

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JANUARY 9, 2023

23-0013

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

PRESENT: [6] Atkins, Arnold, *Resendez, Narvaez, McGough, Willis (**11:05 a.m.)

ABSENT: [1] West

The meeting was called to order at 11:04 a.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 11:32 a.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, JANUARY 9, 2023

EXHIBIT A

RECEIVED

2023 JAN -6 AM 9: 55

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

23 0 0 13

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

January 9, 2023

11:00 AM

SPECIAL CALLED MEETING

(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

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 Economic Development Committee meeting on Spectrum Cable Channels 16 (English) and 95 (Spanish) and at bit.ly/cityofdallastv.

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2567137266189941c3ba16504a1da8b4>

Call to Order

MINUTES

1. [23-82](#) Approval of Minutes of the December 5, 2022 City Council Economic Development Committee Meeting

Attachments: [Minutes](#)

BRIEFING MEMORANDUMS

- A. [23-218](#) Applications Open for Funding under Dallas Development Fund's Healthy Food Dallas Initiative
[Heather Lepaska, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- B. [23-219](#) Southern Dallas Investment Fund: MRI Open Legacy, LLC
[Joyce Williams, Director, Small Business Center]

Attachments: [Memorandum](#)

- C. [23-192](#) Extension of the consulting contract with HR&A Advisors, Inc. for the period January 1, 2023 to December 31, 2023, to finalize implementation of the City of Dallas Economic Development Policy
[Robin Bentley, Director, Office of Economic Development]

Attachments: [Memorandum](#)

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, JANUARY 9, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 9, 2023

Item 1: Approval of Minutes of the December 5, 2022 City Council Economic Development Committee Meeting

Councilmember Narvaez moved to adopt the minutes as presented.

Motion seconded by Councilmember McGough and unanimously adopted. (Willis absent when vote taken; West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JANUARY 9, 2023

BRIEFING MEMORANDUMS

Item A: Applications Open for Funding under Dallas Development Fund's Healthy Food Dallas Initiative

Item B: Southern Dallas Investment Fund: MRI Open Legacy, LLC

Item C: Extension of the consulting contract with HR&A Advisors, Inc, for the period January 1, 2023 to December 31, 2023, to finalize implementation of the City of Dallas Economic Development Policy

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JANUARY 9, 2023

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 23-218

Item #: A.

Applications Open for Funding under Dallas Development Fund's Healthy Food Dallas Initiative
[Heather Lepaska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 6, 2023

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 **Applications Open for Funding Under Dallas Development Fund's Healthy Food Dallas Initiative**

The Dallas Development Fund (DDF) will open the funding opportunity for the Healthy Food Dallas Initiative for qualified non-profits to seek funding to increase the number of non-traditional food access points in low-income, underserved communities across Dallas on January 9, 2023. DDF was created by City Council on February 11, 2009, as a Texas non-profit entity to apply for, award, and manage federal New Markets Tax Credit (NMTC) allocations.

In this Healthy Food funding round, DDF has allocated a total of \$250,000 to be awarded to non-profit recipients for gap-funding assistance to provide low and moderate-income populations with access to healthy food by funding one-time expenses to expand healthy food access. No award will exceed \$70,000. Under the program, DDF will provide forgivable loans for redevelopment, improvements, construction and rehabilitation, equipment installation and upgrades (including technology), staff training, security, and inventory. Administrative expenses are limited to 20% of total award amount. Eligible project areas are defined by the map on the next page.

This will be the third application cycle funded by DDF for Healthy Food projects in Dallas. DDF has previously committed over \$600,000 to nine area non-profits. Funds have been used for a variety of purchases, including cleaning stations, delivery trucks, coolers and equipment and supplies for urban farms. To date, that funding has led to the sale of 30,000 pounds of produce (including sales purchased by vouchers), provided over 2 million pounds of produce and healthy food in Dallas and provided 2.5 million meals.

The application is available [here](#) and applications are welcome from any qualified non-profit. Applications are due to the Office of Economic Development on February 20, 2023.

DATE January 6, 2023

SUBJECT **Applications Open for Funding Under Dallas Development Fund's Healthy Food Dallas Initiative**

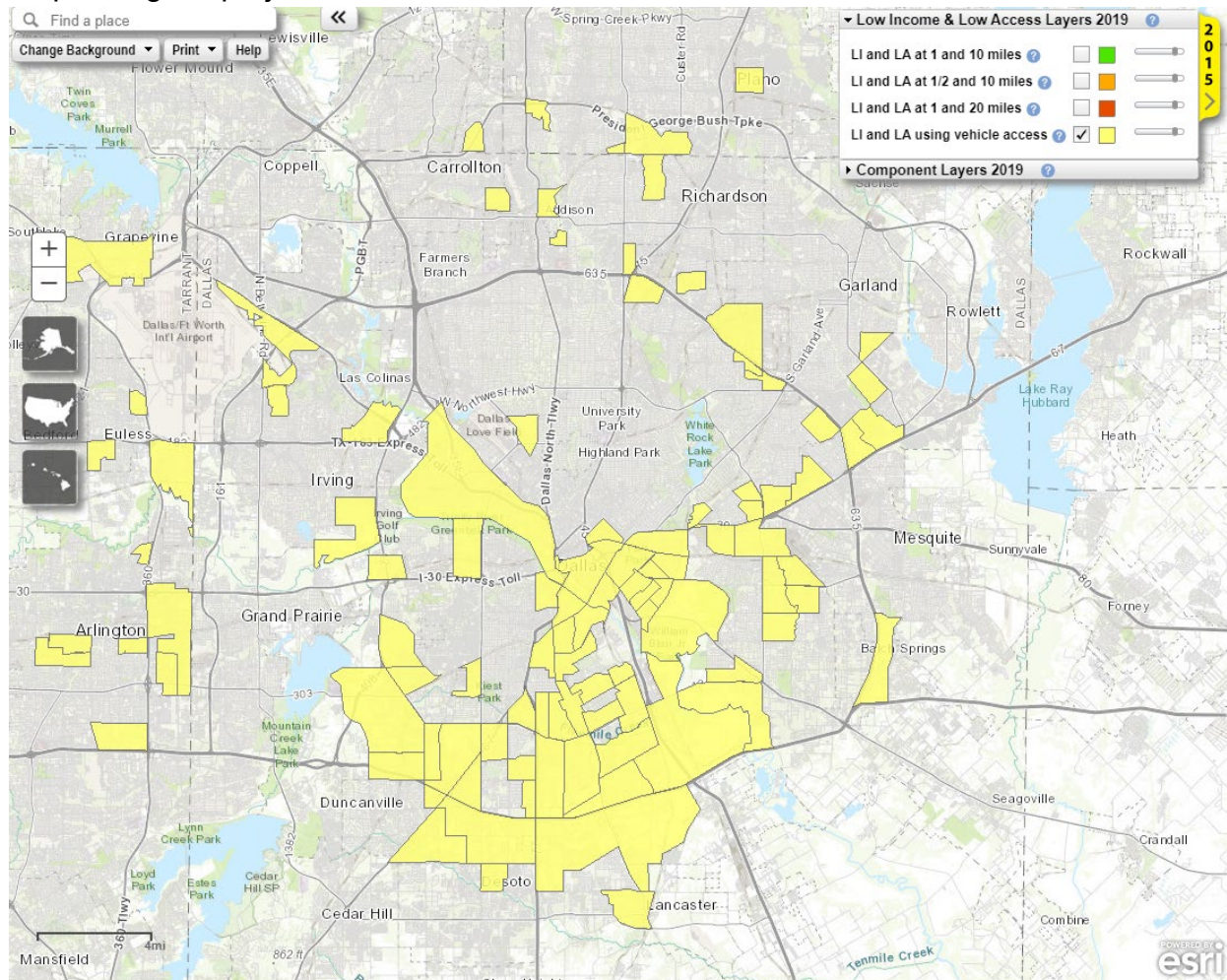
Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942 or Robin.Bentley@dallas.gov.

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

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

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. 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

Map of eligible project areas





City of Dallas

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

Agenda Information Sheet

File #: 23-219

Item #: B.

Southern Dallas Investment Fund: MRI Open Legacy, LLC
[Joyce Williams, Director, Small Business Center]

Memorandum



CITY OF DALLAS

DATE January 6, 2023

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 **Southern Dallas Investment Fund: Legacy Open MRI, LLC**

This memorandum is to provide an update on the grant funding to Legacy Open MRI, LLC located at 4315 S. Lancaster Road, Suite 190, Dallas, TX. 75216. Legacy Open MRI, LLC is a registered medical imaging facility designed to provide access and reduce the transportation barrier for the communities of Districts 4, 7, and 8.

Staff is recommending that Legacy Open MRI receive grant funding for the Southern Dallas Investment Funding in an amount not to exceed **\$99,500** based upon the following terms:

Capital Provider:	\$234,743 Frost Bank Loan
Project Name:	Legacy Open MRI, LLC.
Project Owner	Rodney & Erika Adams
Project location:	4315 S. Lancaster Rd. Ste. 190 Dallas, TX 75216
Council District:	District 4
Owner's equity injection:	\$37,000
Total Project Cost:	\$371,243
Project Description:	The construction for leasehold improvements, includes the installation of HVAC system, Electrical, Drywall Systems, Ceilings & ACT System, Paint, Doors, and Glass & Glazing. Work will be scheduled to begin once request is approved with a completion in January- February 2023. The business owner is responsible for all improvements
Southern Dallas Investment Fund:	\$99,500.00 - earmarked for leasehold improvements associated with construction build out of MRI clinic
Grant Term:	Grant shall be payable as reimbursement for eligible expenses. Facility must be operated for no less than five (5) years after grant payment.

Staff will be present at the Economic Development Committee meeting on January 9th to answers questions. Please feel free to contact me or Joyce Williams, Director of the Small Business Center joyce.williams@dallas.gov if you have any questions or should you require additional information at this time.

DATE January 6, 2023
SUBJECT **Southern Dallas Investment Fund: Legacy Open MRI, LLC**



Kimberly Bizer Tolbert
Deputy City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
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City of Dallas

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

Agenda Information Sheet

File #: 23-192

Item #: C.

Extension of the consulting contract with HR&A Advisors, Inc. for the period January 1, 2023 to December 31, 2023, to finalize implementation of the City of Dallas Economic Development Policy [Robin Bentley, Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 6, 2023

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 **Extension of the consulting contract with HR&A Advisors, Inc. for the period
January 1, 2023 to December 31, 2023, to finalize implementation of the City of
Dallas Economic Development Policy**

In May 2021, the Dallas City Council unanimously adopted the City's new Economic Development Policy (the "Policy"). Thereafter, the City of Dallas (the "City") engaged HR&A Advisors (HR&A) as a consultant and entered into a contract with HR&A on June 23, 2021, authorized by Resolution No. 21-1154, for the period June 23, 2021, to December 31, 2022, to implement the Policy, refine the Policy and metrics, form an advisory task force for Policy implementation, and engage with stakeholders.

Over the past 18 months, City staff has revised the Economic Development Policy to clarify policy, align the action items with ongoing plans, programs, policies, and other City initiatives, designate lead departments to implement the action items, and consolidate and prioritize action items. While much progress has been made, the City wishes to extend the contract with HR&A for one additional year, to fully realize additional aspects of the Policy's implementation, in accordance with the new Scope of Work, including the following deliverables: implementation of the Historic Preservation Policy, implementation of the Economic Development Incentives Policy, Community Development unit planning and launch support, equitable budgeting/bonding advisory, Small Business Center roadmap, ongoing strategic advisory, and other initiatives as assigned by the City Manager. The term of the extension is January 1, 2023 – December 31, 2023. Total cost of the contract extension will not exceed \$1,296,000 inclusive of all expenses associated with conducting business operations.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development at 214-671-9942.


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

c: T.C. Broadnax, City Manager
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