

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, OCTOBER 2, 2023

23-0049

PARK, TRAILS, AND THE ENVIRONMENT
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER KATHY STEWART, PRESIDING

PRESENT: [5] Stewart, *Moreno, *West, Arnold, Narvaez

ABSENT: [2] Bazaldua, Blackmon

The meeting was called to order at 9:16 a.m. with a quorum of the committee present.

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

After all business properly brought before the committee had been considered, the meeting adjourned at 10:48 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, OCTOBER 2, 2023

EXHIBIT A

RECEIVED

2023 SEP 28 PM 5:18

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

230854

POSTED CITY SECRETARY
DALLAS, TX



Parks, Trails, and the Environment Committee

October 2, 2023

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

2023 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

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

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

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."

This City Council Parks, Trails, and Environment 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 Parks, Trails, and Environment Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following videoconference link: <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m85aa5993842c1dfa590cc6b0a5902bec>

Call to Order

MINUTES

1. 23-2531 Approval of the September 5, 2023 Parks, Trails, and Environment Committee Minutes

Attachments: Minutes

BRIEFING ITEMS

- A. 23-2532 Office of Environmental Quality & Sustainability Brownfields Redevelopment Program
[Ngozi Nwosu, Brownfields Program Manager, Office of Environmental Quality & Sustainability]

Attachments: Presentation

- B. 23-2533 Funding Fair Park for the Future
[Ryan O'Conner, Assistant Director, Park & Recreation; Brian Luallen, Chief Executive Officer, Fair Park First]

Attachments: Presentation

- C. 23-2535 Cotton Bowl Improvements
[Ryan O'Conner, Assistant Director, Park & Recreation; Brian Luallen, Chief Executive Officer, Fair Park First]

Attachments: Presentation

BRIEFING MEMOS

- D. 23-2536 Environmental Commission Update
[Kathryn Bazan, Chair, Environmental Commission]

Attachments: Memorandum

UPCOMING AGENDA ITEMS

- E. 23-2537 A Public Hearing to receive comments on a proposed municipal setting designation (MSD) to prohibit the use of groundwater as potable water beneath property owned by Brook 6125 Peeler Street, LP located near the intersection of Peeler Street and Haggard Way and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of an MSD to Brook 6125 Peeler Street, LP by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water-Financing: No cost consideration to the City

Recommendation of Staff: Approval

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, OCTOBER 2, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 2, 2023

Item 1: Approval of the September 5, 2023 Parks, Trails, and Environment Committee Minutes

Councilmember Narvaez moved to adopt the minutes as presented.

Motion seconded by Councilmember Moreno and unanimously adopted. (Bazaldua, Blackmon absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 2, 2023

BRIEFING ITEMS

Item A: Office of Environmental Quality & Sustainability Brownfields Redevelopment Program

The following individuals briefed the committee on the item:

- Carlos Evans, Director, Office of Environmental Quality & Sustainability;
- Ngozi Nwosu, Brownfields Program Manager, Office of Environmental Quality & Sustainability; and
- Paul White, Superintendent, Office of Environmental Quality & Sustainability

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 2, 2023

BRIEFING ITEMS

Item B: Funding Fair Park for the Future

The following individuals briefed the committee on the item:

- Ryan O'Connor, Assistant Director, Park and Recreation; and
- Brian Luallen, Chief Executive Officer, Fair Park First

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 2, 2023

BRIEFING ITEMS

Item C: Cotton Bowl Improvements

The following individuals briefed the committee on the item:

- Ryan O'Connor, Assistant Director, Park and Recreation; and
- Brian Luallen, Chief Executive Officer, Fair Park First

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 2, 2023

BRIEFING MEMOS

Item D: Environmental Commission Update

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 2, 2023

UPCOMING AGENDA ITEM

Item E: A Public Hearing to receive comments on a proposed municipal setting designation (MSD) to prohibit the use of groundwater as potable water beneath property owned by Brook 6125 Peeler Street, LP located near the intersection of Peeler Street and Haggar Way and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of an MSD to Brook 6125 Peeler Street, LP by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water-Financing: No cost consideration to the City

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, OCTOBER 2, 2023

EXHIBIT C



City of Dallas

City of Dallas Brownfields Redevelopment Program

**Parks, Trails, & Environment
Committee
October 2, 2023**

Ngozi Nwosu
Brownfields Program Manager
Office of Environmental Quality
and Sustainability
City of Dallas

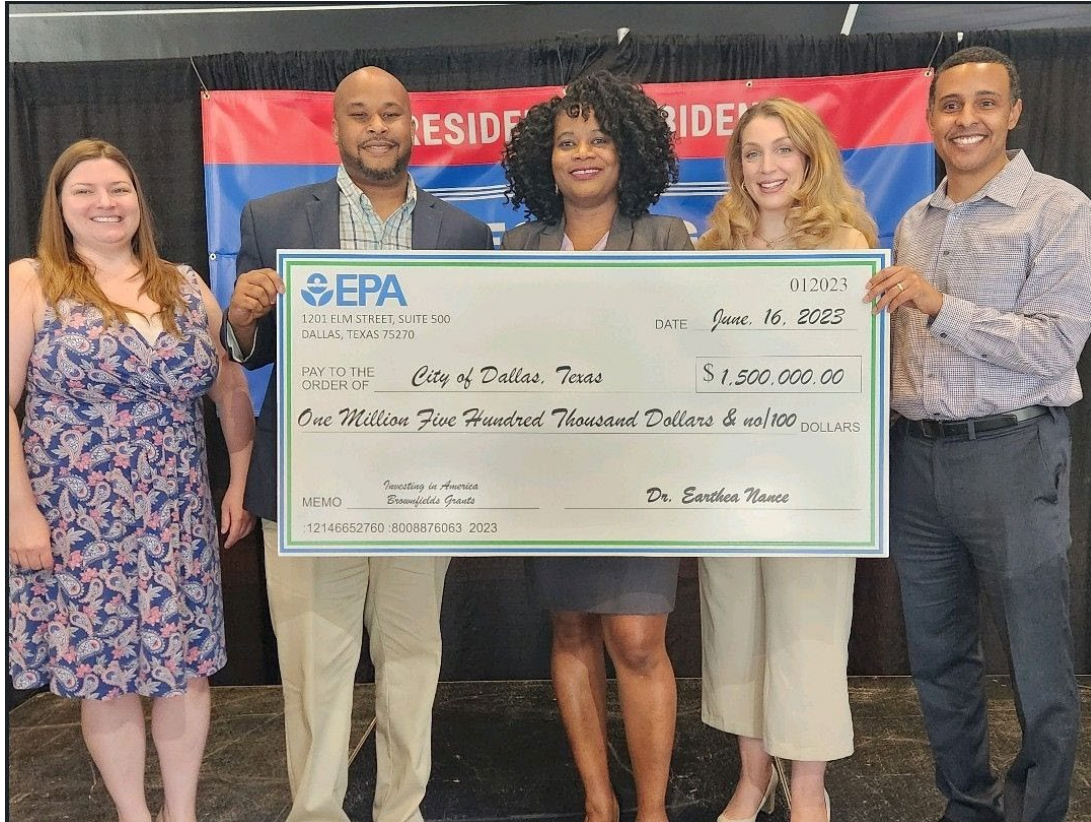
Overview



- Introduction
- What is a brownfield?
- Brownfield Programs
- Program Accomplishments
- Questions



FY2023 EPA Brownfield Grant Award Recipients



- EPA awarded the City of Dallas \$1.5 Million
- \$1 Million Revolving Loan Fund Grant
- \$500,000 Community-wide Assessment Grant
- Grant implementation starts October 2023
- Manage grant implementation with EPA



What is a Brownfield?



- A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
- 450,000 brownfields in the U.S.



American Airlines Center at Victory Park
(former landfill, railyard, and powerplant)



What Do Brownfields Look Like?



Former Railyards



Old Warehouse



Vacant Lot



Former Gas Station



Former Industrial Site



Former Dry Cleaners



Key Steps Involved in Brownfield Redevelopment



U.S. EPA Brownfields Funding Opportunities



Assessment Grants

Multipurpose grants

Revolving Loan Fund
Grants

Cleanup Grants

Job Training Grants

Technical Assistance,
including TBA Funds

Cooperative agreements to
State and Tribal Response
Programs





City of Dallas Brownfields Redevelopment Program

Program Mission

- Address environmental obstacles that can hinder revitalization of community development in core neighborhoods; drive sustainable economic growth to ensure a safe, clean environment, and improve quality of life for Dallas residents, particularly those living in historically disadvantaged communities.





Program Objectives

- Site cleanup and assessment
- Environmental justice
- Sustainability
- Community engagement
- Revitalization
- Redevelopment
- Brownfields inventory





Current Redevelopment Programs

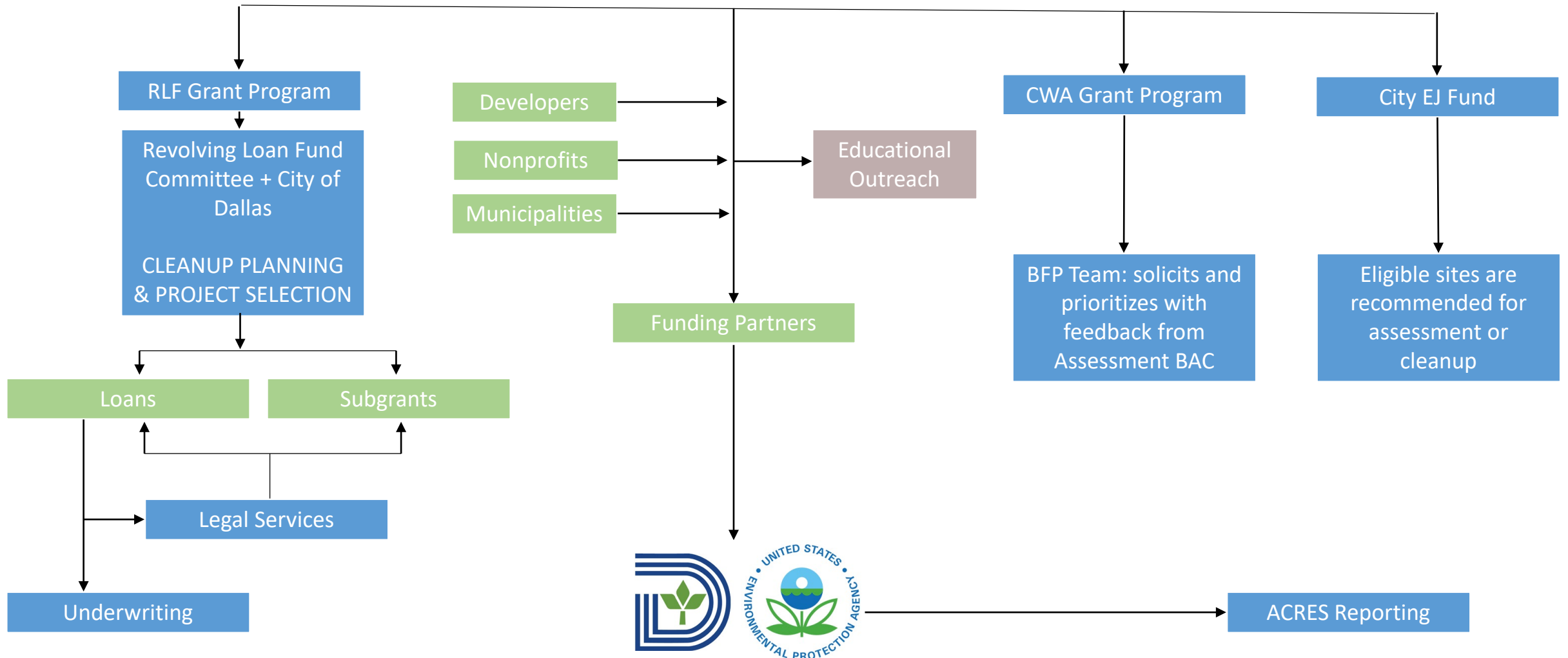
- FY23- Revolving Loan Found Grant
- FY23- Community-wide Assessment Grant
- FY20- Coalition Assessment Grant
- FY23- EJ Community Revitalization Funds



Target and Geographic Boundary

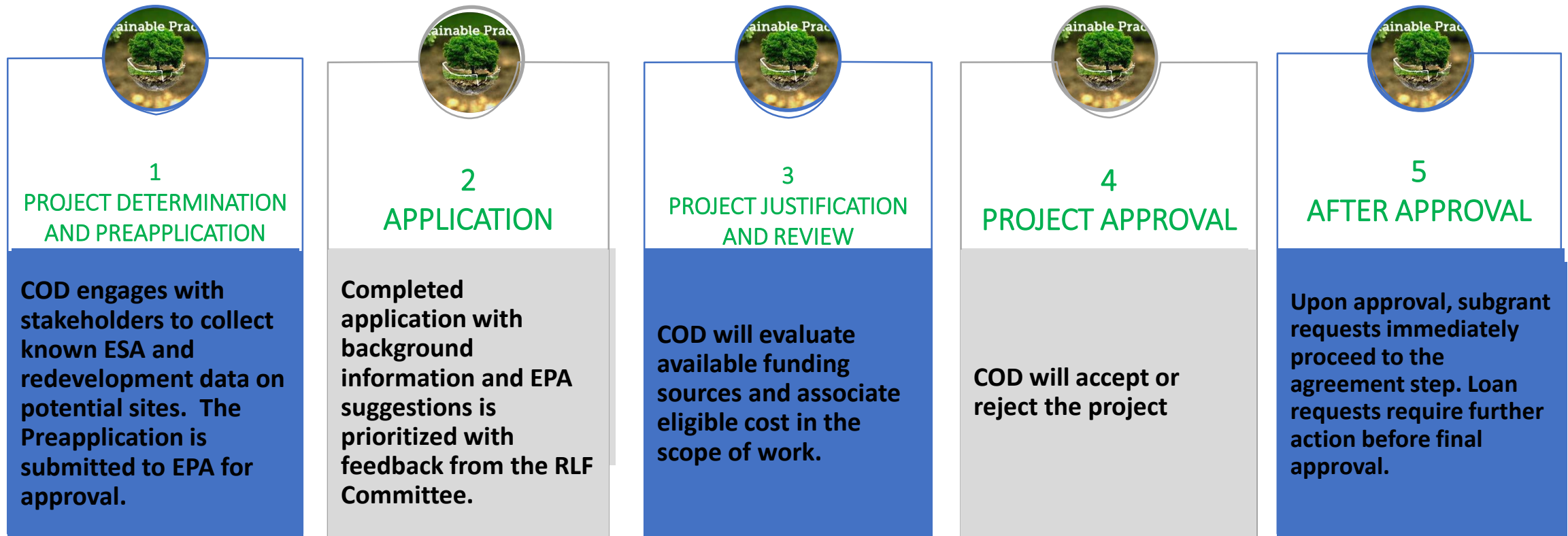


Dallas Brownfields Program Layout





Award Process: Eligibility & Application | Loans & Subgrants

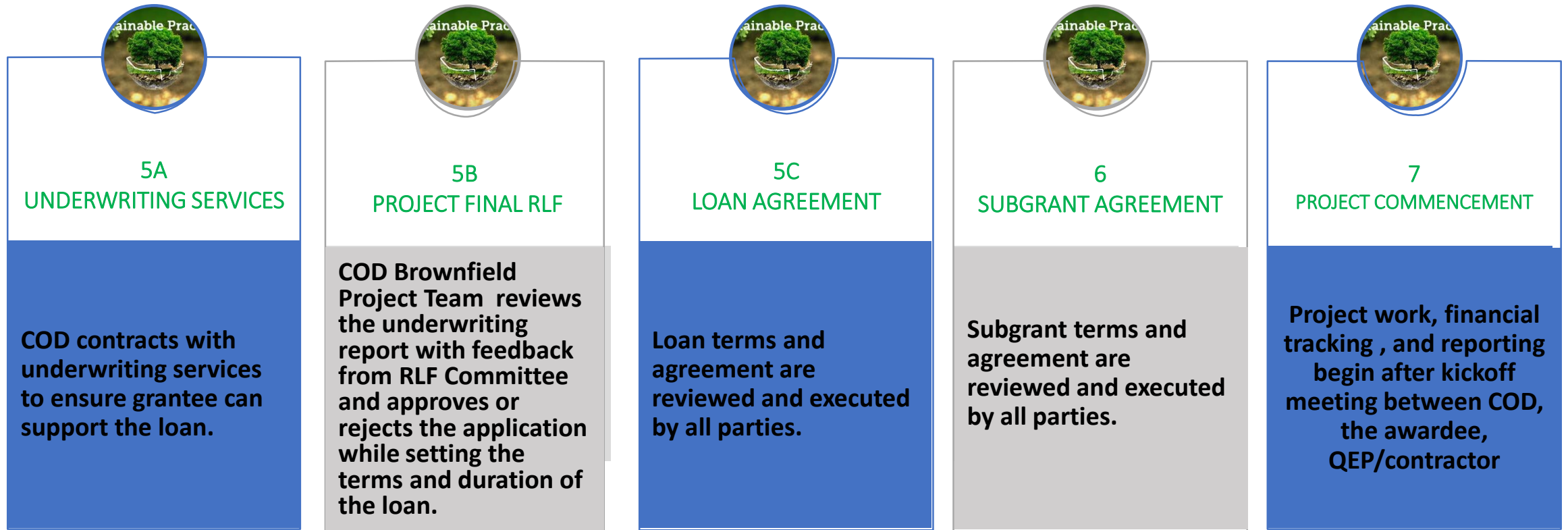


RLF Grants Eligibility and Approval Process

Award Process

Loans

Subgrants



Site Nomination & Eligibility Approval for Assessment Grant



- 1** { **Site Nomination Form** completed by property owner or representative and submitted to City of Dallas.

→ Site is prioritized for grant funding.
- 2** { **Eligibility Determination Form** is prepared on the owner's behalf and submitted to EPA/TCEQ for approval.

→ EPA/TCEQ approve use of grant funds.
- 3** { Property owner signs **Access Agreement** authorizing assessment activities on the property.
- 4** { **Environmental Site Assessment & Cleanup Planning Activities**





FY2023 Grant Program Implementation Starts OCT 2023

- FY 23- Revolving Loan Found Grant
- FY23- Community –wide Assessment Grant
- FY20- Coalition Assessment Grant
- FY23- EJ Community Revitalization Funds



Outreach and Community Engagement



Outreach Initiatives

- Jeffries Myers
- Melissa Pierce- Joppee
- Hispanic Chamber of Commerce
- South Dallas Fair Park
- MLK Corridor
- Dallas Black Chamber of Commerce
- St. Philips Community School
- Brownfield Advisory Committee
- TREC
- Groundwork USA



Proposed Educational Training Programs



Provide educational training in the following areas:

- Due diligence
- Real estate
- Site liability
- Site identification

Training is targeted for:

- Developers
- Minority/ women owned businesses
- Chamber of Commerce
- Community representatives



South Dallas Fair Park EJ/ Educational Tour





Program Accomplishments from FY20 Coalition Assessment Grant



Community Park at Fair Park



4105 S. Fitzhugh Ave., Dallas TX 75210



Status: Phase I & Phase II ESA completed



Melissa Pierce Project

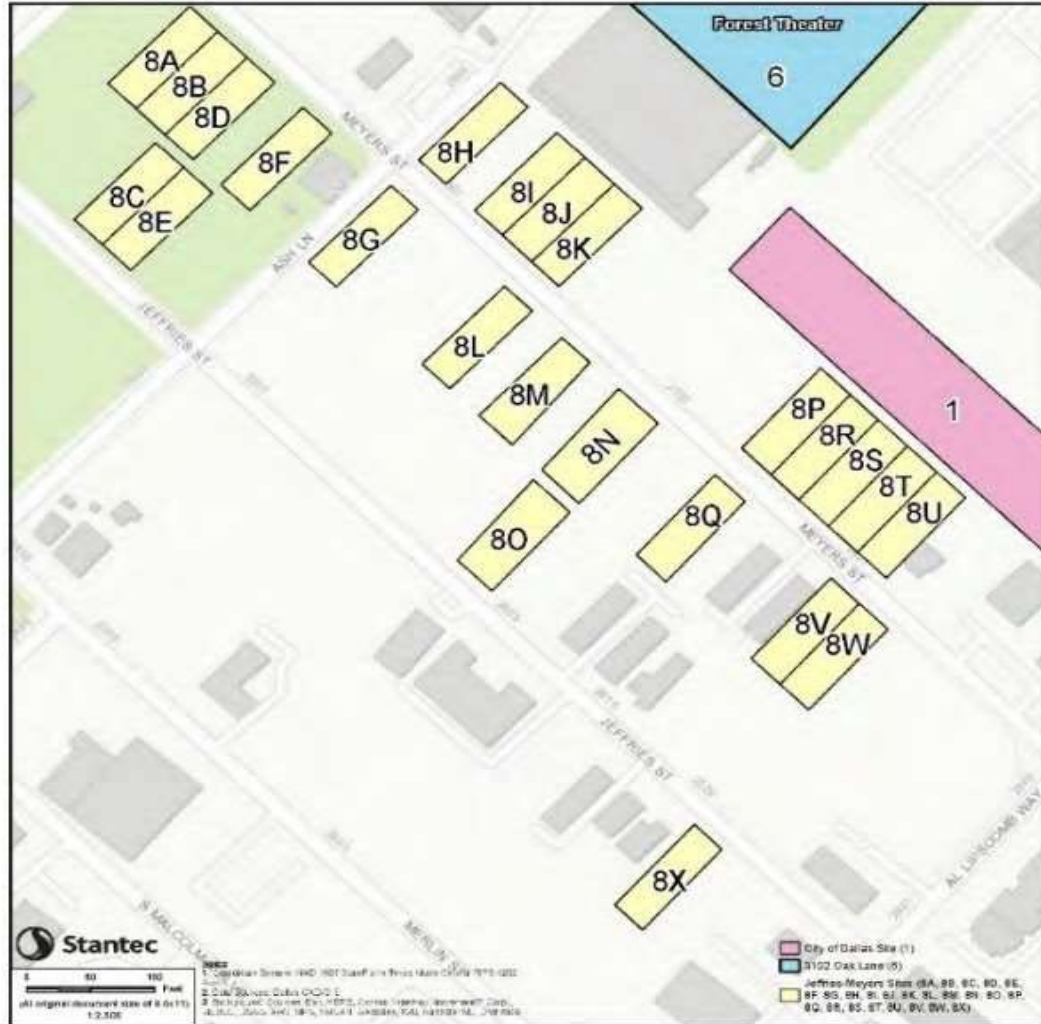


10



Status: Phase I ESA and RBM Survey completed

Jeffries Meyers Neighborhood



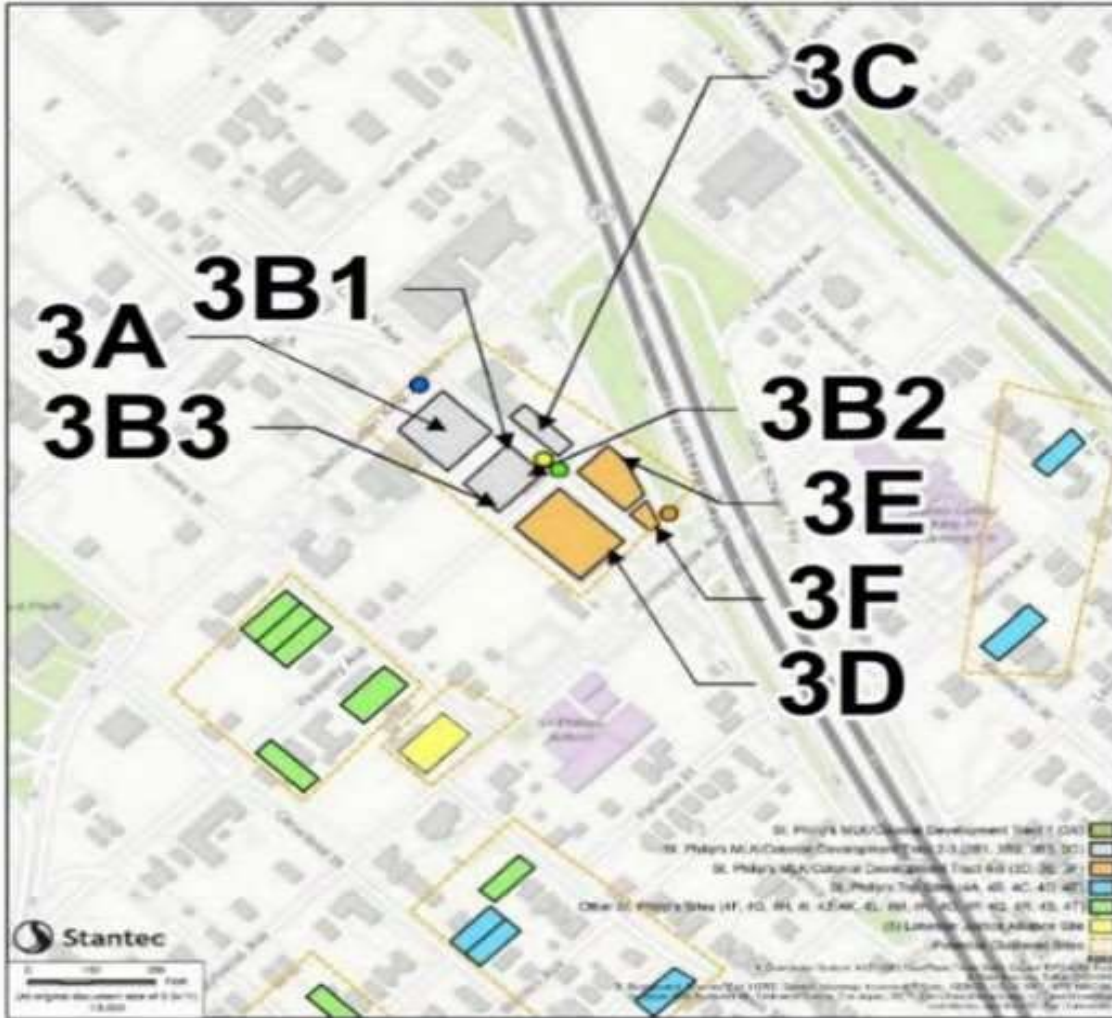
Status: Environmental screenings completed

Forest Theater Neighborhood



Status: Phase II ESA completed

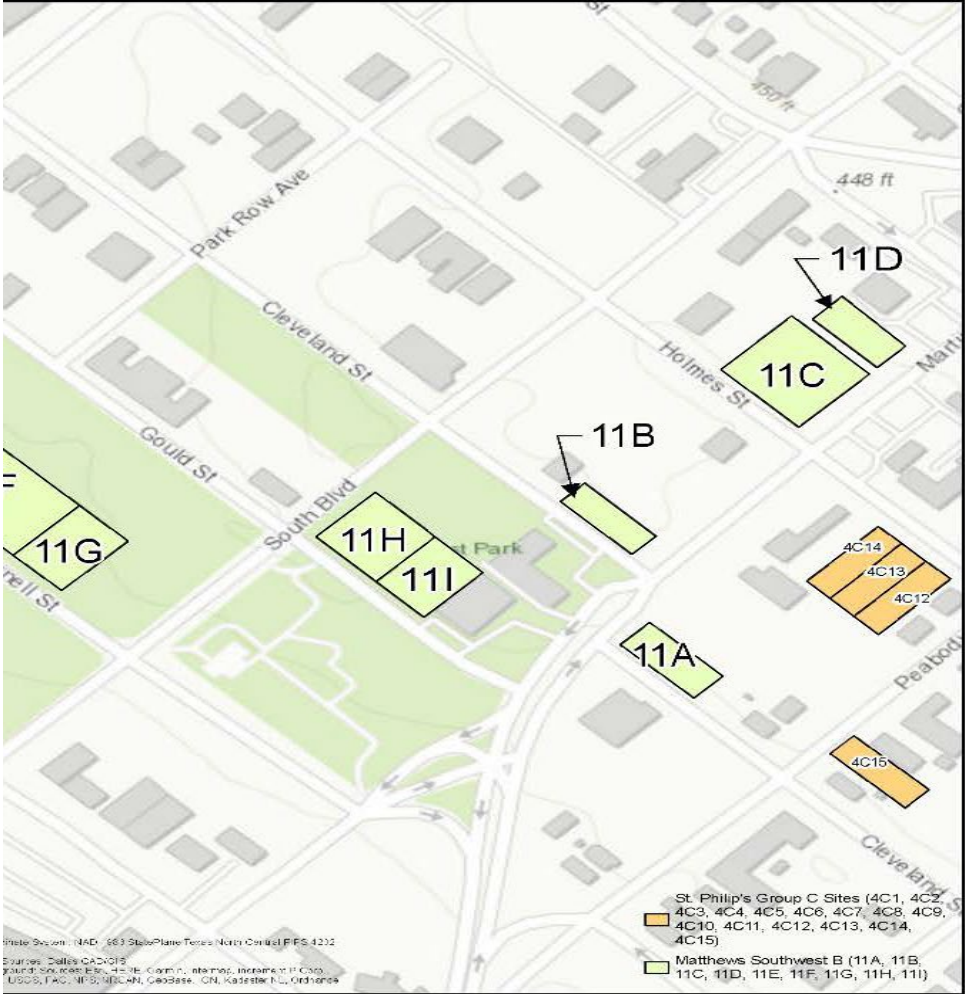
St. Philips Community School



Mill City Neighborhoods



Matthews Southwest: MLK/Parnell/Gould



Status: Phase I ESA completed

Program Accomplishments



- 11 “Project/Site” Nominations were received
- Completed assessment activities at 8 EPA approved sites
- Completed 40 EPA Property Eligibility Determination Request, 46 Environmental Site Assessments (ESA) ,1 Regulated Building Material Survey and 1 Analysis of Brownfield Cleanup Alternatives (ABCAs)
- Formed a Brownfield Advisory Committee (BAC) and Coalition Partner’s group facilitating 4 BAC Meetings
- Awarded \$1.5M in FY2023 for assessment and cleanup

Next Steps



- EPA CA Award
- AIS and Resolution
- Site nominations
- BAC quarterly meetings
- Program implementation
- Planning to bring RLF and CWA grants to council for acceptance on Oct 25, 2023

How Can You Get Involved?



- Consider prospective sites for eligibility based on the following factors:
 - Ownership status
 - Environmental contamination
 - i.e., hazardous substances, pollutants, contaminants (including hazardous substances co-mingled with petroleum), and/or petroleum
 - Environmental liability
 - Was environmental due diligence performed and documented?
 - Project timeline, redevelopment and revitalization plans
 - Community interest and benefit



Questions?



Contacts:

Ngozi Nwosu, REM, R.S., MSW.

Brownfields Program Manager

Office of Environmental Quality and Sustainability(OEQS)

Ngozi.nwosu@dallas.gov

C: 214-794-2878

Amany Abu-Hijlih

Brownfield Program Coordinator

Office of Environmental Quality and Sustainability(OEQS)

Amany.abuhijlih@dallas.gov

C: 214-663-8857

City of Dallas Website:

brownfields@dallas.gov

EPA Website:

<https://www.epa.gov/brownfields>





Dallas Park & Recreation

Funding Fair Park for the Future

Parks, Trails, and
Environment Committee
October 2, 2023

Director's Charge

- As demand for services is ever increasing and as the park system continues to grow, it's imperative to look for new ways to fund the system outside of the City's general fund and reliance upon existing taxpayers
- **A sustainable funding model is critical to the future success of the park system**

Purpose

To present a long term funding concept and project prioritization to address the needs of the Fair Park campus so that it is positioned for future success



4 Dallas Park & Recreation

Background

- Many existing facilities on the campus are close to 100 years old and are in fair to poor condition due to inadequate and irregular frequency of funding for capital improvements through bond programs over the years
- Many existing facilities are no longer competitive in the market due to age, condition and amenities for shows and events which are frequently lost to suburban competitors
- Along with the American Airlines Center and Kay Bailey Hutchinson Convention Center, it's important to remember that the facilities at Fair Park are the only mass assembly buildings that can host large events and festivals that drive tourism, hotel room occupancy, economic development, and culture

Background

- Recent studies and plans have identified approximately \$600M in critical improvements to the campus facilities
- It's important to establish funding streams that are consistent and reliable so that capital improvements are not subject to City General Obligation bond programs exclusively while also lessening the burden on City resources
- Given the unique nature of the Fair Park campus and the challenges associated with its uniqueness, an “outside the box” funding strategy needs to be considered

Long Term Funding Plan Elements

- **Brimer Hotel Occupancy Tax**
 - Proposition A (Brimer) is expected to generate approximately \$300M over 30 years
 - Expected to leverage approximately \$75M in near term (next 1.5 years) from debt issuance
 - Funds can be used at 6 buildings at Fair Park through the designated allocation of 20% (remainder going to convention center project)
 - Cotton Bowl
 - Coliseum
 - Music Hall
 - Centennial Building
 - Automotive Building
 - Band Shell

Long Term Funding Plan Elements

- **Fair Park Capital Improvement Fund (FPCIF)**
 - To bridge the remaining \$300M gap to address the identified deficiencies, staff proposes to create a Fair Park Capital Improvement Fund
 - FPCIF could receive revenues generated by a ticket surcharge on all paid admissions and events at Fair Park
 - Only applies to venues and events that charge for admission
 - FPCIF could generate \$240M over 30 years
 - Approx 4M current visitors @ \$2 per ticket = \$8M per year
 - State Fair of Texas, Fair Park First events, Music Hall/Broadway Dallas, Dos Equis Pavilion, Childrens Aquarium, Texas Discovery Gardens
 - FPCIF would be administered by Dallas Park and Recreation
 - Dedicated percentage (after debt service obligations are met) to be utilized for local community benefit in a program to be established

Long Term Funding Plan Elements

- **Other Funding Sources**

- State Fair Net Excess Revenues - \$75M over 30 years
 - Park and Recreation receives funds derived from successful Fairs after expenses and maintenance of operating reserve
 - Projected Additional Attendance/Revenue from Improved Facilities - \$30M over 30 years
 - With renovated and improved facilities, especially at the Cotton Bowl, it is expected that Fair Park First will be able to host additional games/events/festivals that will generate new attendance and additional funding for the FPCIF
 - 500,000 in yearly additional projected attendance is a planning number after improvements are completed
 - Sponsorships/Fundraising/Naming Rights – Amount to be determined
-

Long Term Funding Plan Summary

- To meet and exceed the \$600M in identified needs for Fair Park the following funding sources can be considered
 - Brimer Funds - \$300M
 - FPCIF - \$240M
 - Other Funding Sources - \$105M+
 - **Total - \$645M+ over 30 years**

Funding Method

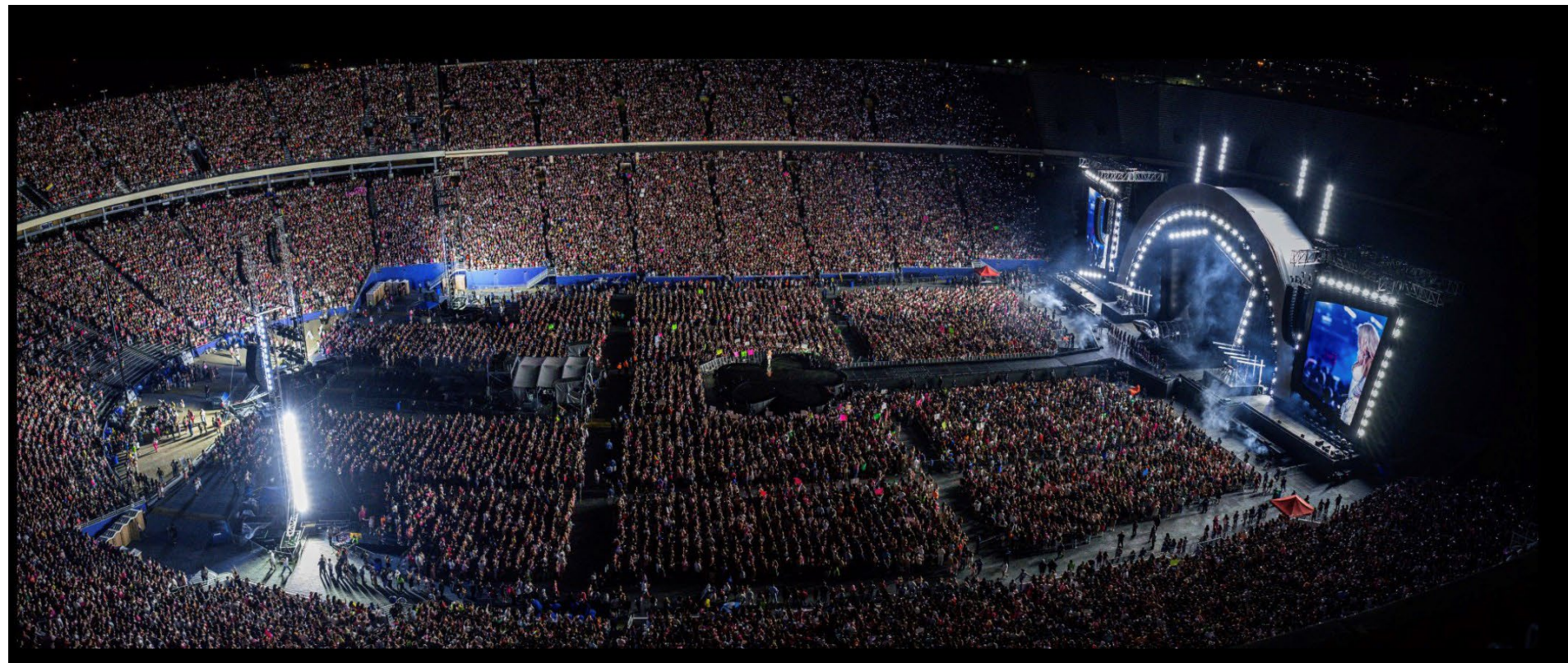
- To accelerate funds that are derived from revenues that accrue over time, the City typically issues debt
- Based upon the Brimer tax revenue projections for the next 10 years, City could leverage approximately \$75M from the issuance of bonds
- Based upon other revenue projections for the next 10 years (State Fair Excess Revenues, ticket surcharge, and other sources), City could leverage \$100M to \$125M from the issuance of COs
- Total available capital improvement funding for the next 10 years could be \$175M to \$200M

Funding Prioritization Plan – Phase 1

- As a top priority for the first phase of the funding plan (\$175M to \$200M), it's important to improve the facilities that most affect attendance, revenue and support the existing partners on the campus
- Intend to initiate design and construction within two years at the following facilities
 - Cotton Bowl
 - African American Museum
 - Music Hall
 - Dos Equis Pavilion
 - Childrens Aquarium
 - Texas Discovery Garden



OVERLAND



15 Dallas Park & Recreation



16 Dallas Park & Recreation







Funding Prioritization Plan – Phase 2

- Once debt is repaid, undertake another CO debt issuance (amount to be influenced by market conditions and revenues/projections)
- Projects to be considered:
 - Cotton Bowl – continued investment
 - Music Hall – continued investment
 - Dos Equis – continued investment
 - Centennial Building
 - Automotive Building
 - Coliseum
 - Band Shell



OVERLAND





OVERLAND

Funding Prioritization Plan – Phase 3

- Once debt is repaid on second issuance, undertake the final CO debt issuance (amount to be influenced by market conditions and revenues/projections)
- Projects to be considered include continued investment in renovated facilities but add other buildings that had not received previous funding:
 - Tower Building
 - Grand Place
 - Pan American Arena
 - Food and Fiber
 - Science Place
 - Hall of State
 - Women's Museum
 - Others



OVERLAND

Next Steps

- Seek support for the concept of establishing the Fair Park Capital Improvement Fund
 - Meet with partners and amend partner contracts as necessary
- Create a detailed funding and implementation plan
- Issue debt and initiate design and construction on Phase 1 priority projects within the next two years
- Continue to consider the development of a sustainable funding source at other partner facilities to fund capital improvements that lessens the financial burden on existing taxpayers

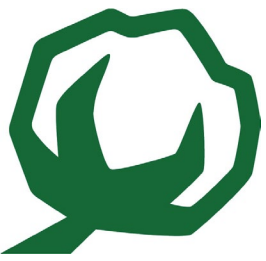


Dallas Park & Recreation

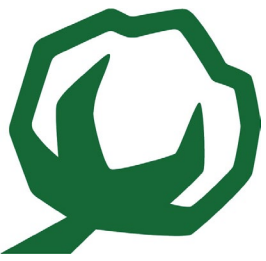
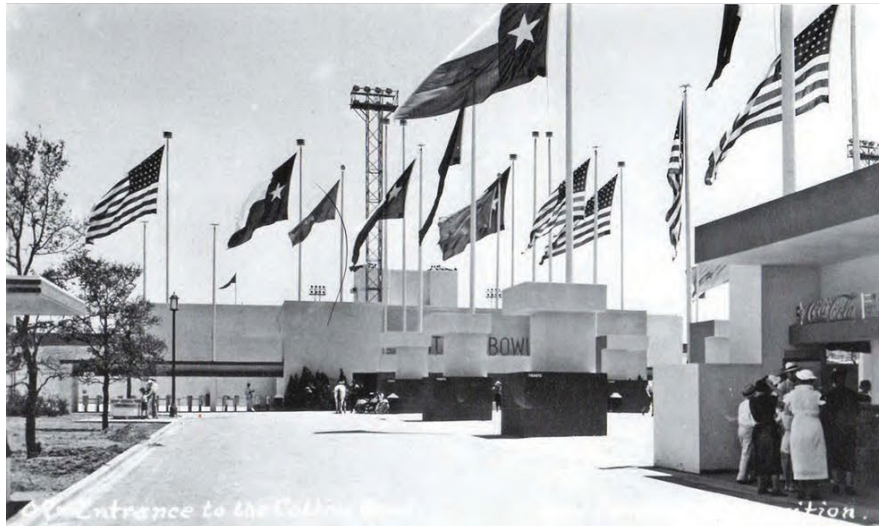
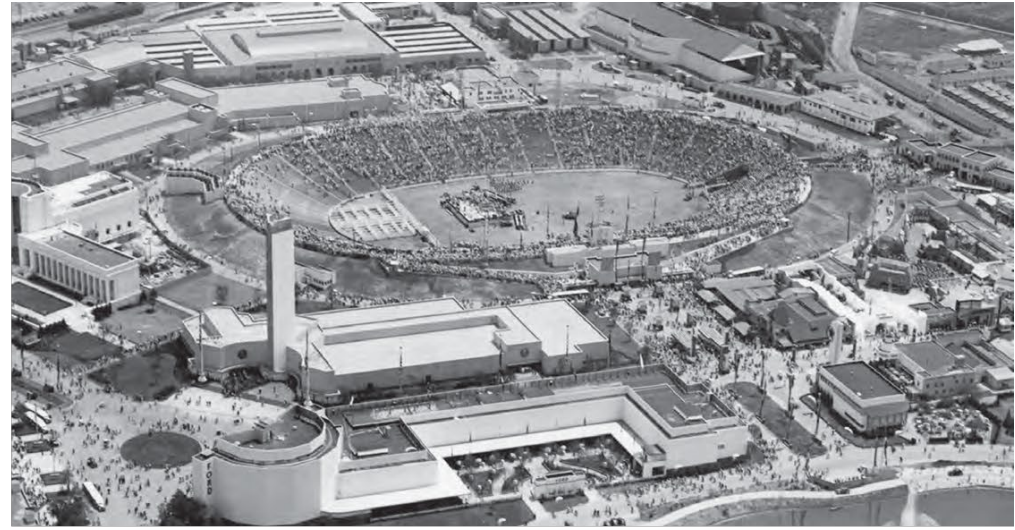
Funding Fair Park for the Future

Parks, Trails, and
Environment Committee
October 2, 2023

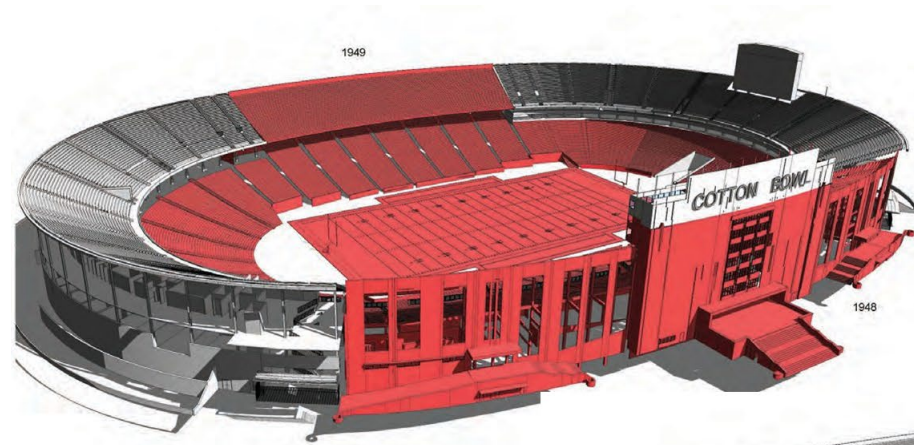
COTTON BOWL® STADIUM UPDATE



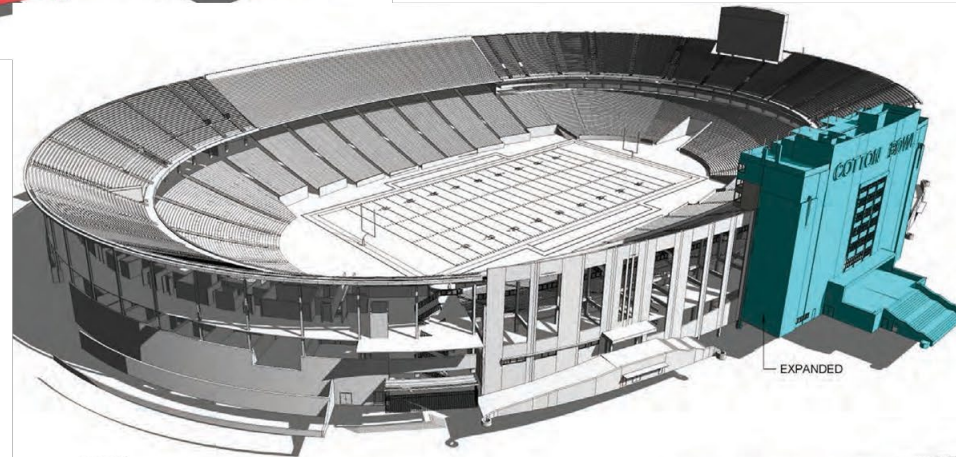
COTTON BOWL® STADIUM UPDATE



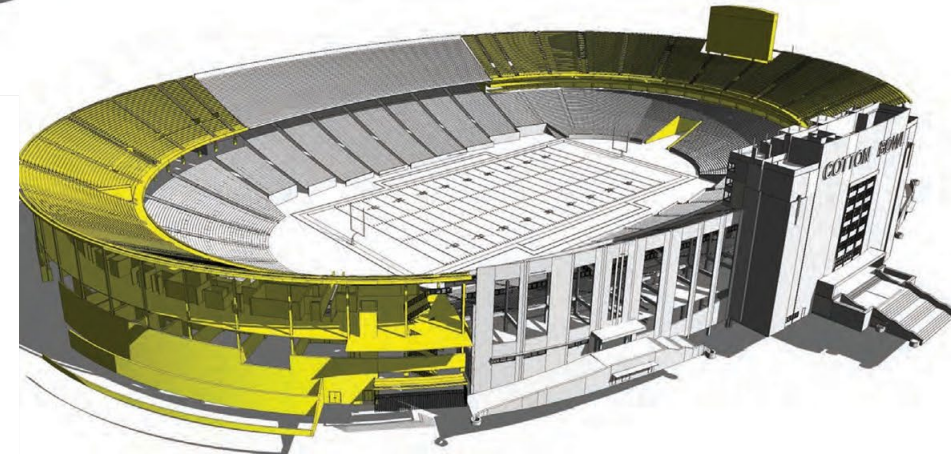
COTTON BOWL® STADIUM UPDATE



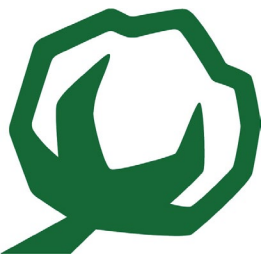
1948-49



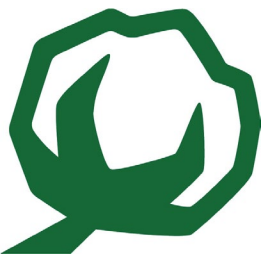
1992



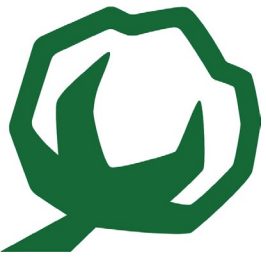
2007



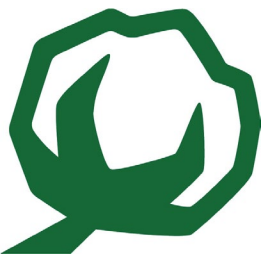
COTTON BOWL® STADIUM UPDATE



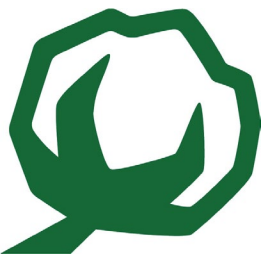
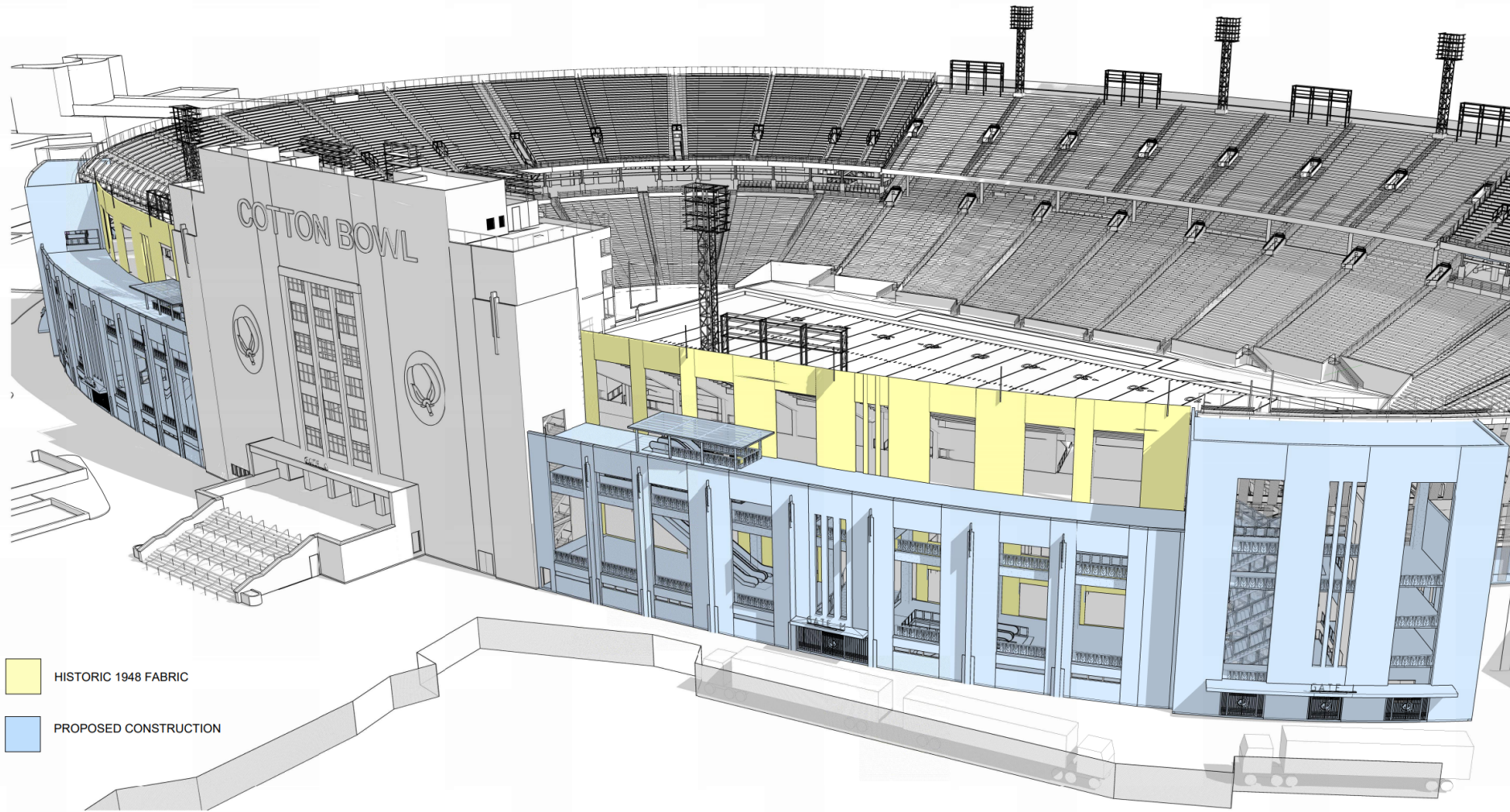
COTTON BOWL® STADIUM UPDATE



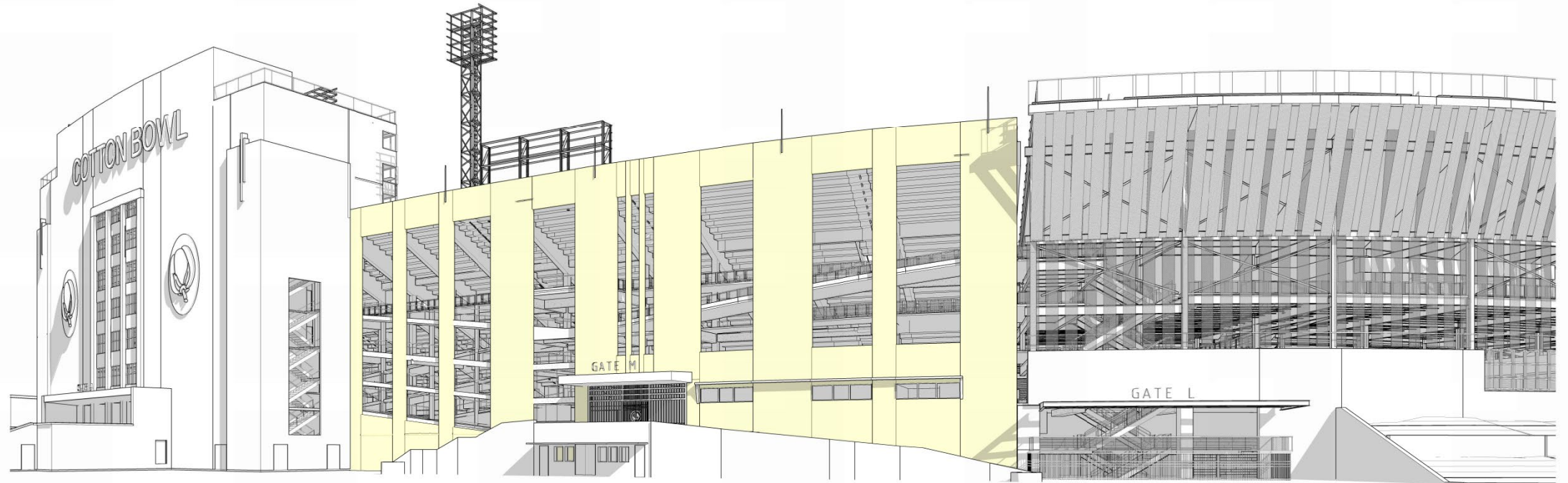
COTTON BOWL® STADIUM UPDATE



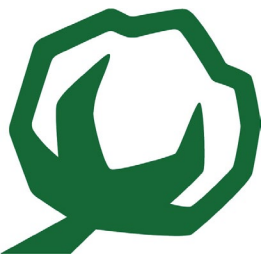
COTTON BOWL® STADIUM UPDATE



COTTON BOWL® STADIUM UPDATE





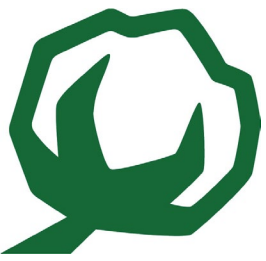
 HISTORIC 1948 FABRIC



COTTON BOWL® STADIUM UPDATE



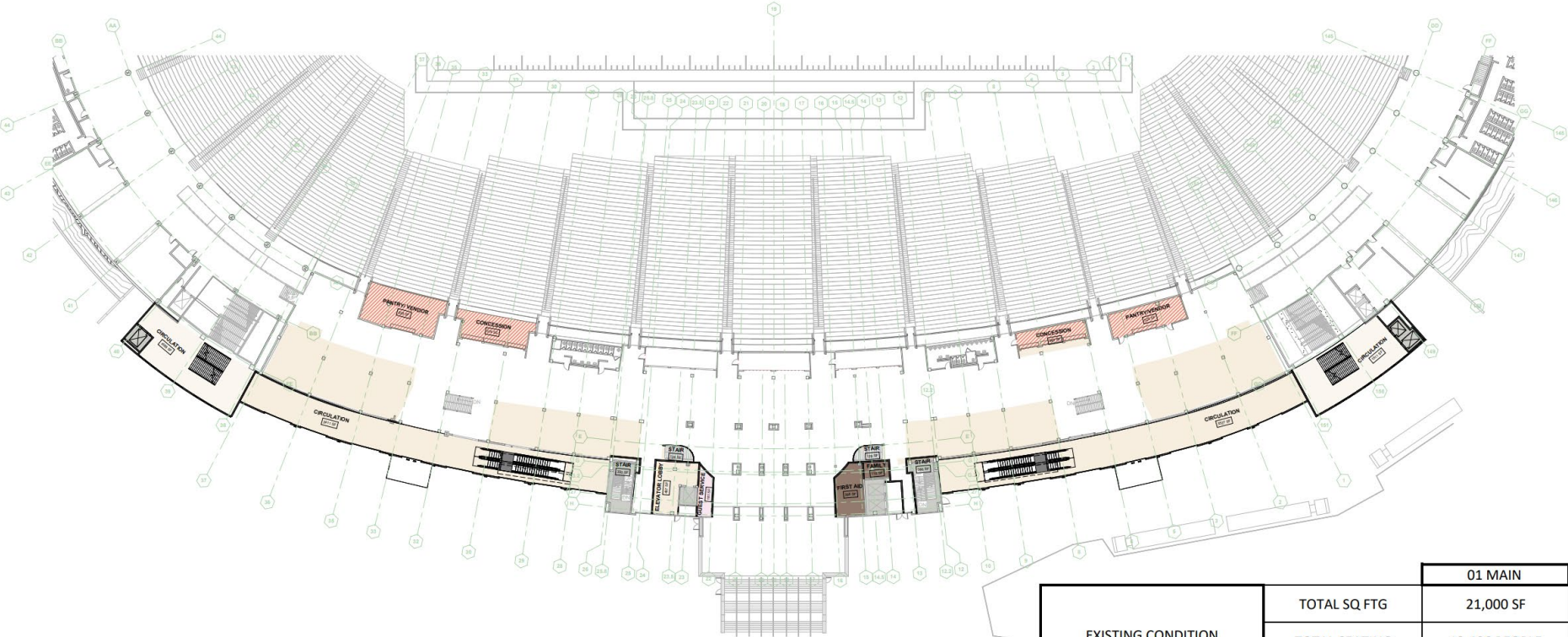
-  HISTORIC 1948 FABRIC
-  PROPOSED CONSTRUCTION



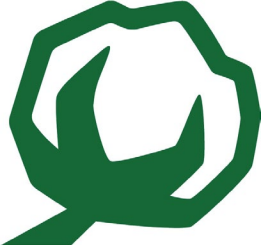
COTTON BOWL® STADIUM UPDATE



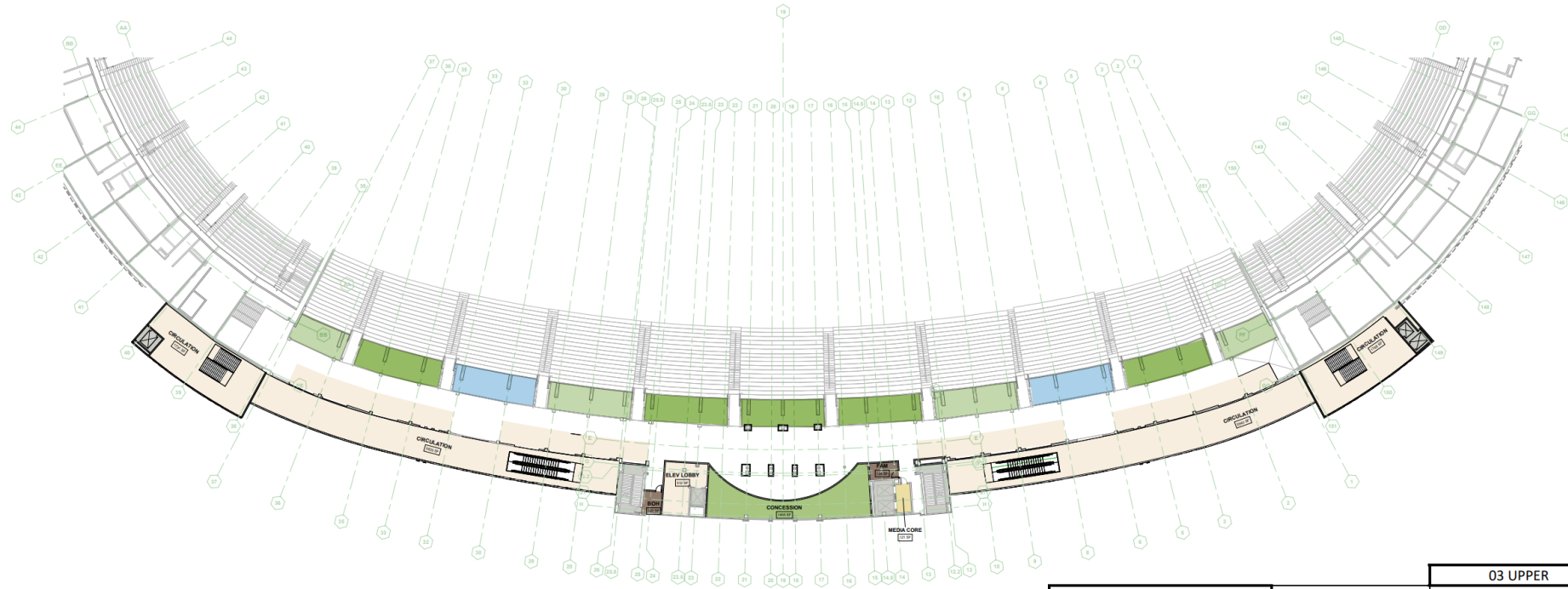
COTTON BOWL® STADIUM UPDATE



		01 MAIN
EXISTING CONDITION WEST SIDELINE	TOTAL SQ FTG	21,000 SF
	TOTAL SEATING	13,486 PEOPLE
	SF/PATRON	1.6 SF/PERSON
MAIN AND UPPER CONCOURSES EXPANDED WEST SIDELINE	TOTAL SQ FTG	39,664 SF
	TOTAL SEATING	13,486 PEOPLE
	SF/PATRON	2.9 SF/PERSON



COTTON BOWL® STADIUM UPDATE

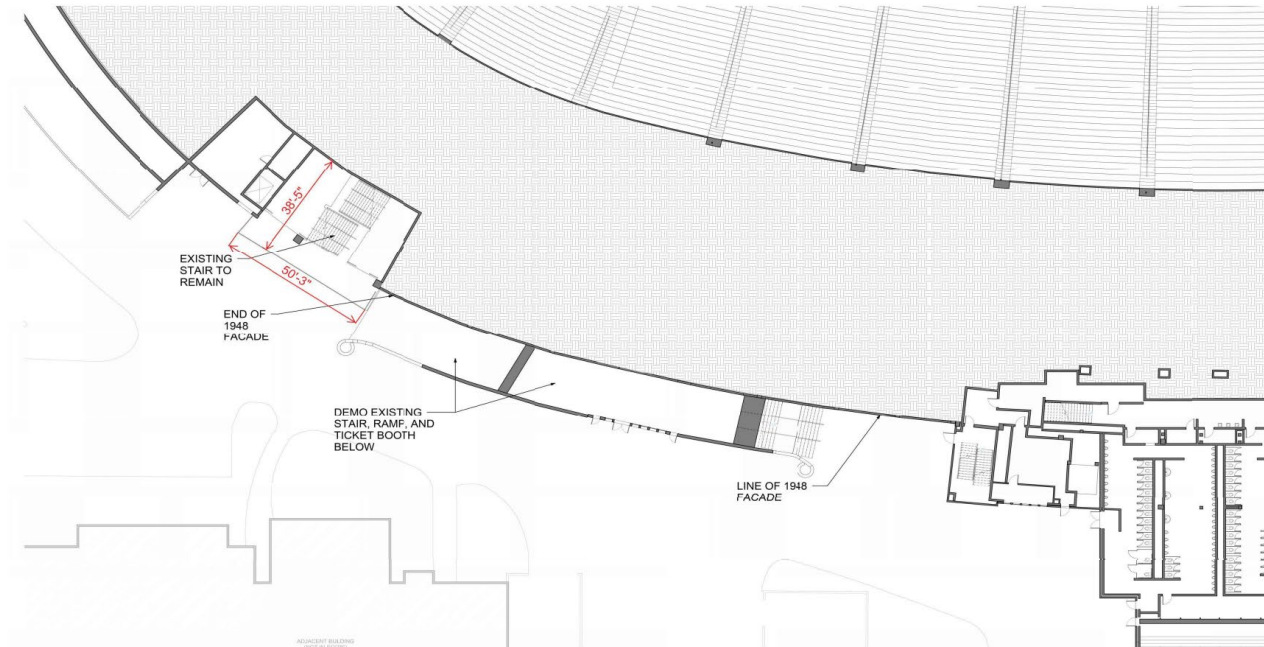


EXISTING CONDITION WEST SIDELINE	TOTAL SQ FTG	03 UPPER 9,000 SF
	TOTAL SEATING	10,041 PEOPLE
	SF/PATRON	0.9 SF/PERSON
MAIN AND UPPER CONCOURSES EXPANDED WEST SIDELINE	TOTAL SQ FTG	24,064 SF
	TOTAL SEATING	10,041 PEOPLE
	SF/PATRON	2.4 SF/PERSON

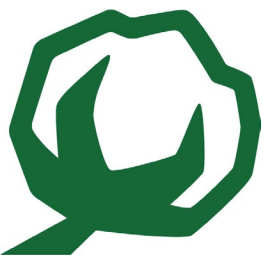
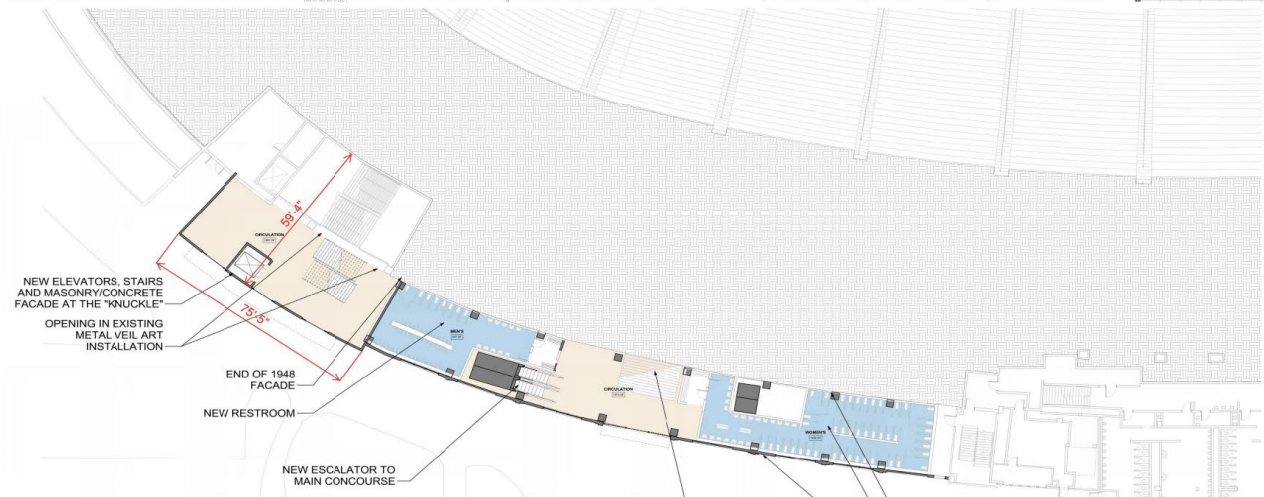


COTTON BOWL® STADIUM UPDATE

L00 - GRADE/STREET LEVEL
NORTHWEST (EXISTING)

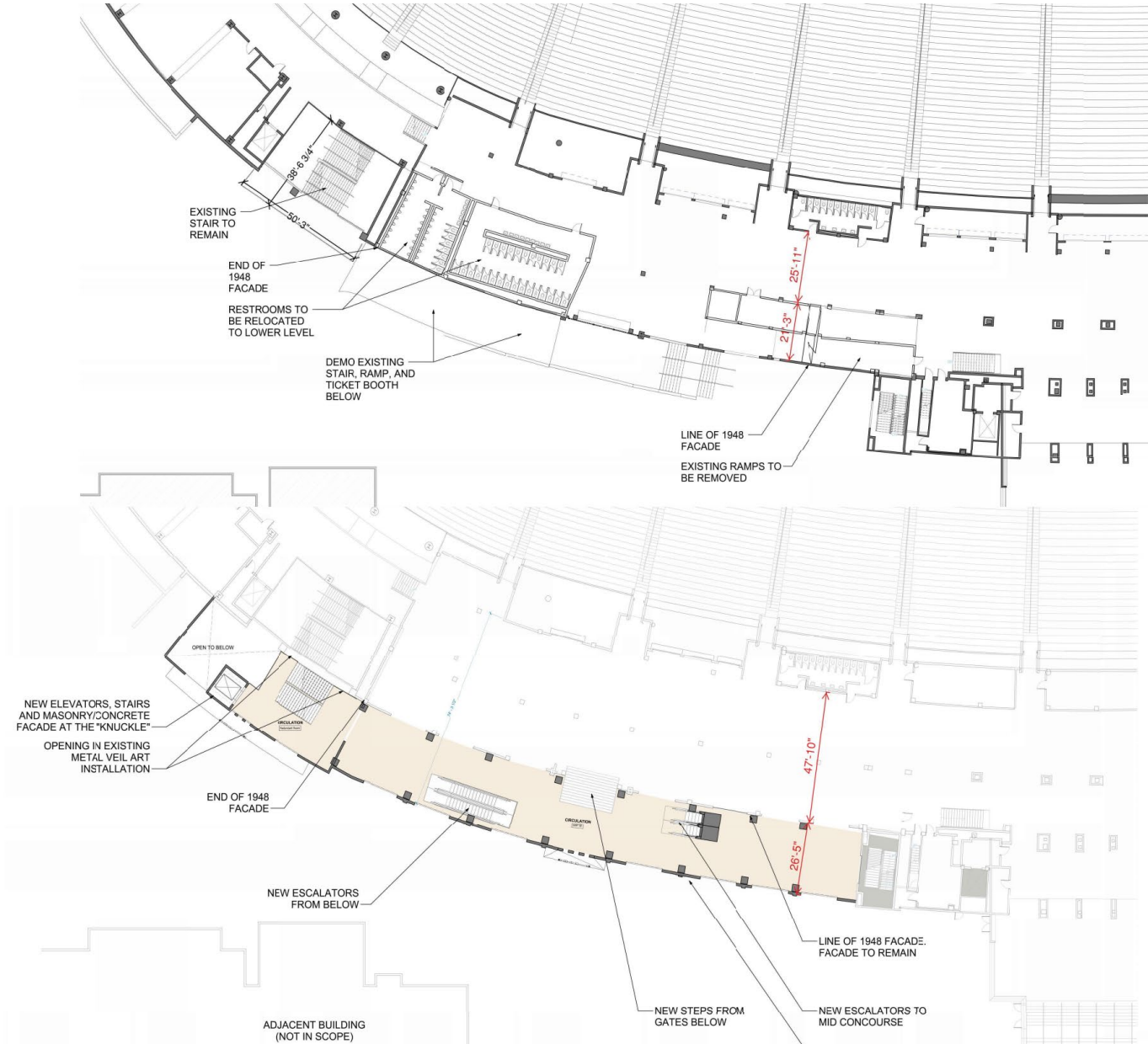


L00 - GRADE/STREET LEVEL
ENLARGED NORTHWEST



COTTON BOWL® STADIUM UPDATE

(EXISTING)



L01 - MAIN CONCOURSE ENLARGED NORTHWEST

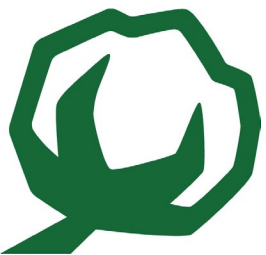


COTTON BOWL® STADIUM UPDATE

L02 - MID CONCOURSE NORTHWEST (EXISTING)



L02 - MID CONCOURSE ENLARGED NORTHWEST



COTTON BOWL® STADIUM UPDATE

L03 - UPPER CONCOURSE NORTHWEST (EXISTING)

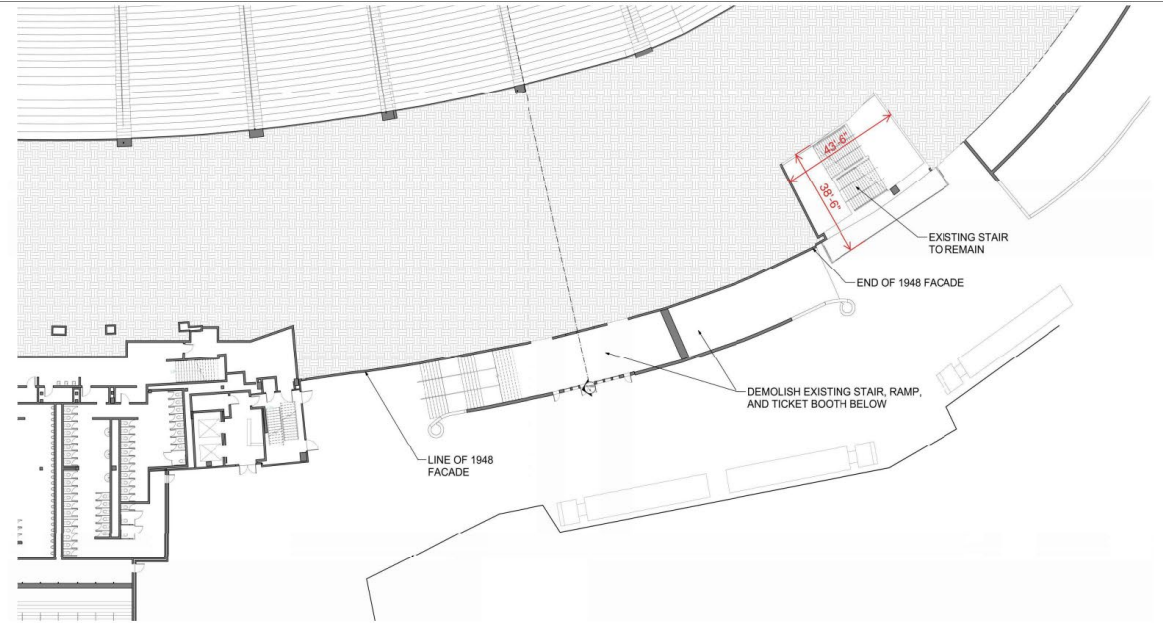


L03 - UPPER CONCOURSE ENLARGED NORTHWEST

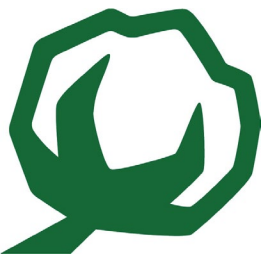
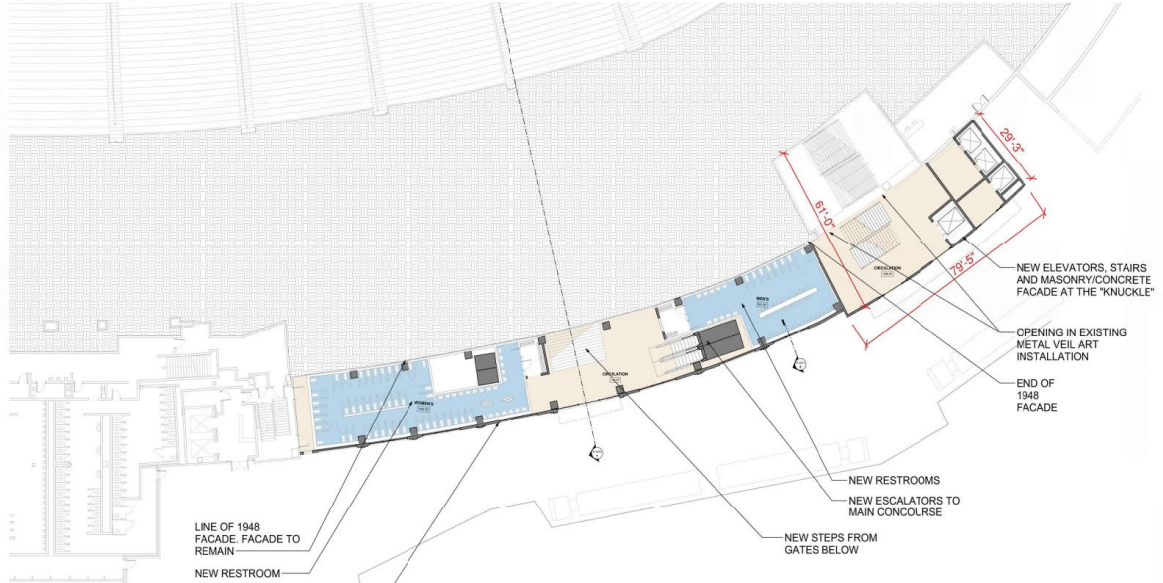


COTTON BOWL® STADIUM UPDATE

L00 - GRADE/STREET LEVEL
SOUTHWEST (EXISTING)

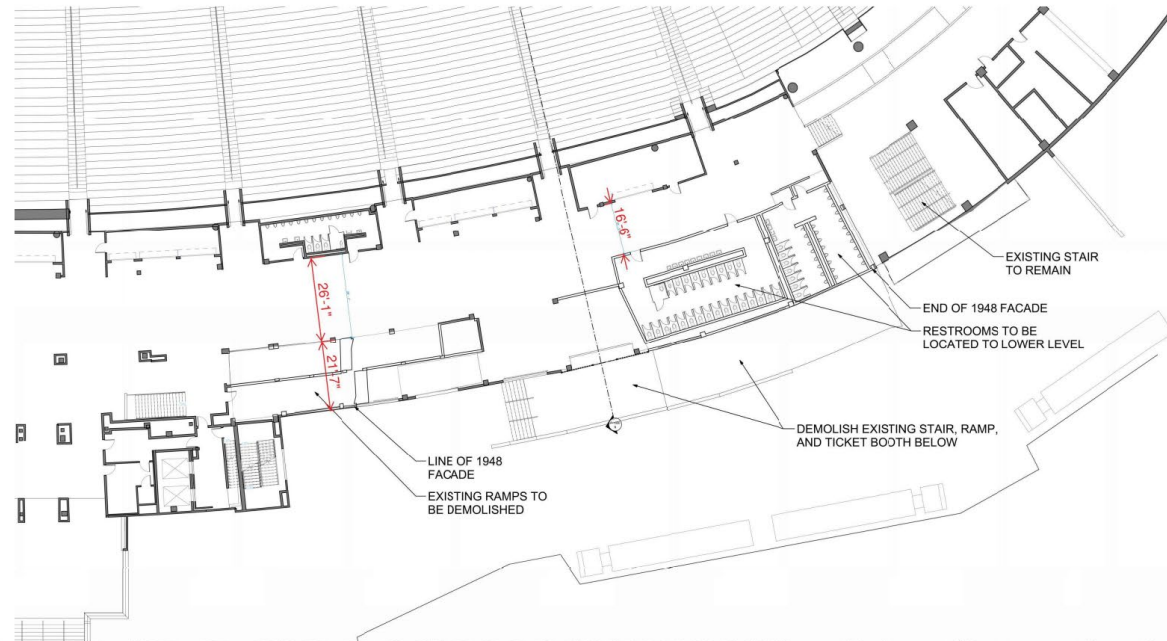


L00 - GRADE/STREET LEVEL
ENLARGED SOUTHWEST

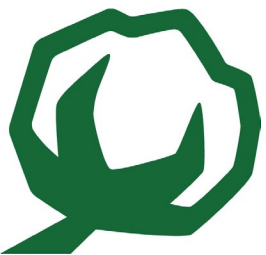
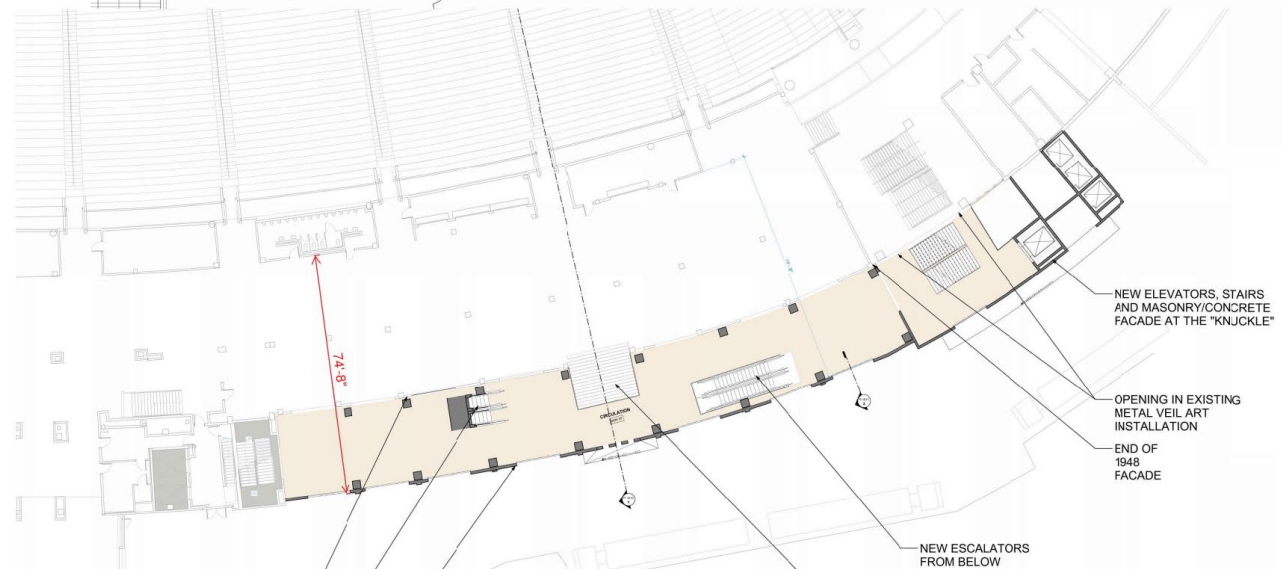


COTTON BOWL® STADIUM UPDATE

L01 - MAIN CONCOURSE SOUTHWEST
(EXISTING)

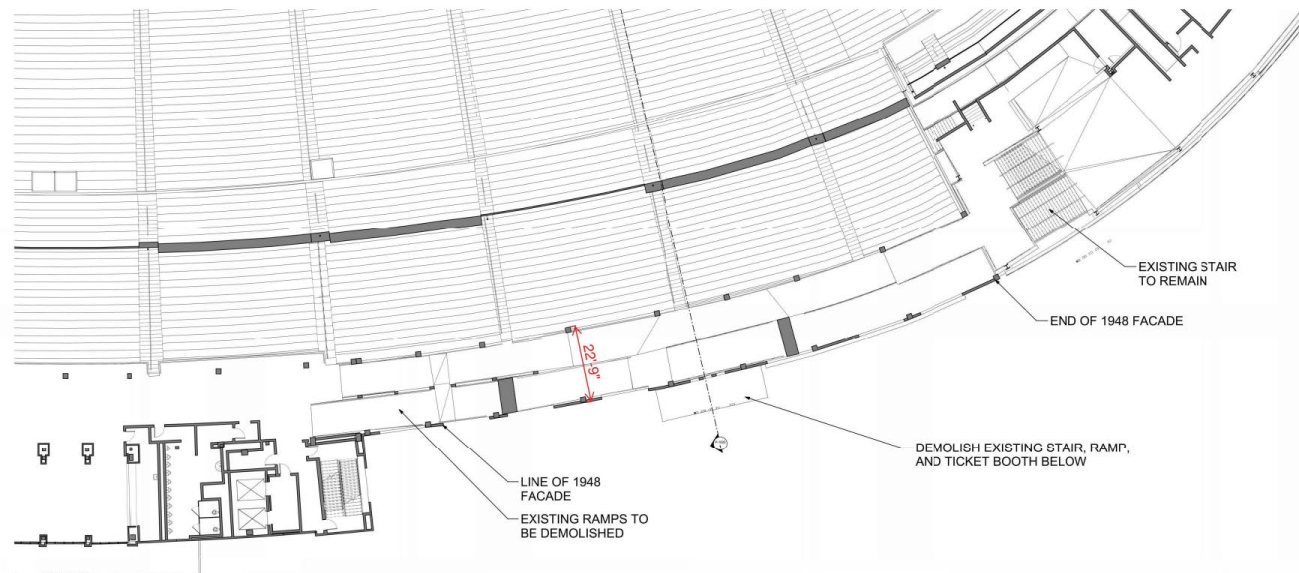


L01 - MAIN CONCOURSE
ENLARGED SOUTHWEST

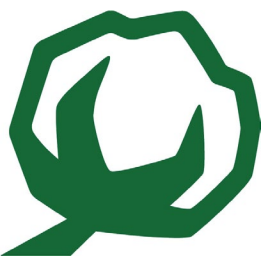
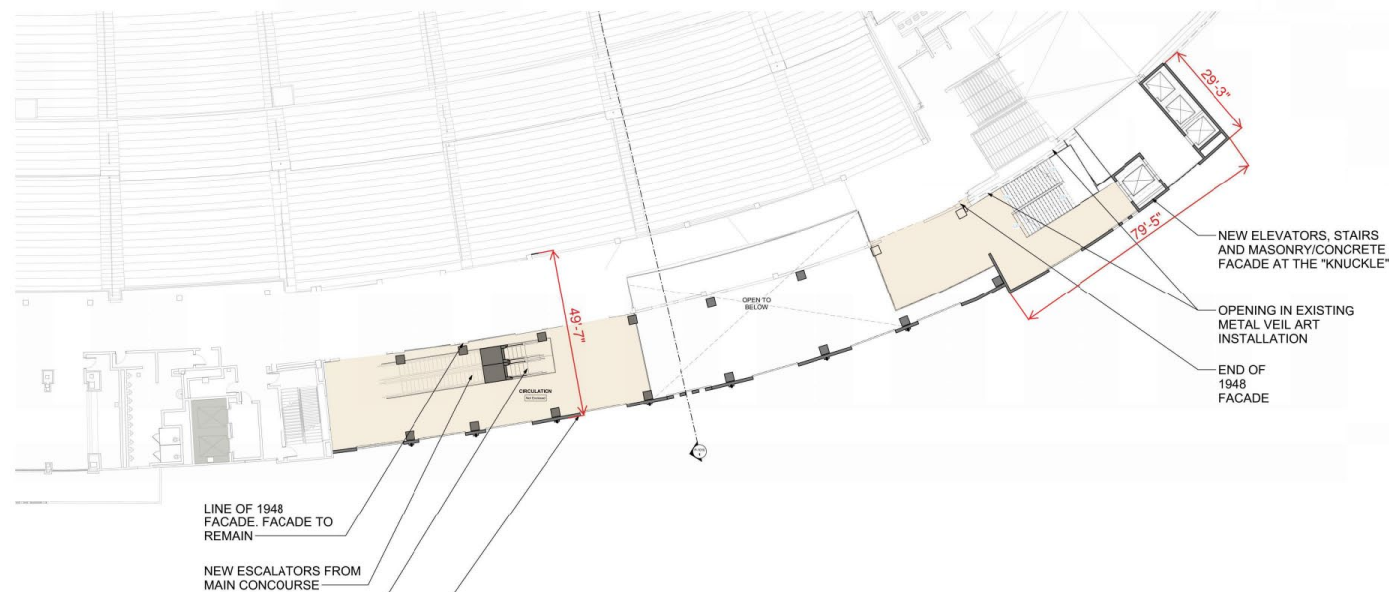


COTTON BOWL® STADIUM UPDATE

L02 - MID CONCOURSE
SOUTHWEST (EXISTING)

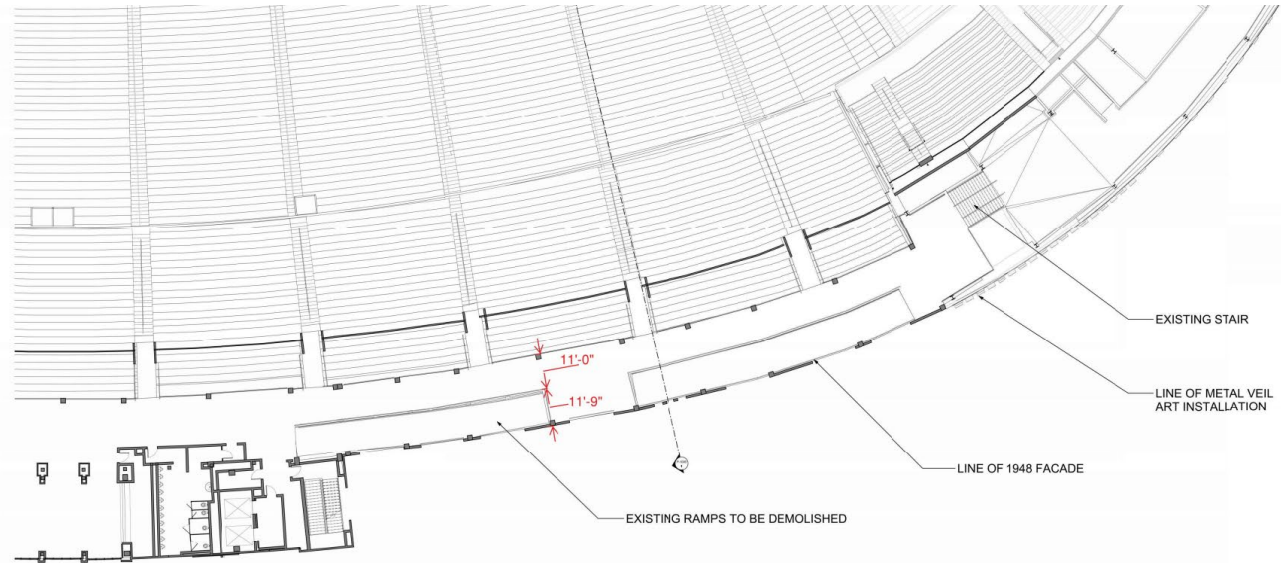


L02 - MID CONCOURSE
ENLARGED SOUTHWEST

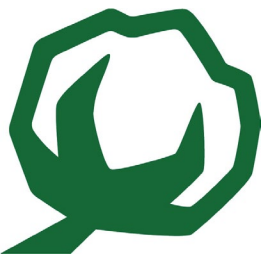
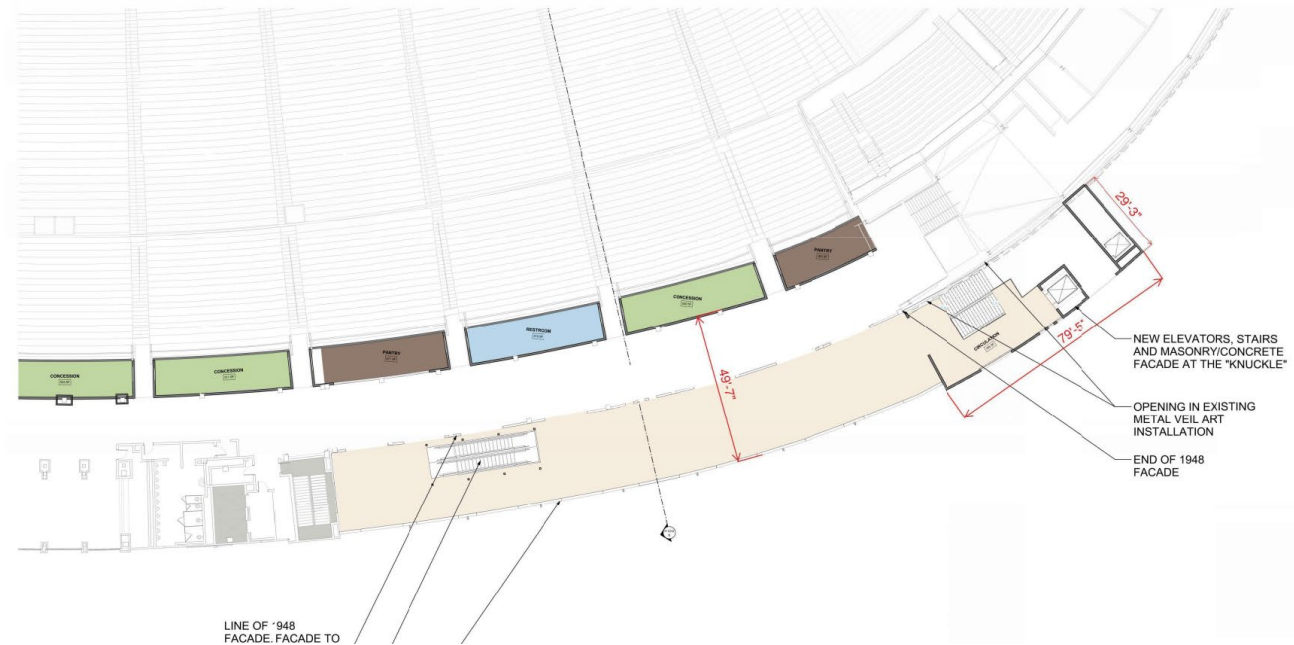


COTTON BOWL® STADIUM UPDATE

L03 - UPPER CONCOURSE
SOUTHWEST (EXISTING)



L03 - UPPER CONCOURSE
ENLARGED SOUTHWEST



COTTON BOWL® STADIUM UPDATE

625,000 Additional visitors to the Cotton Bowl in the five-year tenure of Fair Park First/OVG (not including the State Fair Classic and Red River Showdown football games).

Concert & Sporting Events

- The Rolling Stones
- Coldplay
- BTS (two shows, postponed)
- Pulse Christian Concert
- Karol G
- 2020 NHL Winter Classic
Dallas Stars vs. Nashville Predators
- State Fair Classic -
Grambling State University
vs. Prairie View A&M
- Red River Showdown -
University of Texas vs.
Oklahoma University
- High School Prep Showcase
(Football)
- International Soccer -
Mexico vs. El Salvador
Mexico vs. Guatemala
Barcelona vs. Juventus
Club America vs. Chivas

Non-Traditional Events

- Fair Park Fourth
Community Celebration
- Diwali Mela Indian
Festival of Lights
- Dog Bowl Community
Event
- DISD Annual Coaches
Meeting
- Sweeten's Cove commercial
activation (golf)
- St. Philips Field Day
- Film and commercial shoots
(Patrick Mahomes has shot
four at Fair Park)

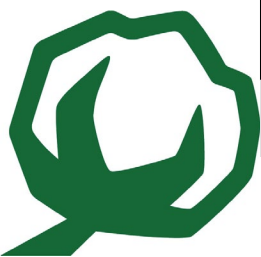


Future Event Opportunities

- Large-scale national touring concerts and music festivals
- International soccer matches, professional and youth tournaments
- Corporate and social events
- U.S. Men's and Women's National Soccer Team matches
- Future NCAA football games and/or Bowl games
- Cultural festivals
- NHL Stadium Series
- High School football and playoff games
- Local, regional, and national band competitions
- Graduation ceremonies
- National fitness competitions and training combines
- Rugby competitions
- Commercial and film shoots

COTTON BOWL® POTENTIAL EVENTS

Organization	Event Name	Sport	Dates or Time Frame	Attendnace	EIC (Direct)
World Association of Marching Show Bands	World Championships	Band	July	15,000	\$ 5,244,815.00
Concert	N/a	Concert	Anytime	50,000	\$ 7,859,582.00
TBD/Church Group	Christian Music Festival	Concert	Anytime	30,000	\$ 4,723,256.00
Schools	Graduations	Concert	May/August	15,000	\$ 1,673,123.40
TBD	Corporate/Fundraising Event (United Way)	Concert	Anytime	10,000	\$ 4,380,423.48
TBD	Diwali Mela Festival	Concert	November	25,000	\$ 3,643,108.32
ESPN	XGAMES	Extreme Sports	July	85,000	\$ 26,000,000.00
Monster Truck Show	N/a	Extreme Sports	Anytime	25,000	\$ 3,643,108.32
MotoCross Show	N/A	Extreme Sports	Anytime	25,000	\$ 3,643,108.32
Nationa CrossFit Games	CrossFit Games	Fitness	August	25,000	\$ 18,224,079.11
College Football Games	N/a	Football	Anytime	25,000	\$ 2,374,045.42
ESPN	Bowl Game	Football	December/January	18,000	\$ 3,340,561.75
State Fair	State Fair Classic Football Game	Football	September	45,000	\$ 7,701,029.55
TX vs. OU	Red River Showdown Football Game	Football	October	90,000	\$ 32,433,259.48
High School Football Game (multiple)	N/A	Football	November/December	18,000	\$ 1,673,964.48
NCAA	FCS/DII/DIII Football Championships	Football	January/February	35,000	\$ 20,868,689.32
TBD	College Football Kick-off Game	Football	September	60,000	\$ 27,060,231.37
NHL	NHL Stadium Series	Hockey	February	60,000	\$ 20,683,364.95
NCAA	NCAA Lacrosse National Championship	Lacrosse	May	35,000	\$ 20,868,689.32
World Lacrosse	World Lacrosse Championships	Lacrosse	June	35,000	\$ 20,868,689.32
TBD	Commericals/Film shoots (4)	Other	Anytime	1,200	\$ 255,462.16
World Rugby	HSBC World Rugby Sevens Series	Rugby	February/March	30,000	\$ 11,906,441.41
CONCACAF	Gold Cup Tournament (2 games)	Soccer	June/July	80,000	\$ 16,089,080.89
International Soccer Match	N/A	Soccer	Anytime	30,000	\$ 4,382,145.44
AEG	Soccer Champions Tour	Soccer	July	55,000	\$ 7,882,331.69
USMNT	U.S. Men's National Team Friendly	Soccer	Anytime	35,000	\$ 2,144,816.55
USWNT	U.S. Women's National Team Friendly	Soccer	Anytime	30,000	\$ 1,864,060.47
					\$ 281,431,467.52



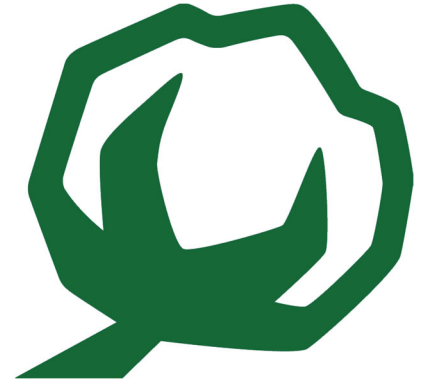
QUESTIONS?

FAIR  PARK[®]
DALLAS



COTTON BOWL STADIUM

September 21 2023



The Project

As the Cotton Bowl has grown and evolved over the years, much of the above-field infrastructure, constructed in 1948-49, has not adapted to accommodate the increased use and capacity. This has created particular problems with the general circulation within the stadium, problems that have been identified since the 1960's and today present both functional problems and legitimate safety concerns. These proposed improvements seek to address these problems while respecting the historic character of the stadium and protecting the maximum amount of important historic fabric.

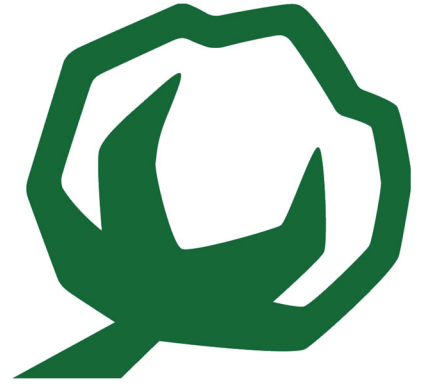
This response seeks to maximize the width of the primary concourses at the Main Level (serving the stadium entrances and the lower bowl seating) and the Upper Level (serving the upper deck) only on the Cotton Bowl Plaza side of the Stadium. It includes new stairs, elevators and escalators to further improve the speed and ease of movement through the Cotton Bowl. This maximization extends from just beyond the ends of the 1948-49 vertical stadium walls on both sides, along the Main (west) entrance fronting Cotton Bowl Plaza. This is achieved through an addition along this area on both sides of the central tower.

Issues addressed by this project include:

- **Improved Safety:** Per the Department of Homeland Security, the time to evacuate a sports stadium holding 70,000 spectators should be 10 to 15 minutes in a modern facility. The Cotton Bowl, seating a little over 90,000, does not meet this standard. Calculations for the evacuation time for the Cotton Bowl following the proposed improvements is still in progress but is assured that the current evacuation time will be significantly improved.
- **More area per Occupant for comfort:** In the current configuration, the concourse areas provide as little as .9sf per Occupant (Upper Concourse) to a maximum of 1.6 sf per Occupant (Main Concourse). With these improvements, the area per Occupant will increase to 2.9 sf and 2.4 sf, respectively.
- **Improved Accessibility and Services:** With these improvements, the west side of the Cotton Bowl will conform to modern building code requirements for exit width and for restroom capacity by gender. Additionally, this portion of the Cotton Bowl will conform to the Texas Accessibility Standards.

COTTON BOWL STADIUM

September 21 2023



The Preservation Approach:

New façade walls will be constructed in front of the existing historic façade walls to allow the concourses to be expanded in the only direction available. These concourses already extend the maximum allowable distance towards the field side and the underside of the existing, historic stadium seating.

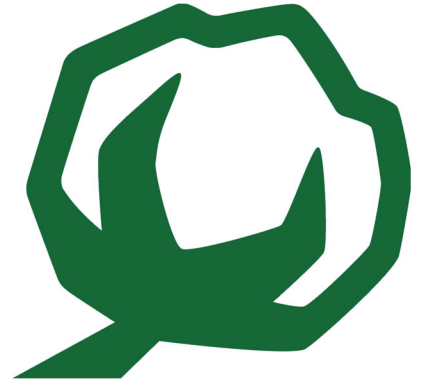
This is NOT a typical preferred response as described in the Secretary of the Interiors Standards for Rehabilitation of Historic Buildings, but cannot be avoided in the accomplishment of the needed improvements. The advantage of this approach is the maximum improvement of the functionality and safety of the Cotton Bowl Stadium, allowing it to continue to be a viable venue for major sporting and entertainment events, as it has for the past 93 years.

Preservation Rationale and Specific Preservation Techniques

- The design of the addition seeks maximum compatibility with the historic stadium façade through use of the same or similar materials, colors, proportions and solid-to-void ratios.
- In reflecting the solid-to-voids ratios and configurations of the historic façade, it provides continued good visibility of the historic façade.
- In being shorter than the historic façade, it does not overpower the historic façade, respecting and retaining as much as possible the importance of the 1948-49 historic fabric.
- The addition supports itself on its own structure, allowing minimum contact and modification to the historic façade. This also conforms to the preservation concept of reversibility, meaning that the addition could be removed in the future while the original historic façade remains.
- This configuration features a relationship between the central tower and the adjacent walls more closely resembling that of the original 1948-49, where they were nearly in the same plane. This relationship was changed by the 1992 addition to the central tower that moved it out about 20 feet to its current location.
- This approach seeks to minimize the impact to existing historic fabric. However, it does require the removal from the work areas of the historic ramps and of the historic outside ramps, steps and ticket offices at Gates B and M.

COTTON BOWL STADIUM

September 21 2023



Materials and Forms

New materials, colors, textures and forms are designed to be compatible with (and in many cases directly reflective of) existing historic features.

- Structure: Structure is cast-in-place concrete to match original historic conditions in finish, form and proportion.
- Structure: New structural members to be self supporting, meaning they will have little or no connection to the existing historic fabric, as is consistent with the concept of Reversibility.
- Concrete Detailing: Proportions and details of existing openings and associated voids-to-solids ratios shall be substantially incorporated into the new construction (as drawn). Additionally, minimal decorative detail will be incorporated to add architectural interest as well as to carefully differentiate new construction from existing historic fabric.
- Finish: Concrete vertical surfaces shall be painted to match the color of the applied paint and coatings that exist on the historic concrete fabric.
- Handrails and Guardrails: Shall be constructed of galvanized, unpainted steel to match existing guardrails, handrails, gates and fencing. Special decorative guardrail design to be utilized. This design is derived from details visible on the Spirit of Texas statue in front of the Texas Portal on the Centennial (1936 Transportation) Building.
- Metal Stairs: Shall be galvanized and painted at all steel stringers, treads and risers. Color to match similar existing conditions throughout the Cotton Bowl. Associated handrails and guardrails shall be galvanized, unpainted, similar to existing conditions.
- Escalators shall have Brushed Stainless Steel finish.
- Canopy over the Escalators at the Upper Concourse: Structural steel as shown on attached drawings. Finish to be painted, gloss finish. Color to match the paint on the adjacent historic concrete finishes. Canopy material to be screened polycarbonate sheets designed to be translucent and filter the sunlight. Canopies are necessary to protect the Escalators from rain. It is intended that the visual effect of the canopies will be similar to that of the art metal veil screening that is installed vertically around both end zones.



You can't always get what you want,
But if you try sometimes you just might find.....
You get what you need.

Memorandum



CITY OF DALLAS

DATE October 2, 2023

TO Honorable Chair Stewart and Members of the Parks, Trails, & Environment Committee

SUBJECT **Environmental Commission Update**

August

In August, the commission received a briefing on the Dallas Community Air Management Program and looks forward to the future installation of sensors in impacted communities. We also want to appreciate staff for revising the 311 Air Pollution Service Request prompts based on feedback from the Environmental Commission. These changes should improve the 311-complaint process for residents and help the city to better identify and respond to these types of complaints.

The commission participated in the opposition of a permit application for the Texas Star Ready Mix concrete batch plant in the Joppa community, providing public comments together with residents at a Texas Commission on Environmental Quality public meeting on August 17. Comments resulted in the state re-opening the public comment period for an additional 14 days.

The commission co-hosted a clean-up event at Dixon Creek, a main feeder tributary to White Rock Lake, where volunteers collected over 1,000 pounds of trash. Commission members met with the Park Board Representative and Park & Recreation staff about trash booms, the city's litter collection efforts and opportunities to educate residents about litter mitigation.

Commissioners in Council Districts 6 and 7 are working with the Environmental Protection Agency on a new cumulative impacts study, and we'll have more information to share in October.

The commission unanimously approved the recommendation of the Environmental Health Committee to ban vaping in places where smoking is also currently prohibited in the city. See attached memo.

September

In September, the commission received briefing memorandums about the Water Conservation 5-Year Plan Survey and a Forestry Update, including the status of our progress on the Urban Forest Management Plan to date. The commission requested this information in March and has referred the topic to the Implementation subcommittee for discussion and potential recommendations.

DATE **October 2, 2023**
SUBJECT **Environmental Commission Update**

During discussion of the water conservation topic, commissioners expressed interest in receiving a briefing on the city’s response to the water line break in the Great Trinity Forest and steps the city is taking to mitigate the impact of treated drinking water to the nature area and to prevent similar occurrences from happening again.

This month, the commission joined more than 70 residents and community volunteers with the Trust for Public Land, the Nature Conservancy, Texas Master Naturalists and the State to celebrate the first “Explore and Restore” event at Judge Charles R. Rose Community Park. Volunteers seeded approximately 1.5 acres with a blend collected from North Texas preserves, including Clymer Meadow, and planted approximately 200 native grasses and plants from Clymer and partners at the Texas Conservation Alliance. Honored guests included Mayor Pro Tem Tennell Atkins and State Representative Toni Rose.

This weekend, the commission will partner with Dallas Independent School District Trustee Carreon and Council Member Narvaez to host a cleanup of Overlake Park in Northwest Dallas.

October

In October, the commission will hear updates on a solar siting study, Aviation’s Voluntary Noise Program and an update from Dallas Water Utilities on the water line break and restoration efforts in the Great Trinity Forest.

If you have any questions about any of these topics, please don’t hesitate to reach out to me at kathryn.bazan@dallas.gov.



Kathryn Bazan
Chairwoman, Dallas Environmental Commission

c: Members of the Environmental Commission
T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
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

Memorandum



CITY OF DALLAS

DATE May 10, 2023

TO Honorable Chair Bazan and Members of the Environmental Commission

SUBJECT **Environmental Health Committee Vaping Policy Recommendations**

As requested, this memorandum outlines the recommendation of the Environmental Health Committee regarding a policy on restricting vaping in public spaces in the City of Dallas. After evaluation of numerous medical studies and peer-reviewed articles, the Committee agrees that there is a correlation between vaping aerosol exposure and negative health effects for vulnerable populations. It is worth mentioning that many municipalities, including most major cities in Texas, have established ordinances that prohibit vaping in areas where smoking is prohibited, with some exceptions for bars and restaurants.

Health issues associated with vaping aerosol exposure include asthma exacerbations, lung injury, and poor fetal growth. The City of Dallas currently restricts, prohibits vaping on City of Dallas property to enhance the health of employees and visiting residents.

E-cigarette aerosol exposure leads to increased blood pressure and heart rate, like traditional cigarettes. It also causes increased airway inflammation and reactivity, similar to changes seen in asthma. (1) Studies have shown that indoor vaping leads to secondhand and thirdhand exposures that can lead to deposits or absorption of chemicals on baby's clothing. (2) Volatile organic compounds and ultrafine particles including flavorings, nicotine, and gas compounds have been found in e-cigarette aerosols. (3) These aerosols have been proven to impair indoor air quality. Non-cigarette users who are exposed to e-cigarette aerosols absorb emissions from e-cigarettes.

Studies have found that while e-cigarette aerosols can contain harmful chemicals, such as formaldehyde and acetaldehyde, the study also found that non-nicotine e-cigarette aerosols can contain similar levels of harmful chemicals as nicotine-containing e-cigarette aerosols.

Additionally, there have been numerous incidents of mislabeling where nicotine-containing products are falsely labelled as nicotine-free, which poses a risk to public health. A study published in the journal, Tobacco Induced Diseases in 2014 found that 5 out of 23 e-liquids labelled as nicotine-free contained nicotine. This mislabeling can lead to unintentional exposure to nicotine, particularly among non-smokers and children, which can have adverse health effects.

Therefore, the committee recommends that the Environmental Commission support restricting vaping in public spaces in the City of Dallas which would apply to all vaping products, nicotine and non-nicotine.

DATE May 10, 2023
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Candace Thompson

Candace Thompson
Chair, Environmental Health Committee
City of Dallas Environmental Commission, District 4

c: Honorable Members of the Environmental Health Committee
Carlos Evans, Director, Office of Environmental Quality & Sustainability
Susan Alvarez, Assistant Director, Office of Environmental Quality & Sustainability
Erin Diehl, Board Coordinator, Office of Environmental Quality & Sustainability

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DATE May 10, 2023

SUBJECT **Environmental Health Committee Vaping Policy Recommendations**

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