

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MARCH 6, 2023

23-0013

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

PRESENT: [6] Atkins, Arnold (\*\*1:18 p.m.), \*West, \*Resendez, \*McGough, Willis

ABSENT: [1] Narvaez

The meeting was called to order at 1:04 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 2:02 p.m.

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Chair

ATTEST:

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City Secretary Staff

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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, MARCH 6, 2023

EXHIBIT A

**RECEIVED**

**2023 MAR -3 PM 12:01**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**2 3 0 2 2 6**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Economic Development Committee**

**March 6, 2023**

**1:00 PM**

## 2022 CITY COUNCIL APPOINTMENTS

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

## 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 [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) 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 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 precisará 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](http://bit.ly/cityofdallastv).

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mafd36d668e87d5ff48e4d72d1247e10b>

### Call to Order

### MINUTES

1. [23-584](#) Approval of the February 6, 2023 Economic Development Committee Meeting Minutes

**Attachments:** [Minutes](#)

2. [23-745](#) Approval of the February 7, 2023 Special Called Joint Meeting of the Economic Development Committee and the Transportation and Infrastructure Committee meeting minutes

**Attachments:** [Minutes](#)

### BRIEFING ITEMS

- A. [23-649](#) Development Services Monthly Technology and Metrics Review  
[Andrew Espinoza, Director/Chief Building Official, Development Services]

**Attachments:** [Presentation](#)

- B. [23-581](#) Proposed grant funding for building rehabilitation from the South Dallas Fair Opportunity Fund and the Southern Dallas Investment Fund - Shekinah Holdings, LLC; 1708 Martin Luther King Jr., Blvd. (northeast corner of MLK Jr. Blvd. and Colonial)  
[Joyce Williams, Director, Small Business Center]

**Attachments:** [Presentation](#)

**BRIEFING MEMOS**

- C. [23-582](#) Proposed grant funding for building improvements from the Southern Dallas Investment Fund - Bush Boyz Enterprises, Inc.; 313 N. Bishop Ave.  
[Joyce Williams, Director, Small Business Center]

**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, MARCH 6, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 6, 2023

Item 1: Approval of the February 6, 2023 Economic Development Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

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

Item 2: Approval of the February 7, 2023 Special Called Joint Meeting of the Economic Development Committee and the Transportation and Infrastructure Committee meeting minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember Resendez and unanimously adopted. (Arnold absent when vote taken; Narvaez absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 6, 2023

BRIEFING ITEMS

Item A: Development Services Monthly Technology and Metrics Review

The following individuals briefed the committee on the item:

- Andrew Espinoza, Director/Chief Building Official, Development Services;
- Majed Al-Ghafry, Assistant City Manager, City Manager's Office; and
- Nina Arias, Director, Human Resources

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 6, 2023

BRIEFING ITEMS

Item B: Proposed grant funding for building rehabilitation from the South Dallas Fair Opportunity Fund and the Southern Dallas Investment Fund - Shekinah Holdings, LLC; 1708 Martin Luther King Jr., Blvd. (northeast corner of MLK Jr. Blvd. and Colonial)

The following individual briefed the committee on the item:

- Joyce Williams, Director, Small Business Center

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 6, 2023

BRIEFING MEMOS

Item C: FY 2021-2022 Tax Increment Financing (TIF) District Annual Reports

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MARCH 6, 2023

EXHIBIT C



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-649

**Item #:** A.

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Development Services Monthly Technology and Metrics Review  
[Andrew Espinoza, Director/Chief Building Official, Development Services]





**City of Dallas**

# **Development Services Monthly Technology and Metrics Review**

**Economic Development  
Committee  
March 6, 2023**

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

# Presentation Overview



- Technology
- Residential Permits
- Minor Commercial Q-Team Express Plan Review
- Recruitment and Onboarding
- Update on Hiring Engineers
- Communications and Outreach
- Next Steps



# Technology



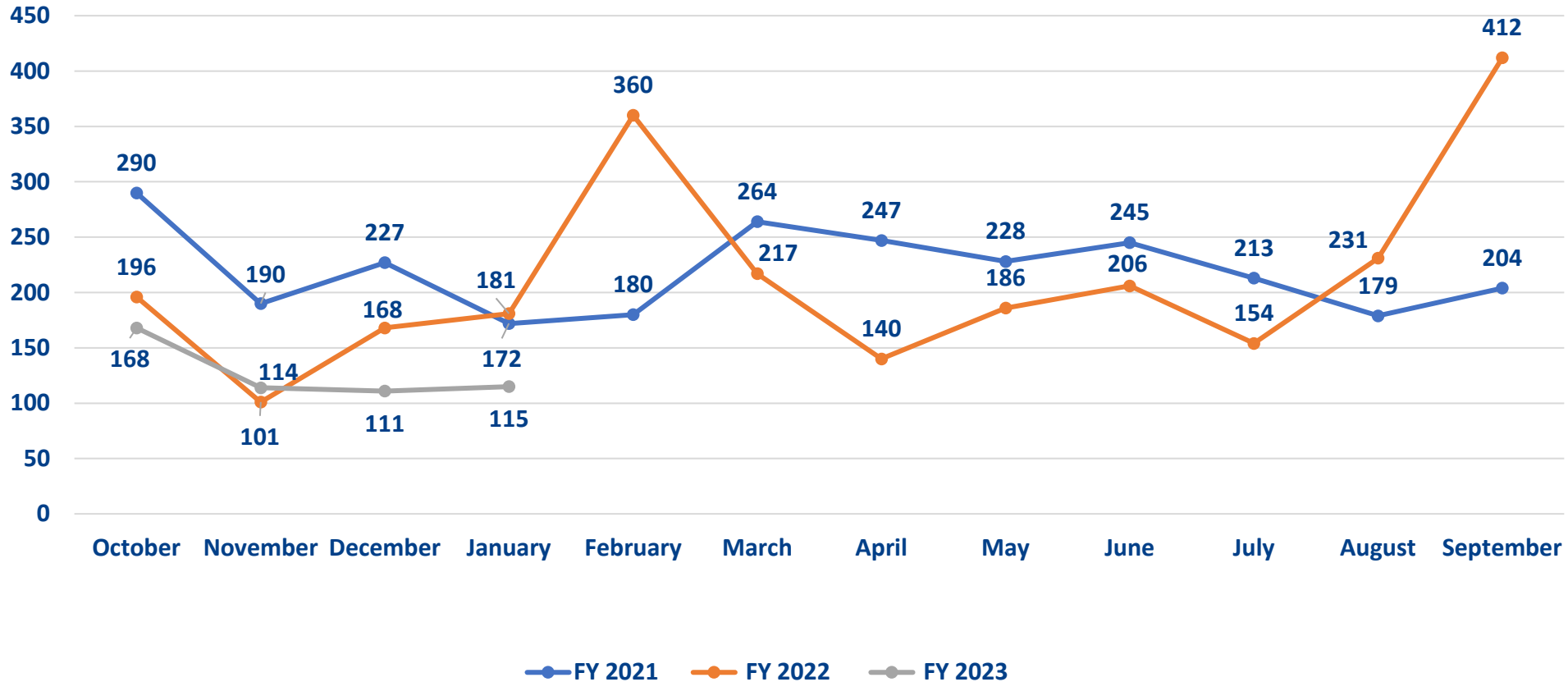
- City Council Approved ACCELA as the Land Use Management Software on February 27, 2023
- Automated customer payment task
- Streamlined "Review Complete" task process to reduce staff time
- Automated Residential and Commercial permit types to automatically route to designated teams
- Automatically expire incomplete application submittals per ordinance
- Ongoing enhancements/recommendations continue with software vendor



# Residential Permit Volume



## New Single Family Permits Created



**A total of 115 permits were processed for the month.**

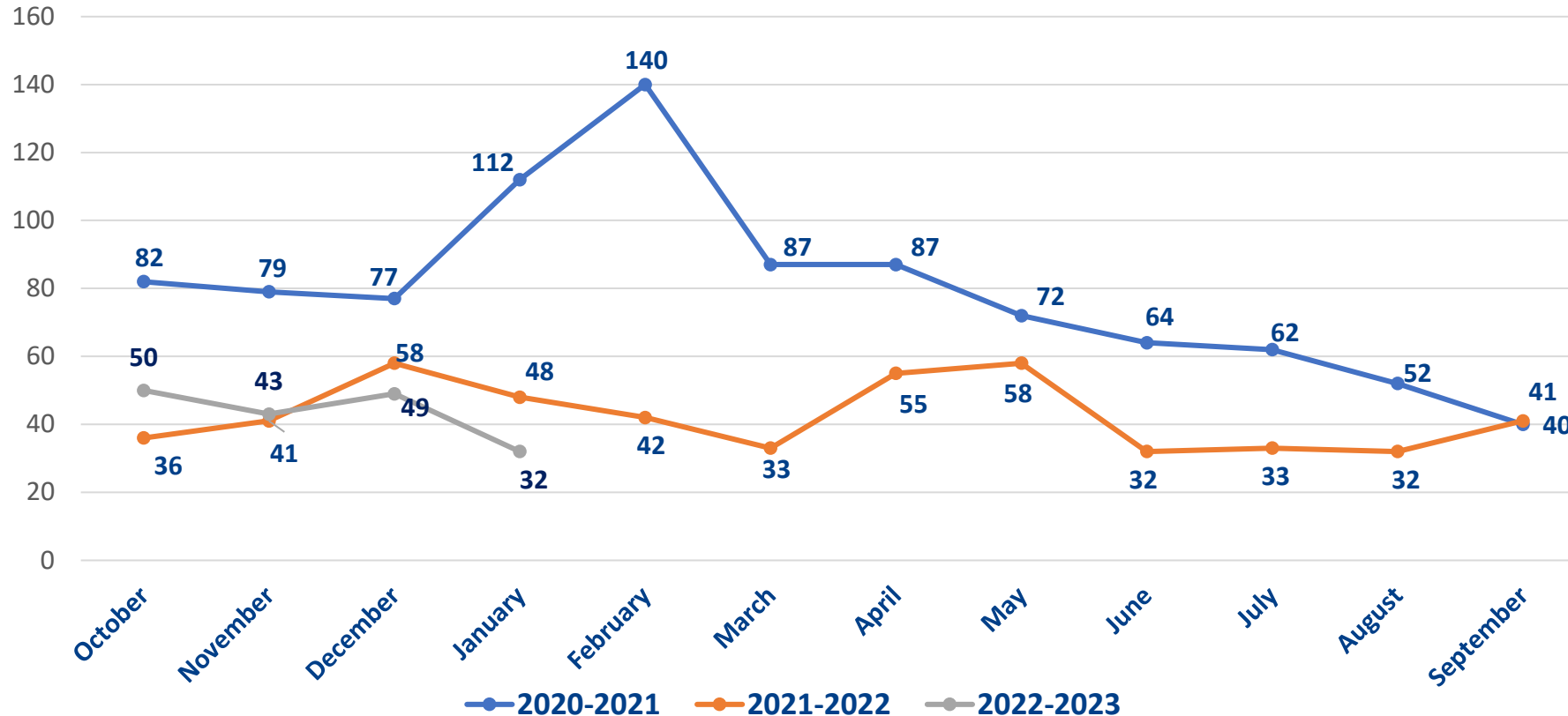
**213 permits were issued for the month.**



# Residential Permit Turnaround Times



Residential New Single Family Permits-Staff Time Median Days  
(calendar days) to Issue YTD Comparison



A decrease of 17 days to issue new single-family permits from the previous month.

98% of building and zoning reviews submitted met Department Performance Goal of 15 business days.





# Residential Permit Turnaround Times



## Permits Issued by Application Submitted Date

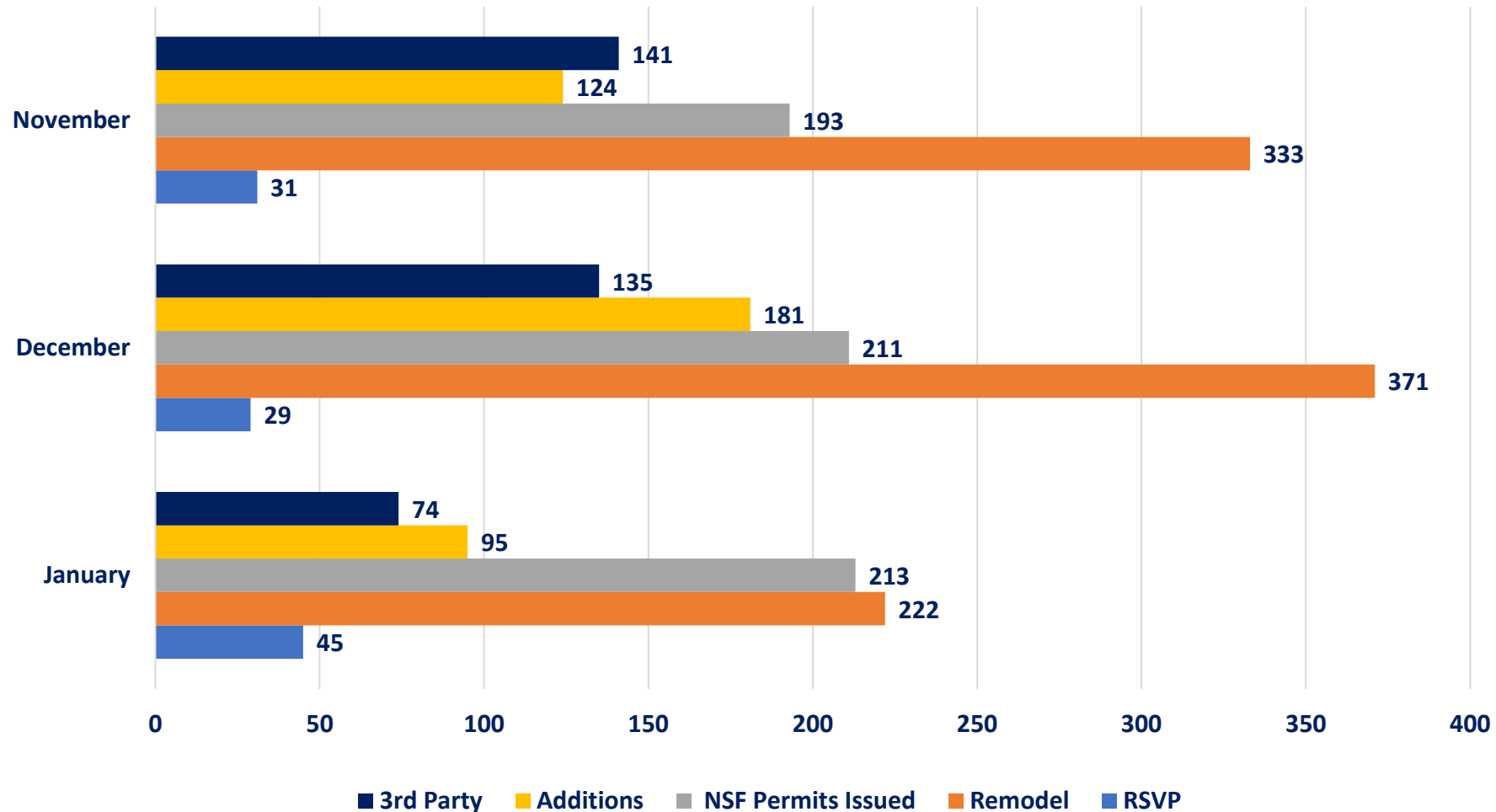
Submitted	% Issued Median Issued Days	# of Median Issued Days
Last 30 Days	46%	11 Days
31-90 Days	72%	17 Days
91-180 Days	80%	49 Days
Over 180 Days	98%	57 Days



# Residential Permit Average Metrics (Permits Issued)



## Residential Permit Metrics by Month 2022



**45 RSVP New Single-Family permits issued the same day.**

**213 NSF permits issued for the month. 85% more permits issued for the month than received.**



# Minor Commercial Q-Team Express Plan Review



- 2<sup>nd</sup> Q-Team started January 31, 2023
  - 11 applications received (2 permits issued, 9 projects require plan revisions)
- **Same Day** expedited plan review for qualifying commercial projects:
  - Interior renovations and finish outs
  - Less than 10,000 square foot of floor area
  - All occupancy classifications and land use
  - Appointment based





# Recruitment and Onboarding



Month	Total Positions	Vacant Positions	Vacancy Rate	New Hires	Internal Dept. Lateral Promotions	External Dept. Lateral Promotions	Total Hires	Attrition
February 2022	286	40	13%	0	0	0	0	1
March 2022	286	43	15%	1	0	0	1	3
April 2022	286	44	15%	2	0	0	2	4
May 2022*	326	77	23%	7	0	0	7	4
June 2022	327	77	23%	7	0	0	7	4
July 2022**	342	92	26%	2	0	0	2	4
August 2022	342	73	21%	13	5	11	29	3
September 2022	342	75	21%	5	1	0	6	7
October 2022	345	81	23%	8	2	2	12	5
November 2022	345	74	21%	6	4	3	13	3
December 2022	345	72	21%	1	3	1	5	2
January 2023	344	68	20%	9	11	5	25	5
February 2023	344	69	20%	2	4	1	7	7
<b>Department Totals</b>				<b>63</b>	<b>30</b>	<b>23</b>	<b>116</b>	<b>52</b>

Note\*: 39 new positions added to Department Budget

Note\*\*: 15 new positions added to Department Budget



# Update On Hiring Engineers



- Interviewing and hiring engineers with different disciplines than civil engineering such as Electrical, Mechanical, and Computer Engineers
- Hiring plans examiners without an engineering degree, but know how to read plans
- Visiting universities to recruit graduating students. However, consulting firms provide an offer letter to students in their junior year, resulting in a struggle with City recruitment efforts
- Will expand job fairs to other universities and institutions



# Communications and Outreach



- **Social Media Metrics (last 30 days)**

- Facebook – 84% increase in page visits/209% increase in reach
- Instagram – 194% increase in page visits/79% increase in reach

- **Email Marketing**

- 4,425 emails sent/48% open rate
- 690 subscribers/19 added organically within last 30 days

- **Outreach**

- **January 2023**

- Development Advisory Committee
- 24Hour Dallas, DISD campus visits

- **February 2023**

- Lunch and Learns (Green Construction Codes, Water/Wastewater & Paving/Drainage)
- DISD CTE Month – Students visit Development Services

- **Customer Feedback Surveys**

- 44 surveys received/86% satisfaction rate



# Next Steps



- Continue to reduce review times for new single family permits to reach 3 to 5 business day turnaround goal
- Monitor and track 2<sup>nd</sup> Q-Team outcomes
- Working with IT and vendor on design and implementation of software purchase
- Continue our Pop Up Saturday Events
- Promote our Lunch and Learn proactive educational training sessions
- Finalize Self-Certification Program Details



# Highlights



- Plan to move to “One Stop Permitting Shop” located at 7800 N Stemmons in phases
  - Phase 1: Occupancy of 5<sup>th</sup> floor - April 2023
  - Phase 2: Conceptual design of 9<sup>th</sup> floor - February 2023
- Submitted updated contractual agreements to secure the services of a 3rd party software implementation consultant
- Launched and deployed Affordable Housing Team on January 31, 2023
- Hired and filled 43 positions in the first quarter of FY2023  
Currently have 68 vacancies and a Vacancy Rate of 20%







**City of Dallas**

# **Development Services Monthly Technology and Metrics Review**

**Economic Development  
Committee  
March 6, 2023**

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



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-581

**Item #:** B.

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Proposed grant funding for building rehabilitation from the South Dallas Fair Opportunity Fund and the Southern Dallas Investment Fund - Shekinah Holdings, LLC; 1708 Martin Luther King Jr., Blvd. (northeast corner of MLK Jr. Blvd. and Colonial)  
[Joyce Williams, Director, Small Business Center]



**City of Dallas**

# **South Dallas Fair Park Opportunity Fund**

## **Shekinah Holdings, LLC Project**

**Economic Development Committee  
March 6, 2023**

Joyce Williams, Director  
Small Business Center  
City of Dallas



# Presentation Overview



- Project Purpose
- Project Cost
- Economic Impact
- South Dallas Fair Park Opportunity Fund Update
- Next Steps



# Purpose



- To support redevelopment of a vacant building located at **1708 Martin Luther King Jr. Blvd.**
- Project scope consists of capital improvements and construction costs related to renovation/restoration of a vacant building.
- This project will eliminate blight and bring vibrancy to the South Dallas Fair Park neighborhood as a catalyst for continued small business development.
- The rehabilitation/build-out for the relocation and headquarters of Shekinah Legacy Holdings, LLC will include a new real estate training facility, open workspace, and community coffee shop.



# Projected Cost



- The total Project Cost is \$900,000 including purchase of the 7,280 square foot two story building (formerly known as the Forest Theater) located on the northeast corner of Martin Luther King Blvd. & Colonial in the Fair Park area.
- The underwriters report recommends a \$520,000 South Dallas Fair Park Opportunity Fund (SDFPOF) term loan at 2% fixed rate for acquisition and construction improvements along with a Southern Dallas Investment Fund grant not to exceed \$200,000 and owner's equity of \$180,000.
- Terms of repayment: \$520,000, 15-year term @ 2% interest with monthly P&I payments of \$3,346.25.



# Estimated Economic Impact



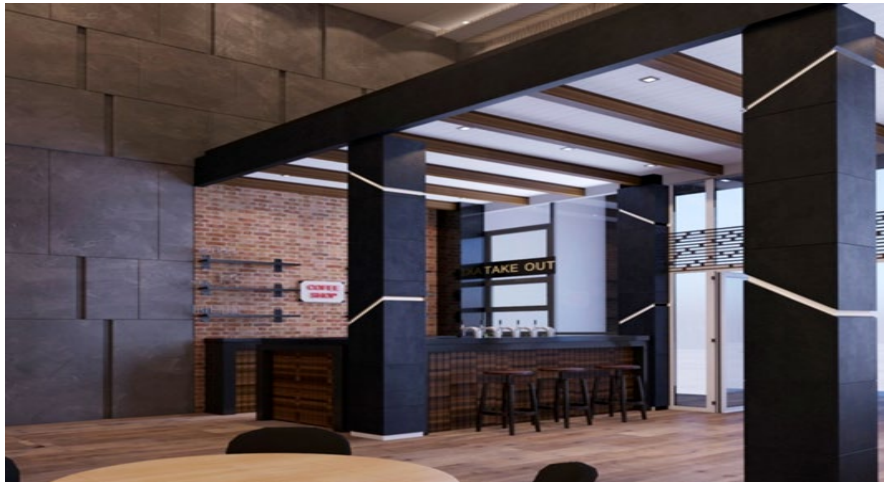
This project will have an economic impact to the community and to the City by creating approximately 23 full-time jobs:

- Real-estate appraisers
- Real-estate inspectors
- Real-estate agents
- Construction project managers
- Office administrative staff
- Coffee shop employees

The Project will provide a space for creative collaboration between small businesses and innovative growth practices within the community.



# Reimagined - 1708 Martin Luther King, Jr. Blvd





# Proposed Economic Development Incentive



Fund(s) Total: \$8,027,722

- South Dallas Fair Park Opportunity Fund (SDFPOF) - \$5,822,722
- South Dallas Investment Fund (SDIF) - \$2,205,000

Projects	Funding Source	Funding Amount
Loan disbursement approved (MLK Wellness Project) approved by Council Resolution#22-0993 on <b>June 22, 2022</b>	SDFPOF	\$350,000.00
Current proposed loan disbursement (Shekinah Legacy Holdings, LLC)	SDFPOF	\$520,000.00
Current proposed grant disbursement (Shekinah Legacy Holdings, LLC)	SDIF	\$200,000.00
<b>Fund(s) Balance</b>		<b>\$6,957,722.00</b> SDFPOF: \$4,952,722 SSDIF: \$2,005,000



# Staff Recommendation



- Authorize a conditional South Dallas/Fair Park Opportunity Fund Chapter 380 Economic Development Loan Agreement in the amount of \$520,000; and a \$200,000 Southern Dallas Investment Fund Grant with Shekinah Legacy Holdings, LLC. for acquisition and construction costs related to development of the commercial center located at 1708 Martin Luther King Jr. Blvd. Dallas, Texas



# Next Steps



- City Council consideration on March 8, 2023
- Continue to partner with developer to implement project







**City of Dallas**

# **South Dallas Fair Park Opportunity Fund**

**Shekinah Holdings, LLC Project**

**Economic Development Committee  
March 6, 2023**

Joyce Williams, Director  
Small Business Center  
City of Dallas



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-582

**Item #:** C.

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Proposed grant funding for building improvements from the Southern Dallas Investment Fund - Bush Boyz Enterprises, Inc.; 313 N. Bishop Ave.  
[Joyce Williams, Director, Small Business Center]

# Memorandum



CITY OF DALLAS

DATE March 3, 2023

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

SUBJECT **Southern Dallas Investment Fund: Bush Boyz Enterprises, Incorporated**

The purpose of this memorandum is to provide an update on the economic development grant agreement between Bush Boyz Enterprises, a small business retail owner located at 313 N. Bishop Avenue, and the City of Dallas for the purpose of economic growth in southern Dallas.

Southern Dallas Investment Fund (SDIF) funding was authorized under Ordinance 30554, Proposition I by the City Council, for \$2,500,000 in general obligation bond funding to support economic development throughout the city, provide grants of bond proceeds for private commercial, industrial, retail, residential, and mixed-use developments, and neighborhood revitalization projects.

The SDIF grant funds are awarded to support construction costs in the amount of \$30,000. The owner is providing \$3,270 for capitalized costs. The total project cost is \$33,270. The workforce impact includes two part-time and one full-time local employees.

Staff will be available during the Economic Development Committee meeting on March 6, 2023, to respond to questions or provide additional information. In the meantime, please feel free to contact me or Joyce Williams, Director, Small Business Center at [joyce.williams@dallas.gov](mailto:joyce.williams@dallas.gov).

A handwritten signature in black ink, appearing to read 'Kimberly Bizar Tolbert'.

Kimberly Bizar Tolbert  
Deputy City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera 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  
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