

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 1, 2022

22-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, Arnold, *McGough, Narvaez (**1:04), *Resendez, West, Willis

ABSENT: [0]

The meeting was called to order at 1:01 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 2:48 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 1, 2022

EXHIBIT A

RECEIVED

2022 JUL 29 AM 11:16

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

220701

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

August 1, 2022

1:00 PM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	ENVIRONMENT AND SUSTAINABILITY Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
PUBLIC SAFETY McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
AD HOC JUDICIAL NOMINATING COMMITTEE Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	AD HOC LEGISLATIVE AFFAIRS Atkins (C), McGough, Mendelsohn, Narvaez, Willis
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

The City Council Economic Development Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Briefing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me0aba00a356dd6e86ed419cbc1d34595):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me0aba00a356dd6e86ed419cbc1d34595>

Call to Order

MINUTES

1. [22-1534](#) Approval of Minutes of the June 6, 2022 City Council Meeting Economic Development Committee

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [22-1529](#) Department of Development Services Updates
[Andrew Espinoza, Director/Chief Building Official, Development Services]

Attachments: [Presentation](#)

BRIEFING MEMORANDUMS

- B. [22-1249](#) Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors
[Jennifer Todd-Goynes, Senior Consultant, TIP Strategies, Inc., and Robin Bentley, Director, Office of Economic Development]

Attachments: [Memo](#)

- C. [22-1532](#) Upcoming Public Improvement District (PID) Agenda Items: (1) August 10, 2022 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2022 and Adopt 2023 Service Plans; (2)(a) August 24, 2022 Public Hearing to amend 2022 Service Plans for four PIDs; (b) adopt 2022 Annual Assessment Rates and (c) Adopt 2023 Service Plans; and (3) September 14, 2022 PID Policy and Management Contract Amendments
[Jiroko Rosales, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- D. [22-1609](#) Update on Requests for Proposals (RFPs) for Transit-Oriented Development (TOD) Proposals on DART-owned properties
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memo](#)

- E. [22-1695](#) South Dallas Opportunity Fund Update
[Joyce Williams, Director, Small Business Center]

Attachments: [Memo](#)

- F. [22-1708](#) Priorities for 88th Texas Legislative Session
[Robin Bentley, Director, Office of Economic Development]

Attachments: [Memo](#)

ADJOURNMENT

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]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 1, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 1, 2022

Item 1: Approval of Minutes of the June 6, 2022 City Council Meeting Economic Development Committee

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Arnold and unanimously adopted. (Narvaez absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 1, 2022

BRIEFING ITEMS

Item A: Department of Development Services Updates

The following individual briefed the committee on the item:

- Andrew Espinoza, Director/Chief Building Official, Development Services

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 1, 2022

BRIEFING MEMORANDUMS

- Item B: Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors
- Item C: Upcoming Public Improvement District (PID) Agenda Items: (1) August 10, 2022 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2022 and Adopt 2023 Service Plans; (2)(a) August 24, 2022 Public Hearing to amend 2022 Service Plans for four PIDs; (b) adopt 2022 Annual Assessment Rates and (c) Adopt 2023 Service Plans; and (3) September 14, 2022 PID Policy and Management Contract Amendments
- Item D: Update on Requests for Proposals (RFPs) for Transit-Oriented Development (TOD) Proposals on DART-owned properties
- Item E: South Dallas Opportunity Fund Update
- Item F: Priorities for 88th Texas Legislative Session

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, AUGUST 1, 2022

EXHIBIT C



City of Dallas

Department of Development Services Updates

**Economic Development
Committee
August 1, 2022**

Andrew Espinoza, Director/Chief Building Official
Development Services
City of Dallas

Presentation Overview



- Technology
- Residential Permit Metrics
- Performance Goals
- Recruitment and Onboarding
- Communication and Marketing
- Next Steps





- Completed the design, review, and testing of the updated plan review software
- Shift to Training Implementation
- 15 Trouble Tickets were reported from May 1 to June 10, and issues are normally addressed within a day
- Few minor issues since June and will continue to monitor



Technology



- Webinars held on July 12 and 13 were attended by 95 community participants
- Sessions outlined new features and improvements
- City Staff training began in early July and concludes on July 29
 - 145 individuals are included in the in-person program





- August 4 taking the system offline
- Go Live August 8 platform reactivated
- Paper plan submissions will be accepted
- Developer and Community Applicant Training will continue Saturday, August 13 and continues each Saturday ending September 10
- Development Services Training Center, 400 S. Zang Blvd





- Help Desk – Subject matter expert staff members have been identified and assist customers with questions associated with the new software enhancements
- Internal and External training will be used to establish future training sessions for the new and existing users
- Finalize program by September 21





- Consultant reviewing and evaluating the current Statement of Work (SOW)
- That process has identified components of the SOW which need clarification
- Consultant held an in-person orientation meeting on June 23rd with DSD Staff to review the current status and future activities required to finalize the SOW





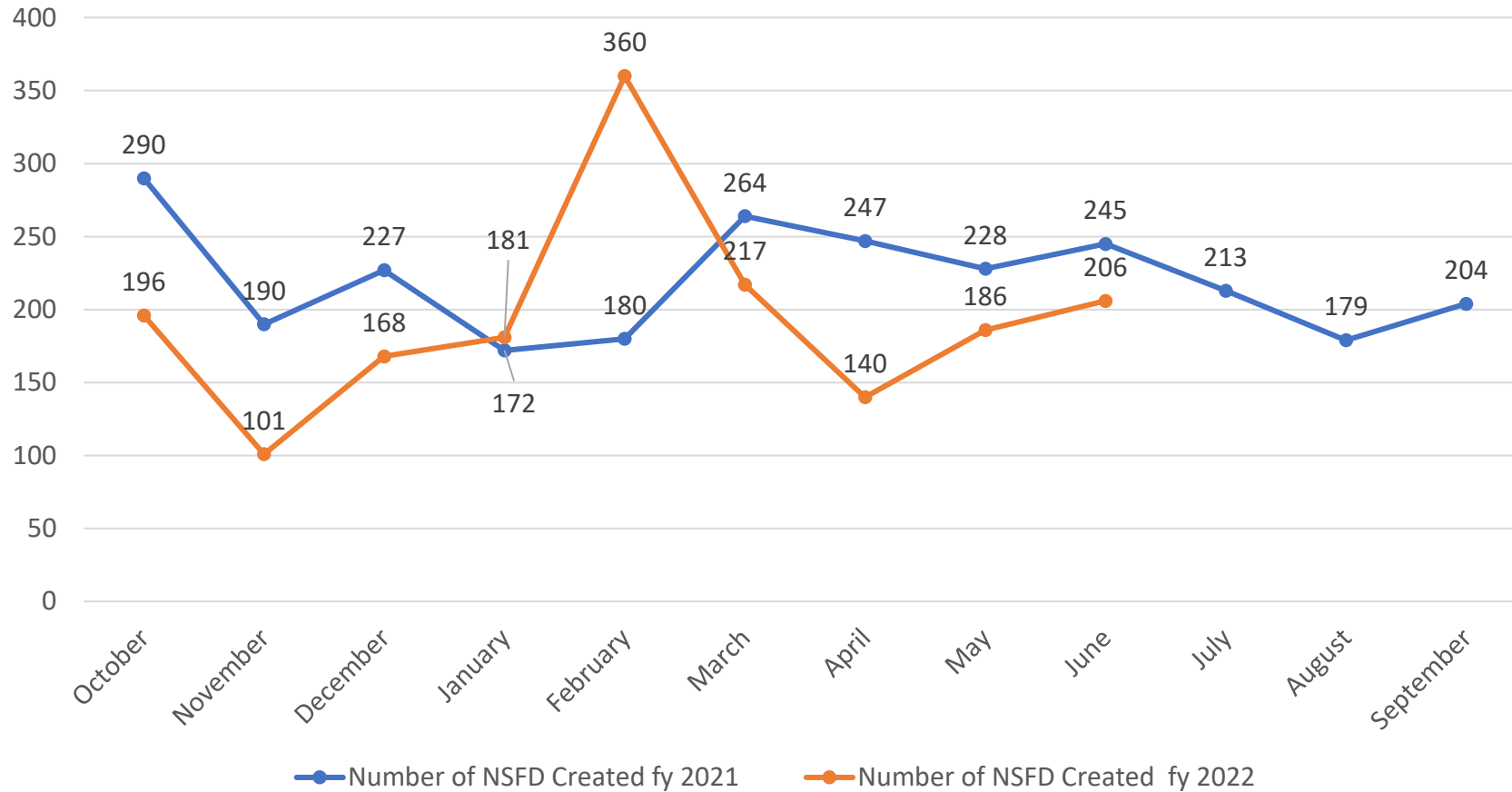
- Meetings are held to the City's business processes to match the program in the SOW and proposal
- The Department Staff is refining the strategy and procurement process with ITS/Procurement Department with a goal of completing negotiations by October 2022



Residential Permit Volume



New Single Family Permits Created



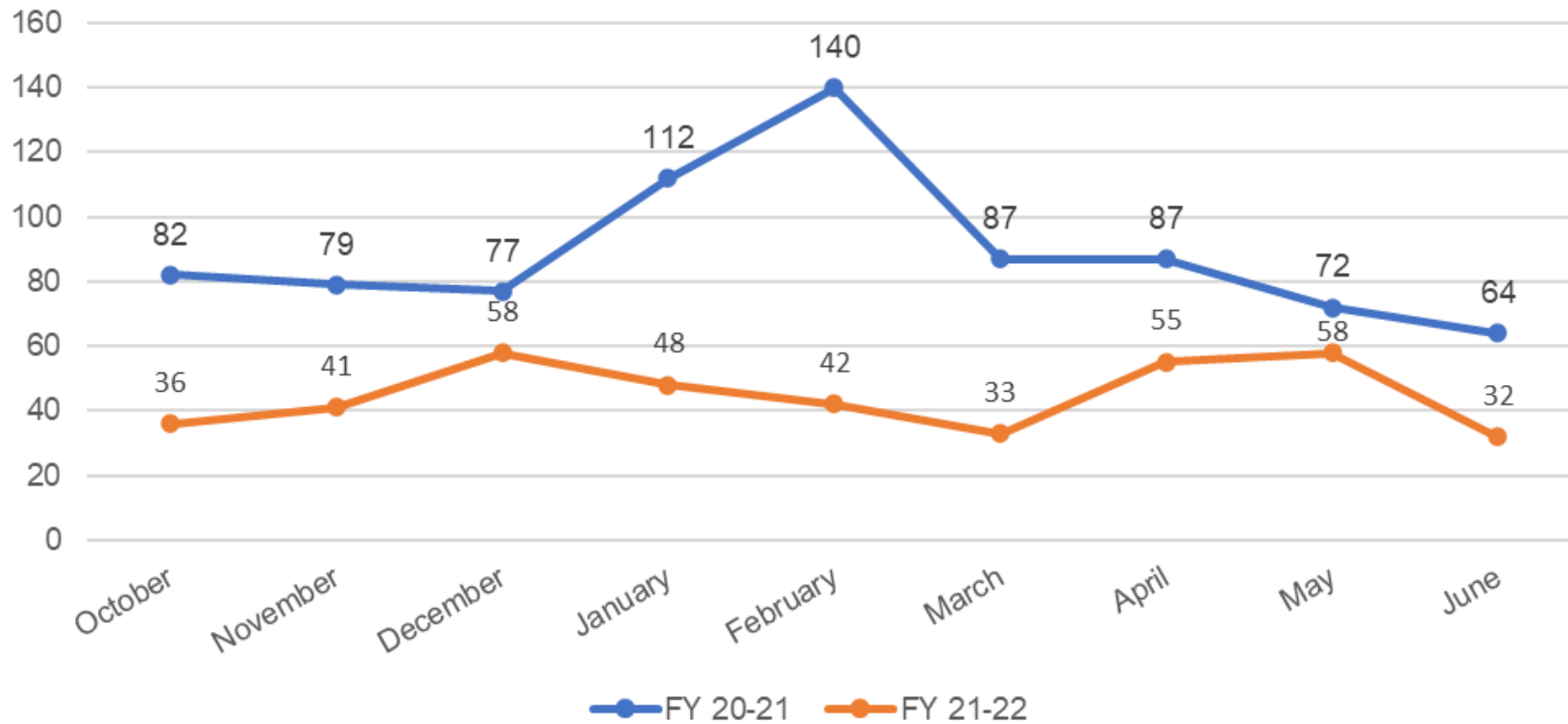
Number of residential single-family permits issued increased from 186 in previous month to 206 which represents an 11% increase



Residential Permit Average Turnaround



Residential Permits - Average Days to Issue YTD Comparison



Number of days decreased from 58 days from previous month to 32 days which represents a 55% decrease in turnaround times

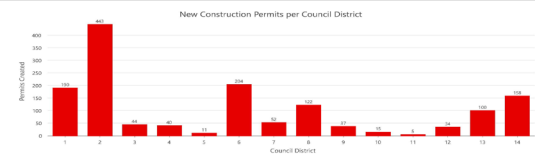
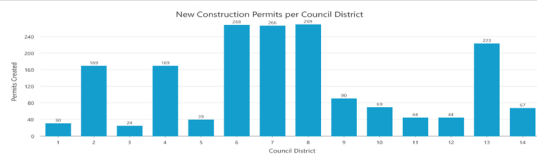
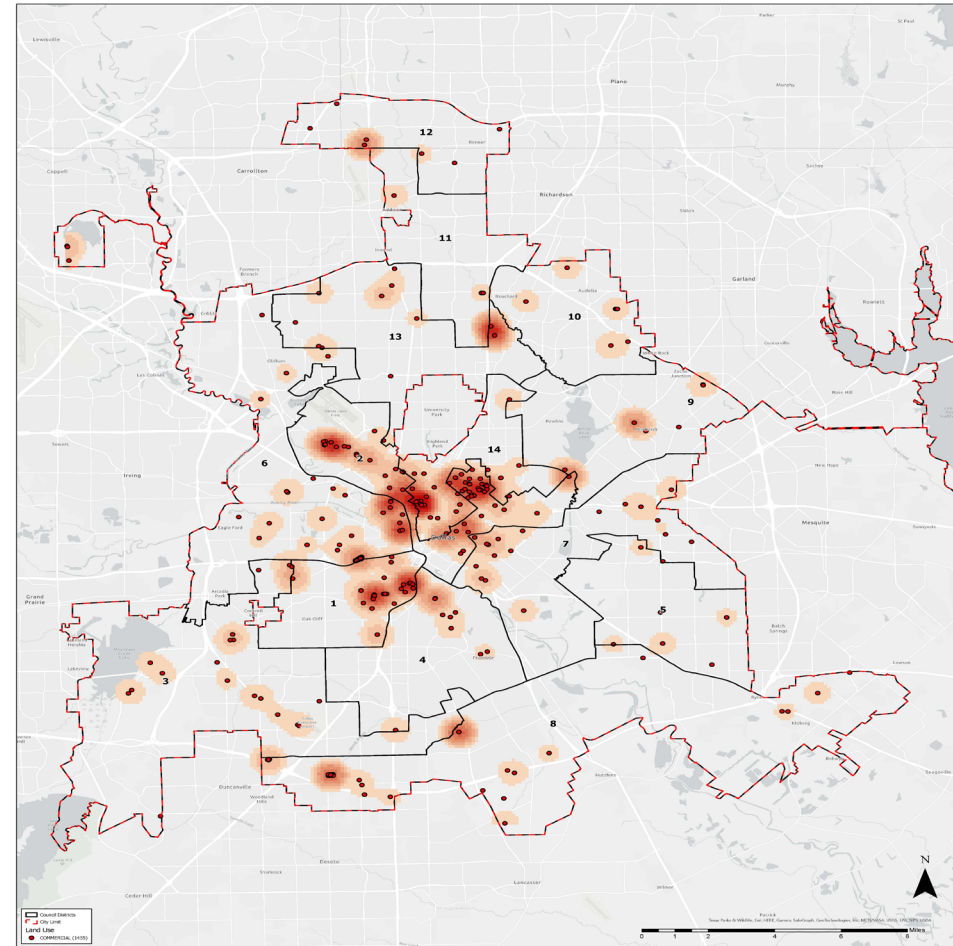
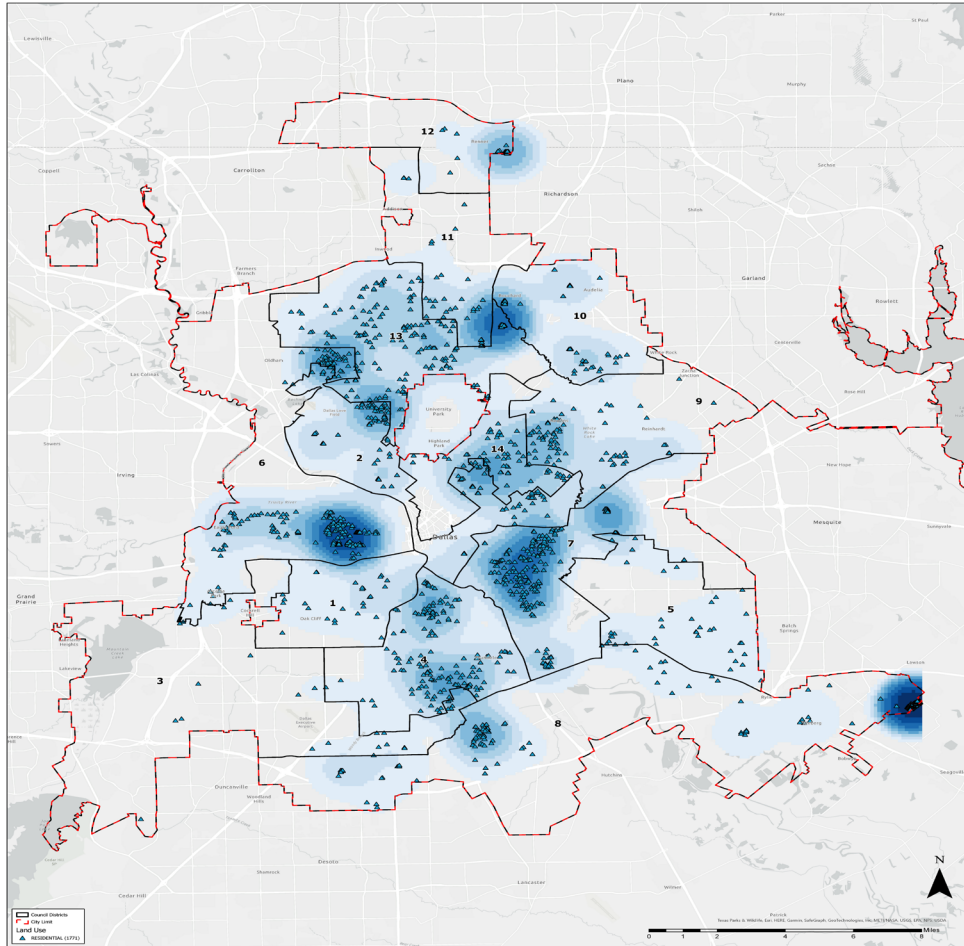


New Construction Permit Activities YTD Map



CITY OF DALLAS DEVELOPMENT SERVICES
 Year-To-Date Residential New Construction Permits
 Created October 1, 2021 - June 13, 2022

CITY OF DALLAS DEVELOPMENT SERVICES
 Year-To-Date Commercial New Construction Permits
 Created October 1, 2021 - June 13, 2022



Prepared By:
 City of Dallas Development Services, GIS Division
 Source:
 City of Dallas Development Services
 Printed Date:
 7/13/2022

Prepared By:
 City of Dallas Development Services, GIS Division
 Source:
 City of Dallas Development Services
 Printed Date:
 7/13/2022



Residential Permits



- RSVP Program
 - New Single-Family Projects and appointment based
- Remodel/Addition Workflow Process
- Affordable Housing Team
- Residential First Service Bulletins & Process workflow marketing materials
- Third Party Plan Review





Residential Permitting Performance Metrics (Initial Review)

Process	Current	Proposed Goal
Prescreen	7 Days	1 Day/initial review
New Single-Family Residence	6 Weeks	15 Days
Single Family Additions/Remodels (Single Story less than 1,000 square feet)	6 Weeks	3 Days
New Single-Family Resubmittals	N/A	7 Days



Recruitment and Onboarding



- 41 critical positions identified filled
- 39 additional positions were added
- Created positions titles for multi-discipline "Combination" Inspector and Plans Examiner
- Currently implementing a Hiring and Talent Acquisition Team
 - One Supervisor
 - Two Administrative Specialists
 - Three Senior Office Assistants



Recruitment and Onboarding



- Incentive Pay Program
 - Provides financial incentives for acquiring certifications beyond minimum requirements
 - Additional \$150 per certification up to \$450/month (Max \$5,400/year)
 - Submitted to Human Resources July 2022 for review and approval
- 15 additional positions added to critical teams
- Compensation study draft was received on July 27, 2022



Recruitment and Onboarding



- Implementing Affordable Housing Team
- Expanding Meet and Greet Onboarding process training
 - DSD Academy
- Developing new hiring process to address department vacancy rate
- Add second Q-Team



Recruitment and Onboarding



- 320 E Jefferson, Oak Cliff Municipal Center
 - Poor layout/floor plan/not customer friendly
 - DSD to purchase and design a “One-Stop”
 - Economic Development, Housing, Water and other City and development partners
 - Conducting due diligence on potential purchase





- Monthly Newsletter
 - 34% increase in subscribers in the last 30 days
- Monthly Permit Activity Reports
 - Implemented May 2022
 - Permit Maps
 - Permit information for each permit application received
- Customer Service Feedback Survey
 - Implemented June 2022 received 63 surveys received
 - 95% satisfaction rate





- Constant Contact
 - 215 subscribers since May 2022
- Social Media – Increased social media activity has led to more community engagement
 - 0 engagement 90 days ago
 - In the last 28 days:
 - 62 new Facebook followers
 - 17,320 impressions (Prior average was ~240)
 - 1,623 post engagements (reactions, shares, and comments)





Engagement and Outreach (May-July)

- Dallas Builders Association
- Asian American Contractors and Professionals Association
- Regional Hispanic Contractors Association
- American Institute of Architects Dallas





Upcoming

- Downtown Dallas, Inc (DDI) Board of Governors Meeting
- Development Advisory Committee
- Code Amendment Advisory Committee
- Conceptual Development Restaurant Advisory Group
- Neighborhood Community Meetings





Strategic Programs & Initiatives

- RSVP Rapid Single-Family VIP/Minor Permit Program (August 2022)
- Partial Permit Issuance (August 2022)
- Residential Master Plan (August 2022)
- Pop Up Permit Saturday (Continuous)
- Plan Review Software Update Completion (September 2022)
- DSD Internal Talent Acquisition Team (October 2022)
- Complete Scope of Work for New Permitting Software (September 2022)





City of Dallas

Department of Development Services Updates

**Economic Development
Committee
August 1, 2022**

Andrew Espinoza, Director/Chief Building Official
Development Services
City of Dallas

Memorandum



CITY OF DALLAS

DATE August 1, 2022

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins, (Chair), Carolyn King Arnold, (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

On May 2, 2021, City Council adopted recommendations to create a new economic development corporation to support and enhance the work of the City of Dallas Office of Economic Development. The purpose of the City of Dallas Economic Development Corporation (EDC) is to support business development and serve as a public developer on behalf of the City of Dallas. A 15-member Board of Directors will oversee the EDC.

Candidates for the Board of Directors were identified through a public outreach and application process, which began on March 11, 2022 and continued through April 30, 2022. The outreach and communications strategy included the following tactics during the nomination process to solicit applications: press releases, council memos, social media marketing, network referrals, and direct outreach to individuals and Chambers of Commerce.

More than 450 people interacted with the online form, and 120 completed online applications were received. TIP Strategies created candidate packets from the completed applications, which were shared with the Nominating Committee comprised of the Mayor, City Manager, Chair of the Economic Development Committee, and two representatives from the Economic Development Policy Task Force, Cullum Clark and Hilda Galvan. The nominating committee carefully considered all applicants and identified a strong slate of candidates for the Board of Directors, which will be considered at the August 10, 2022 City Council meeting.

The Directors initially will be responsible for:

- Hiring and supporting the EDC's Chief Executive Officer
- Providing guidance, oversight, and support to the EDC, including:
 - Participation in strategic planning activities and fundraising efforts
 - Prioritization and monitoring of programs and services
- Assisting the EDC with activities such as:
 - Financing strategies to support specific projects
 - Marketing Dallas to industries, businesses, and site selectors
 - Using professional networks and skillsets to help business and real estate deals

DATE August 1, 2022

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

Initial Directors will serve an initial term of two-, three-, or four years (as determined by random selection and established at the first Board meeting) and are eligible for reappointment to one or more three-year terms. No Director may serve for more than eight consecutive years. Directors do not receive a salary or compensation for their services but are entitled to reimbursement for reasonable expenses incurred during official duties as a Director. The City of Dallas has conducted a background check on all candidates.

Selected Candidates for the EDC Board of Directors are listed below; brief biographies are included at the end of this memo:

- Alan Dorantes, Senior Corporate Counsel, T-Mobile USA Inc.
- Ardo Fuentes, Senior Vice President, Investments, Stifel
- Chris Bradshaw, Business Services Support Directors, Goldman Sachs 10,000 Small Businesses
- Christopher Durovich, President & Chief Executive Officer, Children’s Health
- Cynthia Figueroa, Managing Attorney, The Figueroa Law Group, PLLC
- Dania Duncan Moreno, Partner, Bell Nunnally & Martin LLP
- Gilbert Gerst, Senior Vice President & Corporate Manager of Community Development Banking, BOK Financial Corporation
- Holly Reed, Current Principal & Advocacy Practice Leader, Ryan, LLC
- Jimmy Tran, Owner & Area Developer, Code Ninjas
- John Stephens, General Partner, MJ Lupton Partners LP
- Johnnie King, President, KG Concessions DFW, LP
- Kim Noltemy, President & CEO, Dallas Symphony Association
- Linda McMahon, President & CEO, The Real Estate Council
- Michon Fulgham, CRA Director, Community Development Lending, Inwood National Bank
- Walter “Alan” Walne, Chairman of the Board & CEO, Bottom Line Consultants, Inc.

The selected candidates reflect a diversity of backgrounds and areas of expertise as detailed below:

Race/Ethnicity	Percentage of Selected Candidates
Asian	6.7%
Black or African American	20.0%
Hispanic	26.7%
White	46.7%

DATE August 1, 2022

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

Gender	Percentage of Selected Candidates
Female	46.7%
Male	53.3%

Industry	Percentage of Selected Candidates with Significant Experience in this Industry*
Business Consulting	14%
Education/Training	19%
Finance/Banking	24%
Healthcare	5%
Legal	10%
Nonprofit	10%
Real Estate/Construction	14%
Telecommunications	5%

** Note: The areas of expertise represent the current professional role of each nominee, and does not mention other expertise or other industry roles/experience, all of which are beneficial to the EDC and City of Dallas.*

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development at 214-671-9942 or by email at robin.bentley@dallas.gov.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

DATE August 1, 2022

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

Summary of Candidate Biographies

Alan Dorantes

Alan Dorantes is currently a Senior Corporate Council at T-Mobile USA. Prior to his position at T-Mobile, Mr. Dorantes served as Chief of Staff/General Counsel for Feeding America, the nation's largest hunger relief organization. In this newly created role, he served as a critical partner to the CEO and the executive office, playing a connective role with both internal and external stakeholders helping to build strong relationships and ensure effective communication. Mr. Dorantes is responsible for overseeing Feeding America's legal affairs as well as board development and governance. Prior to joining Feeding America, he was an Assistant Vice President, Senior Legal Counsel of Human Resources at AT&T. Mr. Dorantes has championed diversity as a member of the Dallas Hispanic Law Foundation and is a member of the Institute for Inclusion in the Legal Profession. He is active with several additional community organizations as a member and board member.

Ardo Fuentes

Ardo Fuentes is the Senior Vice President of Investments at Stifel. He has served in various roles at Bank of America Merrill Lynch in New York City and Robert Stephens in San Francisco. Mr. Fuentes works to help individuals and family offices manage their financial needs, and helps businesses coordinate their exit strategies with their overall wealth management objectives and pursue profitability improvement. During his tenure in New York, he was Vice President in Global Corporate and Investment Banking, working as an Investment-Grade Debt Analyst. He is a board member Dallas CASA and a member of the advisory board of E-LEAD at UTEP's college of engineering; Mr. Fuentes previously served on the board of Uplift Education.

Chris Bradshaw

Chris Bradshaw is the Business Services Support Director for Goldman Sachs 10,000 Small Businesses at Dallas College. Ms. Bradshaw has had a successful career in business development and business launches and is skilled at turning data into narratives to drive action. In her current role she oversees day-to-day operations of the Goldman Sachs 10,000 Small Businesses team to include recruitment, alumni engagement, partner management, and program delivery. She is a member of the Hispanic Women's Network of Texas and is active in several mentoring, education, and support organizations.

DATE August 1, 2022

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

Christopher Durovich

Chris Durovich is the President and Chief Executive Officer of Children's Health and has more than 30 years of leadership experience in health care and physician practice management. Since 2003, Mr. Durovich has guided Children's Health to be one of the largest pediatric health care systems in the nation, serving 300,000 children each year. Prior to joining Children's Health, he served in leadership roles at The University of Texas MD Anderson Cancer Center, Baylor College of Medicine, the University of Michigan Health System, and Northwestern Medical Faculty Foundation. He is board member and executive committee member of Dallas Medical Resource. Mr. Durovich also serves on the boards of several organizations in the public, private, nonprofit, and academic sectors.

Cynthia Figueroa

Cynthia Figueroa is a Managing Attorney with The Figueroa Law Group, PLLC. She is an experienced attorney, acting in a general counsel role for private sector business and public sector clients, and has worked at the intersection of public and private sectors, helping both to succeed. Ms. Figueroa has experience with financial and bond counsel, has served as an elected official with Dallas County. In that capacity she ran an office of over 250 employees with over two million constituents in more than 30 cities. She has served on several boards in the private, nonprofit, and academic sectors.

Dania Duncan Moreno

Dania Duncan Moreno is a Partner with Bell Nunnally, LLC. She focuses her practice in both domestic and cross-border corporate and real estate transactions, representing international and US companies in the acquisition, disposition, leasing, and development of real estate properties for hospitality, retail, industrial, and residential projects throughout Texas, Mexico, and Latin America. She advises clients in connection with mergers and acquisitions, dispositions, joint ventures, and financing transactions in a broad range of industries. Ms. Duncan Moreno is actively involved with several legal associations, has published several articles, and has been recognized for her work in the legal profession.

Gilbert Gerst

Gilbert Gerst is a Senior Vice President and Corporate Manager of Community Development Banking at BOK Financial Corporation responsible for community development lending activity. He has over 35 years of experience in the financial services industry with expertise in community development lending and investment, economic development, small business financing, affordable housing, and workforce development. Mr. Gerst has also been a Vice President with Chase Bank's Community Development Real Estate Group and served on the board of many local organizations.

DATE August 1, 2022

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

Holly Reed

Holly Reed is a Principal and Advisory Practice Leader at Ryan, LLC where she works with internal tax experts to ensure that companies pay the taxes they owe. Prior to this position she worked for 25 years at Southwestern Bell/SBC/AT&T in a variety of capacities, spending most of her tenure focused on state and local initiatives that supported a healthy community environment to deploy capital. She was also employed as a Managing Director at the Texas Bullet Train where she was in charge of coalition building, government affairs, communication, media relations, and began working with minority business, small business, rural businesses, and workforce development. Ms. Reed has served in numerous leadership positions and on the board of organizations at the national, state, and local levels.

Jimmy Tran

Jimmy J. Tran is a business owner, nonprofit volunteer, board member, and civic leader. He founded Oak Lawn Group LLC in 2010, which is a real estate investment firm that makes both direct and indirect investments primarily focused on real estate and other income-producing assets. Mr. Tran is also the Owner of Code Ninjas Dallas, a computer coding program where kids learn coding by creating games and is also a League Commissioner for XP League Dallas, an esports league for elementary and middle school aged kids. Prior to becoming a small business owner and entrepreneur, Mr. Tran led Corporate Strategy and Mergers & Acquisitions activity for a \$10 billion+ business segment within CBRE, the world's largest commercial real estate services company. Prior to CBRE, he worked as a management consultant for Bain & Company in Dallas, Hong Kong and Singapore.

John Stephens

John Stephens currently serves as the General Partner of MJ Lupton Partners, a closely held fund investing in real estate, technology startups, and diversified equities. He is the former Senior Executive Vice President and Chief Financial Officer of ATT where he was responsible for financial planning, corporate development, accounting, tax, auditing, treasury, investor relations, and corporate real estate. Mr. Stephens served as ATT's CFO from June 2011 until his retirement in March 2021. He has extensive experience serving on the boards of private companies, foundations, chambers, and other organizations.

Johnnie King

Johnnie King has owned and operated several businesses in multiple industries for more than thirty years. He is currently the President of KG Concessions DFW, LP and is responsible for managing several restaurants in addition to negotiating operational contracts. Prior to this experience, Mr. King formed The King Group, Inc, an award-winning advertising and public relations firm.

DATE August 1, 2022

SUBJECT **Slate of Candidates for the City of Dallas Economic Development Corporation Board of Directors**

Kim Noltemy

Kim Noltemy is the President & CEO of the Dallas Symphony Association. Since Ms. Noltemy's arrival, the Dallas Symphony Orchestra (DSO) has embarked on bold, new strategic plan and has implemented numerous new initiatives that will have a long-term impact on the landscape of classical music in Dallas and the entire industry. Recognizing the need of systemic change in the classical music community, she recently introduced a comprehensive plan and commitment to equity, diversity, and inclusion at the DSO. Ms. Noltemy currently serves on the boards of several organizations.

Linda McMahon

Linda McMahon is the President & CEO of The Real Estate Council (TREC). TREC is the largest and most influential commercial real estate organization in the State of Texas with over 2,000 members and 675 member companies. Ms. McMahon knows both commercial real estate and Dallas well with three decades in banking, including 15 years with JP Morgan Chase bank leading the Southwest Region Community Development Group. She is passionate about building communities, and currently serves on multiple boards and commissions.

Michon Fulgham

Michon Fulgham is a CRA Community Development Advisor with Inwood National Bank who is known for her leadership and consensus-building skills. She has experience in community reinvestment, strategic project implementation, risk management remediation, crisis intervention, and corporate social responsibility from both a policy and implementation perspective.

Walter Walne

Walter Walne is the Chairman of the Board and CEO of Bottom Lien Consultants, Inc. he has owned a collision repair center for more than 40 years, with eight locations in North Texas. He was a member of the Dallas City Council and served as chair of the Business and Commerce Committee. Mr. Walne has also served on numerous boards and commissions while running and expanding his business, to include serving on the board of Trustees for Parkland Hospital as chair of the finance committee when Parkland designed and broke ground on their new site.

Memorandum



CITY OF DALLAS

DATE August 1, 2022

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Carolyn King Arnold (Vice-Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: (1) August 10, 2022 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2022 and Adopt 2023 Service Plans; (2)(a) August 24, 2022 Public Hearing to amend 2022 Service Plans for four PIDs; (b) adopt 2022 Annual Assessment Rates and (c) Adopt 2023 Service Plans; and (3) September 14, 2022 PID Policy and Management Contract Amendments**

Annual Service Plan Adoption Process and 2022 Service Plan Amendments

Public Improvement Districts (PIDs) in the City of Dallas are governed by Chapter 372 of the Texas Local Government Code (Improvement Districts in Municipalities and Counties) and the City of Dallas' PID Policy. Chapter 372 requires that the City Council annually call and hold a public hearing to set the annual assessment rate for property in each PID and approve an updated, five-year Service Plan for each PID. The service plan outlines the proposed cost of services and improvements to be provided to property owners annually. Per contractual agreement with each PID's management company, PID managers are required to prepare an updated service plan budget for their district and to hold an annual meeting with property owners where property owners are provided an opportunity to ask questions and provide input on the PID's preliminary service plan.

City staff reviewed the preliminary 2023 service plans submitted by each PID manager. Finding the preliminary Service Plans to be advisable, City staff recommends that on August 10, 2022, City Council authorizes calling a public hearing to be held on August 24, 2022. During the public hearing, any owner of property located within the boundaries of a PID will be provided a reasonable opportunity to speak for or against the PID's proposed assessment rate. At the close of the public hearing, City Council will take action to adopt the final 2023 Service Plans, the final 2022 Assessment Plans, and the 2022 Assessment Rolls for all the PIDs. A follow-up memo will be sent prior to the August 24, 2022 public hearing with more detailed information regarding final PID budgets proposed for the 2023 Service Plan year.

Additionally, during the 2021 Texas Legislative Session, House Bill 1543 amended Chapter 372 to require that, effective September 1, 2021, any updates to a PID's adopted Service Plan be by City Council ordinance. In accordance with these new requirements,

DATE August 1, 2022

Upcoming Public Improvement District (PID) Agenda Items: (1) August 10, 2022 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2022 and Adopt 2023 Service Plans; (2)(a) August 24, 2022 Public Hearing to amend 2022 Service Plans for four PIDs; (b) adopt 2022 Annual Assessment Rates and (c) Adopt 2023 Service Plans; and (3) September 14, 2022 PID Policy and Management Contract Amendments

Deep Ellum PID, Knox Street PID, Midtown Improvement District, North Lake Highlands PID, and Uptown PID have requested to amend their adopted 2022 Service Plans to reflect lower-than-budgeted expenditures, primarily due to project delays and vacancies. Staff reviewed the proposed mid-year budget amendments and found the requests to be reasonable and are recommending them to City Council for approval.

Background

A PID is a special assessment area created at the request of property owners in the proposed district via petition. Property owners pay a supplemental assessment with their taxes, which PIDs use for services and/or improvements above and beyond existing City services.

The assessment is an apportionment of the total cost of service enhancements and improvements approved by property owners who signed a petition in support of the district's creation or renewal. The assessment allows each PID to have its own work program or service plan, which may consist of eligible activities such as marketing, providing additional security, landscaping and lighting, street cleaning, and cultural or recreational improvements. The City's power to levy is limited to petition and budget categories/costs approved by property owners. Individual PIDs are governed by property owner elected boards and managed by a specifically formed non-profit organization or homeowners' association. Under a management contract with the City, PID managers are responsible for updating the PID's service plan annually, and - following City Council approval - implementation of the PID's annual service plan. Below is a list of the currently existing 14 PIDs in Dallas:

- Dallas Downtown Improvement District
- Deep Ellum Public Improvement District
- Klyde Warren Park/Dallas Arts Public Improvement District
- Knox Street Public Improvement District
- Lake Highlands Public Improvement District
- Midtown Improvement District (formerly Vickery Meadow)
- North Lake Highlands Public Improvement District
- Oak Lawn Hi-Line Public Improvement District
- Prestonwood Public Improvement District
- South Dallas/Fair Park Public Improvement District
- South Side Public Improvement District
- Tourism Public Improvement District
- University Crossing Public Improvement District
- Uptown Public Improvement District

DATE August 1, 2022

Upcoming Public Improvement District (PID) Agenda Items: (1) August 10, 2022 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2022 and Adopt 2023 Service Plans; (2)(a) August 24, 2022 Public Hearing to amend 2022 Service Plans for four PIDs; (b) adopt 2022 Annual Assessment Rates and (c) Adopt 2023 Service Plans; and (3) September 14, 2022 PID Policy and Management Contract Amendments

The City must call for a public hearing by early August and hold a public hearing by the end of August/early September so that Dallas County Tax Office can include the PID assessments in the regular tax bills. If this schedule is not met, the City would need to find another way to collect the assessments, costing the City additional funds to send a separate bill, and would likely not have the same success rate with the collection of assessment payments nor issuing and collecting penalty fees.

The Dallas County Tax Office remits PID assessment collections to the City on a daily basis. In turn, City staff disburse PID collections to PID management organizations on a monthly basis after tabulating and reconciling the monthly collection total and refunds made by the County. City staff record PID collections as revenue in a segregated, special revenue fund established in the City's treasury for each PID. The monthly collections issued to PID managers are recorded as expenditures in each PID fund. The projected amount of assessments to be disbursed from each PID fund are shown as cost considerations to the City, in recognition of revenue and expenditure transactions that will be recorded in each PID fund. To ensure that each PID fund has sufficient spending authority (i.e. appropriations) to disburse all assessments due to PID managers over the upcoming year, staff periodically request City Council approval to increase PID fund appropriations, using each PID's certified assessment roll to project revenue.

Good Governance Provisions:

On May 2, 2022, the Economic Development Committee was briefed via memo that staff is working with the City Attorney's Office to increase PID entity transparency, accountability, and City oversight, including alignment with the City's Chapter 12A Code of Ethics amendments adopted by the City Council on December 8, 2021.

Next steps:

- Brief Economic Development Committee.
- Amend City's PID Policy and 14 PID management contracts to require each PID management entity to align their internal policies and procedures with pertinent sections of the City's Chapter 12A Code of Ethics, as well as good management practices including but not limited to deterring conflicts of interest, collusion, inurement, and other actions that may be considered inappropriate for an organization receiving public funding.

Fiscal Information

There is no cost consideration to the City should the City Council authorize calling for a public hearing on August 10 to be held on August 24, 2022. There is a cost consideration to the City and to owners of property within the boundaries of each PID, should City Council approve each PID's 2023 Service Plan, final 2022 Assessment Plan, and 2022

DATE August 1, 2022

Upcoming Public Improvement District (PID) Agenda Items: (1) August 10, 2022 Call for Public Hearing for PIDs to Set Annual Assessment Rates for 2022 and Adopt 2023 Service Plans; (2)(a) August 24, 2022 Public Hearing to amend 2022 Service Plans for four PIDs; (b) adopt 2022 Annual Assessment Rates and (c) Adopt 2023 Service Plans; and (3) September 14, 2022 PID Policy and Management Contract Amendments

Assessment Roll after the close of each PID's public hearing on August 24, 2022. The FY 2022-23 Downtown Improvement District (DID) assessment for City-owned property is estimated at \$1,040,000.00 to be paid from the General Fund (\$696,000.00) and the Convention and Event Services Fund (\$344,000.00). The final DID assessment for City-owned property will be known once the 2022 DID Assessment Roll is finalized in upcoming days and those details will be included in the follow up memo that will be sent to the City Council prior to the August 24 public hearing. With the exception of the City's Tourism PID (2% assessment on value of hotel room nights rather than on property value), owners of property within the boundaries of each PID will pay an assessment that is calculated by applying the PID's 2022 assessment rate per \$100.00 of appraised property valuation as determined by the Dallas Central Appraisal District.

Should you have any questions, please contact Assistant Director, Jiroko Rosales, Office of Economic Development, at 214-671-8266 or Jiroko.Rosales@dallas.gov.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Interim Assistant City Manager
Carl Simpson, Interim Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 1, 2022

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins, (Chair), Carolyn King Arnold, (Vice Chair), Adam McGough, Omar Narvaez,
Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Update on Requests for Proposals (RFPs) for Transit-Oriented Development (TOD) Proposals on DART-owned properties**

On November 10, 2021, City Council authorized the execution of a Memorandum of Understanding (MOU) with DART to allow the City to market six (6) DART-owned sites adjacent to light rail stations for real estate development by Resolution No. 21-1852. On December 9, 2021, the MOU was executed (attached as **Exhibit A**). The six stations are:

- 8th & Corinth Station
- Hampton Station
- Westmoreland Station
- Lake June Station
- Buckner Station
- Royal Lane Station

In February 2022, DART provided the City with due diligence information (e.g., deed records, title information, surveys, environmental reports, etc.) regarding each DART-owned site. After reviewing the information, the Office of Economic Development, along with DART staff and the City's Department of Planning and Urban Design, prepared a base RFP document that is now in the process of being customized and finalized to account for the specific context and conditions of each site. Staff is anticipating the public release of all six (6) RFPs before the end of the fiscal year.

Should you have any questions, please contact Kevin Spath, Assistant Director, in the Office of Economic Development at (214) 670-1691 or kevin.spath@dallas.gov

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Exhibit A

“Memorandum of Understanding between Dallas Area Rapid Transit and the City of Dallas”

MEMORANDUM OF UNDERSTANDING**BETWEEN****DALLAS AREA RAPID TRANSIT****AND THE****CITY OF DALLAS**

This Memorandum of Understanding (“MOU”) is an arrangement between the City of Dallas (“City”), a Texas home-rule municipality, and Dallas Area Rapid Transit (“DART”), a regional transportation agency created and organized pursuant to Chapter 452 of the Texas Transportation Code, regarding the development of certain DART and City-owned land near DART transit stations. For the sole purpose of this MOU, DART and the City shall be referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, DART owns properties at its light rail stations and transit facilities located throughout the City of Dallas which have demonstrated an underutilization of the property for its originally-intended purpose of transit operations and parking, originally required by the City as part of the permitting process; and

WHEREAS, the City and DART wish to facilitate the development of specifically identified underutilized DART parcels and, in some cases, City-owned parcels adjacent to or near the DART parcels into one or more cohesive, sustainable, vibrant, livable transit oriented developments, complementing one another with joint developments where feasible; and

WHEREAS, to that end, the Parties wish to jointly review and develop transit-oriented development (“TOD”) plans and identify potential development partners that would be attractive for potential TOD, and, if desired by the parties, enter into Interlocal Agreements (“ILAs”) specific to the properties which would allow for the advertisement and solicitation, such as requests for proposals (“RFP”), for development services for the parcels identified by the parties; and

WHEREAS, the parties wish to further memorialize their joint development intentions herein.

NOW THEREFORE, the Parties set forth their intentions as follows:

PURPOSE OF AGREEMENT. DART and the City desire to facilitate development near transit (“TOD Projects”). DART and the City each own property parcels near DART transit stations that may be suitable for the development of TOD Projects.

In order to investigate the suitability of each site for development, the City would like to solicit developers to create proposals for TOD Projects on the City and DART sites.

In order to facilitate these solicitations, DART agrees that the City may include the DART properties listed on **Exhibit A** (the “DART Sites”) as potential development sites in the solicitations. The City shall clearly state in each solicitation that the DART Sites are owned by DART, and that development on a DART Site will require negotiation and agreement with DART or the execution of an Interlocal Agreement (ILA) with the City specifying the lease terms and process to negotiate and develop a Master Development Agreement (MDA) and Lease Agreement which will require the consent of the DART board of directors and Dallas City Council. Each solicitation will attach this MOU as an exhibit and will clearly state that there is no agreement between the City and DART as to the DART Sites beyond this MOU.

Once a developer has responded to a solicitation identifying a specific plan and indicating an interest in developing a TOD Project on a DART Site, the City will contact DART to negotiate an interlocal agreement spelling out the terms by which the City may move forward with such development. Any such interlocal agreement will require the consent of the Dallas City Council and the DART board of directors.

I. TERM. This MOU shall commence on December 1, 2021 and shall expire on November 30, 2024. The MOU will automatically renew for up to two consecutive one-year terms unless terminated by either party as described in Section III.

II. AMENDMENT. This MOU may be amended only upon written agreement signed by the Parties.

III. TERMINATION. The Parties understand that participation in this MOU is voluntary and may be terminated by either Party by giving thirty (30) days' written notice to the other Party of its intention to terminate.

IV. DART'S RESPONSIBILITIES. DART shall undertake the following activities prior to execution of the MOU:

- i. DART will provide information within its control regarding each DART Site upon the request of the City, including but not limited to, deed records, title information, surveys, and environmental reviews.
- ii. DART will outline known issues that might impact development, including but not limited to, environmental contamination, floodplain areas, existing easements, needed easements, and desired future terms to facilitate DART operation of transit facilities on the site.
- iii. DART will provide coordination with the Federal Transit Administration (FTA) review regarding review and input regarding any DART property with a Federal interest

V. CITY'S RESPONSIBILITIES. City shall undertake the following activities following execution of the MOU:

- i. The City will review the information provided by DART under Section IV and determine the suitability of each DART Site for development. Where applicable, the City will determine if an adjacent or nearby City site should also be considered in a future development plan.
- ii. For any site deemed developable, the City shall release a solicitation seeking a developer to propose a development plan for the site.
- iii. Once a developer has been deemed most advantageous or otherwise selected for negotiation, the City will notify DART and begin negotiation of an interlocal agreement and related sale and/or lease documents related to the relevant DART Site.

VI. COSTS. Each Party will bear its own costs in performing its obligations under this MOU.

VII. GENERAL PROVISIONS

- i. The Parties agree to work together at all times in good faith, meet regularly, and keep each other informed as to activities of the other, and maintain at all times a formal representative who shall serve as a point of contact for communications.

- ii. This MOU may be executed in multiple counterparts which, taken together, shall collectively constitute a single agreement, but in making proof of such agreement, it shall not be necessary to account for more than one such counterpart.
- iii. This MOU shall be performed and enforced in Dallas, Texas, and shall be construed in accordance with the laws of the State of Texas. Venue with respect to all disputes shall reside with the district courts of Dallas County, Texas.

VIII. TEXAS PUBLIC INFORMATION ACT

The exchange of information by the Parties is not a release of information to the general public, but rather an intergovernmental transfer of records from one governmental body to another for an official purpose. Notwithstanding any provisions of this MOU, the Parties acknowledge that they are subject to the Texas Public Information Act ("TPIA"), Texas Government Code Chapter 552, and that this MOU and any information created or exchanged in connection with this MOU is subject to the TPIA. The Parties agree to notify each other in writing within a reasonable time from receipt of a request for information covering the subject matter of this MOU.

SIGNATORIES. IN WITNESS WHEREOF, the Parties have executed this MOU as of the Effective Date stated above.

CITY OF DALLAS
T. C. BROADNAX, CITY MANAGER

By: 
ERIC ANTHONY JOHNSON
CHIEF OF ECONOMIC DEVELOPMENT AND
NEIGHBORHOOD SERVICES

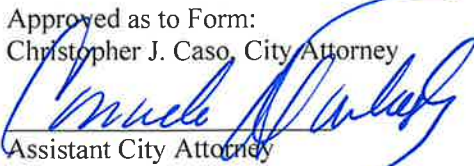
DALLAS AREA RAPID TRANSIT


TODD PLESKO
INTERIM EXECUTIVE VICE PRESIDENT
GROWTH/ REGIONAL DEVELOPMENT

CRT
CRT

12/8/2021

DATE

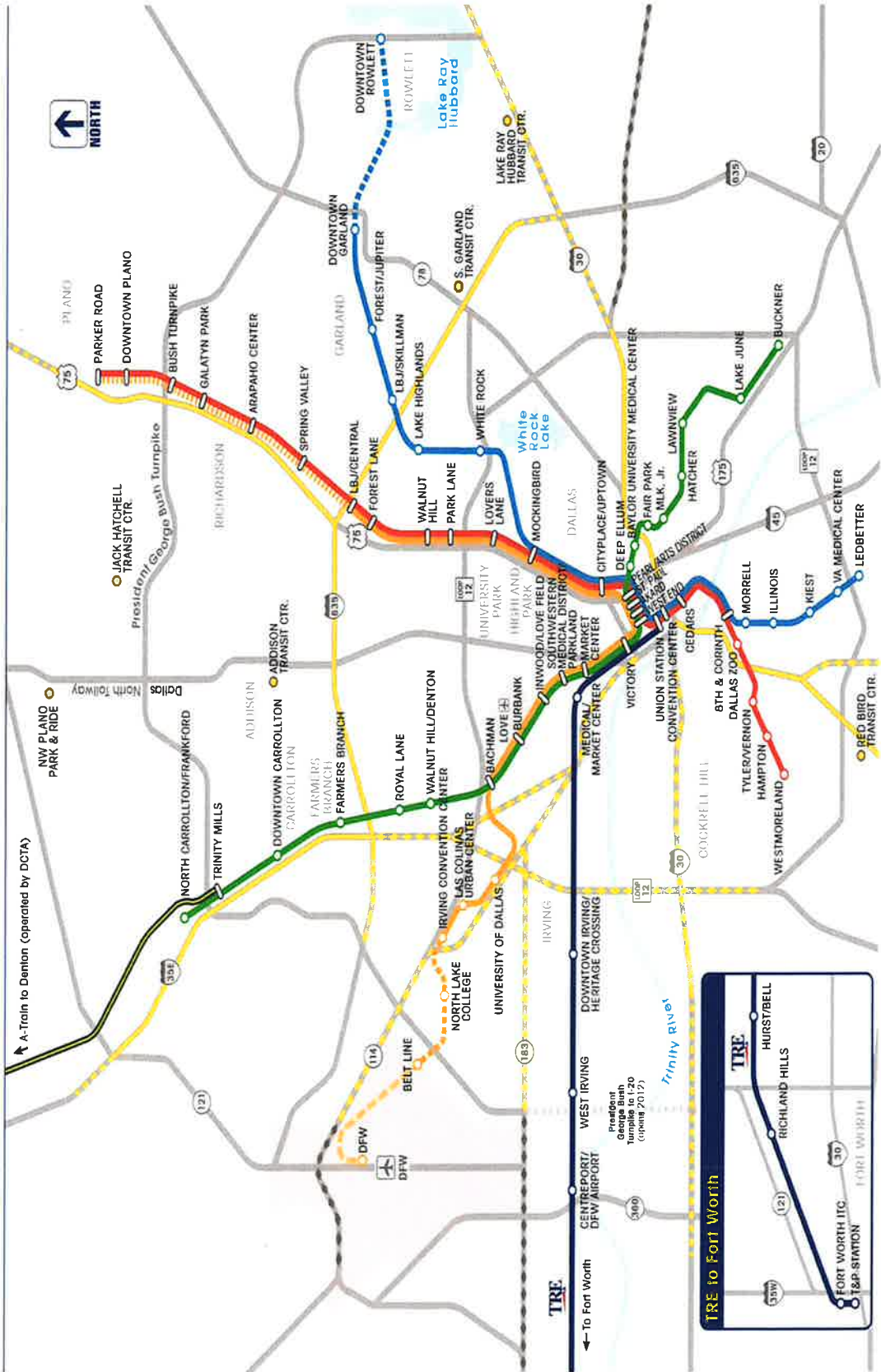
Approved as to Form:
Christopher J. Caso, City Attorney

Assistant City Attorney

12/9/2021

DATE

Exhibit A
DART Sites

Tod Sites



Lake June Station



#33
SCORE 55

Earth

Buckner Station



#17
SCORE 65

Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Buckner Station	Dallas	8008 Elam Rd	12.19	LRT/Bus	25	None	499	5.5%

Westmoreland Station



#06
SCORE 72

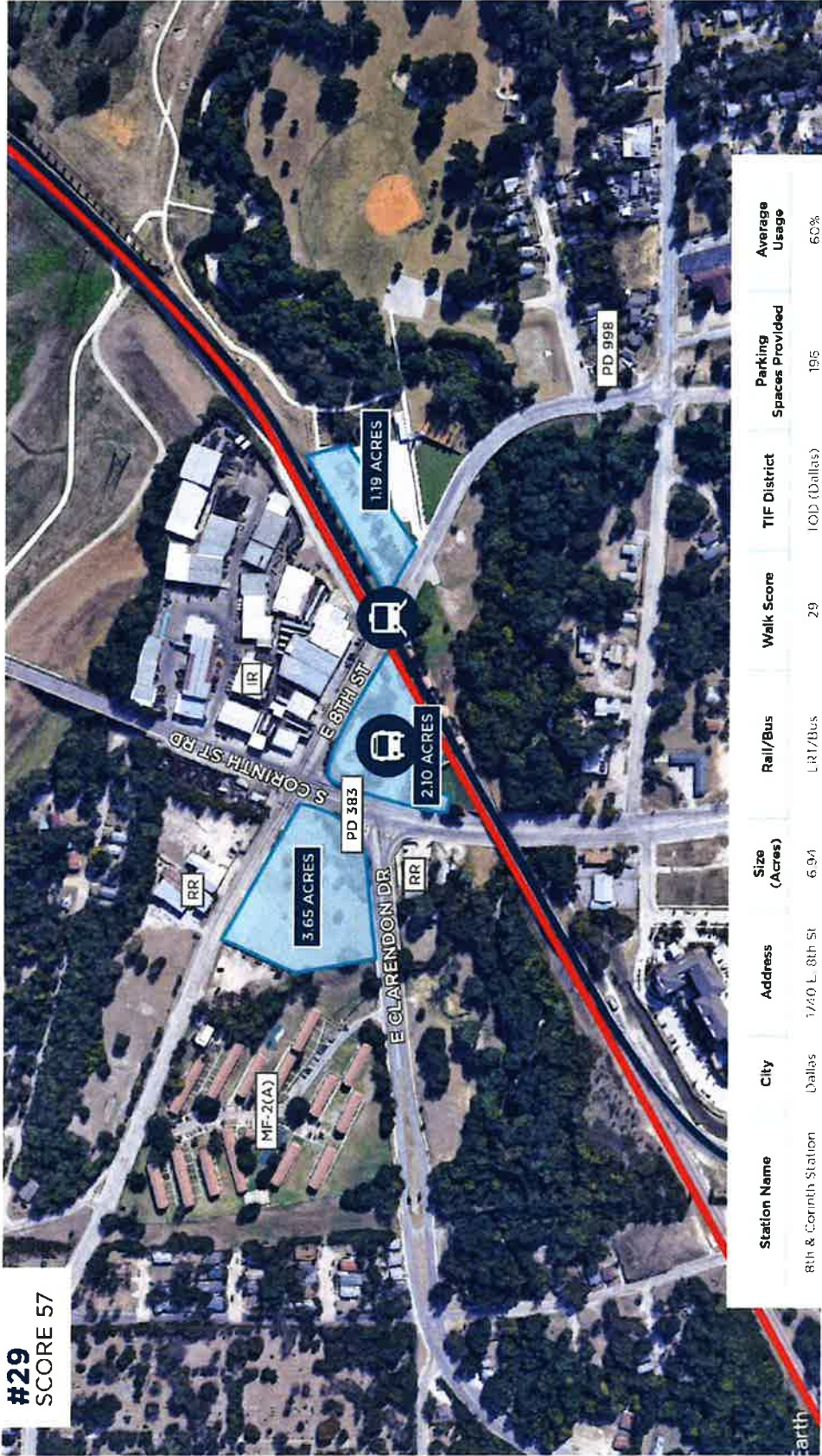
Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Westmoreland Station	Dallas	2646 S Westmoreland Road	15.21	LRT/Bus	62	None	672	41%

Hampton Station



8th and Corinth Station

#29
SCORE 57



Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
8th & Corinth Station	Dallas	1/400 L. 8th St	6.94	LRT/Bus	29	ICD (Dallas)	195	60%

Royal Lane Station

Station Name	City	Address	Size (Acres)	Rail/Bus	Walk Score	TIF District	Parking Spaces Provided	Average Usage
Royal Station	Dallas	11310 Denton	4.00	LRT/Bus	72	None	221	2.3%

#26
SCORE 60

Signature: *Consuelo R Tankersley*
Consuelo R Tankersley (Dec 3, 2021 11:55 CST)

Email: consuelo.tankersley@dallascityhall.com

Memorandum



CITY OF DALLAS

DATE August 1, 2022
TO Economic Development Council Committee
SUBJECT **South Dallas Opportunity Fund Update**

The purpose of this memorandum is to provide an update on the South Dallas/Fair Park Opportunity Fund (SDFPOF) as authorized by City Council Resolution No.18-0922 and Ordinance No. 30905 on June 27, 2018. The SDFPOF provides loans and grants to promote economic development and supports human development and small business initiatives in neighborhoods surrounding South Dallas Fair Park service area.

As authorized by City Council Resolution No.22-0457 and Ordinance 32000 on March 9, 2022, funding was transferred from the Office of Economic Development (OED) to the Small Business Center (SBC) in the amount of \$6,175,972. This amount reflects \$4,631,979 for loans and \$1,543,993 for grants.

A total of \$100,000 in funding for human development projects is awarded to non-profits as reimbursable grants through a Notice of Funding Available (NOFA) on an annual basis. Under the Human Development program, contracts must demonstrate measurable outcomes related to the following goals in the service area:

- increase workforce participation and readiness;
- stimulate small business activity and growth;
- improve health outcomes;
- improve public safety; or
- improve educational outcomes.

On July 25, 2022, the South Dallas/Fair Park Opportunity Board approved the following applications for human development funding for a total amount of \$46,000 to be disbursed by September 30, 2022.

1. Beacon Hill Preparatory Institute	\$15,000
2. Empowering the Masses	\$25,000
3. Cornerstone Crossroads Academy	\$ 6,000

On June 22, 2022, the City Council approved a \$350,000 authorization for a conditional Chapter 380 Economic Development loan with MLK Kingdom Complex, LLC for economic growth and job creation. Under the Economic Development program, projects must demonstrate job creation, job retention, or an increase in the service area tax base. There are four applications under review for underwriting approval for loan funding. Total amount of funding to be recommended by staff will be determined at the completion of underwriting recommendations, placed on the September 6th Economic Development

DATE August 1, 2022
SUBJECT **South Dallas Opportunity Fund Update**

Committee agenda and will be subsequently scheduled for City Council approval on September 28, 2022. The four applicants under review are:

1. Shekinah Legacy Holdings, LLC
2. DFW DawgLife, LLC
3. Da Bizzness Tax Title
4. Aunt Irene's Kitchen

In summary, the SDFPOF is \$5,757,472. This amount reflects a funding balance for SDFPOF grants in the amount of \$1,475,493 and a funding balance for SDFPOF loans in the amount of \$4,281,979.

Staff will be available to respond to questions and provide additional information at the August 1st Economic Development Committee meeting. In the meantime, please feel free to contact me or Joyce Williams, Director of the Small Business Center at joyce.williams@dallas.gov.



Kimberly Bizer Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 1, 2022

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins, (Chair), Carolyn King Arnold, (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Priorities for 88th Texas Legislative Session**

In preparation for the upcoming Texas Legislative Session (88 R), Chairperson Atkins would like the Economic Committee to provide feedback about the City's legislative priorities regarding economic development. Written feedback can be submitted directly to Chairperson Atkins. There will also be time for discussion at the Economic Development Committee meeting on August 1, 2022.

Additionally, the Office of Economic Development, along with other departments, have recently been asked by the City's Office of Government Affairs to help support the development of the City's legislative agenda.

Should you have any questions, please contact Robin Bentley, Director, in the Office of Economic Development, at (214) 671-9942 or robin.bentley@dallas.gov.

A handwritten signature in blue ink, appearing to read 'M. Al-Ghafry'.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

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Dr. Robert Perez, Assistant City Manager
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