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CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 27, 2019
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

Public Notice

19 02 03

POSTED CITY SECRETARY
DALLAS, TX

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 - 35

CONSENT ADDENDUM

Addendum Items 1 - 25

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 36 - 38
Addendum Items 26 - 28

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 39 - 50
Addendum Items 29 - 33

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 pistola 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:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- E. Tobolowsky, deceased, Cause No. DC-18-17620

CONSENT ADDENDUM**Housing & Neighborhood Revitalization**

1. 19-316 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 2 affordable houses by Confia Homes, L.L.C.; **(2)** the sale of 2 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C., subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 2 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
2. 19-317 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 15 affordable houses by Dallas Neighborhood Alliance for Habitat; **(2)** the sale of 15 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 15 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
3. 19-318 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 20 affordable houses by Hedgestone Investments, LLC; **(2)** the sale of 20 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Hedgestone Investments, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 20 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
4. 19-319 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 12 affordable houses by Marcer Construction Company, LLC; **(2)** the sale of 12 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 12 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)

5. 19-320 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 2 affordable houses by PAD Enterprise, LLC; **(2)** the sale of 2 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to PAD Enterprise, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 2 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
6. 19-332 Authorize **(1)** a development loan agreement with 2400 Bryan Street, LLC or an affiliate thereof in an amount not to exceed \$13,026,943.00 (comprised of \$3,605,570.00 in HOME Investment Partnerships Program Funds, \$6,000,000.00 in Public/Private Partnership Funds, and \$3,421,373.00 of Community Development Block Grant Funds); **(2)** a conditional grant agreement with 2400 Bryan Street, LLC or an affiliate thereof for the development of a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street in an amount not to exceed \$973,057.00 in 2012 General Obligation Bond Funds; and **(3)** the City of Dallas Housing Finance Corporation to purchase and own the land and to enter into a long-term ground lease with 2400 Bryan Street, LLC - Total not to exceed \$14,000,000.00 - Financing: 2012 General Obligation Bond Funds (\$973,057.00), Community Development Block Grant Funds (\$3,421,373.00), HOME Investment Partnerships Program Funds (\$3,605,570.00), and Public/Private Partnership Funds (\$6,000,000.00)

Office of Economic Development

7. 19-207 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
8. 19-208 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

9. 19-209 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
10. 19-210 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
11. 19-211 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
12. 19-212 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
13. 19-213 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
14. 19-214 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

15. 19-215 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
16. 19-216 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
17. 19-217 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
18. 19-218 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
19. 19-219 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
20. 19-220 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

21. 19-221 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
22. 19-222 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
23. 19-223 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
24. 19-224 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
25. 19-225 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

26. 19-311 A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 4, 2019, in an amount not to exceed \$670,317.74; **(2)** legal advertising in connection with the Saturday, May 4, 2019 General Election, in an amount not to exceed \$100,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Total not to exceed \$770,617.74 - Financing: General Fund
27. 19-313 A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 4, 2019 general election and submit a canvass report to the full City Council on Wednesday, May 15, 2019 - Financing: No cost consideration to the City

Mayor and City Council Office

Note: This item will only be considered if a motion to reconsider is successful.

28. 19-340 Consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City

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

29. 19-325 A public hearing to receive comments regarding an application by Highpoint at Wynnewood, LP to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the acquisition and redevelopment of the HighPoint at Wynnewood Apartments a 221-unit multifamily complex located at 1805 South Zang Boulevard; and at the close of the public hearing to: **(1)** adopt a Resolution of No Objection for Highpoint at Wynnewood, LP, or its affiliate, related to its application to TDHCA for the acquisition and redevelopment of HighPoint at Wynnewood Apartments; **(2)** adopt a Resolution of Support for Highpoint at Wynnewood, LP, or its affiliate, related to its application to TDHCA for 9% Competitive Housing Tax Credits for acquisition and redevelopment of the HighPoint at Wynnewood Apartments; and **(3)** authorize a line of credit in an amount not to exceed \$500.00 for the proposed development - Not to exceed \$500.00 - Financing Public/Private Partnership Funds

30. 19-323 A public hearing to receive comments regarding an application by Northgate Preservation, L.P. to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the acquisition and rehabilitation of the Northgate Village Apartments a 168-unit multifamily complex located at 12303 North Plano Road; and at the close of the public hearing, adopt a Resolution of No Objection for Northgate Preservation, L.P., or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of the Northgate Village Apartments - Financing: No cost consideration to the City
31. 19-331 A public hearing to receive comments regarding an application by Palladium Redbird, Ltd. (PRL) to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for Palladium Redbird located at the intersection of West Camp Wisdom Road and South Westmoreland Road site of the former Red Bird Mall/Southwest Center Mall; and at the close of the public hearing **(1)** authorize a Resolution of No Objection for PRL or its affiliate, related to its application to TDHCA for the acquisition and new construction of improvements to be known as the Palladium Redbird; and **(2)** conditioned upon PRL receiving a 2019 4% Housing Tax Credit award and upon City Council's final adoption of the Community Development Block Grant (CDBG) Reprogramming Budget No. 1 on April 10, 2019, authorize **(a)** a development loan agreement in an amount not to exceed \$6,271,576.00 (comprised of \$2,696,300.00 in Community Development Block Grant Funds and \$3,575,276.00 of HOME Investment Partnerships Program Funds) with PRL or an affiliate thereof; **(b)** a conditional grant agreement in an amount not to exceed \$2,028,424.00 in 2012 General Obligation Bond Funds with a nonprofit entity; and **(c)** the City of Dallas Housing Finance Corporation to purchase and own the land, enter into a long-term ground lease with PRL, and take an ownership interest in PRL for the development of a mixed-income multifamily complex located at the intersection of West Camp Wisdom Road and South Westmoreland Road, site of the former Red Bird Mall/Southwest Center Mall - Total not to exceed \$8,300,000.00 - Financing: 2012 General Obligation Bond Funds (\$2,028,424.00), HOME Investment Partnerships Program Funds (\$3,575,276.00), and Community Development Block Grant Funds (\$2,696,300.00)
32. 19-324 A public hearing to receive comments regarding an application by Steele Pythian LP to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the proposed acquisition and rehabilitation of the Pythian Manor Apartments a 76-unit multifamily complex located at 2719 East Illinois Avenue; and at the close of the public hearing, adopt a Resolution of No Objection for Steele Pythian LP, or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of Pythian Manor Apartments - Financing: No cost consideration to the City

33. 19-330 A public hearing to receive comments regarding an application by TX Casa View 2018, Ltd. (TCV) to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the Estates at Shiloh Apartments located at 2649 Centerville Road and at the close of the public hearing **(1)** authorize a Resolution of No Objection for TCV or its affiliate, related to its application to TDHCA for the acquisition, rehabilitation of existing units, and new construction of improvements to be known as the Estates at Shiloh Apartments; and **(2)** conditioned upon TCV receiving a 2019 4% Housing Tax Credit award and upon City Council's final adoption of the Community Development Block Grant (CDBG) Reprogramming Budget No. 1 on April 10, 2019, authorize **(a)** a development loan agreement in an amount not to exceed \$3,801,000.00 of CDBG Funds with TCV or an affiliate thereof; **(b)** a conditional grant agreement in an amount not to exceed \$199,000.00 in 2012 General Obligation Bond Funds with a nonprofit entity; and **(c)** the City of Dallas Housing Finance Corporation to purchase and own the land, enter into a long-term ground lease with TCV, and take an ownership interest in TCV for the development of a mixed-income multifamily complex for seniors located at 2649 Centerville Road - Total not to exceed \$4,000,000.00 - Financing: 2012 General Obligation Bond Funds (\$199,000.00) and Community Development Block Grant Funds (\$3,801,000.00)

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]