

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 3, 2023

23-0013

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

PRESENT: [7] Atkins, Arnold, \*Narvaez (\*\*1:05 p.m.), West, \*Resendez (\*\*1:05 p.m.),  
\*McGough, Willis

ABSENT: [0]

The meeting was called to order at 1:02 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 2:14 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, APRIL 3, 2023

EXHIBIT A

**RECEIVED**

**2023 MAR 31 AM 11:14**

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**2 3 0 2 9 8**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Economic Development Committee**

**April 3, 2023**

**1:00 PM**

## 2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<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=m515a1b118121eb07c20a7cd4f8e34937>

### Call to Order

### MINUTES

1. [23-824](#) Approval of the March 6, 2023 Economic Development Committee Meeting Minutes

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

### BRIEFING ITEMS

- A. [23-834](#) Development Services Monthly Technology and Metrics Review  
[Andrew Espinoza, Director, Development Services]

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

- B. [23-115](#) Development Services and Housing & Neighborhood Revitalization Affordable Housing Team  
[Andrew Espinoza, Director/Chief Building Official, Development Services; David Noguera, Director, Department of Housing & Neighborhood Revitalization]

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

### BRIEFING MEMOS

- C. [23-835](#) Dallas Development Fund Replacement Board Members  
[Heather Lepasca, Assistant Director, Office of Economic Development]

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

- D. [23-837](#) The Collective Sustainable Development Infrastructure Development Project in the Fort Worth Avenue TIF District  
[Kevin Spath, Assistant Director, Office of Economic Development]

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

- E. [23-838](#) Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 24, 2023 to (1) renew the Oak Lawn-Hi Line Public Improvement District and (2) expand the Dallas Tourism Public Improvement District to include 2 additional hotels  
[Maria Chagollan Smith, Interim Assistant Director, Office of Economic Development]

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

- F. [23-839](#) Proposed grant funding for building rehabilitation from the South Dallas Fair Opportunity Fund and the Southern Dallas Investment Fund - Shekinah Legacy Holdings, LLC; 1708 Martin Luther King Jr., Blvd. (northeast corner of MLK Jr. Blvd. and Colonial)  
[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, APRIL 3, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 3, 2023

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

Mayor Pro Tem Arnold moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 3, 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;
- Vernon Young, Assistant Director, Development Services;
- Mina, Eskander, Assistant Director, Development Services; and
- Nina Arias, Director, Human Resources

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 3, 2023

BRIEFING ITEMS

Item B:           Development Services and Housing & Neighborhood Revitalization Affordable  
                          Housing Team

The following individuals briefed the committee on the item:

- Andrew Espinoza, Director/Chief Building Official, Development Services;
- David Noguera, Director, Department of Housing & Neighborhood Revitalization; and
- Vernon Young, Assistant Director, Development Services

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 3, 2023

BRIEFING MEMOS

- Item C: Dallas Development Fund Replacement Board Members
- Item D: The Collective Sustainable Development Infrastructure Development Project in the Fort Worth Avenue TIF District
- Item E: Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 24, 2023 to (1) renew the Oak Lawn-Hi Line Public Improvement District and (2) expand the Dallas Tourism Public Improvement District to include 2 additional hotels
- Item F: Proposed grant funding for building rehabilitation from the South Dallas Fair Opportunity Fund and the Southern Dallas Investment Fund – Shekinah Legacy Holdings, LLC; 1708 Martin Luther King Jr., Blvd. (northeast corner of MLK Jr. Blvd. and Colonial)

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, APRIL 3, 2023

EXHIBIT C



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-834

**Item #:** A.

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Development Services Monthly Technology and Metrics Review  
[Andrew Espinoza, Director, Development Services]



# Development Services Monthly Technology and Metrics Review

Economic Development  
Committee  
April 3, 2023

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



## City of Dallas

# Presentation Overview

- Technology
- Residential Permits
- Update on Hiring and Recruitment
- Recruitment and Onboarding
- 7800 N Stemmons Update
- Next Steps



# Technology

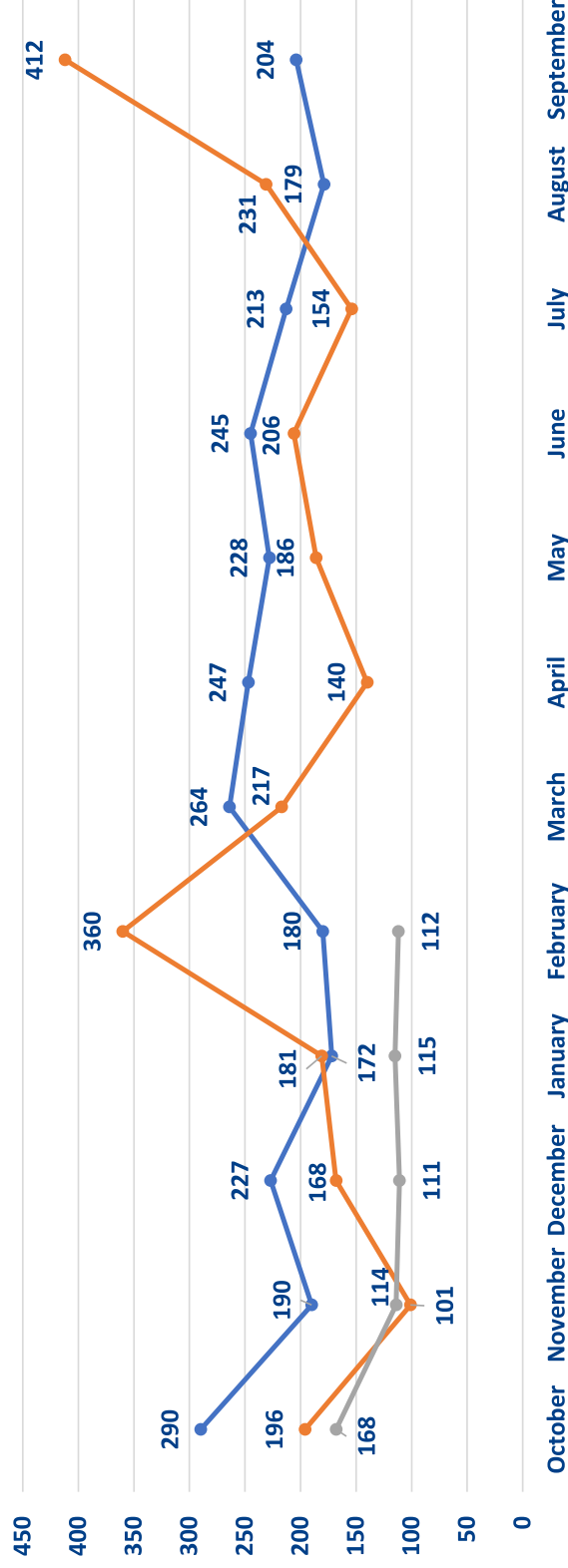
- City Council Approved ACCELA as the Land Use Management Software on February 27, 2023, and Contract was officially signed March 13, 2023
- DSD and ITS software project agents (9) have been identified with 100% of staff time dedicated
- Dedicated meeting space and equipment needs are being identified
- ITS is coordinating launch date and should occur no later than 30 days from final Contract signing



# Residential Permit Volume



New Single Family Permits Created



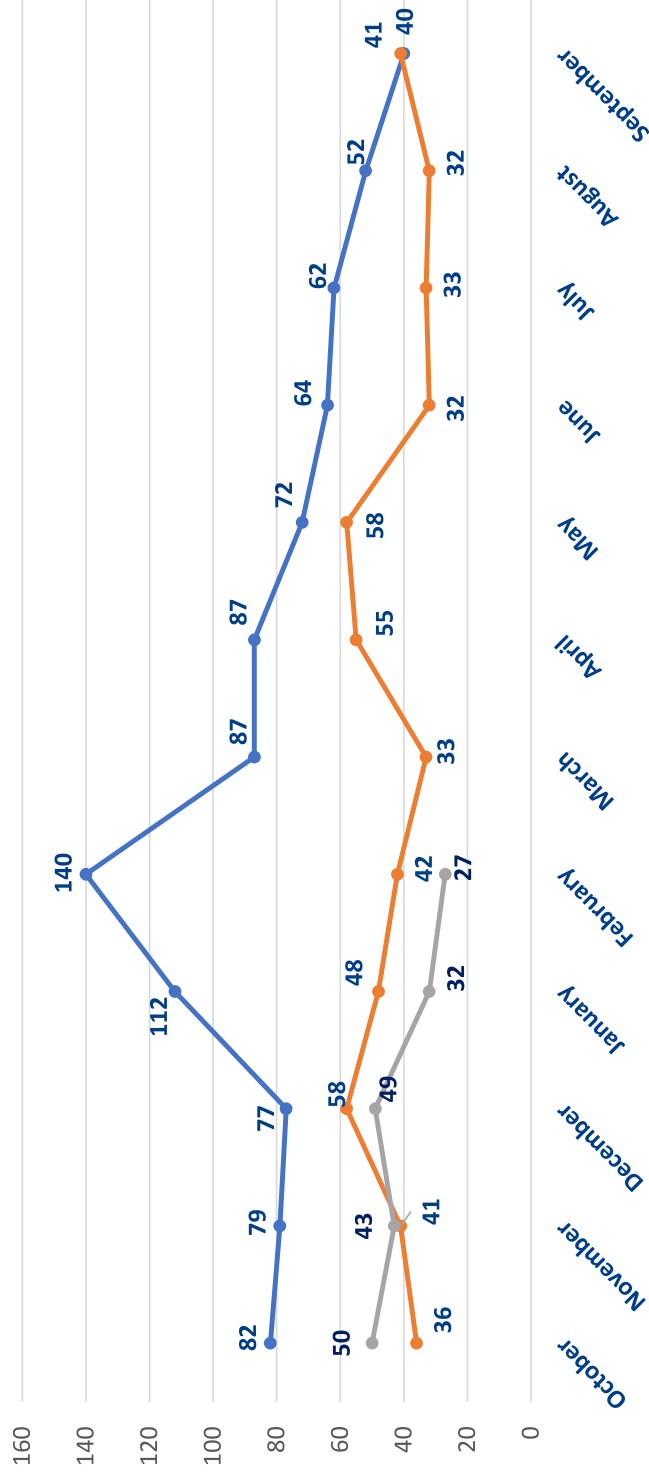
A total of 112 permits were processed for the month.

172 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 5 days to issue new single-family permits from the previous month.

99% of building and zoning reviews submitted met Department Performance Goal of 15 business days.





# Residential Permit Turnaround Times



## Permits Issued by Application Submitted Date

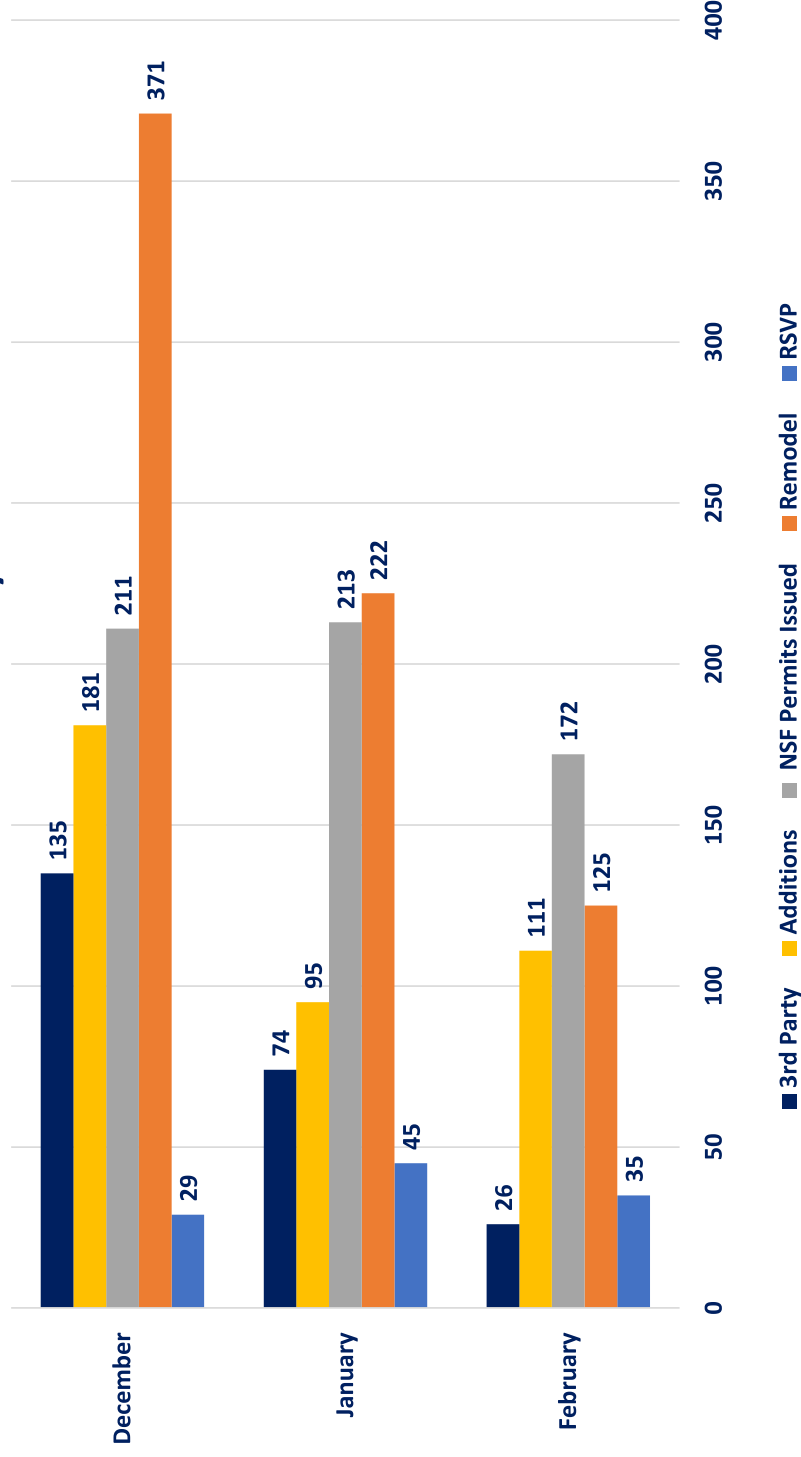
Submitted	% Issued Median Issued Days	# of Median Issued Days
February 2023	59%	9 Days
Dec 2022-Jan 2023	82%	16 Days
Sept 2022-Nov 2022	86%	49 Days
Before Sept 2022	98%	57 Days



# Residential Permit Average Metrics (Permits Issued)



Residential Permit Metrics by Month 2022



35 RSVP New Single-Family permits issued the same day.

172 NSF permits issued for the month. 53% more permits issued for the month than received.



## Update On Hiring and Recruitment

- Development Services continues its hiring efforts to fill the current vacancies
- Total of 345 positions in the department, 74 positions are currently vacant [a vacancy rate of 21%]
- Currently 25 are in the Onboarding Process
- 18 new hires completed for the month of March 2023, with 10 of them being internal promotions or lateral moves within the department





# Recruitment and Onboarding

Month	Total Positions	Vacant Positions	Vacancy Rate	New Hires	Internal Dept. Lateral Promotions	External Dept. Lateral Promotions	Total Hires	Attrition
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
March 2023	345	74	21%	6	10	2	18	2
<b>Department Totals</b>				<b>68</b>	<b>40</b>	<b>25</b>	<b>133</b>	<b>50</b>

Note: 25 positions currently in the onboarding process as of March 30, 2023.



# 7800 N Stemmons Update

- DSD is coordinating with Bond Office and contractors
- Phase I design is complete and proposed completion date is slated for May 2023 for 5<sup>th</sup> floor will include (furniture move in Mid-April 2023)
  - Commercial Building Plan Review Teams
  - Q-Team & Fire Protection Plan Review
  - Administrative support staff
- Estimated completion for 1<sup>st</sup>, 2<sup>nd</sup>, and 9<sup>th</sup> floors by end of July 2023
- 9 tenants remain, 5 move out in March 2023, 1 in April 2023, 2 in May 2023, and 1 in Nov 2026, 1 tenant (Deli)

will remain



## Next Steps

- Pop-Up Permit Saturdays/Every 3<sup>rd</sup> Saturday of the month
  - March 18<sup>th</sup>, 2023 (42 Walk-in Customers)
  - Next event will be hosted April 15, 2023
- Lunch and Learn Series are regularly being attended
- Setting up recurring meetings with commercial development community to improve permitting turnaround timelines
- Meet with Dallas Home Builders to get feedback on Self-Certification recommendations
- Continue to partner with the Bond Office and contractors as we move Phase 1 team into 7800 N Stemmons



# Development Services Monthly Technology and Metrics Review

Economic Development  
Committee  
April 3, 2023

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



## City of Dallas



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-115

**Item #:** B.

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Development Services and Housing & Neighborhood Revitalization Affordable Housing Team  
[Andrew Espinoza, Director/Chief Building Official, Development Services; David Noguera, Director,  
Department of Housing & Neighborhood Revitalization]





**City of Dallas**

# **Development Services and Housing & Neighborhood Revitalization Affordable Housing Team**

**Economic Development  
Committee  
April 3, 2023**

Andrew Espinoza, Director/Chief Building Official  
Development Services

David Noguera, Director  
Department of Housing & Neighborhood Revitalization  
City of Dallas<sup>63</sup>

# Presentation Overview

- Purpose
- Current Challenges
- Recommendations
- Metrics
- Next Steps



## Purpose

- Facilitate affordable housing developments through the City of Dallas' permitting process
- Streamline the affordable housing permitting processes
- Create partnerships between City staff and affordable housing developers
- Centralize new single-family affordable housing resources
- Develop checks and balances during the permitting process





## Current Challenges

- Rezoning is a 9–12-month process
- Legal Build Site and/or Platting takes 9-12 month to complete
- Projects in the flood plain
- Lack of water and wastewater infrastructure
- Transition, communication, demolition, park land fees, or hand-off between Departments
- Lack of permitting process familiarity



## Recommendations

- City liaisons under one roof approach with assigned project coordinator (DSD, PUD, DFR, DWU, HOU)
- Incorporate preliminary plan review/permitting meetings
- Proactively start process of platting, rezoning, street access, and examining project sites for development suitability for City owned parcels
- Proactive Meet and Greet sessions with Developers for feedback and input



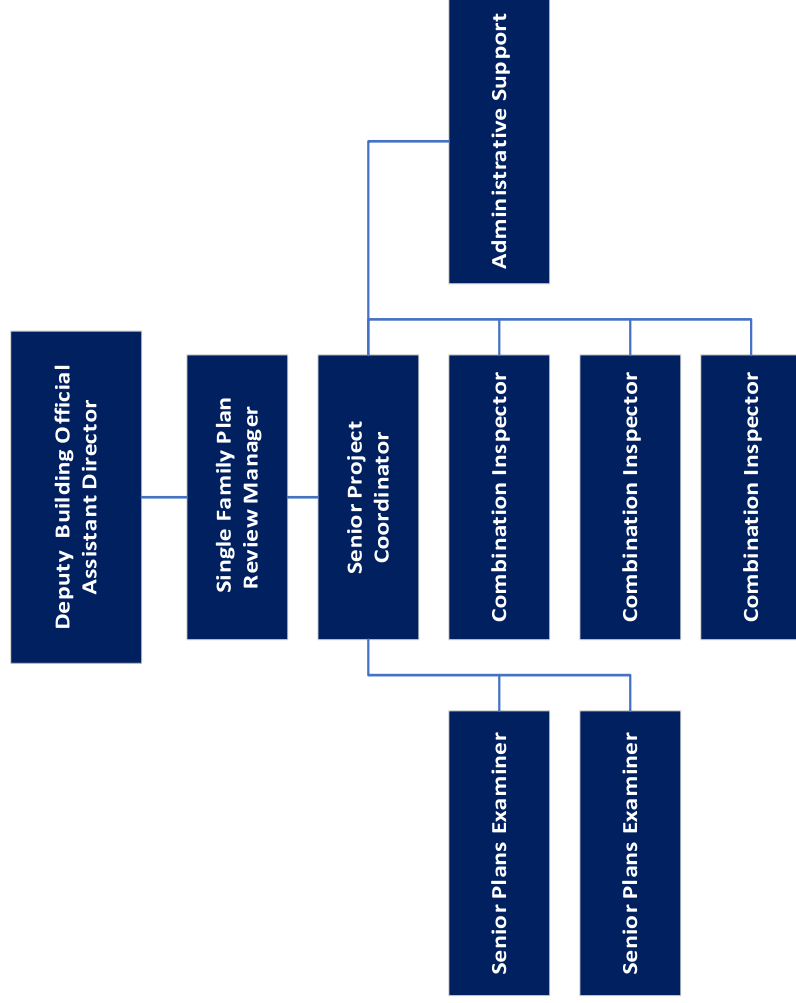
## Recommendations

- Create a Development Services Department (DSD) Affordable Housing Team (January 31, 2023)
- Facilitate and proactively partner with developers
- DSD liaisons and subject matter experts
- Track project/metrics
  - Identify all project barriers and resolve thru the dedicated team
  - Align with Racial Equity Plan



# Recommendations

## Affordable Housing Team



Preliminary Meetings

Permit Process Training

Permitting Liaison

City Department Advocates



## Metrics

- Currently **497** Affordable Housing projects are in the permitting pipeline (As of March 15, 2023)
  - Cancelled: **18** (Applicant did not keep appointment)
  - In Review: **10**
  - Issued: **49**
  - Not Applied: **383** (Identified by the Housing Department but permits have not been submitted to DSD)



## Metrics

- DSD to meet with Affordable Housing Developers on a quarterly basis
- Schedule preliminary building permit meetings with applicants within **5** business days after properties have been acquired
- Prescreen and review submitted building permits applications within **5** business days after complete submittal to DSD
- Perform scheduleing building inspections on time **98%** of the time
- Proactively assess all **497** properties for required platting, water, and sewer utility availability in the next **90** days





## Next Steps

- Launched Affordable Housing Team in January 31, 2023
- Meet and Greet with City Departments and Affordable Housing Developers each quarter in FY2023
  - First meeting will be hosted in April/May 2023
- Identify opportunities to support proactive replatting of City owned parcels (2<sup>nd</sup> Quarter of FY2023) or exemptions
- Track ongoing permitting prescreen, reviews, and inspection metrics for FY2023 and report to Economic Committee on quarterly basis





**City of Dallas**

# **Development Services and Housing & Neighborhood Revitalization Affordable Housing Team**

**Economic Development  
Committee  
April 3, 2023**

Andrew Espinoza, Director/Chief Building Official  
Development Services

David Noguera, Director  
Department of Housing & Neighborhood Revitalization  
City of Dallas





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-835

**Item #:** C.

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Dallas Development Fund Replacement Board Members  
[Heather Lepaska, Assistant Director, Office of Economic Development]

# Memorandum



CITY OF DALLAS

DATE March 31, 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 **Dallas Development Fund Replacement Board Members**

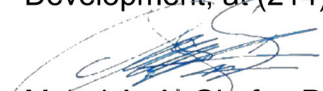
At the April 12, 2023 City Council meeting, Council Members will be asked to approve two new Dallas Development Fund (DDF) board members: Drexell Owusu and Joel Triska.

In February 2009, the City Council authorized the creation of a non-profit corporation, the Dallas Development Fund to serve as the Community Development Entity (CDE) necessary to apply for a New Markets Tax Credit (NMTC) allocation and manage the City's NMTC program. Since DDF's creation, the City Council has approved the DDF's initial and amended certificate of formation and bylaws, confirmed the City Manager's appointment of the initial Board of Directors City Council, and authorized two replacement board members.

Per the amended certificate of formation and the bylaws of DDF, the City Manager shall appoint four Directors to the DDF Board, whose appointments the City Council shall confirm. To be eligible to serve as a Director, a person must be a resident of the city and at least eighteen (18) years of age. Each board member shall serve for a term of two years (with a maximum of an 8-year term) or until his successor is appointed by the City Manager and confirmed by the City Council. Additionally, for NMTC compliance at least four board members must meet the Community Development Financial Institution's (CDFI) guidelines for accountability to low-income communities (LIC).

The City Manager has recommended appointment of Drexell Owusu and Joel Triska to serve on the DDF board to replace members who have been in holdover status. Mr. Owusu is the Chief Impact Officer at the Dallas Foundation and Mr. Triska is the Director of Public Affairs at Metrocare Services. Both Mr. Owusu and Mr. Triska are Dallas residents, and both are LIC accountable. A brief biography of each is available as Exhibit A.

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

  
Majed A. Al-Ghafry, P.E.  
Assistant 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  
Kimberly Bizer Tolbert, Deputy City Manager  
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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

## Exhibit A—Biographies

### Joel Triska

Joel Triska is a veteran community advocate in the Dallas area. As Executive Director of an innovative non-profit in Deep Ellum for twelve years (2009-2021), he passionately engaged in efforts to improve economic development, advocate for better urban planning, and address systemic issues of social justice.

Joel currently serves as the Director of Public Affairs for Metrocare where he has the privilege of advocating for the most vulnerable residents of Dallas regarding people who are experiencing mental illness, substance use disorders, and developmental disabilities.

Joel has his Master in Divinity and has worked in religious, civic, social, and entrepreneurial spaces for most of his career. His passion is for thoughtful and creative solutions and telling stories in compelling ways. He resides in East Dallas with his partner and two daughters - both proud students of DISD.

He is Low Income Community (LIC) accountable through his employment.

### Drexell Owusu

Drex joined The Dallas Foundation as Chief Impact Officer in April 2021. He leads a team focused on the Foundation's community impact strategy to reduce intergenerational poverty and improve child well-being through investments in programs that ensure a strong and healthy start for children ages birth to three. He will work closely with philanthropic, nonprofit, and civic leaders across Dallas and collaborate with the Foundation's 350+ donor partners to continue the Foundation's proven track record of investing in transformational solutions.

Drex was most recently the Senior Vice President of Education & Workforce at the Dallas Regional Chamber, where he led the organization's efforts to equitably grow and develop the existing regional education and workforce pipeline. Previously, he founded and served as CEO of Brave Capital Partners, an investment company focused on catalyzing minority communities. Drex has also served in a number of leadership and strategy roles including Civitas Capital Group, The Owl Group, Blockbuster, FedEx Office, and Accenture.

Drex earned a Bachelor of Arts in History from Rice University, where he was a two-time Track and Field All-American in the triple jump. He lives in Oak Cliff with his wife and three children. He is LIC accountable through his board service on education boards, including Dallas Education Foundation, Education is Freedom and United to Learn.



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-837

**Item #:** D.

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The Collective Sustainable Development Infrastructure Development Project in the Fort Worth Avenue TIF District  
[Kevin Spath, Assistant Director, Office of Economic Development]

# Memorandum



CITY OF DALLAS

DATE March 31, 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 **The Collective Sustainable Development Infrastructure Development Project in the Fort Worth Avenue TIF District**

On February 21, 2023, the Fort Worth Avenue Tax Increment Financing (TIF) District Board of Directors unanimously approved a request by the City's Department of Public Works for a dedication of up to \$327,500 in Fort Worth Avenue TIF District district-wide set-aside funds to support signalization upgrades and pedestrian modifications at Fort Worth Avenue and Bahama Drive as part of The Collective Sustainable Development Infrastructure Project.

In 2001, the Regional Transportation Council (RTC) established the Sustainable Development Funding Program to, in part, support infrastructure projects that provide alternative modes of transportation to meet the region's future mobility needs. In 2011, the RTC approved Regional Toll Revenue (local) funds in the amount of \$1,986,250 for The Collective Sustainable Development Infrastructure Project (total estimated project cost \$2,482,813), which includes 8,850 linear feet of bicycle facilities and pedestrian improvements along Fort Worth Avenue, Colorado Boulevard, Bahama Drive, and Plymouth Road.

In late 2016, the Fort Worth Avenue TIF District Board of Directors recommended approval of a dedication of up to \$496,563 in Fort Worth Avenue TIF District district-wide funds as the City's required 20% local match for The Collective Sustainable Development Infrastructure Project, and, in 2017, City Council approved the Fort Worth Avenue TIF District funding of \$496,563.

In 2017, it was anticipated that improvements at the Fort Worth Avenue and Bahama Drive intersection (see the attached location map), including traffic signal upgrades and pedestrian modifications, would be funded by a Starbucks that was proposed to be developed at that location. However, Starbucks has since withdrawn their plans to develop at that site.

These signalization upgrades and pedestrian improvements are still necessary to meet today's standards and to implement safe pedestrian and bicycle movements at the intersection as part of The Collective Project. To support the signalization upgrades and pedestrian modifications located at Fort Worth Avenue and Bahama Drive, the City's Department of Public Works will seek the following authorizations utilizing the \$327,500 in Fort Worth Avenue TIF District district-wide set-aside funds:

DATE March 31, 2023  
SUBJECT **The Collective Sustainable Development Infrastructure Development Project in the Fort Worth Avenue TIF District**  
PAGE **2 of 2**

1. Design supplemental agreement No. 2 with Halff Associates, Inc. (via Administrative Action) in an estimated amount of \$40,000; and
2. Construction contract change order No. 1 with The Fain Group (anticipated to be on a City Council agenda for consideration in May/June 2023) in an estimated amount of \$287,500.

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](mailto:kevin.spath@dallas.gov).



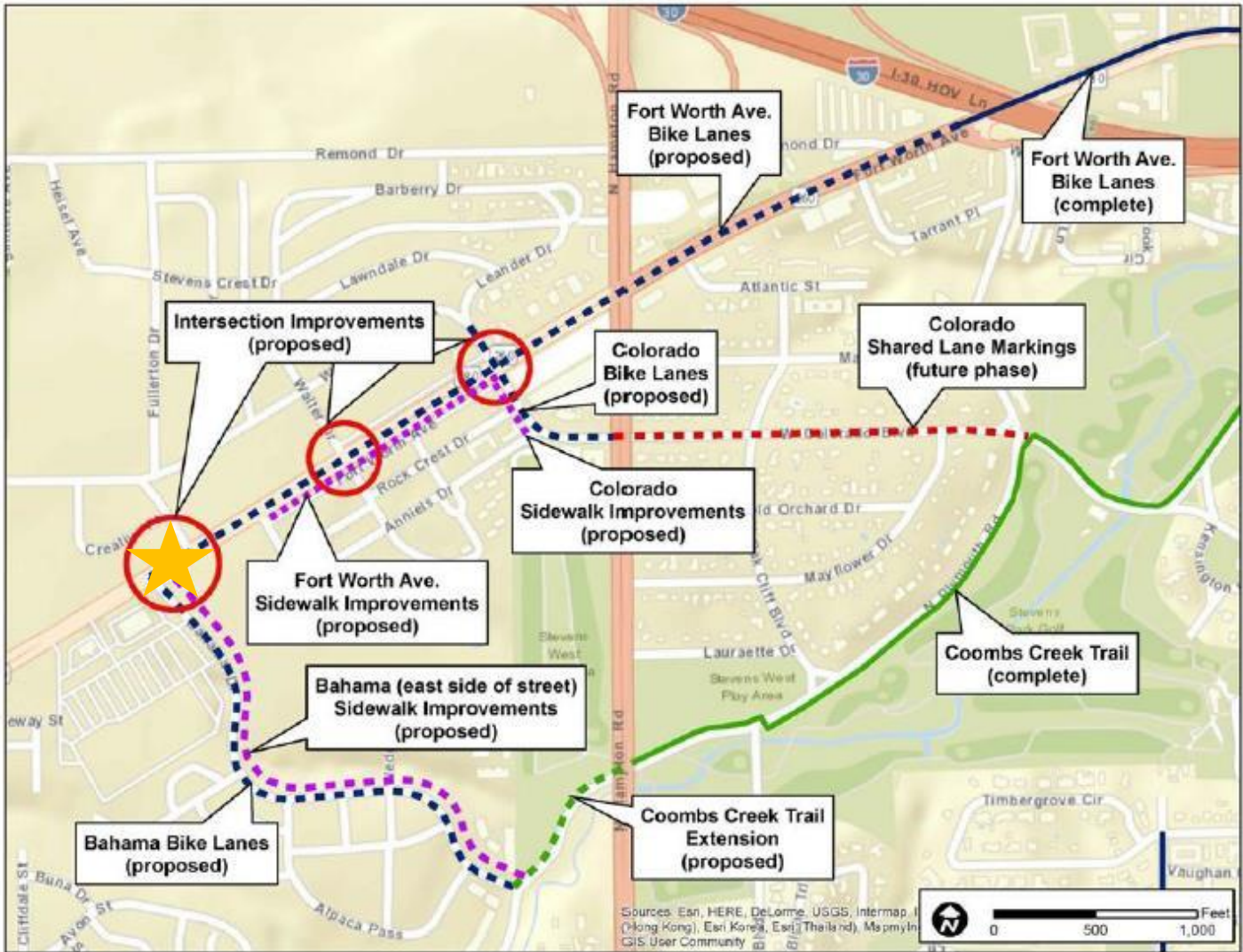
Majed A. Al-Ghafry, P.E.  
Assistant City Manager

**[Attachment: The Collective Sustainable Development Infrastructure Project Map]**

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

# The Collective Sustainable Development Infrastructure Project



Location of dedication of up to \$327,500 in Fort Worth Avenue TIF District funds for signalization upgrades and pedestrian modifications at Fort Worth Avenue and Bahama Drive as part of The Collective Sustainable Development Infrastructure Project





# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-838

**Item #:** E.

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Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 24, 2023 to (1) renew the Oak Lawn-Hi Line Public Improvement District and (2) expand the Dallas Tourism Public Improvement District to include 2 additional hotels  
[Maria Chagollan Smith, Interim Assistant Director, Office of Economic Development]



# Memorandum



CITY OF DALLAS

DATE March 31, 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 **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 24, 2023 to (1) renew the Oak Lawn-Hi Line Public Improvement District and (2) expand the Dallas Tourism Public Improvement District to include 2 additional hotels.**

On April 26, 2023, the City Council will be asked to consider resolutions calling for a public hearing to be held on May 24, 2023 to receive comments concerning the 1) renewal of the Oak Lawn-Hi Line Public Improvement District (OLHLPID) and 2) the expansion of the Dallas Tourism Public Improvement District (DTPID) to include 2 additional hotels in accordance with Chapter 372 of the Texas Local Government Code (the Act).

## **Oak Lawn-Hi Line Public Improvement District (OLHLPID) Renewal:**

Oak Lawn-Hi Line Improvement Corporation, representing owners of real property located within the OLHLPID, submitted petitions to the City of Dallas requesting the renewal of the district for a new ten-year term effective January 1, 2024 to December 31, 2033.

City staff reviewed the petitions and verified that owners of record representing 61.9% of the appraised value and 62.7% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). The City's PID policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area and or 60% of the record owners of real property liable for assessment. State law requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area and or 50% of the record owners of real property liable for assessment.

The Dallas City Council first authorized the creation of the OLHLPID in 2009 and its renewal in 2016. This is its second renewal. The OLHLPID is generally bounded by Market Center Boulevard to the west and Interstate Highway 35 to the east, as shown in the attached **Exhibit A**. There are no changes proposed to the boundary of the District.

The purpose of the district is to provide public safety and enhanced security, beautification, recreation, cultural enhancements, custodial and landscaping maintenance, capital improvements, trail improvements, common area improvements permissible under the Act, acquisition and installation of art, business recruitment, and development to promote the area in and around the District, marketing and promotional activities, distinctive lighting and signage, and related expenses incurred to establish, administer, and operate the District as

DATE March 31, 2023  
SUBJECT **Upcoming Public Improvement District (PID) Agenda Items: Call for Public Hearing to be held on May 24, 2023 to (1) renew the Oak Lawn-Hi Line Public Improvement District and (2) expand the Dallas Tourism Public Improvement District to include 2 additional hotels.**  
PAGE **2 of 2**

authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the Service Plan) is attached as **Exhibit B**. The proposed assessment rate is \$0.15 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the renewal of the district. Unless renewed, the OLHLPID will terminate on December 31, 2023, resulting in the cessation of services and improvements provided within the district.

### **Dallas Tourism Public Improvement District (DTPID) Expansion:**

VisitDallas submitted consent forms signed on behalf of two hotel owners seeking inclusion in the DTPID. City staff reviewed the consent forms and verified that owners of record of qualifying hotels representing more than 84.2% of the appraised value and 63.6% of the land area of real property in the DTPID liable for assessment have signed the petition or consent form, thereby exceeding the minimum expansion requirements set forth in the Act.

The City Council authorized the establishment of the DTPID in 2012, its renewal in 2016, and boundary expansions in 2020 and 2022. The current boundary of the DTPID which includes designated hotel properties in the City of Dallas with 100 or more rooms will be expanded as shown in the attached **Exhibit C**. The two hotels to be added are detailed in **Exhibit D**.

### **Recommendation**

Staff recommends City Council's approval on April 26, 2023 to call public hearings to be held on May 24, 2023 for the OLHLPID renewal and DTPID boundary expansion.

Should you have any questions, please contact Maria Smith, Interim Assistant Director, Office of Economic Development, at [maria.smith@dallas.gov](mailto:maria.smith@dallas.gov) or 469-953-7181.

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

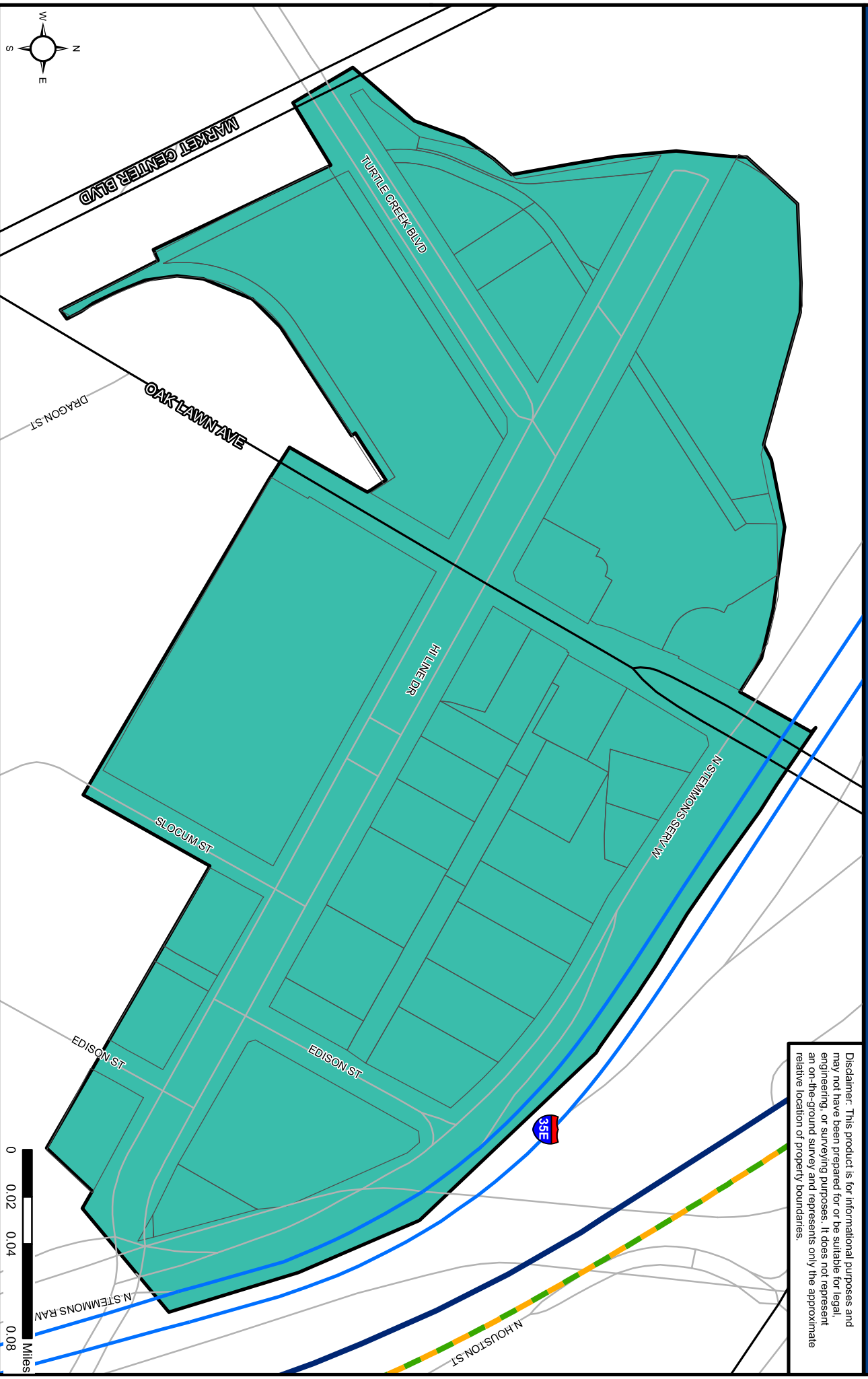
### **[Attachments]**

1. Oak Lawn – Hi Line PID Boundaries
2. Oak Lawn – Hi Line PID Service Plan
3. Dallas Tourism PID Hotels
4. Dallas Tourism PID Current and Proposed Hotels

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
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Directors and Assistant Directors

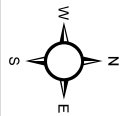
# Oak Lawn-Hi Line PID Boundaries

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



### Legend

- Oak Lawn-Hi Line - 2021
- Tax Parcels - 2021
- Freeway
- Tollway
- Highway
- Arterial
- Local Streets
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- Commuter Rail



**DALLAS ECONOMIC DEVELOPMENT**  
 Research & Information Division  
 (214) 670-1685  
 www.dallasecodelv.org

Data Source: City of Dallas, 2021; DCAD, 2021.

**Exhibit B  
Oak Lawn-Hi Line PID  
Service Plan 2024-2033**

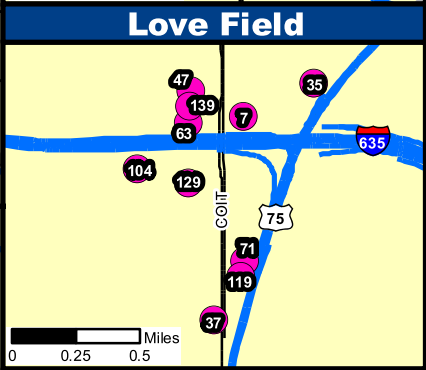
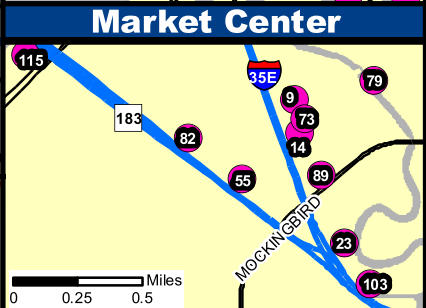
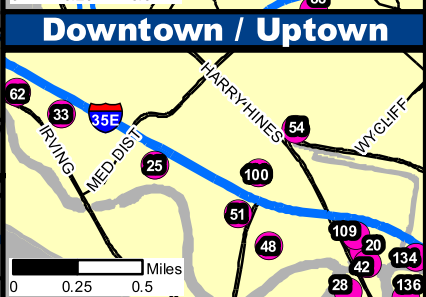
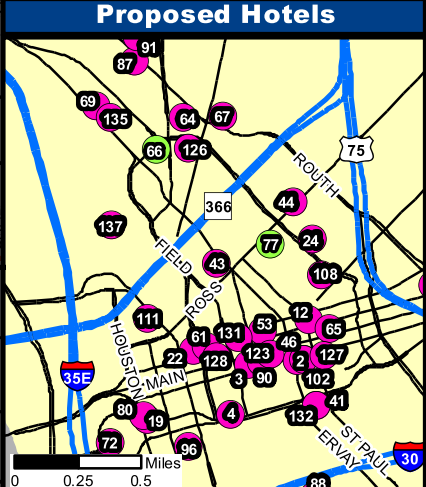
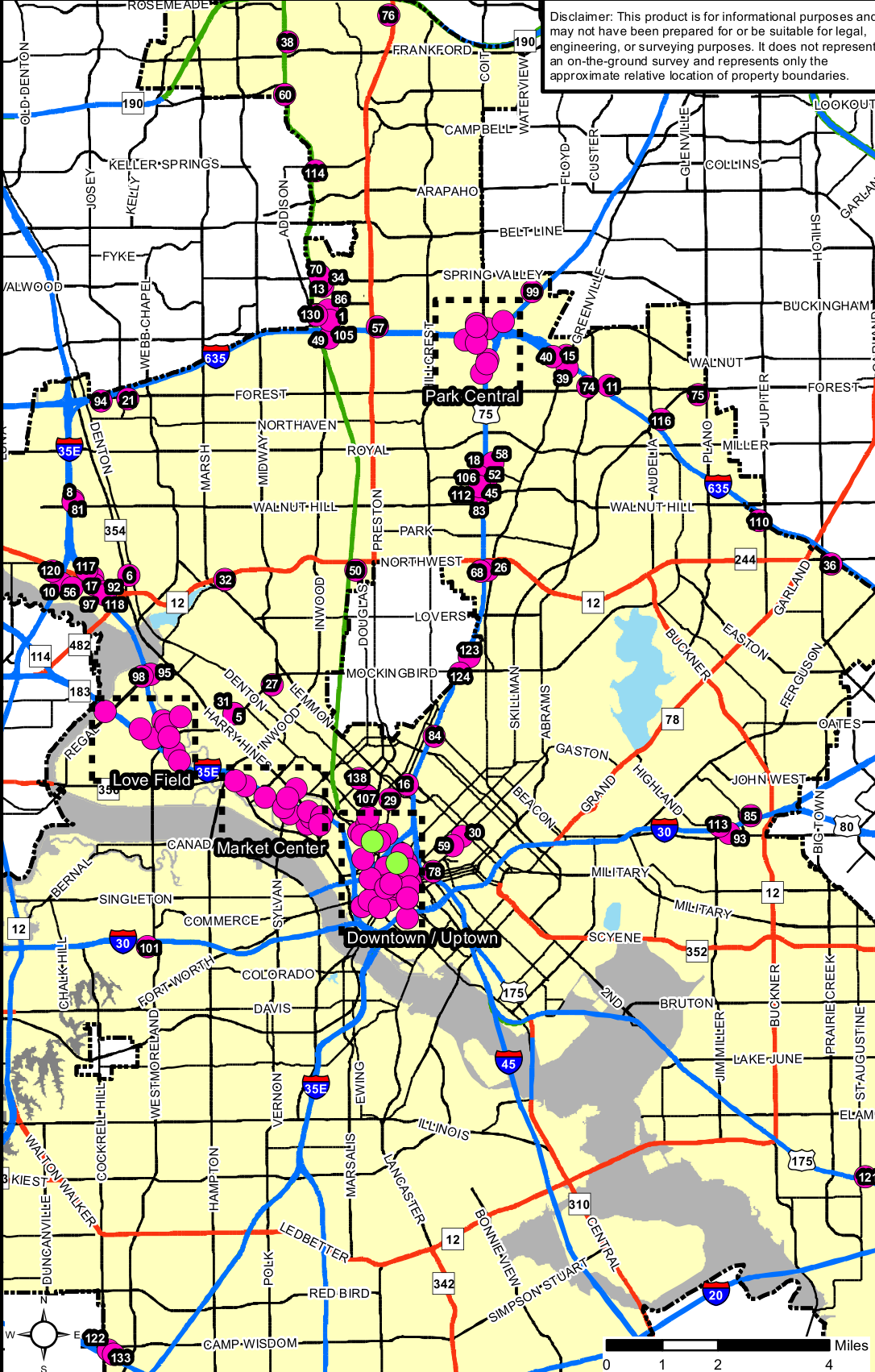
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Revenue</b>										
Net assessment revenue <sup>(1)</sup>	\$ 629,764	787,205	984,006	1,230,007	1,377,608	1,542,921	1,728,072	1,935,440	2,167,693	2,427,816
Interest on cash balances	\$ 90	92	94	96	98	100	102	104	106	108
<b>Total Income</b>	<b>\$ 629,854</b>	<b>787,297</b>	<b>984,100</b>	<b>1,230,103</b>	<b>1,377,706</b>	<b>1,543,021</b>	<b>1,728,174</b>	<b>1,935,544</b>	<b>2,167,799</b>	<b>2,427,924</b>
<b>Expenditure</b>										
Renewal/Creation Fee <sup>(1)</sup>	0% \$ -	-	-	-	-	-	-	-	-	15,000
Security/PID Patrol <sup>(2)</sup>	16% \$ 99,874	124,839	156,045	195,053	218,458	244,671	274,030	306,912	343,740	382,491
Area Improvements <sup>(3)</sup>	22% \$ 138,713	173,387	216,730	270,907	303,414	339,821	380,598	426,267	477,417	531,422
General Administrative <sup>(4)</sup>	5% \$ 33,291	41,613	52,015	65,018	72,819	81,557	91,343	102,304	114,580	127,546
Marketing/Promotion <sup>(5)</sup>	9% \$ 55,485	69,355	86,692	108,363	121,366	135,929	152,239	170,507	190,967	212,577
Capital Improvements <sup>(6)</sup>	32% \$ 199,747	249,678	312,091	390,106	436,916	489,343	548,061	613,825	687,481	765,260
Insurance and Audit <sup>(7)</sup>	4% \$ 27,743	34,677	43,346	54,181	60,683	67,964	76,120	85,253	95,483	106,288
Public Utility <sup>(8)</sup>	12% \$ 75,000	93,747	117,182	146,474	164,050	183,735	205,782	230,475	258,130	287,340
<b>Total Expenditures</b>	<b>\$ 629,854</b>	<b>787,297</b>	<b>984,100</b>	<b>1,230,103</b>	<b>1,377,706</b>	<b>1,543,021</b>	<b>1,728,174</b>	<b>1,935,544</b>	<b>2,167,799</b>	<b>2,427,924</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>

\*\* The % for each service category is calculated by dividing each category \$ amount by total expenditures.

1. Net assessment reflects the deduction of City and County fees from the gross assessment collection. The assessment amount is approximately equal to \$0.15 per \$100.00 of appraised property value.
2. Public Safety consists of contract security patrols within PID boundary. Additional security will be hired for events within PID boundaries or increase in crime. We have seen increase in crime and have needed to acquire additional security to combat crime. Funds for renting security cameras for additional security measures.
3. Area improvements include landscape/irrigation to include turf, tree planting, tree trimming and seasonal flower changes as well as litter and graffiti control. Tree/plant removal if needed. Ongoing improvements of above standard improvements including benches, trash receptacles and bike racks is included. Periodic improvements to refurbish specialty signage and painting treatments. Erection of foundations and distinctive lighting. Acquisition and installation of pieces of art. Major fencing project around Oak Lawn and Hi Line bridge intersection to be repaired. Replacement of signage, gateway icons, benches, light fixtures, statues, and water falls, etc.
4. General Administrative costs include management fee, annual tax preparation, bookkeeping and quarterly PID Reporting & Financial Statement preparation and postage costs for public notices.
5. Marketing/Promotion is a public information dissemination primarily through Internet which links neighborhoods together for public safety communication, etc. Seasonal decorations are also planned. Community events/culture enhancement activities. Creating a website/buying the domain for the OLHL PID to update residents/stakeholders on appropriate information regarding the PID. Costs of regularly updating the website and other social media channels.
6. Capital Improvements may include expenses related to transportation planning/design for gateway connections around PID, Hi Line Connector and Trail improvements. Acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way. Improvement of off-street parking facilities. Construction or improvement of pedestrian malls. Acquisition, construction, improvement, or rerouting of mass transportation facilities, acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements. Design and traffic studies related to Hi Line Drive improvements and slowing down traffic.
7. Insurance expense provides for liability coverage binder and cost of required annual financial audit. Executive risk insurance, workmen's compensation, liability insurance.
8. Public Utility expense to pay for electricity, gas, and water within PID boundaries.

# Dallas Tourism PID Hotels

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**Economic Development**  
 City of Dallas  
 Research & Information Division  
 (214) 670-1685  
 www.dallasecodev.org  
 Created 5.30.2016, Updtd 2.23.2023 - FY2023\_24\_DTPID\_Hotels.RK

**Legend**

- Rail Station
- Future Station
- DART Light Rail
- Commuter Rail
- Freeway
- Tollway
- Highway
- Arterial
- Escarpment
- Flood Plain
- Lake
- City of Dallas

Source: Hotel List - Dallas CVB, 2023; All Other Data - City of Dallas, 2022.

**Exhibit D**  
**Tourism PID Boundary Expansion**  
**Current and Proposed Hotels over 100 Rooms**

Map	Current Hotel Name	ACC_NUM	SiteAddrNu	SiteStreet	TotalVal
1	AC Hotel Dallas by the Galleria	007019000B0020000	5460	JAMES TEMPLE DR	\$ 17,850,000.00
2	AC Marriott Dallas Downtown	00000101698000100	1712	COMMERCE ST	\$ 22,025,000.00
3	Adolphus Hotel	000070000A01A9900	1321	COMMERCE ST	\$ 35,500,000.00
4	Aloft Dallas Downtown	00000100594000000	1033	YOUNG ST	\$ 11,500,000.00
5	Aloft Dallas Love Field*	002367000E0010000	2333	W MOCKINGBIRD LN	\$ 16,350,000.00
6	Anchor Motel	00000520699000000	10230	HARRY HINES BLVD	\$ 1,800,000.00
7	Best Western Plus Dallas Hotel & Conference Center	007756000E07B0000	8051	LBJ FWY	\$ 7,208,000.00
9	Budget Suites of America Empire Central/Dallas	007940000M0020000	8150	N STEMMONS FWY	\$ 12,000,000.00
10	Budget Suites of America Loop 12/Dallas	006499000B0020000	10222	N WALTON WALKER BLVD	\$ 8,800,000.00
11	Budget Suites of America N Dallas	008420000A02A0000	9519	FOREST LN	\$ 10,700,000.00
12	Cambria Hotel	00C7714000HOTL100	1907	ELM ST	\$ 11,292,870.00
13	Candlewood Suites Dallas Galleria	007005000A01A0000	13939	NOEL RD	\$ 3,900,000.00
14	Candlewood Suites Dallas Market Center	007940000M0010000	7930	N STEMMONS FWY	\$ 9,000,000.00
15	Candlewood Suites Dallas Park Central	008408000A01B0000	12525	GREENVILLE AVE	\$ 3,700,000.00
16	Canopy by Hilton Dallas Uptown	00C15440000HOT00	2901	BLACKBURN	\$ 17,220,000.00
97	OYO Townhouse Dallas Love Field Airport	0064820A000010100	2383	STEMMONS TRL	\$ 4,275,000.00
19	Courtyard by Marriott Dallas Downtown/Reunion District	000024002205B0000	310	S HOUSTON ST	\$ 14,200,000.00
18	Courtyard by Marriott Dallas Central Expy	0072930C0002B0000	10325	N CENTRAL EXPY	\$ 4,345,000.00
20	Courtyard by Marriott Dallas Medical/Market Center	007896000002A0000	2150	MARKET CENTER BLVD	\$ 10,500,000.00
21	Courtyard by Marriott Dallas Northwest	0065950B0018A0000	2930	FOREST LN	\$ 5,355,000.00
60	HomeTowne Studios Dallas - N Addison/Tollway	COL-000000153274	17425	DALLAS PKWY	\$ 2,970,770.00
22	Crowne Plaza Dallas Downtown	00000100360000000	1015	ELM ST	\$ 12,500,000.00
23	Crowne Plaza Dallas Market Center	00000778556500000	7050	N STEMMONS FWY	\$ 9,550,000.00
24	Dallas Marriott Downtown	0000010554700D100	600	N PEARL ST	\$ 32,750,000.00
25	Dallas Marriott Suites Medical/Market Center	00790500600030000	2493	N STEMMONS FWY	\$ 17,400,000.00
26	DoubleTree by Hilton Hotel Dallas Campbell Centre	00000366506300000	8250	N CENTRAL EXPY	\$ 16,947,690.00
27	DoubleTree by Hilton Hotel Dallas Love Field	005719000A0030000	3300	W MOCKINGBIRD LN	\$ 18,900,000.00
28	DoubleTree by Hilton Hotel Dallas Market Center	00000775675000000	2015	MARKET CENTER BLVD	\$ 13,175,000.00
29	Dream Dallas	00000136309000000	3207	MCKINNEY AVE	\$ 2,047,630.00
31	Element Dallas Love Field	002367000E0010000	2333	W MOCKINGBIRD LN	\$ 16,350,000.00
30	Element Dallas Downtown East	000766000A0030000	4005	GASTON AVE	\$ 7,224,800.00
32	Embassy Suites by Hilton Dallas Love Field	00C57250000000100	3880	W NORTHWEST HWY	\$ 20,500,000.00
33	Embassy Suites by Hilton Dallas Market Center	00000776494500000	2727	N STEMMONS FWY	\$ 18,400,000.00
34	Embassy Suites by Hilton Dallas Near the Galleria	007006000A0020000	14021	NOEL RD	\$ 11,000,000.00
35	Embassy Suites by Hilton Dallas Park Central	0077560E0016B0000	13131	N CENTRAL EXPY	\$ 12,799,620.00
36	Executive Inn	0080480D0002A0000	12670	E NORTHWEST HWY	\$ 1,980,000.00
117	Studio 6 Dallas Love Field	00649600050020000	10326	FINNELL ST	\$ 3,950,000.00
37	Extended Stay America - Dallas - Coit Rd.	007736000301A0000	12121	COIT RD	\$ 4,100,000.00
38	Extended Stay America - Dallas - Frankford Rd	COL-000002047964	18470	DALLAS PKWY	\$ 2,882,094.00
39	Extended Stay America - Dallas - Greenville Ave.	008415000001E0000	12270	GREENVILLE AVE	\$ 3,950,000.00
40	Extended Stay America - Dallas - N Park Central	008408000C0080000	9019	VANTAGE POINT DR	\$ 3,500,000.00
42	Fairfield Inn & Suites Dallas Medical Market Center	00789600000040000	2110	MARKET CENTER BLVD	\$ 5,025,000.00
41	Fairfield Inn & Suites Dallas Downtown	00000101842000000	500	S ERVAY ST	\$ 56,333,820.00
43	Fairmont Dallas	00000112297000000	1717	N AKARD ST	\$ 48,260,410.00
44	HALL Arts Hotel	00C0677HOTELUNT00	1717	LEONARD ST	\$ 17,326,550.00
45	Hampton Inn & Suites by Hilton Dallas Central/N Park	007292000B0020000	10370	N CENTRAL EXPY	\$ 6,350,000.00
8	Best Western Plus Dallas Love Field	006512000301A0000	11069	COMPOSITE DR	\$ 3,900,000.00
46	Hampton Inn & Suites Dallas Downtown	00000101704000000	1700	COMMERCE ST	\$ 13,691,650.00
47	Hawthorn Suites by Wyndham Park Central	0074970C000050100	7880	ALPHA RD	\$ 4,350,000.00
48	Hilton Anatole	007897000A0010000	2201	N STEMMONS FWY	\$ 68,668,190.00
48	Hilton Anatole 1	007897000A0010200	2201	N STEMMONS FWY	\$ 79,160,420.00
49	Hilton Dallas Lincoln Centre	007000000B0010100	5410	LBJ FWY	\$ 25,750,000.00
50	Hilton Dallas/Park Cities	005625000303A0100	5954	LUTHER LN	\$ 23,500,000.00
51	Hilton Garden Inn Dallas/Market Center	00000502372000000	2325	N STEMMONS FWY	\$ 13,600,000.00
52	Hilton Garden Inn Dallas-Central Expy/North Park Area	007292000B0030000	10350	N CENTRAL EXPY	\$ 6,340,000.00
53	Hilton Garden Inn Downtown	00C54550000000H00	1600	PACIFIC AVE	\$ 13,875,000.00
54	Holiday Inn Dallas Market Center	00000430081000000	4500	HARRY HINES BLVD	\$ 10,625,000.00
55	Holiday Inn Express & Suites Dallas Market Ctr - Love Field	00000778423000000	7800	JOHN W CARPENTER FWY	\$ 721,240.00
56	Holiday Inn Express & Suites Dallas NW HWY - Love Field	0064990C000011100	2225	CONNECTOR DR	\$ 6,200,000.00
17	Comfort Suites NW Dallas Near Love Field	00649600020010000	2287	W NORTHWEST HWY	\$ 5,600,000.00
57	Holiday Inn Express & Suites N Dallas at Preston	0074370A000020000	6055	LBJ FWY	\$ 4,700,000.00
58	Home 2 Suites - N Park	007291000D01B0000	8180	MIDTOWN BLVD	\$ 7,000,000.00
59	Home 2 Suites- Baylor	000760000003A9800	3417	GASTON AVE	\$ 12,000,000.00



**Exhibit D**  
**Tourism PID Boundary Expansion**  
**Current and Proposed Hotels over 100 Rooms**

61	Homewood Suites by Hilton Dallas Downtown	00000100363000000	1025	ELM ST	\$ 9,865,340.00
62	Homewood Suites by Hilton Dallas Market Center	00000776496000100	2747	N STEMMONS FWY	\$ 9,896,000.00
63	Hotel Alexis	007497000C02A0100	7815	LBJ FWY	\$ 2,800,000.00
64	Hotel Crescent Court	000948000201A0000	100	CRESCENT CT	\$ 75,789,350.00
64	Hotel Crescent Court	000948000201A9900	100	CRESCENT CT	\$ 529,160,650.00
65	Hotel Indigo Dallas Downtown	00000101944000000	1933	MAIN ST	\$ 9,000,000.00
*66	Hotel Swexan	00000107950000000	2575	MCKINNON ST	\$ 40,000,000.00
67	Hotel ZaZa Dallas	000548000B03C0000	2332	LEONARD ST	\$ 24,250,000.00
67	Hotel ZaZa Dallas - Bungalows 1	00000113137000000	2501	THOMAS AVE	\$ 1,000,000.00
67	Hotel ZaZa Dallas - Bungalows 2	00000113134000000	2505	THOMAS AVE	\$ 1,175,000.00
68	Hyatt House Dallas/Lincoln Park	005450000P05A0000	8221	N CENTRAL EXPY	\$ 11,000,000.00
69	Hyatt House Dallas/Uptown	00093100020010000	2914	HARRY HINES BLVD	\$ 11,100,000.00
70	Hyatt Place Dallas N by the Galleria	007007000B0030000	5229	SPRING VALLEY RD	\$ 8,581,000.00
71	Hyatt Place Dallas/Park Central	007752000A0050000	12411	N CENTRAL EXPY	\$ 5,125,000.00
72	Hyatt Regency Dallas	00000108921000000	300	REUNION BLVD	\$ 69,632,500.00
76	InTown Suites Extended Stay Dallas - Preston Rd	COL-000002053096	19059	PRESTON RD	\$ 3,388,000.00
74	InTown Suites Extended Stay Dallas - Forest Lane	00841200000040000	9355	FOREST LN	\$ 4,200,000.00
73	InTown Suites Extended Stay Dallas - Brookriver Dr	007940000M0040000	8201	BROOKRIVER DR	\$ 4,000,000.00
75	InTown Suites Extended Stay Dallas - Garland	008072000C01C0000	10477	METRIC DR	\$ 3,525,000.00
*77	JW Marriott Dallas Arts District	00C6249000HOTEL00	2000	ROSS AVE	\$ 27,824,070.00
78	Kimpton Pittman Hotel	000280000A0020100	2550	PACIFIC AVE	\$ 13,625,790.00
79	Knights Inn Market Center	0079370D000040000	1550	EMPIRE CENTRAL	\$ 2,715,000.00
80	La Quinta Inn & Suites Dallas Downtown	00000100117000000	302	S HOUSTON ST	\$ 5,700,000.00
81	La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	006512000301B0000	2421	WALNUT HILL LN	\$ 6,256,460.00
82	La Quinta Inn & Suites Dallas Love Field	00794000E30020000	8300	JOHN W CARPENTER FWY	\$ 5,500,000.00
83	La Quinta Inn & Suites Dallas N Central	00000706557000000	10001	N CENTRAL EXPY	\$ 4,815,000.00
84	La Quinta Inn & Suites Dallas Uptown	00000192565000000	4440	N CENTRAL EXPY	\$ 3,900,000.00
85	Lamplighter Motel	00000725260000000	9001	E R L THORNTON FWY	\$ 2,550,000.00
86	Le Meridien Dallas by the Galleria	007017000C01A0000	13402	NOEL RD	\$ 19,500,000.00
87	Le Meridien Dallas, The Stoneleigh	000943000803C0000	2927	MAPLE AVE	\$ 24,093,850.00
88	Lorenzo Hotel	00000109564000000	1011	S AKARD ST	\$ 12,300,000.00
89	Love Field Hotel and Suites	00000778556800000	1241	W MOCKINGBIRD LN	\$ 2,719,650.00
90	Magnolia Hotel Dallas Downtown	00000101044000000	1401	COMMERCE ST	\$ 24,000,000.00
123	The Beeman Hotel	005185000101D0000	6070	N CENTRAL EXPY	\$ 16,150,000.00
91	Marriott Dallas Uptown	0009440000904A0000	3033	FAIRMOUNT ST	\$ 62,841,250.00
92	MCM Elegante Hotel & Suites	0064980A000010100	2320	W NORTHWEST HWY	\$ 5,000,000.00
93	Motel 6 Dallas - Fair Park #4616	0084740D000030000	8510	E R L THORNTON FWY	\$ 3,225,000.00
94	Motel 6 Dallas - Galleria #4657	006593000104A9900	2660	FOREST LN	\$ 2,807,200.00
95	Motel 6 Dallas - Market Center	00000576135000000	1625	REGAL ROW	\$ 3,825,000.00
96	Omni Dallas Hotel	000045005701A0000	555	S LAMAR ST	\$ 295,132,790.00
98	Ramada by Wyndham Dallas Love Field	00000576129000000	1575	REGAL ROW	\$ 3,200,000.00
99	Red Roof Inn - Dallas Richardson	00000769000500000	13685	N CENTRAL EXPY	\$ 2,775,000.00
110	Siegel Suites Dallas	0074870B0001G0000	11350	LBJ FWY	\$ 2,500,000.00
100	Renaissance Dallas Hotel	006055000C0010000	2222	N STEMMONS FWY	\$ 36,500,000.00
101	Residence Inn - Canyon	007212000N0010000	3425	CANYON BLUFF BLVD	\$ 7,400,000.00
102	Residence Inn by Marriott Dallas Downtown	00000101698000100	1712	COMMERCE ST	\$ 22,025,000.00
103	Residence Inn by Marriott Dallas Market Center	005629000074B0000	6950	N STEMMONS FWY	\$ 6,500,000.00
104	Residence Inn by Marriott Dallas Park Central	007729000C0020000	7642	LBJ FWY	\$ 7,150,000.00
105	Residence Inn Dallas by the Galleria	007019000B0020000	5460	JAMES TEMPLE DR	\$ 17,850,000.00
106	Residence Inn Dallas Central Expy	0072930C0002A0000	10333	N CENTRAL EXPY	\$ 4,700,000.00
107	Rosewood Mansion on Turtle Creek	001027000A02B0000	2821	TURTLE CREEK BLVD	\$ 39,000,000.00
108	Sheraton Dallas Hotel	00000105490000000	2117	LIVE OAK ST	\$ 84,225,450.00
109	Sheraton Suites Market Center Dallas	00789600000010000	2101	N STEMMONS FWY	\$ 15,650,000.00
111	Springhill Suites by Marriott Dallas Downtown/West End	00020500030010000	1907	N LAMAR ST	\$ 11,750,000.00
112	Springhill Suites Dallas	007294000025A0000	10111	N CENTRAL EXPY	\$ 6,925,000.00
113	Stay Express Inn Dallas Fair Park Downtown	00000813125000000	8303	E R L THORNTON FWY	\$ 2,400,000.00
114	Staybridge Suites Dallas Addison	008707000B0020000	16060	DALLAS PKWY	\$ 4,750,000.00
115	Sterling Hotel Dallas	00000779041000000	1055	REGAL ROW	\$ 1,760,000.00
116	Studio 6 Dallas Garland/Neast #5003	008069000C01C0000	9801	ADLETA BLVD	\$ 2,675,000.00
118	Studio 6 Dallas Northwest #6035	005796000A0020000	2395	STEMMONS TRL	\$ 5,390,000.00
119	Studio 6 Dallas Richardson/N #5010	007752000A0010000	12301	N CENTRAL EXPY	\$ 4,175,000.00
121	Super 7 Inn Dallas Southeast	00000770132000000	9626	C F HAWN FWY	\$ 1,550,000.00
120	Super 7 Inn Dallas	006486000703A0000	10335	GARDNER RD	\$ 1,250,000.00
122	Super 7 Inn Dallas Southwest	00000654167600000	4220	INDEPENDENCE DR	\$ 2,750,000.00



**Exhibit D**  
**Tourism PID Boundary Expansion**  
**Current and Proposed Hotels over 100 Rooms**

124	The Highland Dallas Curio Collection by Hilton	00C4508000HOTEL00	5300	N CENTRAL EXPY	\$ 23,650,000.00
125	The Joule	000077000004A0100	1530	MAIN ST	\$ 19,000,000.00
126	The Ritz-Carlton, Dallas	00094800030010100	2121	MCKINNEY AVE	\$ 55,700,000.00
127	The Statler Dallas Cuiro Collection by Hilton	00000101695000000	1914	COMMERCE ST	\$ 83,500,000.00
129	The Westin Dallas Park Central	00000767319250000	12720	MERIT DR	\$ 29,500,000.00
130	The Westin Galleria Dallas	0070020000000M200	13340	DALLAS PKWY	\$ 45,188,360.00
131	Thompson Hotels Dallas	00000100441000000	1401	ELM ST	\$ 190,000,000.00
132	TownePlace Suites by Marriott Dallas Downtown	00000101842000000	500	S ERVAY ST	\$ 56,333,820.00
133	Townhouse Suites	00693200030060000	4150	INDEPENDENCE DR	\$ 1,980,000.00
134	Tru by Hilton Dallas Market Center	00000137743000000	1949	N STEMMONS FWY	\$ 8,800,000.00
135	Unnamed Hotel @ The Lexi	00000134467000000	2815	N HARWOOD ST	\$ 762,450.00
136	Virgin Hotel Dallas	007888003605A0000	1445	TURTLE CREEK BLVD	\$ 55,500,000.00
137	W Dallas - Victory	00C0545000000A00	2440	VICTORY PARK LN	\$ 34,855,580.00
138	Warwick Melrose Hotel Dallas	00000149083000000	3015	OAK LAWN AVE	\$ 13,628,270.00
128	The Westin Dallas Downtown	00C537200000HTL00	1201	MAIN ST	\$ 28,225,000.00
139	Wyndham Dallas Suites Park Central	0074970C000050000	7800	ALPHA RD	\$ 18,597,090.00

\*Proposed Additional Hotels



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 23-839

**Item #:** F.

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

# Memorandum



CITY OF DALLAS

DATE March 31, 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 **Upcoming Agenda Item: Shekinah Legacy Holdings, LLC**

The purpose of this memorandum is to provide an update on the revisions to the proposed economic development loan agreement between Shekinah Legacy Holdings, LLC, for acquisition and renovation of building located at 1708 Martin Luther King Jr. Blvd. and City of Dallas for the purpose of economic growth and job creation in the South Dallas/Fair Park area through the South Dallas Fair Park Opportunity Fund (SDFPOF) and Southern Dallas Investment Fund (SDIF).

Due to project revisions, the total project cost has decreased from \$900,000 to \$800,000. The owner will continue with equity investment, as well as the commitment to create 23 new jobs with the priority to hire residents who reside in South Dallas. This project will be up for consideration on the April 13, 2023 City Council agenda.

Staff will be available during the Economic Development Committee meeting on April 3, 2023, to respond to questions or provide additional information. Should you have any questions or concerns, please contact me or Joyce Williams, Director, Small Business Center at [joyce.williams@dallas.gov](mailto:joyce.williams@dallas.gov).

Service First,

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