

KEY FOCUS AREA: Better Cultural, Arts and Recreational Amenities
AGENDA DATE: February 25, 2009
COUNCIL DISTRICT(S): All
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: N/A

SUBJECT

Authorize a Preconstruction, Engineering and Design Agreement with the U.S. Army Corps of Engineers to complete studies and design for the Dallas Floodway Project, as defined in the Water Resources Development Act of 2007, including associated interior drainage improvements adjacent to the Dallas Floodway levees, and consistent with the Balanced Vision Plan for the Trinity River Corridor Project – Not to exceed \$2,500,000 - Financing: 1998 Bond Funds

BACKGROUND

The U.S. Army Corps of Engineers (Corps) has three distinct phases of project work that are required in order to complete the Dallas Floodway Projects and the associated interior drainage improvements along the Dallas Floodway levees as included in the Balanced Vision Plan. These phases are referred to as Study/Planning, Preconstruction, Engineering, and Design (PED), and Construction. The City of Dallas has been coordinating with the Corps to assist in their efforts in completing Environmental Impact Statements and other approval processes related to the Balanced Vision Plan for the Trinity River Corridor Project, as adopted by Council.

The Water Resources Development Act (WRDA) of 2007 authorized the Dallas Floodway Project. This provided the Corps with a \$459 million authorization. The City of Dallas will continue to work with legislators to appropriate this funding in order for the Corps to begin construction. At this time, the Corps is requesting the City of Dallas to enter into a PED Agreement which will complete studies and design for the Dallas Floodway Project.

The PED Agreement will take the project through mid-2011 at which time the Corps and the City will need to enter into a Project Partnership Agreement (PPA) to initiate the construction phase of the project. The PED Agreement funding is determined by the Corps for a total cost not to exceed \$12 million. The City share for the PED Agreement was set by Congress in the late 1980s at 25%, or \$3 million. Of the 25% share, \$2,500,000 will be provided to the Corps upon approval by the City Council.

BACKGROUND (Continued)

The remaining balance of \$500,000 represents an allowable in-kind services match of staff efforts. The City of Dallas has the ability to expense its share of funds ahead of the Corps' progress should Federal appropriations be delayed.

ESTIMATED SCHEDULE OF PROJECT

Begin Corps' Design of Balanced Vision Plan	March 2009
Complete Corps/City Design of Balanced Vision Plan	May 2011
Begin Corps' Construction of Balanced Vision Plan	July 2011

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the Trinity River Corridor Project Committee on January 27, 2009

FISCAL INFORMATION

1998 Bond Funds - \$2,500,000

February 25, 2009

WHEREAS, the 1998 Trinity Bond Program authorized funding to implement flood control, lake development, environmental, transportation, and recreation projects within the Dallas Floodway; and,

WHEREAS, the City Council adopted the Balanced Vision Plan on December 8, 2003 and it's amended Balanced Vision Plan on April 14, 2004; and,

WHEREAS, Congress authorized the U.S. Army Corps of Engineers to construct the Dallas Floodway Project, including associated interior drainage improvements adjacent to the Dallas Floodway levees consistent with the Balanced Vision Plan for the Trinity River Corridor Project in November 2007 with the Water Resources Development Act (WRDA) 2007; and,

WHEREAS, it is now desirable to enter into a Preconstruction, Engineering and Design (PED) Agreement with the U.S. Army Corps of Engineers to cost share the upcoming phase of design for the Dallas Floodway Project (as described by WRDA 2007); and,

WHEREAS, the overall cost of the PED Agreement is \$12 million, of which, the Corps is responsible for 75% (\$9 million) and the City of Dallas is responsible for 25% (\$3 million); and,

WHEREAS, the City of Dallas share of the PED Agreement includes \$500,000 for city staff costs, and \$2,500,000 of City of Dallas funding will be made available to the Corps ; and,

WHEREAS, the City of Dallas has the ability to expense its share of funds ahead of the Corps' progress should Federal appropriations be delayed; and,

Now Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager is authorized to execute the Preconstruction, Engineering and Design (PED) Agreement with the U.S. Army Corps of Engineers in an amount not to exceed \$2,500,000.

Section 2. That the City Manager is hereby authorized to execute the PED agreement after it has been approved as to form by the City Attorney.

February 25, 2009

Section 3. The City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the PED Agreement from:

Trinity River Corridor Bond Fund
Fund 6P14, Dept. PBW, Unit N963, Activity TRPP
Object 4111, Program #PB98N963,
Encumbrance No. CT PBW98N963E1,
Vendor #352290, in an amount not to exceed \$2,500,000

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 25, 2009
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 45 T U X Y Z

SUBJECT

A public hearing to receive comments regarding a City Council authorized hearing to determine proper zoning on property zoned an MU-2 Mixed Use District, CS Commercial Service District, IM Industrial Manufacturing District, with Specific Use Permit No. 1484 for Commercial Amusement (Inside) for Class A Dance Hall with consideration given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations in an area generally bounded by Interstate 35 and Interstate 30 to the northwest, the Union Pacific Railroad right-of-way to the northeast, the DART Railroad right-of-way to southeast, and the Trinity Levee to the southwest and an ordinance granting a new subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District

Recommendation of Staff and CPC: Approval of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 and no change of zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad

Z067-147(SA)

Note: This item was considered by the City Council at a public hearing on December 10, 2008, and was held under advisement until February 25, 2009, with the public hearing open.

February 25, 2009

WHEREAS, on April 26, 2006, the City Council approved Resolution No. 06-1200 which authorized the acquisition of real property improved with a commercial building more commonly known as 1301 McDonald Street, to be used in conjunction with the Trinity River Corridor Project - Census Tract 40.00; and

WHEREAS, Wilson Office Interiors, L.L.C. was displaced as a direct result of this property acquisition and shall vacate the property; and

WHEREAS, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), provides relocation payments for businesses displaced by the City of Dallas in conjunction with its property acquisition activities for its projects; and

Now Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That Wilson Office Interiors is eligible to receive an \$934,245 actual reasonable moving and related expenses-nonresidential payment.

Section 2. That the City Controller is authorized to draw a warrant in favor of Wilson Office Interiors in the amount of \$934,245 representing a relocation Claim for Actual Reasonable and Related Expenses-Nonresidential.

This warrant is to be paid as follows:

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Obj</u>	<u>Act Code</u>	<u>Prog No</u>	<u>CT</u>	<u>Vendor No</u>	<u>Amount</u>
5P14	PBW	N965	4210	TRPP	PB98N965	PBW98N965E2	VC0000006615	\$934,245

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Distribution:

Department of Development Services – Theresa O’Donnell
 City Attorney – Thomas P. Perkins
 Trinity River Corridor Project – Rebecca Dugger
 Trinity River Corridor Project – Paul M. Lehner
 Public Works and Transportation – Rosemary Prichard, OCMC, Room 101
 City Controller – Sherrian Parham, 4BN

Memorandum



CITY OF DALLAS

DATE February 13, 2009

TO Trinity River Committee Members:
David A. Neumann (Chair)
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair)
Deputy Mayor Pro Tem Dwaine Caraway
Carolyn R. Davis
Linda Koop

Pauline Medrano
Mitchell Rasansky
Steve Salazar

SUBJECT **Upcoming Item for Possible Inclusion on the City Council Agenda (2-25-09)**

This is to make you aware of a pending City Council agenda items for the February 25, 2009 Agenda which would authorize the following:

- Wilson Office Interiors, L.L.C. Relocation Benefit
Authorize an actual reasonable moving and related expenses-nonresidential payment for Wilson Office Interiors, L.L.C., who was displaced as a direct result of real property acquisition of the property at 1301 McDonald Street, Bays Nos. 1, 2 & 5, to be used in conjunction with the Trinity River Corridor project – Not to exceed \$934,245 – Financing: 1998 Bond Funds

Please contact me if you have questions.

Jill A. Jordan, P.E.
Assistant City Manager



THE TRINITY

DALLAS

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest E. Turner, Interim Assistant City Manager
David K. Cook, Chief Financial Officer
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Helena Stevens-Thompson, Asst. to the City Manager
Frank Libro, Director, Public Information Office

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: February 25, 2009
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Development Services
Public Works & Transportation
Trinity River Corridor Project
CMO: A. C. Gonzalez, 671-8925
Ramon F. Miguez, P.E., 670-3308
Jill A. Jordan, P.E., 670-5299
MAPSCO: 56A

SUBJECT

Authorize an actual reasonable moving and related expenses-nonresidential payment for Wilson Office Interiors, L.L.C., who was displaced as a direct result of real property acquisition of the property at 1301 McDonald Street, Bays Nos. 1, 2 & 5, to be used in conjunction with the Trinity River Corridor project – Not to exceed \$934,245 – Financing: 1998 Bond Funds

BACKGROUND

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), provides moving expense payments for businesses displaced by the City of Dallas in conjunction with its real property acquisition activities. On April 26, 2006, the City Council approved Resolution No. 06-1200 which authorized the acquisition of real property having a street address of 1301 McDonald Street, for public use in conjunction with the Trinity River Corridor project – Census Tract – 40.00. Wilson Office Interiors, L.L.C. was displaced as a direct result of this property acquisition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 26, 2006, the City Council authorized the acquisition of real property for public use in conjunction with the Trinity River Corridor project in Census Tract 40.00, by Resolution No. 06-1200.

FISCAL INFORMATION

1998 Bond Funds - \$934,245

OWNER

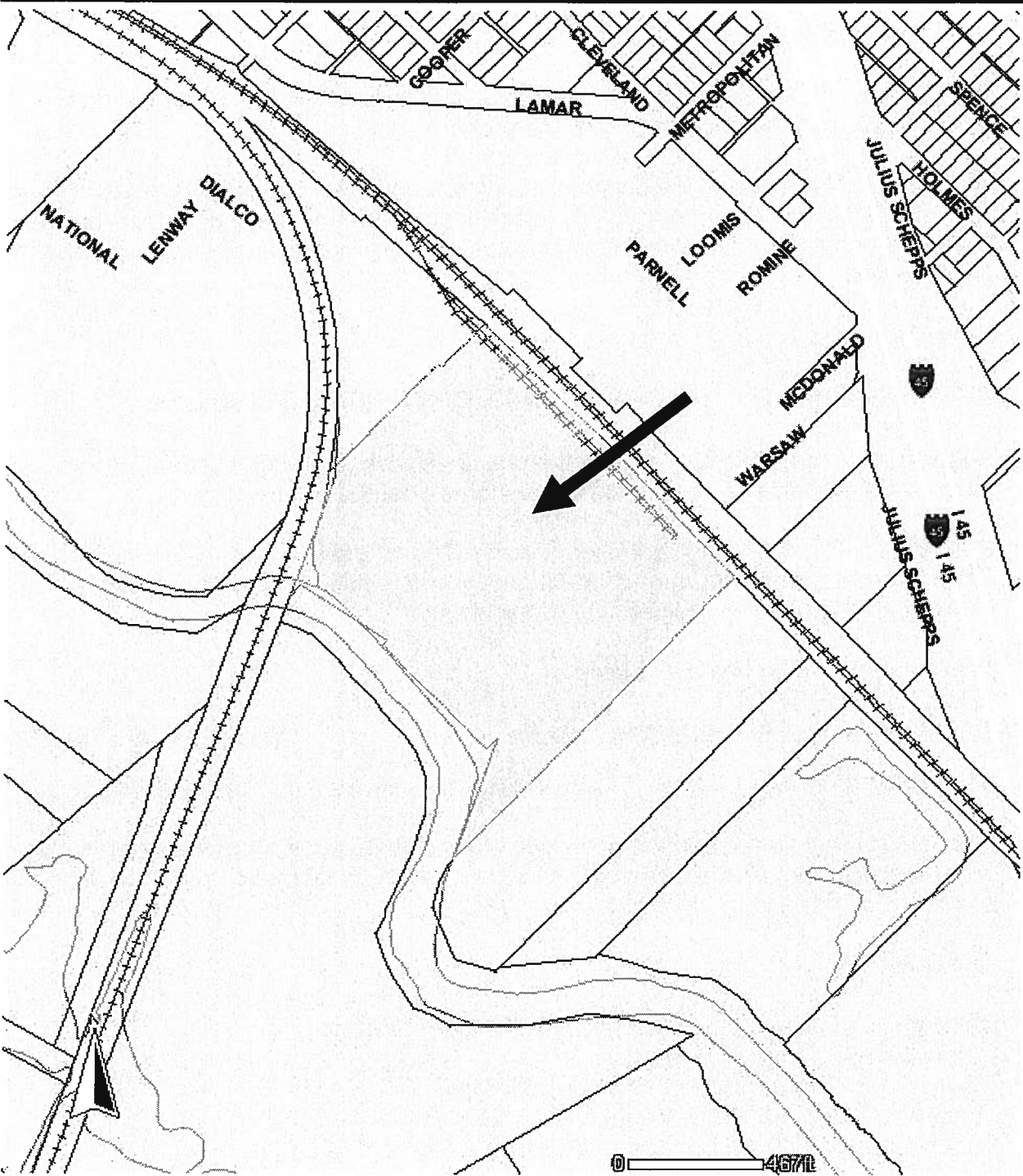
Wilson Office Interiors, L.L.C.

Robert Blomstrom, President

MAP

Attached

TRINITY RIVER CORRIDOR PROJECT RELOCATION ASSISTANCE



36.256 Acres — 1301 McDonald Street

February 25, 2009

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WHEREAS, Wilson Office Interiors, L.L.C. was displaced as a direct result of this property acquisition and shall vacate the property; and

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