

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 27, 2013
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

ADDITIONS:

Briefing

Trinity East Gas Lease

6ES

CONSENT ADDENDUM

Economic Development

1. Authorize a master agreement with DFM Developer, Ltd. to outline recommended public financial incentives and developer obligations related to the development of an approximately 12 acre site located southeast of the intersection of Harwood Street and Marilla Street known as Dallas Farmers Market - Financing: No cost consideration to the City
2. Authorize a public hearing to be held on March 27, 2013 to receive comments on amendments to the Project and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Six (the Farmers Market TIF District) to: **(1)** increase the geographic area of the Farmers Market TIF District to include properties located south and east of the existing boundary; **(2)** extend the term of the Farmers Market TIF District from September 30, 2013 to December 31, 2028; **(3)** increase the total Farmers Market TIF budget from \$11,645,918 NPV (\$22,733,724 total dollars) to \$19,238,514 NPV (\$33,955,605 total dollars), including the adjustment of various budget categories/line items; **(4)** decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; and **(5)** allow direct land sale to implement the plan and, at the close of the public hearing, consideration of an ordinance amending Ordinance No. 23521, previously approved on May 27, 1998, and Ordinance No. 24001, previously approved on August 25, 1999, to reflect these amendments - Financing: No cost consideration to the City

Sanitation Services

3. Authorize acceptance of the City's Local Solid Waste Management Plan, with amended timelines - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

4. Authorize a two-year lease agreement with Dallas Children's Advocacy Center for approximately 2,500 square feet of office space and five parking spaces located at 5351 Samuel Boulevard for the Police Department's Youth and Family Crimes Division for the period March 1, 2013 through February 28, 2015 - Total not to exceed \$98,499 - Financing: Current Funds (subject to annual appropriations)
5. An ordinance granting a Planned Development District for mixed uses on property zoned Planned Development Subdistrict No. 73 in Planned Development District No. 193, the Oak Lawn Special Purpose District, and a Historic Transition Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State Thomas Historic District - Z123-129 - Financing: No cost consideration to the City
6. An ordinance granting a new subdistrict, a resolution accepting deed restrictions volunteered by the applicant, and a resolution accepting the termination of existing deed restrictions on property zoned a Historic Transition Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State Thomas Historic District on the northwest side of State Street, between Routh Street and Fairmount Street - Z123-130 - Financing: No cost consideration to the City
7. An ordinance abandoning a portion of Neely Street to Dallas County Schools, the abutting owner, containing approximately 17,005 square feet of land located near its intersection with Zang Boulevard - Revenue: \$170,000 plus the \$20 ordinance publication fee

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

8. An ordinance amending Ordinance No. 20231, as amended, to adopt new, renumbered and revised city election precincts - Financing: No cost consideration to the City
9. An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 11, 2013, for the purpose of electing 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 for the term beginning June 24, 2013 - Financing: No cost consideration to the City

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Park & Recreation

10. An ordinance ordering a special election to be held in the City of Dallas on Saturday, May 11, 2013, for the purpose of submitting to the qualified voters propositions on the question of conveying, by sale or exchange, of: **(1)** up to approximately 25 acres of land, being part of Joey Georgusis Park; and **(2)** up to approximately 257 acres of land, being all of Elgin B. Robertson Park - Financing: No cost consideration to the City

DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

11. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Flora Street Lofts, located at 2121 Flora Street, for the acquisition and new construction of the proposed 47-unit multifamily residential development for mixed income families; and **(2)** a loan in an amount of \$1,100,000 to La Reunion TX for the development at 2121 Flora Street - Not to exceed \$1,100,000 - Financing: 2010-11 HOME Investment Partnership Program Grant Funds (\$915,235) and 2012-13 HOME Investment Partnership Program Grant Funds (\$184,765)
Recommendation of Staff: Approval
12. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for the proposed project to be located at 4623 South Lancaster Road, for the acquisition and new construction of the proposed 150-unit multifamily residential development for low income families; and **(2)** a loan in an amount of \$1,350,000 to Sapphire Road Development Patriots Crossing South, LLC for the development at 4623 South Lancaster Road - Financing: 2011-12 HOME Investment Partnership Program Grant Funds (\$984,442) and 2012-13 HOME Investment Partnership Program Grant Funds (\$365,558)
Recommendation of Staff: Approval

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ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

13. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Serenity Place Apartments, located at 3124 South Denley Drive, for the acquisition and new construction of the proposed 45-unit multifamily residential supportive housing development for low income families; **(2)** a loan in the amount of \$1,997,913 to City Wide Community Development Corporation for the development at 3124 South Denley Drive; and **(3)** a land-lease agreement for City of Dallas owned property related to this project development - Not to exceed \$1,997,913 - Financing: 2006 Bond Funds (\$997,913); 2011-12 Community Development Block Grant Reprogramming Funds (\$500,000) and 2012-13 Community Development Block Grant Funds (\$500,000)
Recommendation of Staff: Approval

14. Authorize a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Summit Place, located at the SWC of Merit Drive & Interstate Highway 635, for the acquisition and new construction of the proposed 100-unit multifamily residential development for mixed income families - Financing: No cost consideration to the City
Recommendation of Staff: Approval

15. Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low-income housing tax credit (LIHTC) allocation for Wynnewood Family Housing, located at 2048 South Zang Boulevard, for the acquisition and new construction of the proposed 160-unit multifamily residential development for low income families; and **(2)** an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive \$425,000 of the current balance of the loan conditioned on the award of 2013 9% Low Income Housing Tax Credit - Financing: No cost consideration to the City
Recommendation of Staff: Approval

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CORRECTION:

Sustainable Development and Construction

56. Authorize the quitclaim of 97 ~~98~~ 99 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$514,487 ~~\$518,586~~
~~\$525,736~~