

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 24, 2018
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

RECEIVED
2018 OCT 19 PM 5:48
CITY SECRETARY
DALLAS, TEXAS

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 55

CONSENT ADDENDUM

Addendum Items 1 - 2

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 56 - 61
Addendum Items 3 - 6

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 62 - 77
Addendum Items 7 - 8

Public Notice

18 09 70

POSTED CITY SECRETARY
DALLAS, TX

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

ADDITIONS:CONSENT ADDENDUM**City Attorney's Office**

1. 18-1104 Authorize payment of the judgment for Rosalyn Henry in the lawsuit styled Rosalyn Henry, et al. v. City of Dallas, Cause No. DC-16-13267 - Not to exceed \$88,355.07 - Financing: Risk Management Funds

Office of Economic Development

2. 18-1108 Authorize a third amendment to the development agreement with Drever 1401 Elm, LLC for the 1401 Elm Street redevelopment project, previously approved on January 22, 2014, by Resolution No. 14-0216, as amended, to: (1) extend the project completion and Certificate of Occupancy deadline from December 31, 2019 to December 31, 2020; (2) reduce the required minimum 387,000 square feet of residential space to 350,000 square feet; (3) revise the requirement for non-residential, commercial space, including retail/restaurant and office space to add hotel space to the requirement, remove retail/restaurant space from the requirement and increase the minimum square footage from 65,000 to 250,000 for the revised requirement; (4) add a separate requirement for a minimum of 20,000 square feet of retail/restaurant space; and (5) as consideration for the requested amendment, increase the required minimum private investment for the project from \$100,000,000.00 to \$175,000,000.00 - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

3. 18-1099 A resolution designating absences by Deputy Mayor Pro Tem Adam Medrano and Councilmember Rick D. Callahan as being for "Official City Business" - Financing: No cost consideration to the City

Housing & Neighborhood Revitalization

4. 18-1127 Authorize the first amendment to the Comprehensive Housing Policy Manual, previously approved on May 9, 2018, by Resolution No. 18-0704 to amend the Resolutions of Support and No Objection policy to change the application schedule for developers requesting Resolutions of Support or No Objection for multi-family rental housing development projects seeking Housing Tax Credits through the Texas Department of Housing and Community Affairs so that the City Manager may publish a schedule each year, which may be amended from time to time, for issuing one or more Request for Applications for Resolutions of Support or No Objection and brief the appropriate City Council committee on the annual schedule - Financing: No cost consideration to the City

Office of Economic Development

5. 18-1094 Authorize a real property tax abatement agreement with Preferred Freezer Services Dallas Holding Co., LLC and/or an affiliate thereof for the purpose of granting a seven-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with the proposed build-to-suit development of a cold storage distribution facility within a Texas Enterprise Zone situated on approximately 15 acres of property located at 4100 Cedardale Drive in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: \$983,304.00 over a seven-year period
6. 18-1095 Authorize (1) a conditional grant agreement with TCHF V, LP or an affiliate thereof ("Developer") for the renovation of the Square 67 Shopping Center located at 2550 West Red Bird Lane; and (2) an increase in appropriations in an amount not to exceed \$1,450,000.00 in ECO (I) Fund - Not to exceed \$1,450,000.00 - Financing: 2017 Bond Funds

PUBLIC HEARINGS AND RELATED ACTIONS**Housing & Neighborhood Revitalization**

7. 18-1120 A public hearing to receive comments regarding an application by DAL Steele Ridgecrest LLC to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 4% Non-Competitive Housing Tax Credits for the acquisition and rehabilitation of the Ridgecrest Terrace Apartments, an existing multifamily complex with 250 units located at 526 South Walton Walker Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, consider a resolution of no objection to DAL Steele Ridgecrest, LLC's application for the TDHCA 2018 4% Non-Competitive Housing Tax Credits allocation for the acquisition and rehabilitation of the Ridgecrest Terrace Apartments - Financing: No cost consideration to the City

8. 18-1125 A public hearing to receive comments regarding an application by JKLF Eastfield, LTD. to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 4% Non-Competitive Housing Tax Credits for the acquisition and rehabilitation of the Treymore Eastfield Apartments, an existing multifamily complex with 196 units located at 2631 John West Road, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, consider a resolution of no objection to JKLF Eastfield, LTD.'s application for the TDHCA 2018 4% Non-Competitive Housing Tax Credits allocation for the acquisition and rehabilitation of the Treymore Eastfield Apartments - Financing: No cost consideration to the City

CORRECTION:**Park & Recreation Department**

49. 18-680 Authorize (1) an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ 0918-47-204205, CFDA No. 20.2054) in the amount of \$5,421,124.00 for construction of the Trinity Strand Trail - Phase II Project; (2) a required local match in the amount of \$64,314.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of funds in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Program Fund; (4) the establishment of appropriations in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Program Fund; (5) allocation of \$5,197.91 in 2006 Bond Funds and \$2,069,298.09 in 2012 Bond Funds as the City of Dallas' local cash match; and (6) execution of the grant agreement including all terms, conditions, and documents required by the grant agreement - Total not to exceed \$7,495,620.00 - Financing: Texas Department of Transportation Funds (\$5,421,124.00), 2006 Bond Funds (\$5,197.91), and 2012 Bond Funds (\$2,069,298.09)

DELETION:**Department of Sustainable Development and Construction**

27. 18-835 A resolution (1) declaring twelve properties unwanted and unneeded and authorizing their sale by public auction (list attached to the Agenda Information Sheet); (2) authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute; and (3) waving the minimum reserve amount - Estimated Revenue: \$946,060.00

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]