

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, FEBRUARY 3, 2025

25-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
MAYOR PRO TEM TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, *Narvaez, *West, Arnold (**1:07 p.m.), *Bazaldua, Stewart,
Ridley

ABSENT: [0]

The meeting was called to order at 1:05 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 city council had been considered, the meeting adjourned at 1:33 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 for this meeting are filed with the City Secretary's Office 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, FEBRUARY 3, 2025

EXHIBIT A

RECEIVED

2025 JAN 30 AM 10:30

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250128

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

February 3, 2025

1:00 PM

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 *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	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

* Updated:6/28/24

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 may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Economic Development Committee on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m40b62c934c08b608d0764c70b223f101):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m40b62c934c08b608d0764c70b223f101>

Call to Order

MINUTES

- 1 [25-445A](#) Approval of January 6, 2025 Economic Development Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING MEMOS

- A [25-446A](#) Upcoming Agenda Items: February 26, 2025: FY 2023-2024 Tax Increment Financing (TIF) District Annual Reports [Tamara Leak, Assistant Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- B [25-447A](#) Upcoming Agenda Items: February 26, 2025: New Markets Tax Credit Transaction for St. Philip's School and Community Center at 1600 Pennsylvania Avenue [Heather Lepaske, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- C [25-448A](#) Quarterly Update: Economic Development Incentives Awarded via Administrative Action [Heather Lepaske, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- D [25-449A](#) Update: Small Business Microgrants Program [Heather Lepaske, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- E [25-451A](#) Upcoming Agenda Items: February 12, 2025: Amendment and Restatement of Chapter 380 economic development loan agreement and Chapter 380 economic development grant agreement with Shekinah Legacy Holdings, LLC regarding the 1708 MLK Redevelopment Project at 1708 Martin Luther King, Jr. Boulevard [Heather Lepaska, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- F [25-453A](#) Upcoming Agenda Items: February 12, 2025: Construction Services Contract with The Fain Group, Inc. for construction of the Trinity Strand Trail Hi-Line Span Project (Design District TIF District) [Tamara Leak, Assistant Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

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, FEBRUARY 3, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2025

Item 1: Approval of January 6, 2025 Economic Developments Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Stewart and unanimously adopted. (Arnold absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2025

BRIEFING MEMOS

- Item A: Upcoming Agenda Items: February 26, 2025: FY 2023-2024 Tax Increment Financing (TIF) District Annual Reports
- Item B: Upcoming Agenda Items: February 26, 2025: New Markets Tax Credit Transaction for St. Philip's School and Community Center at 1600 Pennsylvania Avenue
- Item C: Quarterly Update: Economic Development Incentives Awarded via Administrative Action
- Item D: Update: Small Business Microgrants Program
- Item E: Upcoming Agenda Items: February 12, 2025: Amendment and Restatement of Chapter 380 economic development loan agreement and Chapter 380 economic development grant agreement with Shekinah Legacy Holdings, LLC regarding the 1708 MLK Redevelopment Project at 1708 Martin Luther King, Jr. Boulevard
- Item F: Upcoming Agenda Items: February 12, 2025: Construction Services Contract with The Fain Group, Inc. for construction of the Trinity Strand Trail Hi-Line Span Project (Design District TIF District)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, FEBRUARY 3, 2025

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 25-446A

Item #: A

Upcoming Agenda Items: February 26, 2025: FY 2023-2024 Tax Increment Financing (TIF) District Annual Reports [Tamara Leak, Assistant Director (I), Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 31, 2025

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Kathy Stewart, and Chad West

SUBJECT **Upcoming Agenda Items: FY 2023-2024 Tax Increment Financing (TIF) District
Annual Reports**

On February 26, 2025, staff will seek City Council acceptance of the FY 2023-2024 annual reports for the City's eighteen (18) tax increment reinvestment zones (also known as Tax Increment Financing (TIF) districts) that were active during FY 2023-2024. State law (Tax Increment Financing Act, Section 311.016 of the Tax Code) requires that the City submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone as well as to the State Comptroller.

This memorandum contains a summary of activity in:

(1) TIF districts (and sub-districts) that *expired prior to FY 2023-2024* (State-Thomas TIF District expired at end of 2008; Cityplace Area TIF District expired at end of 2012, Cedars TIF District expired at end of 2022; and City Center Sub-district of the City Center TIF District expired at end of 2022), and

(2) TIF districts (and sub-districts) that were *active during FY 2023-2024*.

Growth in real property values compared to the base year of all TIF districts (expired and active) was strong. Overall taxable real property value in TIF districts increased 8.5% (\$2,334,634,018) from last year comparable to a 9.3% increase for the City as a whole. TIF districts with the largest percentage increases over last year include Cedars (17%) and City Center (16.3%).

Since the inception of each TIF district through 2024, the aggregated real property value growth in the TIF districts is 604.3%. For the TIF districts created between 1988 and 1998, overall value has grown 744.4%. For TIF districts created after 2005, overall value has grown 549.8%. Among those TIF districts created after 2005 with the greatest real property value growth since inception are Cypress Waters (1,710,310.7%); Downtown Connection (1,232.3%); and University (831.5%).

Since the inception of each TIF district through 2024, total TIF expenditures or allocations of \$1.4 billion have leveraged over \$27 billion in added or anticipated real property value in TIF districts. Each TIF dollar committed leverages \$19 in capital investment (not including increased sales tax, hotel/motel taxes and business personal property taxes) and also results in increased taxes paid to the various taxing jurisdictions, including the

Dallas Independent School District (DISD). Based on 2024 certified values, staff estimates that nearly \$233 million in additional taxes will be paid in 2024 to DISD due to increased property values in Dallas TIF districts.

TIF District	Initial (Base) Taxable Value	2023 Final Taxable Value	2024 Certified Taxable Value	2023 vs 2024 (% Change)	Initial vs 2024 (% Change)
TIF Districts created between 1988-1998					
State-Thomas ¹	\$47,506,802	\$906,747,283	\$965,952,689	6.5%	1933.3%
Cityplace Area ¹	\$45,065,342	\$1,621,925,395	\$1,711,039,214	5.5%	3696.8%
Oak Cliff Gateway (all sub-districts)	\$281,915,535	\$1,472,958,414	\$1,650,391,423	12.0%	485.4%
Cedars ¹	\$35,300,760	\$368,749,838	\$431,408,490	17.0%	1122.1%
City Center (all sub-districts) ²	\$674,751,494	\$1,984,502,749	\$2,308,858,750	16.3%	242.2%
Farmers Market (Zone A-C)	\$35,714,091	\$641,893,320	\$640,051,148	-0.3%	1692.2%
Sports Arena (all sub-districts)	\$63,730,369	\$2,173,509,025	\$2,289,334,298	5.3%	3492.2%
Subtotal	\$1,183,984,393	\$9,170,286,024	\$9,997,036,012	9.0%	744.4%
TIF Districts created after 2005					
Design District (all subdistricts)	\$281,873,753	\$1,327,133,891	\$1,362,397,439	2.7%	383.3%
Vickery Meadow (Zone A-B)	\$164,779,090	\$650,917,404	\$662,146,342	1.7%	301.8%
Southwestern Medical (all subdistricts)	\$67,411,054	\$414,030,832	\$429,053,229	3.6%	536.5%
Downtown Connection (Zone A-B)	\$587,152,367	\$7,152,833,084	\$7,822,404,603	9.4%	1232.3%
Deep Ellum (Zone A-C)	\$189,162,613	\$1,397,595,195	\$1,484,311,274	6.2%	684.7%
Grand Park South (Zone A-B)	\$79,064,576	\$165,068,817	\$187,811,558	13.8%	137.5%
Skillman Corridor	\$361,814,671	\$1,493,091,512	\$1,610,231,086	7.8%	345.0%
Fort Worth Avenue	\$558,406,007	\$1,313,715,704	\$1,491,858,425	13.6%	167.2%
Davis Garden (Zone A-B)	\$137,834,597	\$539,500,504	\$588,353,749	9.1%	326.9%
TOD (all subdistricts)	\$201,998,111	\$846,552,333	\$884,035,202	4.4%	337.6%
Maple-Mockingbird (Zone A-B)	\$184,005,009	\$982,211,506	\$1,110,253,603	13.0%	503.4%
Cypress Waters	\$71,317	\$1,135,287,638	\$1,219,813,623	7.4%	1710310.7%
Mall Area Redevelopment (all subdistricts)	\$176,287,080	\$404,118,390	\$434,040,002	7.4%	146.2%
University (all subdistricts)	\$49,774,442	\$420,394,567	\$463,625,272	10.3%	831.5%
Subtotal	\$3,039,634,687	\$18,242,451,377	\$19,750,335,407	8.3%	549.8%
Total All TIF Districts	\$4,223,619,080	\$27,412,737,401	\$29,747,371,419	8.5%	604.3%

Notes: (1) State-Thomas, Cityplace Area, and Cedars TIF districts have expired and are no longer officially reporting.
(2) The City Center Sub-district (expired in 2022) of the City Center TIF District; however, the Lamar Corridor/West End Sub-district is still active.
TIF districts with Zone A, B, C, etc. reflect original boundary (Zone A) plus accounts added with different base year (i.e. Zone B)
Several TIF districts have been amended to add sub-districts that may have different base years.

Although most growth in new taxable value in TIF districts is captured to fund public investments in those TIF districts, there is added benefit to the City’s general fund. TIF districts created since 2005 and some older TIF districts, as amended, have varied City participation during the term of the TIF district ranging from 55-90% of total new taxes, and some of those TIF districts have delayed tax increment collection in the initial years, allowing some new growth into the City’s general fund. Estimates for the current tax year 2024 (fiscal year 2024-2025) total tax increment are shown below and include both the estimated City contribution and any contributions from other participating taxing jurisdictions. Generally, for older TIF districts, there was more participation from other taxing entities; whereas, TIF districts created or amended since 2005 have primarily had only City and County participation.

Estimated TIF District Increment Collection and Added General Fund Revenue

Tax Year	City Center & Downtown Connection TIF Districts	Non-Downtown TIF Districts	Total All TIF Districts
2024 Total Increment ¹	\$47,393,570	\$95,039,972	\$142,433,542
2024 (City) Increment ²	\$47,393,570	\$81,763,906	\$129,157,476
2024 new City General Fund ³	\$15,108,806	\$35,599,601	\$50,708,407

¹ Total increment is estimated TIF district collections for all participating taxing jurisdictions. Some districts may only have City participation in the current year (total increment may be the same as City).

² City Increment is the estimated City contribution to the TIF district funds.

³ New City General Fund is the estimated added revenue from increased property value above the base value not captured by TIF districts (includes estimated annual revenue from expired districts or sub-districts)

TIF districts have also been catalysts for improving the real estate market in areas that were lagging, thereby drawing new residents into the City’s core and near DART station areas and creating new mixed-use neighborhoods. As of FY 2023-2024, approximately 53,401 new residential units have been completed in the City’s twenty-one (21) TIF districts (including expired TIF districts and sub-districts). An additional 3,700 units are under construction, and another 3,714 units are planned. Over 22 million square feet of new or redeveloped retail, office, and other commercial space has been completed. Over 880,000 square feet of commercial space is under construction, and another 1.5 million square feet of space is planned. New hotel construction includes 7,128 completed rooms. An additional 495 hotel rooms are planned.

The following table summarizes new development in downtown and non-downtown TIF districts. The two downtown TIF districts, City Center and Downtown Connection,

comprised 19% of all residential units (completed, under construction, and planned), 43% of all commercial space (completed, under construction, and planned), and 75% of all hotel rooms (completed, under construction, and planned).

New Residential and Commercial Development in TIF Districts

Development	City Center & Downtown Connection TIF districts	Non-Downtown TIF districts	Total All TIF districts
Residential Units			
Completed	9,698	43,703	53,401
Under Construction	583	3,117	3,700
Planned	1,168	2,546	3,714
Residential Total	11,449	49,366	60,815
Commercial (retail, office, other com.) Square Footage			
Completed	9,801,633	12,306,871	22,108,504
Under Construction	0	880,135	880,135
Planned	718,831	788,321	1,507,152
Commercial Total	10,520,464	13,975,327	24,495,791
Hotel Rooms			
Completed	5,477	1,651	7,128
Under Construction	0	0	0
Planned	245	250	495
Hotel Total	5,722	1,901	7,623

Construction activity in TIF districts is on-going. In FY 2023-2024, City Council authorized two (2) TIF district-funded development agreements shown below. The development projects are anticipated to have a value or investment of over \$20.5 million at completion.

Project	TIF District	Description	Value^	TIF District Investment
Vista at Kessler/Stevens Retail Redevelopment Project	Fort Worth Avenue	32,550 SF retail, including grocer	\$15,000,000	\$5,124,811
Lancaster- Corning Retail Development Project	TOD	11,000 SF retail	\$5,548,755	\$1,778,000

^Values reflect current DCAD market value for completed projects; estimated value for those planned; minimum required investment in the agreement; or estimated costs for public (non-taxable) projects

City Council also authorized amendments to existing agreements related to:

- implementation of paid parking in the Farmers Market Public Parking Garage (Farmers Market TIF District)
- Reimagine Redbird Redevelopment Project (Mall Area Redevelopment TIF District)
- Longhorn Ballroom Redevelopment Project (TOD TIF District)

In addition, City Council approved one item authorizing TIF district funds totaling \$287,499 for direct investment in the following public project:

- Traffic signal and pedestrian improvements at Fort Worth Avenue and Bahama Drive for The Collective Sustainable Development Infrastructure Project (Fort Worth Avenue TIF District): \$287,499

TIF District Plan Amendments

During FY 2023-2024, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan (Plan) for two (2) TIF districts:

- In November 2023, the Plan for the Fort Worth Avenue TIF District was amended to expand the boundary of the District to the west by approximately 372 acres, maintain 70% City participation in the District for the remaining term, redefine and reallocate budget categories, and make corresponding modifications. The Plan amendment also enabled expansion of the use of the Affordable Housing budget category so that District funds can be used for homeowner stabilization, home repair, and displacement mitigation programs within and surrounding the District.
- In February 2024, the Plan for the Deep Ellum TIF District was amended to increase budget capacity for the District, redefine and reallocate budget categories, and make corresponding modifications. The Plan amendment was designed to provide additional funding capacity to fund close-out projects in the District, fund homeowner stabilization programs and implement mixed-income housing within and outside of the District, fund areas of public assembly (i.e. parks/open space) within and outside of the District, and fund infrastructure improvements in the Grand Park South neighborhoods adjacent to the south.

TIF District Increment Transfer for Homeowner Stabilization Programs

On September 25, 2024, City Council authorized the Chief Financial Officer to annually transfer a portion of tax increment funding from the Oak Cliff Gateway TIF District, Fort

Worth Avenue TIF District, and Deep Ellum TIF District to the City's Department of Housing and Community Development (HOU) to be deployed in the City's homeowner stabilization, home repair, and displacement mitigation programs in transitioning neighborhoods in and adjacent to the Oak Cliff Gateway TIF District, Fort Worth Avenue TIF District, and Deep Ellum TIF District.

During FY 2023-2024, the Office of Economic Development worked in collaboration with HOU, with input from the respective TIF district boards of directors, to determine the most effective approach for the use of these funds and the specific funding area geographies.

For FY 2023-2024, the actual transfer amounts included:

- \$2,546,726 from Oak Cliff Gateway TIF District
- \$912,287 from Fort Worth Avenue TIF District
- \$2,875,875 from Deep Ellum TIF District

Expired TIF Districts/Sub-Districts

TIF districts are long-term economic development tools intended to boost real estate markets and grow the City's tax base. The City of Dallas has also been successful in promoting strong urban design and encouraging the creation of unique neighborhoods as part of the TIF program. The State-Thomas TIF District (expired in 2008), Cityplace Area TIF District (expired in 2012), Cedars (expired 2022), and the City Center Sub-district of the City Center TIF District (expired 2022) have been success stories from both an economic and place-making perspective. Based on available 2024 data, the property value growth since inception in the State-Thomas TIF District has exceeded \$918 million (1,933%), the Cityplace Area TIF District has exceeded \$1.6 billion (3,697%), Cedars has exceeded \$366 million (1,122%), and the City Center Sub-District has exceeded \$1.3 billion (242%). Together, the expired TIF districts/sub-districts will contribute an estimated \$30.8 million to the City's general fund for tax year 2024.

Infrastructure Investment Fund

Pursuant to the City of Dallas Economic Development Incentive Policy, adopted by City Council Resolution No. 23-0220 on January 23, 2023, the Infrastructure Investment Fund (IIF) was created. The goal of the IIF is to use funds to make targeted investments in infrastructure that further a specific area plan and/or to work with private partners to realize private investment and drive new economic activity in historically underserved areas. The IIF, administered by Office of Economic Development, is capitalized by ongoing collection of windfall funds from expiring TIF districts or sub-districts. For a period of ten (10) years after a TIF district or sub-district expires, the value of the total annual increment contributed by the City in the TIF district's or sub-district's last year is to be earmarked within the General Fund for transfer into the IIF. For the second year of the

IIF, \$5,987,811 was approved by City Council in the FY 2024-2025 General Fund budget to be transferred in mid-2025 to the IIF (from the expired Cedars TIF District and the expired City Center Sub-district of the City Center TIF District).

Annual Reports

State law requires the preparation of an annual report for each TIF district that summarizes the activities of each area. The state requirements for this report are minimal. In order to better explain the progress/status of each TIF district, staff has created an individual report that includes additional information. Each annual report includes the following information:

- Map of the TIF district
- Mission Statement of the TIF district
- Accomplishments to-date of the TIF district
- Project Status: type and amount of new development by project including private investment, new residential units, commercial space created, TIF district investment, completion (or expected completion) date
- Other TIF district-wide initiatives, where applicable
- Mixed-Income Housing Summary
- Taxable value and increment revenue summary, including the captured appraised value for the TIF district and the expected increment collection
- Objectives and Success Indicators for the TIF district
- Summary of City Council actions related to the TIF district
- TIF district Project Plan budget status: projected increment revenues to retire TIF district fund obligations, expenditures, and the total plan budget
- Minority/Women-owned Business Enterprise (M/WBE) participation in TIF district-funded development agreements
- Bond sales and repayment, where applicable
- Work program for next fiscal year
- Annual financial statements of the TIF district

From December 2024 through January 2025, the Board of Directors for thirteen (13) of the active TIF districts met, reviewed, and voted to recommend the annual reports for City Council approval. The Board of Directors of the Deep Ellum, Farmers Market, Mall Area Redevelopment, Southwestern Medical, and University TIF districts do not currently have the minimum five (5) appointed members to convene a meeting; therefore, the annual reports for the Deep Ellum, Farmers Market, Mall Area Redevelopment, Southwestern Medical, and University TIF districts are being forwarded to City Council without a Board recommendation. Upon approval by City Council, staff will submit the annual reports to the other taxing jurisdictions participating financially in each TIF district and to the State Comptroller as required by State law.

DATE **January 31, 2025**
SUBJECT **Upcoming Agenda Items: FY 2023-2024 Tax Increment Financing (TIF) District
Annual Reports**
PAGE **8 of 8**

Should you have any questions, please contact Kevin Spath, Director (I), Office of Economic Development at (214) 670-1691.

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City of Dallas

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

Agenda Information Sheet

File #: 25-447A

Item #: B

Upcoming Agenda Items: February 26, 2025: New Markets Tax Credit Transaction for St. Philip's School and Community Center at 1600 Pennsylvania Avenue [Heather Lepaska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 31, 2025

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Kathy Stewart, Chad West

SUBJECT **Upcoming Agenda Item: New Markets Tax Credit Transaction for St. Philip's
School and Community Center at 1600 Pennsylvania Avenue**

On February 26, 2025, the City Council will be asked to consider a resolution authorizing a New Markets Tax Credit (NMTC) transaction between St. Philip's School and Community Center (St. Philip's), the Dallas Development Fund (DDF), and Capital One, National Association (Capital One) for a project that includes a new fine arts pavilion, working capital, and an expanded food pantry located at 1600 Pennsylvania Avenue.

In 2009, the City of Dallas authorized the creation of DDF, a non-profit Community Development Entity (CDE) to apply for NMTC allocation from the U.S. Department of Treasury's Community Development Financial Institutions Fund and to manage awarded NMTC allocations. DDF was most recently awarded \$55 million in the 2021 allocation cycle and previously has been awarded a total of \$185 million in allocation from the 2009, 2012 and 2014, 2017 cycles. DDF has closed \$222 million in allocation to date.

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC program, and serve as a subsidy to the project in the NMTC transaction. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a 7-year credit allowance period.

On January 17, 2025, the DDF Board of Directors reviewed and approved a NMTC transaction between DDF, Capital One, and the beneficiary, St. Philip's. This NMTC transaction will use up to \$7 million of DDF's 2021 NMTC allocation of \$55 million. Additionally, Texas Mezzanine Fund (TMF) is expected to provide \$9 million in NMTC allocation to the project. Capital One, as the tax credit investor, is anticipated to provide approximately \$5 million in NMTC equity (gross) to support both DDF's \$7 million allocation and TMF's \$9 million allocation.

This Project supports St. Philip's proposed addition of a new approximately 15,000 square foot fine arts pavilion to its 80,000 square foot campus. The addition will include a performing arts center and auditorium, music practice rooms, state-of-the-art design, dance, and culinary arts studios, a cafeteria, and community storm shelter. In addition to the fine arts pavilion, NMTC proceeds will be used to fund working capital for St. Philip's

and a recently completed rehabilitation of a 4,500 square foot former church into a client-choice food pantry located across the street from St. Philip's primary campus.

The Project will allow St. Philip's to expand both the capacity of educational programs they provide and their impact in the surrounding community through providing 2,300+ low-income students and community members annually with arts education and emergency food access. Specifically, the fine arts pavilion will allow St Philip's to double the number of annual events, classes, and activities from 15 to 30, and the expanded cafeteria will allow the school to increase capacity of their Kids Café program, serving dinner to hundreds of children in the surrounding community.

The Project will serve over 2,300 low-income individuals annually across its programs, including:

- **High-Quality Academic Enrichment.** The Project will provide daily instructional training in music, dance, visual arts, and theater to 300+ students from Pre-K through 8th grade. In addition to an auditorium, the Project includes Digital Arts Studio, Dance Studio, Art Room, and Music Room to offer arts-based programming in dedicated spaces both during the school day and in after school programs. Additionally, 150 students benefit from summer camps and spring break programming, ensuring they continue to engage in enriching educational experiences year-round.
- **Expanded Healthy Foods Food Access.** Through its client-choice pantry, St. Philip's addresses food insecurity by offering high-quality emergency food items to neighborhood residents. Through the expanded food pantry, St. Philip's is able to increase food distribution from 600,000 to 750,000 pounds of food per year. Additionally, the fine arts pavilion includes a kitchen that will be used to host cooking classes to teach neighborhood residents to prepare healthy meals and support St. Philip's Kids Café program to serve dinner to hundreds of neighborhood children.

The Project site is located at 1600 Pennsylvania Avenue in Dallas, Texas. The Project falls within Census Tract 48113020900, which is NMTC-qualified and considered "severely distressed" per the CDFI Fund based on a poverty rate of 22.4% and an unemployment rate 2.24x the national average.

NMTC funding is a critical source to allow the Project to proceed. St. Philip's lacks the resources to develop the necessary capital from operating revenue, and servicing debt is not possible; therefore, a capital campaign is the largest part of the capital stack. St. Philip's has maximized its fundraising abilities with this campaign, and NMTC funding is essential to bridge the remaining gap. Without the subsidy generated from DDF's NMTC allocation, St. Philip's would need to increase their capital campaign, in turn likely pulling from and reducing donor contributions typically used to support operations; given that St. Philip's subsidizes a large portion of students' tuition with scholarships, this reduction in operating revenue would jeopardize the organization's ability to sustain operations of the

DATE January 31, 2025
 SUBJECT **Upcoming Agenda Item: New Markets Tax Credit Transaction for St. Philip’s School and Community Center at 1600 Pennsylvania Avenue**
 PAGE **3 of 3**

expanded school and food pantry. To reduce this risk, the capital campaign goal includes funding an endowment with three years of operating revenue.

The estimated project budget is below:

Sources		
DDF NMTC Gross Subsidy (before any fees)	\$	2,184,600
TMF NMTC Gross Subsidy (before any fees)	\$	2,808,000
Previous spent cash/cash on hand/draw on line of credit	\$	11,373,000
St Philip’s Contribution- Food Pantry Acquisition	\$	508,000
Total	\$	16,873,000

Uses		
Acquisition: Food Pantry	\$	508,000
Hard Costs	\$	10,660,004
Soft Costs	\$	1,049,016
FF&E	\$	496,947
Operating Expenses	\$	1,574,015
Owner's Contingency (10% hard costs)	\$	261,018
Total Base Project Costs (before NMTC costs)	\$	14,509,000
At Close Fees	\$	775,000
Ongoing Fee Reserve	\$	847,000
Closing Costs (estimated)	\$	742,000
Total	\$	16,873,000

Should you have any questions, please contact Heather Lepaska, Assistant Director, Office of Economic Development, at heather.lepeska@dallas.gov or (214) 670-1222.

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- Directors and Assistant Directors



City of Dallas

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Agenda Information Sheet

File #: 25-448A

Item #: C

Quarterly Update: Economic Development Incentives Awarded via Administrative Action [Heather Lepaska, Assistant Director, Office of Economic Development]

Memorandum



DATE January 31, 2025

CITY OF DALLAS

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Quarterly Update: Economic Development Incentives Awarded via Administrative Action**

On January 25, 2023, the City Council approved an amended City of Dallas Economic Development Policy and approved a new Economic Development Incentive Policy (which was subsequently amended March 27, 2024 and amended and reauthorized on January 8, 2025). The Incentive Policy allows for certain incentives to be awarded by Administrative Action rather than by City Council Resolution. These include:

- 1. As-of-right tax abatements for certain projects in Target Areas
- 2. Incentive offers valued at or below \$1 million for projects in Target Areas
- 3. Incentive offers valued at or below \$1 million that are made to M/WBE developers or community developers in Target Areas and in non-Target Areas

The Incentive Policy specifies that the Office of Economic Development (OED) will update the Economic Development Committee via a quarterly memo summarizing economic development incentives awarded by Administrative Action under these three criteria.

For the quarterly period between October and December 2024, one (1) Administrative Action was executed for an economic development grant agreement with White Pants Agency, LLC.

Additionally, one (1) Administrative Action was executed for Supplemental Agreement No. 1 to the existing real property tax abatement agreement with Trinity Industrial Park, LP previously executed by Administrative Action in August 2023.

More details regarding these two Administrative Actions are attached as **Exhibit A**. Additionally, a cumulative list of previously executed Administrative Actions is attached as **Exhibit B**. Should you have any questions, please contact Kevin Spath, Director (I), Office of Economic Development, at kevin.spath@dallas.gov or (214) 670-1691.

DATE January 31, 2025
SUBJECT **Quarterly Update: Economic Development Incentives Awarded via Administrative Action**
PAGE **Page 2 of 5**

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DATE January 31, 2025
SUBJECT **Quarterly Update: Economic Development Incentives Awarded via Administrative Action**
PAGE **Page 3 of 5**

Exhibit A

White Pants Agency, LLC (Target Area project with incentive below \$1 million)

Applicant: White Pants Agency, LLC, Brian Bethel, Authorized Representative

Property: 404 Exposition Avenue (District 2), an existing 7,500 square foot building.

Project Scope: White Pants Agency is a digital marketing and content production company founded in 2014 specializing in advertising and strategic brand development to help businesses build strong connections to their audiences. White Pants Agency's headquarters currently operates in a leased office space at 2528 Elm Street. With this Project, White Pants Agency commits to (1) investing at least \$900,000 to complete an interior and exterior renovation of 404 Exposition, (2) relocating White Pants Agency's headquarters to the renovated Property, and (3) expanding White Pants Agency's operation through the creation of at least fifteen (15) new jobs at the Property within five (5) years.

Minimum Investment Requirement: White Pants Agency shall invest a minimum of \$900,000 by December 31, 2025.

Job Creation Requirement: White Pants Agency shall create 15 new jobs within five years of receiving the grant payment. All jobs shall pay a minimum wage that is equal to or exceeds the Dallas County living wage (currently \$22.06) as adjusted throughout the Compliance Period.

Incentive: Economic development grant up to \$595,339 shall be paid in upon verification of Project Improvements and certificate of occupancy, which must occur by December 31, 2025. Compliance Period is 5 years (beginning on the date that the grant payment is disbursed).

Other Requirements: Living wage requirement for the grant-eligible jobs (equal to MIT Living Wage calculator indexed and adjusted annually, currently \$22.06); participation in Local Hiring Plan approved by OED Director; good faith effort to comply with the City's Business Inclusion and Development ("BID") goal of 32% participation by certified Minority/Women-owned Business Enterprises ("M/WBE") for all hard construction expenditures associated with the Project Improvements.

Grant Agreement: Authorized November 20, 2024 (AA 24-6539)

DATE January 31, 2025
SUBJECT **Quarterly Update: Economic Development Incentives Awarded via Administrative Action**
PAGE **Page 4 of 5**

Trinity Industrial Park, LP

(amendment of existing as-of-right Real Property Tax Abatement Agreement with Trinity Industrial Park, LP)

Summary: The Agreement was amended by Supplemental Agreement No. 1 to extend the Project's completion deadline by four months, allow for delays resulting from Force Majeure, modify the abatement period language to reflect recent changes to the Economic Development Incentive Policy, and increase the Minimum Investment Requirement by \$300,000 (from \$10 million to \$10.3 million) as consideration for the requested amendments.

Supplemental Agreement No. 1 to the Real Property Tax Abatement Agreement:
Authorized December 27, 2024 (AA 25-5249)

DATE January 31, 2025

SUBJECT **Quarterly Update: Economic Development Incentives Awarded via Administrative Action**

PAGE **Page 5 of 5**

**Exhibit B
Economic Development Incentives previously awarded by Administrative Action**

AA Number	Date	Recipient	Address	Incentive Type	Project Summary
23-5981	8/7/23	Trinity Industrial Park, LP	8733 N. Stemmons	Real Property Tax Abatement (as of right)	New ground-up construction of two office/warehouse buildings totaling approximately 78,120 square feet with an estimated total investment of \$16.8 million.
23-6671	12/13/23	CityBuild Community Development Corporation	6407 Carleton Garret	Grant (\$850,000)	New ground-up construction of the Bonton Wellness Center, an 11,000 square foot community health, wellness, and financial literacy center with an estimated total investment of \$5.5 million.
24-5874	5/9/24	Presidential Concepts, LLC	1499 Regal Row	Real Property Tax Abatement (as of right)	Renovation of existing 59,742 square foot building to create a new state-of-the-art commercial kitchen facility. Presidential Concepts' total investment is approximately \$9 million.
24-5793	5/17/24	Koya Medical, Inc.	2332 and 2340 Valdina St	Grant (\$350,000)	Relocation and expansion of headquarters of Koya Medical, a medical supply company specializing in compression therapy. Project retains 7 existing full-time jobs in Dallas, relocates 10 existing full-time jobs from out-of-state to Dallas, and creates 220 new full-time jobs. Koya Medical's investment is approximately \$1.7 million.



City of Dallas

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Agenda Information Sheet

File #: 25-449A

Item #: D

Update: Small Business Microgrants Program [Heather Lepaska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 31, 2025

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Update: Small Business Microgrants Program**

On February 28, 2024, City Council authorized the Small Business Microgrants Program Statement and allocated \$230,000 from the Coronavirus State and Local Fiscal Recovery Fund (ARPA funds) to this initiative through Resolution No. 24-0379. The Microgrants Program was designed to provide financial assistance of up to \$5,000 to eligible small businesses in Dallas that experienced negative economic impacts or disproportionate impacts from the COVID-19 pandemic.

Application and eligibility criteria included several factors, such as being a Dallas-based for-profit business, having demonstrated negative COVID-19 impact between March 3, 2021 and September 20, 2024 (unless located in an ARPA Qualified Census Tract), being a business that is officially registered with the Texas Secretary of State, and being a business that was in existence on or before March 1, 2018. Eligible uses for the Microgrant Program funds include operational expenses, capital investments such as commercial property rehabilitation or storefront improvements, and costs associated with business expansion.

The Microgrants Program was proposed and managed by the City's Small Business Center (SBC) and opened for applications on March 5, 2024. Applications were accepted on a rolling basis. SBC received 60 applications.

On August 1, 2024, following the dissolution of the SBC, the 60 applications were transferred to the Office of Economic Development (OED), and OED closed the application portal. After a thorough review and administrative processing of each application, OED staff, in consultation with the City Attorney's Office, awarded microgrants to 21 small businesses, distributing a total of \$105,000 of the allocated funds. Staff's evaluation of one application is still pending.

A list of the small businesses that received a funding award is attached to this memo as **Exhibit A**. A list of the small businesses that did not receive a funding award is attached to this memo as **Exhibit B**. Applicants were most commonly ruled ineligible for a funding award due to not being in business prior to March 1, 2018, not being responsive to staff's multiple attempts to contact the business, inability to prove being a Dallas-based business, and failing to demonstrate a negative impact from COVID-19.

DATE January 31, 2025
SUBJECT **Update: Small Business Microgrants Program**
PAGE **2 of 5**

Should you have any questions or concerns, please contact Heather Lepaska, Assistant Director, Office of Economic Development, at heather.lepeska@dallas.gov or (214) 670-1222.

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Directors and Assistant Directors

EXHIBIT A

Microgrant Awards

Business Name	Address	City Council District	Date of Award	Award Amount
AquaGreen Global, LLC	810 E. Jefferson Blvd.	1	8/2/2024	\$5,000
Bellcam Group, LLC	14017 Brookgreen Dr.	11	8/3/2024	\$5,000
Bello Bath & Body, LLC	1147 E Pentagon Pkwy.	4	8/5/2024	\$5,000
Ojeda's Restaurant, Inc	4617 Maple Ave.	2	8/2/2024	\$5,000
The Panama Canal Tours (Miraflores), LLC	6060 N. Central Expy.	9	8/2/2024	\$5,000
Plai Place, LLC	4428 Main Street	2	8/2/2024	\$5,000
Trend Health Care, Inc	11110 Petal Street	10	8/2/2024	\$5,000
WRLW, Inc DBA White Rock Lake Weekly	13340 Pandora Cir.	9	8/4/2024	\$5,000
Counseling Connection Dallas PLLC	4514 Cole Ave.	14	8/23/2024	\$5,000
Perpetual Motion Studios, LLC	919 Morrell Ave	4	8/23/2024	\$5,000
LCI Group L3C (LCI Media L3C)	3044 Luxar Way	3	8/29/2024	\$5,000
Dallas Fades Barbershop LLC	124 N Peak St.	2	9/12/2024	\$5,000
Guiding Minds Ministries LLC	1910 Pacific Ave	14	9/13/2024	\$5,000
Turtle Creek Construction, Inc	4856 Don Drive	6	10/16/2024	\$5,000
Underground Support Services, LLC	7909 Roundrock Rd	11	10/18/2024	\$5,000
City Futsal LLC	1224 S Cesar Chavez Blvd	2	10/22/2024	\$5,000
Parrish Business Services, LLC DBA Dallas Diversity 24/7	521 Heyser Drive	1	11/15/2024	\$5,000
Le Rouge Cuisine	3116 Sylvan Ave	6	11/18/2024	\$5,000
The "Beloved Community" Consulting Group	3227 Goldspier Dr	7	11/22/2024	\$5,000
Dallas Metro Couriers	13848 Rolling Hills Ln	11	12/12/2024	\$5,000
Catering Done Wisely, LLC	2800 Park Row Ave	7	1/9/2025	\$5,000

EXHIBIT B
Microgrant Applicants

Business Name	City Council District	Status
AquaGreen Global, LLC	1	Approved
Parrish Business Services, LLC	1	Approved
Plai Place LLC	2	Approved
Ojeda's Restaurant Inc.	2	Approved
Nikki Smith Designs	2	Not Eligible
Dental Solutions	2	Not Eligible
K.A. Classics	2	Not Eligible
City Futsal LLC.	2	Approved
John Lynch DBA Texas Goods Company	2	Not Eligible
DFW Dawg Life, LLC	2	Not Eligible
Dallas Fades Barbershop LLC	2	Approved
Saltus Training Group LLC	2	Not Eligible
Amy's Treasures	2	Not Eligible
LCI Group	3	Approved
Hollywood Janitorial & Restroom Supplies LLC	3	Not Eligible
Perpetual Motion Studios LLC	4	Approved
Bello Bath & Body, LLC	4	Approved
Sir4ourth Enterprises	4	Not Eligible
Caldwell Industries	4	Not Eligible
DevPro Commercial Contractors, Inc.	4	Not Eligible
Ruby Media Inc	6	Not Eligible
Frida's Tacolandia	6	Not Eligible
Turtle Creek Construction, Inc.	6	Approved
Dallas Event Floral LLC DBA Metka floral Design	6	Not Eligible
Perfect Trading	6	Not Eligible
Rainbow Snow LLC	6	Not Eligible
Le Rouge Cuisine Food Company	6	Approved
Problem Property Solutions LLC	6	Not Eligible
Kingdom Legacy Company	7	Not Eligible
Vinty Clothing LLC	7	Not Eligible
Catering Done Wisely	7	Approved
Beloved Community Consulting Group	7	Approved
Dreads By Dotie	7	Not Eligible
Wesley Property Management Services	8	Not Eligible

Street Runner Podcast	8	Not Eligible
The Panama Canal Tours (Miraflores), LLC	9	Approved
WRLW, Inc. dba White Rock Lake Weekly	9	Approved
Trend Health Care INC	10	Approved
Squarehaus	10	Not Eligible
Babylon Business Solutions, LLC	10	Not Eligible
Underground Support Services, LLC	11	Approved
Bellcam Group	11	Approved
Dallas Metro Couriers Inc	11	Approved
Edie Hernandez Putt, PsyD, LPC	11	Not Eligible
Sundrop Gardens Landscaping LLC	12	Not Eligible
Royal Treatment MedSpa	13	Not Eligible
Guiding Minds Counseling and Treatment Center	14	Approved
The Color Agent	14	Not Eligible
Counseling Connection Dallas, PLLC	14	Approved
Uptown Discovery Group	14	Pending
The it Crowd	14	Not Eligible
Anointed12Academy (2nd Application)	14	Not Eligible
3H Greens LLC	OUT	Not Eligible
Far West Helping Foundation Corp	OUT	Not Eligible
Awesome Technologies Inc.	OUT	Not Eligible
Kirstins Care LLC	OUT	Not Eligible
Ivy Financial Consultants	OUT	Not Eligible
Anointed12Academy, LLC	OUT	Not Eligible
Miri Indu Living Herbals LLC	OUT	Not Eligible
M & M R Construction LLC	OUT	Not Eligible



City of Dallas

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Agenda Information Sheet

File #: 25-451A

Item #: E

Upcoming Agenda Items: February 12, 2025: Amendment and Restatement of Chapter 380 economic development loan agreement and Chapter 380 economic development grant agreement with Shekinah Legacy Holdings, LLC regarding the 1708 MLK Redevelopment Project at 1708 Martin Luther King, Jr. Boulevard [Heather Lepaska, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 31, 2025

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: Amendment and Restatement of Chapter 380 economic development loan agreement and Chapter 380 economic development grant agreement with Shekinah Legacy Holdings, LLC regarding the 1708 MLK Redevelopment Project at 1708 Martin Luther King, Jr. Boulevard**

On February 12, 2025, staff will seek City Council authorization for amendment and restatement of the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement (collectively, the “Agreement”) with Shekinah Legacy Holdings, LLC (“Borrower/Grantee”) previously authorized by City Council on April 12, 2023 by Resolution No. 23-0499 related to the 1708 MLK Redevelopment Project (“Project”) proposed for the property addressed as 1708 Martin Luther King, Jr. Boulevard, including the following: (1) amend the Project completion deadlines; (2) clarify the minimum investment requirement; (3) clarify the Project scope; (4) clarify the requirements for grant payment; (5) amend the date by which the facility is opened to the public; (6) remove the job creation requirement from the loan agreement and add a job creation requirement of 10 jobs to the grant agreement; (7) amend the loan payment schedule to reflect forbearance of certain loan payments; (8) replace all references to “Small Business Center” with “Office of Economic Development;” and in consideration, (9) reduce the term of the loan from 15 years to 2 years, in accordance with the Economic Development Incentive Policy.

The South Dallas/Fair Park Opportunity Fund (“Opportunity Fund”) was established by City Council in 1989 to support projects within the Opportunity Fund service area. Under the current Program Statement, the Opportunity Fund may provide loans and grants to promote economic development projects that create new jobs, retain existing jobs, or increase the service area tax base as well as provide grants that support human development initiatives in the neighborhoods surrounding Fair Park.

On April 12, 2023, by Resolution No. 23-0499, the City authorized the Agreement with Borrower/Grantee, including (1) a Chapter 380 economic development grant in an amount not to exceed \$200,000.00 and (2) a Chapter 380 economic development loan in an amount not to exceed \$450,000.00 in consideration of the 1708 MLK Redevelopment Project proposed for the property addressed as 1708 Martin Luther King, Jr. Boulevard.

The Agreement was conditioned upon Borrower/Grantee’s redevelopment and improvement of a vacant and dilapidated 1,085 square foot one-story building (circa 1970) into an approximately 5,000 square foot two-story building that will include business

offices and a coffee shop. The loan agreement was subsequently executed by all parties on August 2, 2023, and the grant agreement was executed by all parties on August 4, 2023.

The Agreement was authorized with the following key terms and conditions: (1) construction completion of the Project improvements, including obtaining final certificates of occupancy (or equivalent evidence of completion issued by the City) by December 31, 2023; (2) the retail and office space must be open for business to the public by December 31, 2023; and (3) creation of 23 jobs prior to the termination date of the loan compliance period.

Due to financing delays, construction delays, and other changes, Borrower/Grantee submitted a request to City staff to amend the Agreement as follows: (1) amend the Project completion deadlines;(2) clarify the minimum investment requirement; (3) clarify the Project scope; (4) clarify the requirements for grant payment; (5) amend the date by which the facility is opened to the public; (6) remove the job creation requirement from the loan agreement and add a job creation requirement of 10 jobs to the grant agreement; (7) amend the loan payment schedule to reflect forbearance of certain loan payments; (8) replace all references to “Small Business Center” with “Office of Economic Development.”

Because of uncertainty related to financing and construction, Borrower/Grantee is behind on monthly loan payments (totaling approximately \$28,959.00); however, Borrower/Grantee has made the last three-monthly payments on time. Borrower/Grantee has requested that the loan payment schedule be amended to reflect forbearance for the missed loan payments but with those loan payments being due at loan maturity. The City will not subordinate its loan until completion of the improvements and occupancy of the building has been met to the satisfaction of the City.

The additional consideration to the City for the amendments requested by the Borrower/Grantee is a reduction in the loan term from a 15-year period to a 2-year period that commences upon execution of the amended and restated Agreement. The loan amortization period will remain unchanged.

On January 27, 2025, the Board of Directors of the South Dallas/Fair Park Opportunity Fund was briefed regarding the proposed amendment and restatement of the Agreement and unanimously recommended City Council approval.

Should you have any questions, please contact Heather Lepaske, Assistant Director, Office of Economic Development, at heather.lepeska@dallas.gov or (214) 670-1222.

Service First, Now!



Robin Bentley
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert, City Manager

Dev Rastogi, Assistant City Manager

Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 25-453A

Item #: F

Upcoming Agenda Items: February 12, 2025: Construction Services Contract with The Fain Group, Inc. for construction of the Trinity Strand Trail Hi-Line Span Project (Design District TIF District) [Tamara Leak, Assistant Director (I), Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE January 31, 2025

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: Construction Services Contract with The Fain Group, Inc. for construction of the Trinity Strand Trail Hi-Line Span Project, including a pedestrian bridge at the Hi Line Drive trail head to span across Turtle Creek, a connector trail segment from the western side of the new bridge to Market Center Boulevard, and a connector trail segment from Market Center Boulevard to Irving Boulevard (Design District TIF District)**

On February 12, 2025, Park and Recreation Department staff will seek City Council authorization to execute a construction services contract with The Fain Group, Inc., the lowest responsible bidder of six, in an amount not to exceed \$8,790,898, payable from the Design District TIF District. This action will allow construction of the Trinity Strand Trail Hi-Line Span Project (see map and images attached as **Exhibit A**), a trail infrastructure project including a new pedestrian bridge at the end of Hi Line Drive in the Design District. The Project will connect the Circuit Trail and the Katy Trail to the Trinity Strand Trail, enhancing connectivity within the City's trail network. The scope of work for the Project includes the construction of a custom-designed pedestrian bridge at Hi Line Drive, a prefabricated pedestrian bridge at Irving Boulevard, approximately 26,000 square feet of concrete trail, retaining walls, a lookout plaza, and enhancements such as shade structures, lighting, and landscaping.

The Design District TIF District (TIF District) Project Plan and Reinvestment Zone Financing Plan includes a budget category specifically for the Trinity Strand Trail and a specific goal to increase recreational opportunities and public open space and improve connections to the City of Dallas trails and open space system, including the Trinity Strand Trail.

Beginning in 2019, through a collaboration with the City's Office of Economic Development, the City's Park and Recreation Department, Friends of the Trinity Strand Trail, the Circuit Trail Conservancy (i.e. The Loop), and Dallas County, a potential TIF "district-wide" funding proposal was conceived to further trail connections in the TIF District.

The Trinity Strand Trail Hi-Line Span Project officially began in February 2020 when the Design District TIF District Board of Directors (TIF District Board) recommended approval of funding from the TIF District in an amount not to exceed \$7,000,000 for the design and construction of the Project. Then, in September 2020, City Council authorized a professional services contract with Pacheco Koch Consulting Engineers, Inc. to begin

DATE **January 31, 2025**
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design and engineering for the Project. The City’s Park and Recreation Department has been leading the Project and managing the design and engineering contract.

Since 2020, City staff, including the Office of Economic Development, the Planning and Development Department, and Park and Recreation Department, have coordinated with key stakeholders (including the Friends of the Trinity Strand Trail, the Circuit Trail Conservancy, and Dallas County) to refine the design. Challenges related to the floodplain/floodway delayed progress, but the TIF District Board provided consistent support and guidance. During the design process, the conceptual plans were reviewed by the City’s Urban Design Peer Review Panel in May 2021. The design was completed in June 2024, and the construction bid process began.

On November 20, 2024, the Design District TIF District Board of Directors unanimously voted to recommend approval of an increase in funding by \$2,722,123 from \$7,000,000 to \$9,722,123 (total for design and construction) to advance the Project to construction.

On January 23, 2025, the City’s Park and Recreation Board reviewed and recommended approval of the construction services contract with The Fain Group, Inc.

The City’s Park and Recreation Department, in coordination with the Office of Economic Development, will manage the construction services contract. Construction is anticipated to begin in April 2025, and completion is anticipated in 2026.

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

Service First, Now!



Robin Bentley
Assistant City Manager (I)

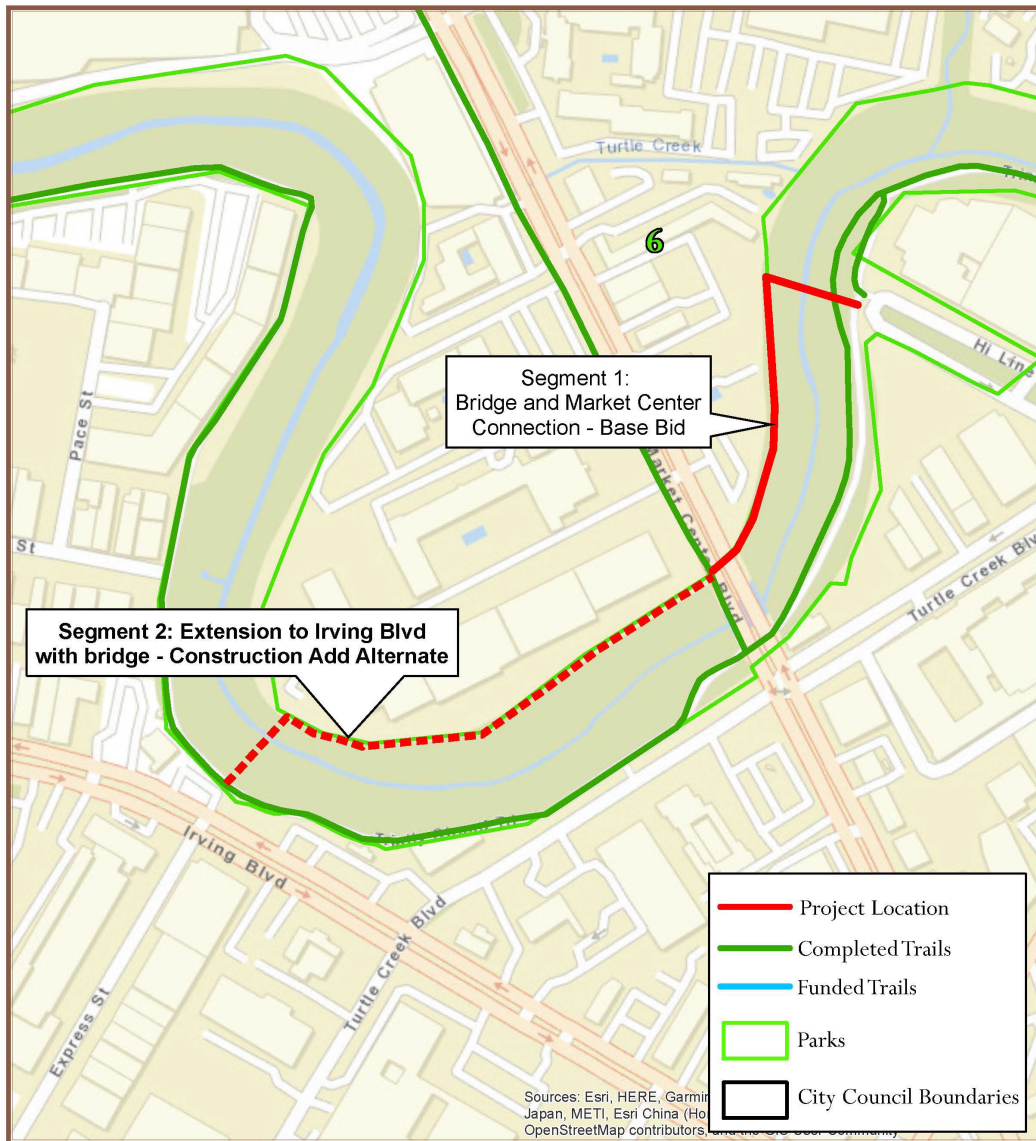
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EXHIBIT A



Trinity Strand Trail
Hi Line Span

6



DATE **January 31, 2025**

SUBJECT **Construction Services Contract with The Fain Group, Inc. for construction of the Trinity Strand Trail Hi-Line Span Project, including a pedestrian bridge at the Hi Line Drive trail head to span across Turtle Creek, a connector trail segment from the western side of the new bridge to Market Center Boulevard, and a connector trail segment from Market Center Boulevard to Irving Boulevard (Design District TIF District)**

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