs for outside assistance or legal counsel required in association with the program - Estimated Revenue: \$550,000

ITEMS FOR INDIVIDUAL CONSIDERATION

ITEMS FOR FURTHER CONSIDERATION

**Office of Financial Services**

4. Authorize an increase in the Over 65 and Disabled Persons Homestead Property Tax Exemption from \$64,000 to \$70,000 beginning with the ~~2009~~ 2010 tax year - Estimated Annual Revenue Loss: (\$2,600,000)

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS

**Economic Development**

5. Authorize **(1)** the establishment of the Pleasant Grove Economic Development Program pursuant to Chapter 380 of the Texas Local Government Code (the "Act") to make loans and grants to promote local economic development in the Pleasant Grove community of Dallas; and **(2)** a Chapter 380 grant agreement in an amount not to exceed \$75,000 with Pleasant Grove Mission Possible, Inc. (PGMP) to implement the first phase of the Pleasant Grove Economic Development Program to fund the marketing and design work aimed at improving the image and perception of the Pleasant Grove community thereby encouraging future business and commercial activities within the area - Not to exceed \$75,000 - Financing: Public/Private Partnership Funds

**Note:** Addendum Item Nos. 6 and 7  
must be considered collectively.

**DalPark Garage**

6. \* Authorize an amendment to the parking agreement with Central Parking System of Texas, Inc., now DalPark Partners, Ltd., parking operator of the DalPark Garage, previously approved by Resolution No. 03-1923, on June 25, 2003, in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to: **(1)** extend the term of the agreement by five years from July 1, 2010 to June 30, 2015; **(2)** reduce the City's rate per space from \$101.24 to \$90 per space / per month; **(3)** reduce the number of public, short-term parking spaces from 225 spaces to 150 spaces; and **(4)** increase the public's hourly rate per space from \$1.00 per hour to \$1.50 per hour for the first four hours - Not to exceed \$820,000 - Financing: City Center TIF District Funds
7. \* Authorize the receipt and deposit of estimated monthly average parking revenue of \$11,063 from DalPark Partners, Ltd. over a five-year period - Estimated Parking Revenue: \$663,780

**Housing/Community Services**

8. Authorize a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit allocation for Hillside West Seniors Project located at 32 Pinnacle Park Boulevard, which is located in a census tract that has more than 30% housing tax credit units per households in the census tract as established by the U.S. Census Bureau, pursuant to Sec. 50.6(g) of the 2010 Qualified Allocation Plan (QAP), for the acquisition and new construction of the proposed 130-unit multifamily residential development - Financing: No cost consideration to the City  
Recommendation of Staff: Approval

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ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - CONSENT

9. A public hearing to receive comments regarding an application for a Specific Use Permit for an Open-enrollment Charter School on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 1638 on a portion of property bounded by Lamar Street, McKinney Avenue, Laws Street, and Munger Avenue  
Recommendation of Staff and CPC: Approval for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan, traffic management plan, and conditions  
Z090-157(RB)

DELETION:

**Park & Recreation**

25. Authorize **(1)** a five-year horticulture services nursery contract, with one five-year renewal option, with Southwest Perennials, Inc. for the period June 1, 2010 through May 31, 2015 to operate the Greenhouse facility in Crawford Park located at 8740 Elam Road in consideration of providing bedding plants valued at approximately \$45,000 annually; and **(2)** receipt and deposit of funds from Southwest Perennials, Inc. for greenhouse utility charges in the amount of approximately \$45,000 - Not to exceed \$45,000 - Financing: Current Funds (subject to appropriations)