

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 1, 2023

23-0013

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

PRESENT: [7] Atkins, Arnold (**1:06 p.m.), Narvaez, West, *Resendez, *McGough,
Willis

ABSENT: [0]

The meeting was called to order at 1:03 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 1:40 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

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

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

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

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 1, 2023

EXHIBIT A

RECEIVED

2023 APR 28 AM 11: 38

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

230394

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

May 1, 2023

1:00 PM

2022 CITY COUNCIL APPOINTMENTS

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

(C) – Chair, (VC) – Vice Chair

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

General Information

The Dallas 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."

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.
WebEx Link

Call to Order

MINUTES

1. [23-1066](#) Approval of the April 3, 2023 Economic Development Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [23-1067](#) Development Services Monthly Technology and Metrics Review
[Andrew Espinoza, Director/Chief Building Official, Development Services]

Attachments: [Presentation](#)

BRIEFING MEMOS

- B. [23-1070](#) Call for Public Hearing: Minor Amendment to Oak Cliff Gateway TIF District
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- C. [23-1071](#) Newpark and SoGood Municipal Management Districts - Council Approval of Statutory Development Agreements
[Robin Bentley, Director, Office of Economic Development]

Attachments: [Memorandum](#)

- D. [23-1183](#) D CEO's 2023 Commercial Real Estate Awards
[Kevin Spath, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 1, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 2023

Item 1: Approval of the April 3, 2023 Economic Development Committee Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 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; and
- Nina Arias, Director, Human Resources

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 1, 2023

BRIEFING MEMOS

Item B: Call for Public Hearing: Minor Amendment to Oak Cliff Gateway TIF District

Item C: Newpark and SoGood Municipal Management Districts - Council Approval of Statutory Development Agreements

Item D: D CEO's 2023 Commercial Real Estate Awards

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MAY 1, 2023

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 23-1067

Item #: A.

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



City of Dallas

Development Services Monthly Technology and Metrics Review

**Economic Development
Committee
May 1, 2023**

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

Presentation Overview



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



Technology



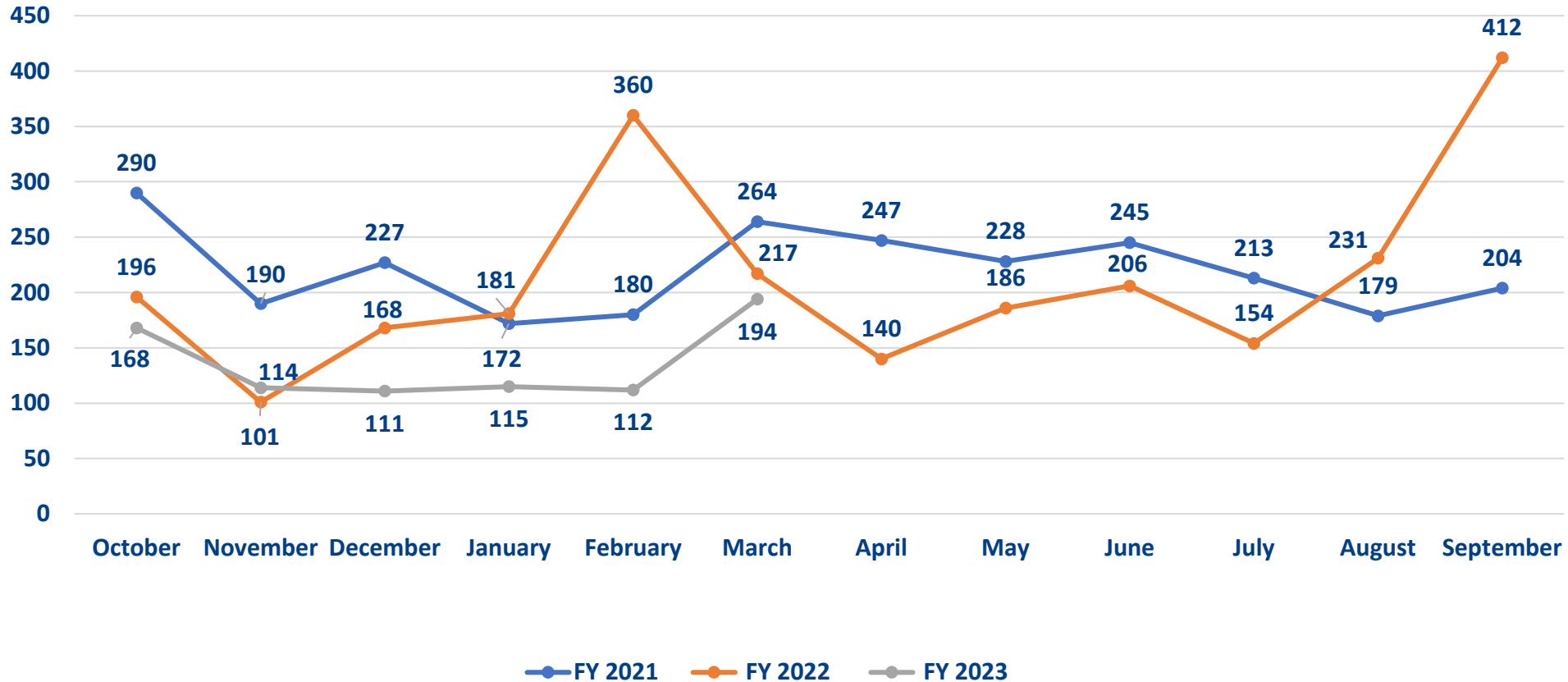
- Posse software replacement project is in progress
- Official project kick-off is set for May 1, 2023
 - Development Services (DSD) Accela, ITS, vendor, and consultants
- Permit Customer Queueing System to be implemented in April/May 2023
- Call Center Customer Management System fully implemented in April 2023



Residential Permit Volume



New Single Family Permits Created



A total of 194 permits were processed for the month.

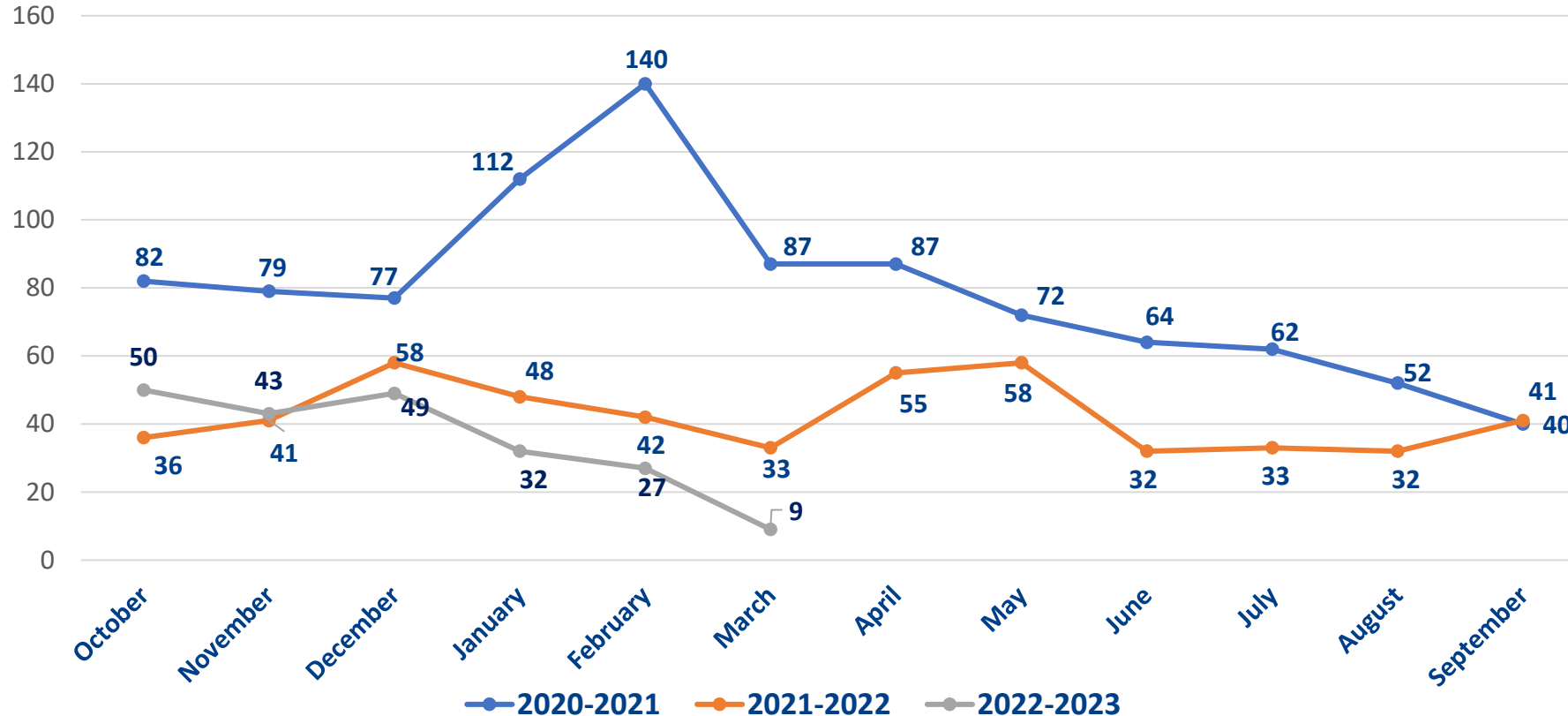
226 permits were issued for the month.



Residential Permit Turnaround Times



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



A decrease of 18 days from the previous month.

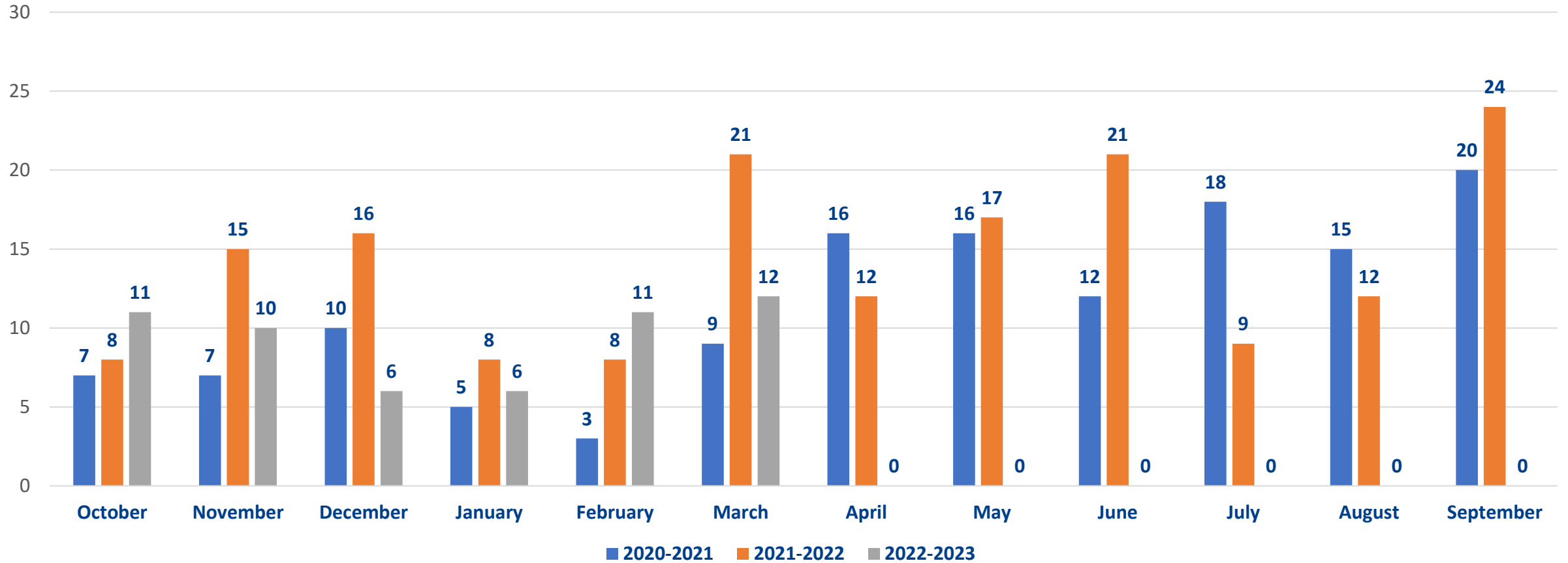
Submittals that did not require customer revisions in March were issued in 7 median days.



Commercial Permit Volume



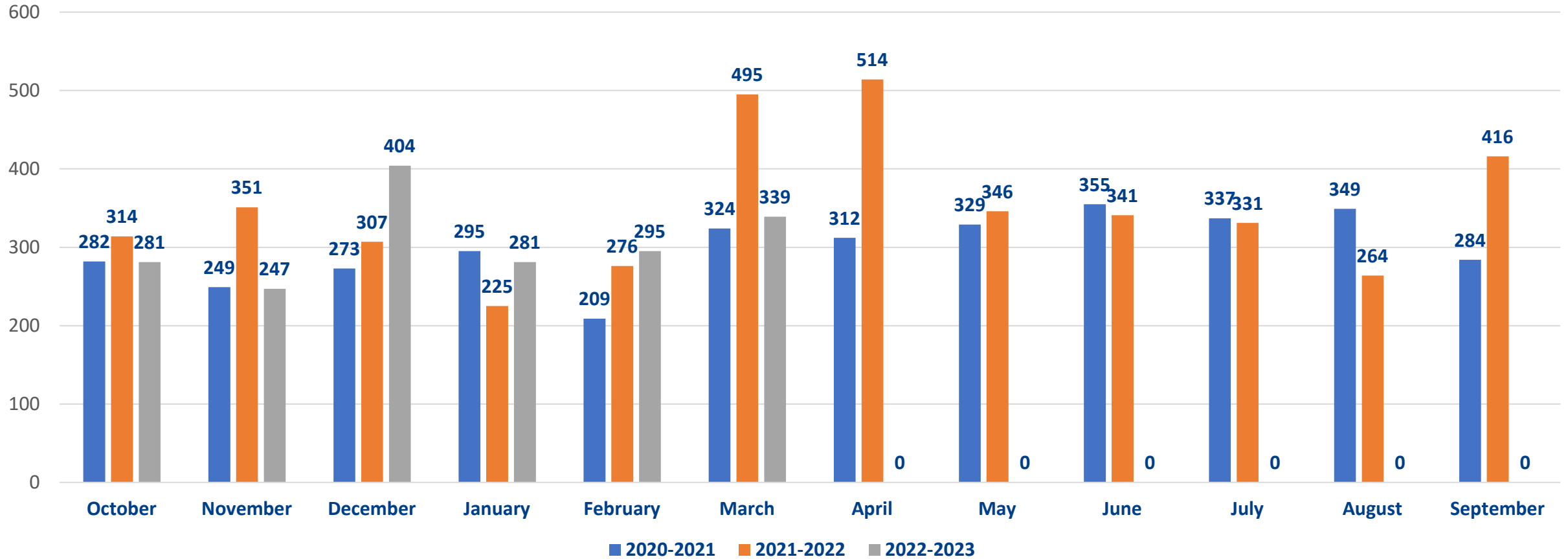
New Commercial Project Permit Volume



Commercial Remodel Permit Volume



Commercial Remodel Master Permit Volume



Commercial Permit Metrics



Dallas Development Services Department Performance Goals FY2022-2023			2022			2023			
Metrics	Goal	FY21-22	Oct	Nov	Dec	Jan	Feb	Mar	YTD
# of Commercial Plan Review Submittals									
Commercial New	N/A	171	11	10	6	8	11	12	58
Commercial Additions	N/A	156	19	17	28	16	33	26	139
Commercial Remodels	N/A	4,179	281	247	404	281	295	339	1,837
Express Plan Review (Q-Team)	N/A	842	23	16	20	23	22	51	155
Express Plan Review Minor Commercial (Q-Team 2)	N/A	N/A	N/A	N/A	N/A	N/A	14	8	22
Average # of Days for Initial Review									
New Commercial/Remodels	15 Days	12	10	10	11	10	9	9	10
Express Plan Review (Q-Team)	10 Days	7	5	5	2	3	2	5	4
Express Plan Review Minor Commercial (Q-Team 2)	1 Day	N/A	N/A	N/A	N/A	N/A	1	1	1



Update On Hiring and Recruitment



- Development Services continues its hiring efforts to fill the current vacancies
- Total of 345 positions in the department, 66 positions are currently vacant [a vacancy rate of 18%]
- Currently 12 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



Update On Hiring and Recruitment (Continued)



Position	Total Vacancies
Administrative Specialist I	1
Administrative Specialist II	1
Commission/Board Coordinator	1
Deputy Building Official - Development Services	1
Development Services Administrator	2
Development Services Policy Administrator	1
Engineer Assistant I	1
Engineer Assistant I - Fire Protection	3
Engineer I	1
Inspector III - Building Inspection	1
Inspector III - Electrical	2
Inspector III - Plumbing	1
Inspector III - Signs	1
Lead Inspector - Multidiscipline	9
Lead Plans Examiner - Multidiscipline	3
Manager - Development Services Training	1
Permit Clerk	3
Plans Examiner	2

Position	Total Vacancies
Project Coordinator - Development	4
Records Technician I - Development Services	2
Senior Architect	1
Senior Departmental Budget Analyst	1
Senior Geographic Information System Analyst	1
Senior Geographic Information System Support Technician	2
Senior Inspector	1
Senior Inspector - Building Inspection	1
Senior Office Assistant	1
Senior Permit Clerk	4
Senior Plans Examiner	5
Senior Plans Examiner - Building Inspection	2
Senior Plans Examiner - Electrical	1
Senior Plans Examiner - Plumbing	1
Senior Project Coordinator - Development	1
Senior Training Specialist - Development Services	2
Supervisor - Departmental Finance	1



7800 N Stemmons Update



- Phase I design is complete and proposed completion date is slated for May 2023
- 5th floor will include:
 - Commercial Building Plan Review Teams
 - Q-Team & Fire Protection Plan Review
 - Administrative support staff
- Estimated completion for 1st, 2nd, and 9th floors by end of July 2023



Next Steps



- Pop-Up Permit Saturdays/Every 3rd Saturday of the month
 - April 15, 2023 (5 Walk-in Customers)
 - Next event will be hosted on May 20, 2023
- Lunch and Learn Series
- Develop and share Commercial Permitting Dashboard July 2023
- Hiring Fair May 10, 2023 at Central Library
- Meet with stakeholders to get feedback on Self-Certification recommendations (May 2023)
- Continue to partner with the Bond Office and contractors as Phase 1 team is moved into 7800 N Stemmons





City of Dallas

Development Services Monthly Technology and Metrics Review

**Economic Development
Committee
May 1, 2023**

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



City of Dallas

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

Agenda Information Sheet

File #: 23-1070

Item #: B.

Call for Public Hearing: Minor Amendment to Oak Cliff Gateway TIF District
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE April 28, 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 **Call for Public Hearing: Minor Amendment to Oak Cliff Gateway TIF District**

On May 24, 2023, staff will seek City Council authorization of a public hearing to be held on June 14, 2023 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Three, the Oak Cliff Gateway Tax Increment Financing (“TIF”) District (the “TIF District”) to:

- 1) increase the geographic area of the Bishop/Jefferson Sub-District (approximately 7 acres) to include properties at 1200 and 1400 E. Jefferson Boulevard; and
- 2) increase the geographic area of the Clarendon/Beckley/Kiest Sub-District (approximately 11 acres) to include:
 - a) approximately 4 acres generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street and north of the terminus of Ridge Street, and
 - b) approximately 7 acres generally in the 900 and 1000 blocks of Morrell Avenue at Fernwood Avenue and the 1200 and 1300 blocks of Morrell Avenue at Denley Drive; and
- 3) make corresponding modifications to the TIF District’s boundary and Plan; and, at the close of the public hearing on June 14, 2023, consider an ordinance amending Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect this amendment

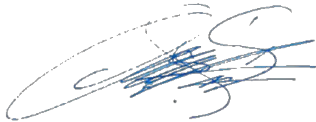
Pursuant to the Tax Increment Financing Act, as amended, VTCA Texas Tax Code, Chapter 311 (the “Act”), a public hearing is required if an amendment proposes to reduce or increase the geographic area of the TIF district, increase the amount of bonded indebtedness to be incurred, increase or decrease the percentage of a tax increment to be contributed by a taxing unit, increase the total estimated project costs, or designate additional property in the TIF district to be acquired by the municipality.

The proposed expansion of the Bishop/Jefferson Sub-District (see the attached **Exhibit A**) includes the Dallas Rapid Area Transit (DART) maintenance facility at 1200 E. Jefferson Boulevard. DART has begun an operational study to evaluate the possibility of relocating the maintenance function at this facility. Therefore, there is the potential for the DART property at 1200 E. Jefferson to become a future development site. Additionally, a small parcel at 1400 E. Jefferson that is currently being used for storage, is also proposed for inclusion in the Bishop/Jefferson Sub-District.

The proposed expansion of the Clarendon/Beckley/Kiest Sub-District (see the attached **Exhibit B**) includes a 4-acre site on the corners of Grant and Ridge Streets that was recently rezoned by City Council for multifamily use. Additionally, several contiguous and underutilized commercial properties along Morrell Avenue are ripening for redevelopment and are also proposed for inclusion in the Clarendon/Beckley/Kiest Sub-District.

On April 24, 2023, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed boundary and Plan amendment and recommended City Council approval.

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



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

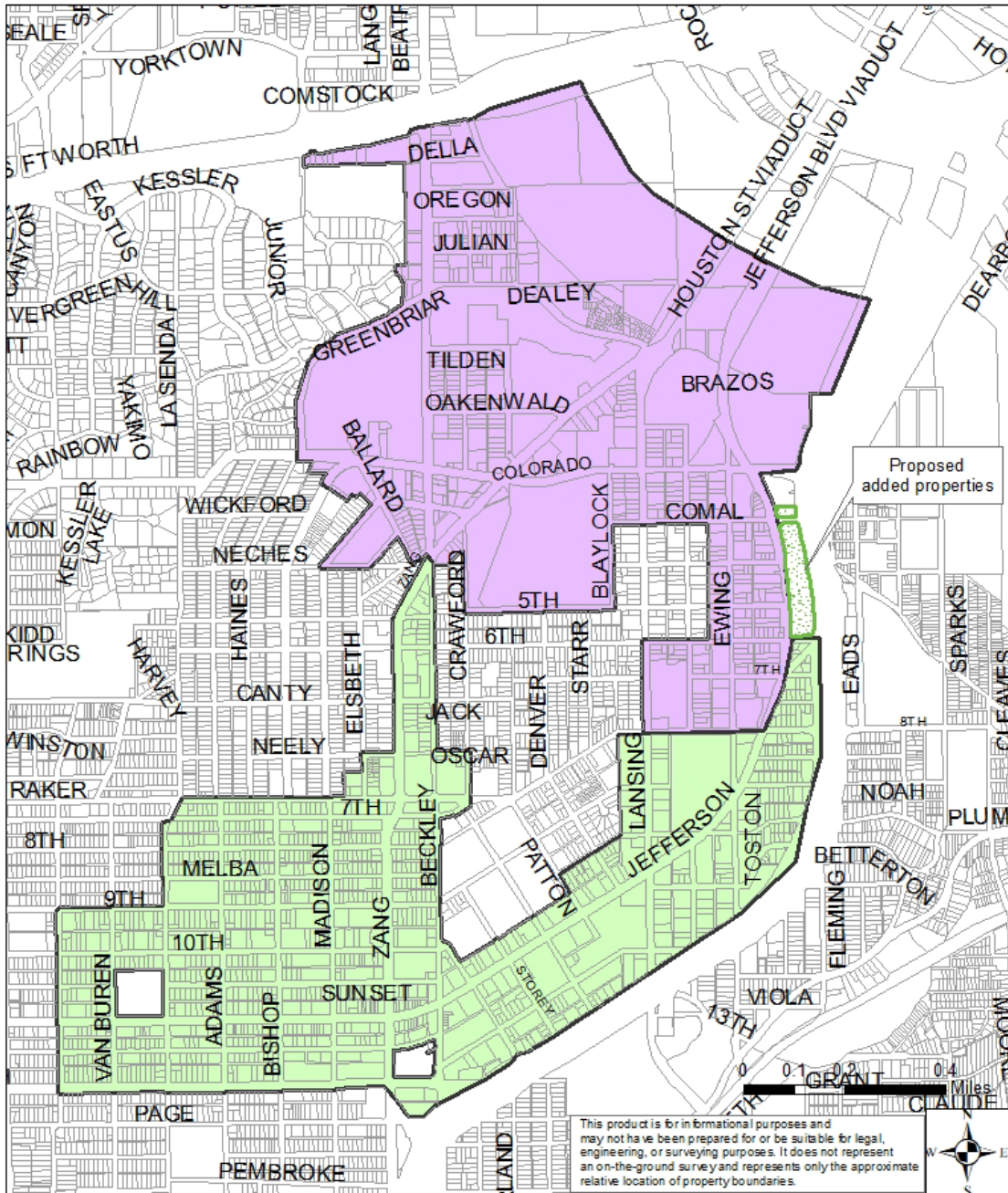
[Attachments:]

1. Exhibit A Proposed Expansion of the Bishop/Jefferson Sub-District Map
2. Exhibit B Proposed Expansion of the Clarendon/Beckley/Kiest Sub-District Map

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
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

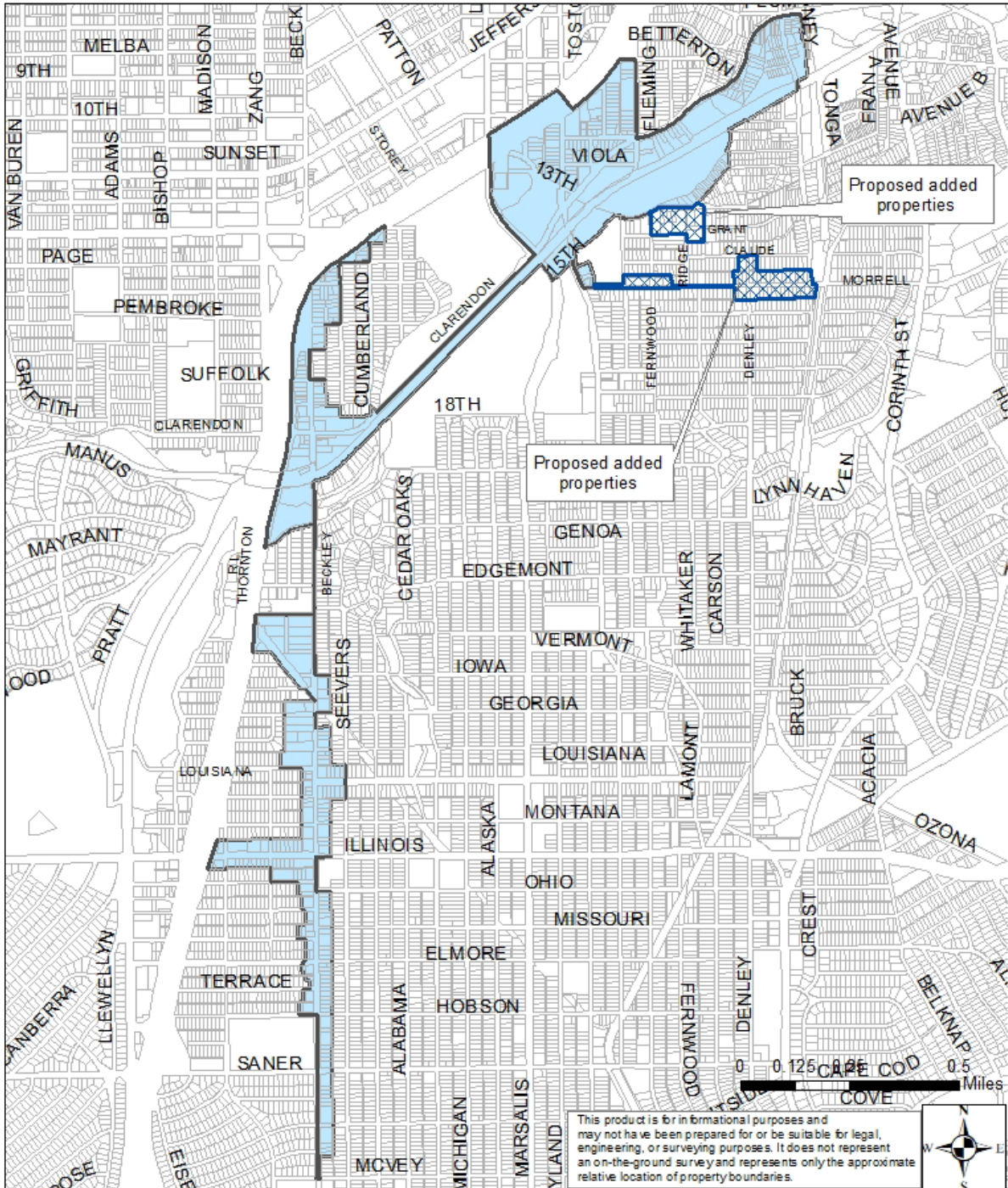
Exhibit A





Oak Cliff Gateway TIF District -
 Bishop/Jefferson Sub-District (potential
 amend)
 April 2023

	Bishop/Jefferson proposed expansion
	Bishop/Jefferson Sub-District
	Oak Cliff Gateway Sub-District

Exhibit B



Oak Cliff Gateway TIF District -
 Clarendon/Beckley/Kiest Sub-District
 (potential amend)
 April 2023

	Clarendon/Beckley/Kiest Sub-District
	Proposed Sub-District Expansion



City of Dallas

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

Agenda Information Sheet

File #: 23-1071

Item #: C.

Newpark and SoGood Municipal Management Districts - Council Approval of Statutory Development Agreements

[Robin Bentley, Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE April 28, 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 **Council Approval of Development Agreements with the SoGood Cedars Municipal Management District and the NewPark Municipal Management Agreement**

The SoGood Cedars Municipal Management District and the NewPark Municipal Management District (collectively, the “MMDs”) were created in 2019 as Chapters 3963 and 3966 of the Texas Special District Local Laws Code (the “MMD Statutes”). Hoque Global has represented to the City of Dallas that the MMDs are necessary for the development of the NewPark and SoGood real estate developments in Dallas.

Under the MMD Statutes the MMDs will expire in June 2023 unless the City executes a “development agreement” with each MMD. In order to prevent automatic expiration of the MMDs in June 2023, staff recommends that the City Council authorize short agreements with each MMD in order to satisfy the statutory requirement. The agreements will specify that the City may still dissolve the MMDs at any time, and that City consents and approvals required under the MMD Statutes are not implied or granted by the agreements and must be specifically granted in future amendments. The agreements do not award any additional rights or funding to the property owner or the MMDs; they simply prevent automatic termination of the MMD.

An item to approve these two agreements will be considered by the City Council on the May 10, 2023 agenda. If you have additional question please contact Robin Bentley, Director of the Office of Economic Development at 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
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Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 23-1183

Item #: D.

D CEO's 2023 Commercial Real Estate Awards
[Kevin Spath, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE April 28, 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 **D CEO's 2023 Commercial Real Estate Awards**

Staff is pleased to announce that several Dallas projects were recently recognized in D Magazine's D CEO 2023 Commercial Real Estate Awards. Launched in 2013, D CEO's annual program celebrates outstanding North Texas commercial real estate projects, transactions, dealmakers, and industry executives driving economic activity in the past year. Winners and finalists were recognized at an awards ceremony on March 28, 2023 and will be featured in the April 2023 issue of D CEO.

Out of a total of 68 finalists across 15 categories pertaining to projects and transactions, 33 of the projects recognized are located within the City of Dallas. Nine (9) of those projects won their respective categories. Among the winners, three (3) projects were directly or indirectly supported by the Office of Economic Development. The table below lists category winners located in the City of Dallas (asterisks indicate projects directly or indirectly supported by Office of Economic Development).

Category	Award Winner
Deal of the Year	Kay Bailey Hutchison Convention Center*
Best Redevelopment or Renovation	The Manufacturing District (in Design District)
Best Office Property Sale	Trammell Crow Center
Best Retail Lease or Project	Crescent Court
Best Hospitality Project	Hotel Swexan*
Best Land Deal	2727 Turtle Creek
Best Community Impact Award	Longhorn Ballroom*
Best Urban Office Lease	Texas Capital Bank
Best New Office Project	23 Springs

Please refer to **Exhibit A** for the complete list of winners and finalists located within the city as well as project summaries for those supported by the Office of Economic Development. For a comprehensive list of all the winners, please visit D Magazine's website at <https://www.dmagazine.com/publications/d-ceo/2023/april/see-the-winners-of-d-ceos-2023-commercial-real-estate-awards/>.

Among the categories celebrating individuals and organizations, the Office of Economic Development would like to congratulate all dealmakers and industry executives for their

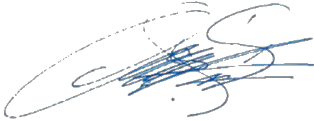
DATE April 28, 2023
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recognition as economic development catalysts in our city. Special recognition was given to:

- Hunt Realty, Developer of the Year
- Mikial Onu, Founder and CEO of Onu Ventures, 2023 Emerging Commercial Real Estate Leader

Overall, the D CEO's 2023 Commercial Real Estate Awards further highlight the vibrancy and diversity of the commercial real estate market in Dallas and the North Texas region. Staff are proud of the Office of Economic Development's involvement in several of these projects.

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



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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
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

EXHIBIT A

D CEO's 2023 Commercial Real Estate Awards Dallas Winners & Finalists

Category: Deal of the Year

Winner: Kay Bailey Hutchison Convention Center



The D CEO magazine awarded the City of Dallas the 2023 Deal of the Year for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan and future project implementation. This is the largest City-led economic development initiative in North Texas in the past thirty years. Since 2019, Convention and Event Services have been leading city staff and partners to assess and progress options to address the \$700 million in deferred maintenance at the KBHCCD. Following visits to competing convention centers across the U.S., the City Council voted in February 2022 to expand and relocate the KBHCCD to the west of Lamar Street, thereby freeing up 30 acres of downtown Dallas for future development. This expansion is expected to create approximately 50,000 jobs, and it will connect neighborhoods within and beyond the Central Business District, including the Cedars in south Dallas. Planned upgrades include enhanced transportation options, pedestrian-friendly paths, as well as new restaurant and retail offerings. In November 2022, Dallas voters approved Proposition A, which increased the City's hotel occupancy tax by two percent to fund the project, as well as significant renovations to Fair Park. On Wednesday, March 28, 2023, the Deal of the Year award was presented at the Frontiers of Flight Museum, and Deputy Mayor Pro Tem Omar Narvaez of District 6 and Council Member Jesse Moreno of District 2 accepted the honor on behalf of the City.

EXHIBIT A

D CEO's 2023 Commercial Real Estate Awards Dallas Winners & Finalists

Category: Best Redevelopment or Renovation

Winner: The Manufacturing District



D CEO's 2023 Best Redevelopment or Renovation project was awarded to Quadrant Investment Properties' Manufacturing District, located in Dallas' Design District. The almost 90,000-square-foot office center is complete with outdoor meeting areas, ground floor retail and second-floor tenant lounge with panoramic views of downtown Dallas and nearby Uptown. Quadrant Investment Properties has also completed a \$2 million renovation to The International, a large showroom and retail center and has landed anchor tenants like Alto—with more office projects in the works for the thriving district.

Redevelopment of the Design District has been catalyzed by the Design District TIF District located just to the northwest of downtown, straddling Stemmons Freeway from roughly Wichita Street to Medical District Drive. It was established to assist in the transformation of the old Stemmons Industrial area into a diversified, pedestrian friendly, mixed-use neighborhood near the heart of Downtown Dallas. The mission of the Design District TIF District is to provide a source of funding for public infrastructure improvements to assist in redeveloping an industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit-oriented development, to improve access to the Trinity River, and to enhance the quality of development adjacent to the Trinity Corridor.

EXHIBIT A

D CEO's 2023 Commercial Real Estate Awards Dallas Winners & Finalists

Category: Best Hospitality Project

Winner: Hotel Swexan



D CEO's 2023 Best Hospitality Project has been awarded to Harwood International's Hotel Swexan. The Swexan is a 22-story boutique hotel being built at the corner of McKinnon and Moody streets, just west of the Crescent and the Tower Residences Ritz-Carlton condo building. The project has received nearly \$40 million in loans to make sustainable improvements as part of the City of Dallas Property Assessed Clean Energy (PACE) program. The project is utilizing approximately \$39.9 million in PACE financing to make sustainable improvements to the building's HVAC, plumbing, building envelope, glass curtain wall, and elevators, resulting in the savings of approximately 1.2 million kilowatt-hour of electricity and over 420,000 gallons of water annually. The project is by far the largest PACE project ever financed in Texas. The PACE lender, PACE Equity, collaborated with developer Harwood International on mid-construction funding which allowed the developer to cover cost overruns for high efficiency energy and water savings equipment.

EXHIBIT A

D CEO's 2023 Commercial Real Estate Awards Dallas Winners & Finalists

Category: Best Community Impact Award

Winner: Longhorn Ballroom



D CEO's 2023 Best Community Impact Award was given to Longhorn Ballroom for its redevelopment of Dallas' iconic venue. Recognized in 2017 by Texas Monthly as "Texas' Most Historic Music Venue," the Longhorn Ballroom was built in 1950 and operated as a popular music venue for decades. However, since the 1990s, the property became underutilized and had fallen into disrepair. Despite revitalization efforts in 2017, the property remained vacant and vulnerable to incidents of vandalism, burglary, and theft.

In 2021, the Office of Economic Development began coordinating with developer Edwin Cabaniss on his proposal to rehabilitate, revitalize, and re-operationalize both the Longhorn Ballroom and the overall site. The project includes various interior and exterior improvements to the two existing buildings, site improvements, and public infrastructure improvements, with a total estimated project cost of almost \$15 million. In September 2022, City Council authorized a tax increment financing (TIF) development agreement and an economic development grant agreement with Mr. Cabaniss' special purpose entity, Island Rock Holdings, in an amount totaling \$4.15 million to aid the redevelopment project. The Longhorn Ballroom reopened its door for its first show on March 30, 2023.

EXHIBIT A

D CEO's 2023 Commercial Real Estate Awards Dallas Winners & Finalists

Category: Developer of the Year

Winner: Hunt Realty



D CEO's 2023 Developer of the Year was awarded to Hunt Realty Investments. For more than 45 years, Hunt Realty Investments has been involved in real estate investments in the Dallas area, beginning with the purchase of land in 1975 for the renowned Reunion Tower. In 2007, Hunt Realty constructed a headquarters for its parent company, Hunt Consolidated, along Woodall Rodgers, which will soon overlook an expansion of Klyde Warren Park. However, its operations have intensified in recent years with ventures that are poised to truly revolutionize the area. One such project is NorthEnd, an 11-acre project along Field Street near the American Airlines Center. It is planned to feature 3.8 million square feet of mixed-use space, including a 1.5 acre park and a substantial new 980,000-square-foot campus for Goldman Sachs. City Council supported Phase I of the NorthEnd redevelopment through the authorization of an incentive package in June of 2022 to provide a real property tax abatement to Hunt, a business personal property tax abatement to Goldman Sachs, and an economic development grant to support the investment of \$390 million in real property improvements, \$90 million in business personal property improvements and the creation and/or retention of 5,000 jobs.

EXHIBIT A

D CEO's 2023 Commercial Real Estate Awards Dallas Winners & Finalists

Additional Dallas Winners

Category	Winners Located in the City of Dallas
Best Office Property Sale	Trammell Crow Center
Best Retail Lease or Project	Crescent Court
Best Land Deal	2727 Turtle Creek
Best Urban Office Lease	Texas Capital Bank
Best New Office Project	23 Springs

Additional Dallas Finalists

Category	Finalists Located in the City of Dallas
Best New Mixed-Use Project	Maple Terrace
Best Redevelopment or Renovation	Lincoln Centre, The Hill
Best Office Property Sale	The Luminary*, McKinney & Olive*
Best Retail Lease or Project	Poco Fiasco
Best Hospitality Project	Rosewood Mansion on Turtle Creek
Best Land Deal	Mountain Creek
Best Community Impact Award	City of Dallas Fire Station No. 59, the Kathlyn Joy Gilliam Museum and Learning Center
Best New Industrial Project	TCC Cedar Alt*
Best Suburban Office Lease	AMN Healthcare
Best Urban Office Lease	Bank OZK, Haynes and Boone, Lerma, McGuire Woods, Neiman Marcus Group*, TRG
Best New Multifamily Project	The Bohme
Best New Office Project	3300 Olympus Blvd*, Harwood No. 14, The Quad
Developer of the Year	Granite Properties, Harwood International
* Indicates direct or indirect support from the Office of Economic Development	