

# Memorandum



DATE January 16, 2015

TO Members of the Economic Development Committee: Tennell Atkins (Chair),  
Rick Callahan (Vice Chair) Scott Griggs, Adam Medrano, Jerry R. Allen, Lee Kleinman

SUBJECT **Project Cypress Health Economic Development Grant**

On February 25, 2015, the City Council will be asked to consider authorization of a \$250,000 Chapter 380 economic development grant with AMN Healthcare, Inc., a Delaware Corporation, associated with its relocation to 8840 Cypress Waters Boulevard, Dallas, Texas 75063.

For the past several months, city staff has been in discussions with representatives of AMN Healthcare regarding the relocation of its regional offices to a new \$26 million (165,000 s.f.) facility speculatively developed by Billingsley Company within the Cypress Waters development. AMN Healthcare, who is relocating its offices from Irving, Texas, considered the city of Dallas along with a number of northern suburban cities for its new location. AMN Healthcare will relocate at least 500 jobs to Dallas and anticipates adding an additional 30 to 50 additional jobs by the end of 2017. Additionally, the company anticipates investing approximately \$3.5 million in new business personal property with the project and tenant improvements are expected to exceed \$4 million.

AMN Healthcare will be eligible for the half of the proposed grant (\$125,000) upon verification of at least 500 jobs being located at its new Cypress Waters facility by December 2015. The second \$125,000 of the proposed grant will be eligible for disbursement once the company reaches at least 550 jobs on site by December 2017. AMN Healthcare will be required to reimburse the City \$125,000 should it not maintain at least 500 jobs on site for a period of five years from move in.

AMN Healthcare provides workforce solutions and staffing services to healthcare facilities across the nation. The company offers a range of services including managed services programs, vendor management systems, recruitment outsourcing, consulting, physician and nursing placement among others. Headquartered in San Diego, California, AMN Healthcare employs approximately 1,900 nationally.

The proposed project surpasses minimum Public/Private Partnership Program guidelines and results in an estimated 10-year net fiscal impact of \$6.4 million. The estimated 20-year net fiscal impact exceeds \$20 million.

Should you have any questions, please contact me at (214) 670-3296.

Ryan S. Evans  
First Assistant City Manager

- C: The Honorable Mayor and Members of the City Council
- |  |  |
|--|--|
| A.C. Gonzalez, City Manager                  | Mark McDaniel, Assistant City Manager                                |
| Warren M.S. Ernst, City Attorney             | Joey Zapata, Assistant City Manager                                  |
| Craig D. Kinton, City Auditor                | Jeanne Chipperfield, Chief Financial Officer                         |
| Rosa A. Rios, City Secretary                 | Sana Syed, Public Information Officer                                |
| Daniel F. Solis, Administrative Judge        | Karl Zavitkovsky, Director, Office of Economic Development           |
| Eric D. Campbell, Assistant City Manager     | J. Hammond Perot, Assistant Director, Office of Economic Development |
| Jill A. Jordan, P.E., Assistant City Manager | Elsa Cantu, Assistant to the City Manager – Mayor & Council          |

# General Fund 10-Year Fiscal and Economic Impact



City of Dallas

## Description

Cypress Health healthcare services regional office relocation.

Council District		
Private Investment	\$	8,000,000
Public Investment	\$	-
Total Investment	\$	8,000,000
Direct Facility Jobs (Maximum)	\$	605
Average Salary of New Jobs	\$	70,000

## Project Impact

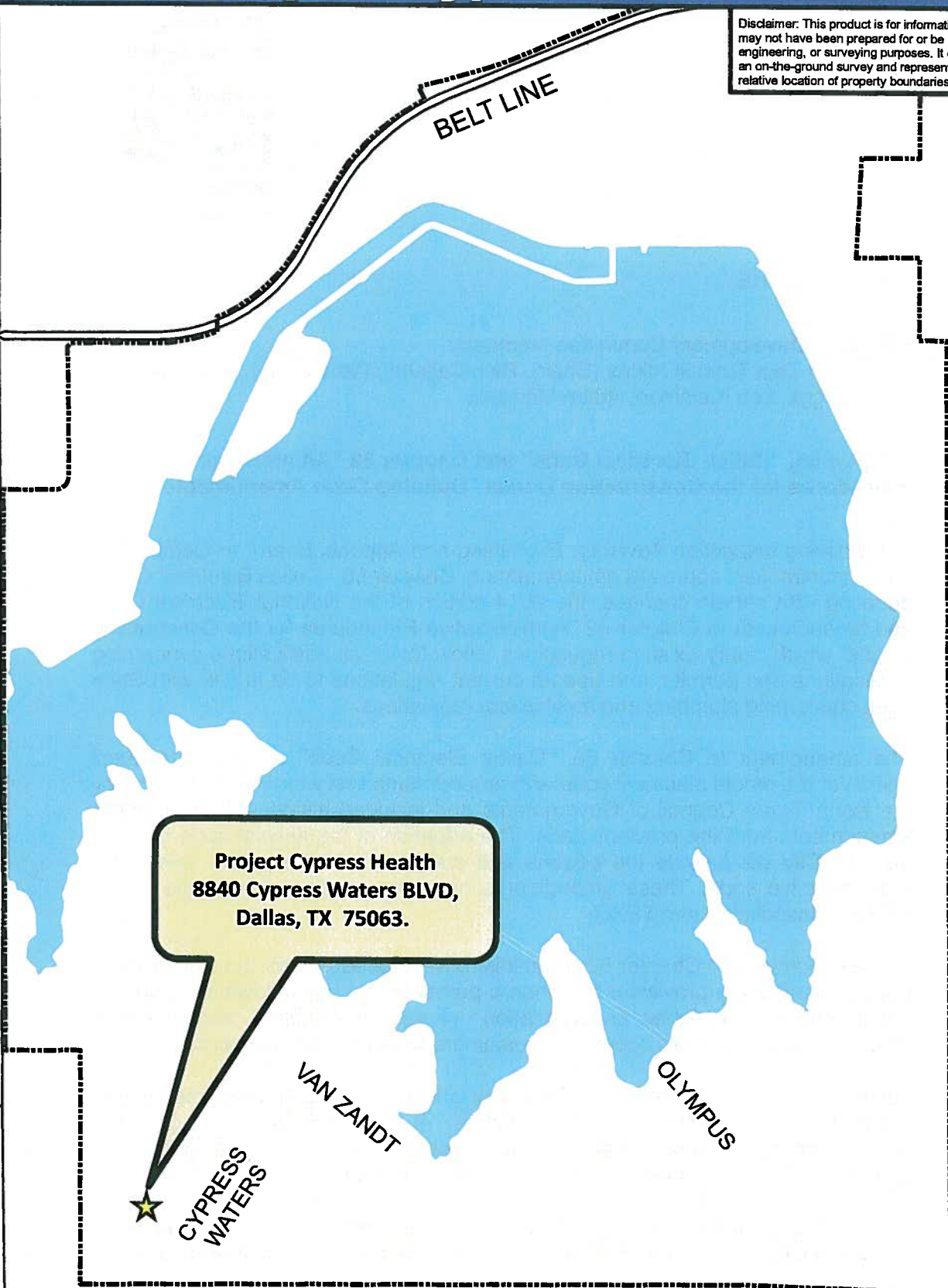
Direct Economic Impact	\$	687,519,433
I+I Economic Impact	\$	550,015,547
Total Economic Impact	\$	1,237,534,980
Indirect + Induced Jobs		484
Total Citywide Job Impact (D+I+I)		1,089
Construction Jobs		97
Total New Residents		-
Total Visitors		38
Total City GF Revenue Generated	\$	15,829,999
Total City GF Service Costs	\$	9,150,313
Net Impact Before Incentives	\$	6,679,686
Incentives	\$	-
Net City Fiscal Impact After Incentives	\$	6,679,686

## Assumptions / Qualitative Factors

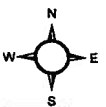
Time Period	2015-2024
Property Appreciation Rate	4%
Industry Job Multiplier	1.8
Industry Output Multiplier	1.8
Industry Wage Growth Rate	3%
Jobs Assumed New to Dallas	100%

# Project Cypress Health

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



**Project Cypress Health**  
8840 Cypress Waters BLVD,  
Dallas, TX 75063.



0 0.05 0.1 0.2 Miles

DALLAS  
ECONOMIC  
DEVELOPMENT  
Research & Information Division  
214.670.1685  
dallas-ecodev.org

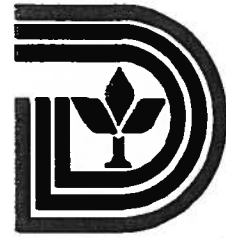
## Legend

- ★ Project Cypress Health
- City of Dallas
- Freeway
- Arterial
- Local Road

Data Source: City of Dallas Enterprise GIS

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# Memorandum



CITY OF DALLAS

DATE January 16, 2015

TO Economic Development Committee Members:  
Mayor Pro Tem Tennell Atkins (Chair), Rick Callahan (Vice Chair), Jerry Allen,  
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SUBJECT **Chapter 56, "Dallas Electrical Code" and Chapter 52 "Administrative Procedures for the Construction Codes" Building Code Amendments**

The Building Inspection Advisory, Examining and Appeals Board on October 21, 2014 unanimously approved amendments to Chapter 56, "Dallas Electrical Code" adopting with certain changes, the 2014 edition of the National Electrical Code and amendments to Chapter 52 "Administrative Procedures for the Construction Codes" which clarify existing regulations, allow for email notifications concerning applications and permits, and update current regulations to be in line with State rules concerning plumbing and mechanical regulations.

The amendment to Chapter 56, "Dallas Electrical Code" adopted the latest edition of the model electrical code with amendments that were recommended by the North Texas Council of Governments and included historical City of Dallas amendments from the previous code. The adoption of the newest code ensures that the City will provide the citizens and construction industry the safest and most effective code. These amendments have the support of both the Dallas Builders Association and TEXO.

The amendments to Chapter 52, "Administrative Procedures for the Construction Codes" clarifies the provisions for when a permit is required, allows an option for email notification of when an application or permit is expired, suspended or revoked and allows more options for customers to request inspection service.

Further it aligns City code with State law and rules for plumbing, mechanical contractors and backflow prevention testers. It also establishes a registration process for multipurpose residential fire protection sprinkler specialist, water supply protection specialist, and water treatment specialist.

Copies of the amendments are attached and we will be placing items of an upcoming City Council agenda for consideration for adoption of the amendments.

Please feel free to contact me if you need additional information.



**Ryan S. Evans**  
**First Assistant City Manager**

- C: A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
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SUBJECT **Posting of Notification Signs Development Code Amendment**

On January 28, 2015, City Council will be asked to consider an agenda item to approve a code amendment regarding the posting of notification signs. The proposed amendments address the consequences of improper posting of notification signs; the authority of City Plan Commission, Landmark Commission, or Board of Adjustment to determine if the posting of notification signs met the code's intent; and notification sign posting for authorized hearings.

During 2014, the City Plan Commission (CPC) and the Board of Adjustment had instances in which they had to determine whether notification signs had been properly posted. During the discussions at CPC, the issue of whether CPC had discretion to determine whether the intent of the code had been met was raised. CPC asked staff to review the code and prepare an amendment to clarify the ability of the Board and Commissions to determine intent.

An amendment regarding the posting of notification signs for authorized hearings is also being proposed. Currently, authorized hearing notification signs must be posted 14 days after authorization and remain posted throughout the public hearing process. Depending on the case, the time period can range from four weeks to four years. Staff must monitor the postings and replace any missing signs. The recommendation is to post signs for authorized hearings a minimum of 30 days prior to the first public hearing. In instances, where the public hearing will occur within 30 days, the authorizing authority can approve a shorter time period at the time of authorization. On December 4, 2014, City Plan Commission recommended approval of the amendments.

Please feel free to contact me if you need additional information.

A handwritten signature in blue ink, appearing to read 'Ry - S. E'.

Ryan S. Evans  
First Assistant City Manager

c: A.C. Gonzalez, City Manager  
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