

# DRAFT

## Economic Development Committee Meeting Record February 1, 2010

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: February 1, 2010 Meeting Start time: 9:32 AM

**Committee Members Present:**

Ron Natinsky  
Tennell Atkins  
Sheffie Kadane  
Ann Margolin  
Jerry Allen  
Dwayne Caraway  
Steve Salazar

**Other Council Members Present:**

David Neumann  
Carolyn R. Davis

**Staff Present:**

AC Gonzalez, *Assistant City Manager*  
Karl Zavitkovsky, *Director, Economic Development*  
Teresa O'Donnell, *Director, Sustainable Development & Construction*  
Warren Ernst, *Chief of the General Counsel Division, City Attorney's Office*  
Barbara Martinez, *Assistant City Attorney, City Attorney's Office*  
Hammond Perot, *Assistant Director, Economic Development*  
Lee McKinney, *Assistant Director, Economic Development*  
Peer Chacko, *Assistant Director, Sustainable Development & Construction*

**Other Presenters:**

John Crawford, *CEO, DowntownDallas*

**1. Approval of January 19, 2010 Minutes of the Economic Development Committee**  
Presenter(s):

**Action Taken/Committee Recommendation(s):** Motion made to approve the minutes.

Motion made by: **Mr. Atkins**

Motion seconded by: **Mr. Allen**

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**2. Public Private/Partnership Program**

**Presenter(s):** AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development; Hammond Perot, Assistant Director, Economic Development:

**Action Taken/Committee Recommendation(s):** Committee was briefed; no action taken on this item.

**Motion made by:** \_\_\_\_\_

**Motion seconded by:** \_\_\_\_\_

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

- Councilmember Allen requested a meeting with staff on a proposed amendment regarding the small business lending program
- Councilmember Salazar requested staff to re-state the language of “sunsetting” existing program for multi-family residential projects in the Central Business District.
- Councilmember Natinsky requested a discussion on how business retention projects can be handled and allowing flexibility for midsized businesses to flourish through the program

**3. South Dallas/Fair Park Trust Fund**

**Presenter(s):** AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development; Lee McKinney, Assistant Director, Economic Development:

**Action Taken/Committee Recommendation(s):** No action taken on this item.

**Motion made by:** \_\_\_\_\_

**Motion seconded by:** \_\_\_\_\_

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

- Councilmember Caraway requested that staff make a correction in the briefing relating to the name of the Dallas Music Hall in Fair Park.

**4. Upcoming agenda items for February 2010:**

- Authorize a Special Economic Development Loan Agreement, and two Commercial Loan Agreements in conjunction with the South Dallas/Fair Park Trust Fund in their target area to provide funding as follows: (1) Richard Knight d/b/a the MLK/175 Gateway Project in an amount not to exceed \$92,800, (2) Freedom Fashions in an amount not to exceed \$50,000; and (3) Namamai

Services, LLC in an amount not to exceed \$50,000 – Total not to exceed \$192,800 – Financing; South Dallas/Fair Park Trust Funds

Presenter(s): AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development, Lee McKinney, Assistant Director, Economic Development:

Action Taken/Committee Recommendation(s): Motion made to support items.

Motion made by: Mr. Atkins

Motion seconded by: Mr. Salazar

Item passed unanimously: X

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

Follow-up (if necessary):

**5. Potential Amendments with respect to City Code for Municipal Management District (MMD) Board Members**

Presenter(s): AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development; Warren Ernst, Chief of the General Counsel Division, City Attorney's Office; Barbara Martinez, Assistant City Attorney, City Attorney's Office:

Action Taken/Committee Recommendation(s): Motion made to support item and accept amendment for the disclosure requirements under Section 12a-19 of the Code of Ethics to include MMD Board of Directors.

Motion made by: Ms. Margolin

Motion seconded by: Mr. Atkins

Item passed unanimously: X

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

Follow-up (if necessary):

**6. Upcoming agenda items for February 2010:**

- South Dallas Fair Park Inner City Community Development Corporation(ICDC) Loan
- Summary of FY 2009 Activity in Dallas TIF Districts – TIF Annual Report

Presenter(s): AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development:

Action Taken/Committee Recommendation(s): Motion made to support items.

Motion made by: Mr. Caraway

Motion seconded by: Mr. Atkins

Item passed unanimously: X

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

Follow-up (if necessary):

**7. Downtown Area Plan Update**

**Presenter(s): AC Gonzalez, Assistant City Manager; Theresa O'Donnell, Director, Sustainable Development & Construction, Peer Chacko, Assistant Director, Sustainable Development & Construction; John Crawford, CEO, DowntownDallas:**

**Action Taken/Committee Recommendation(s):** No action taken on this item.

**Motion made by:** \_\_\_\_\_

**Motion seconded by:** \_\_\_\_\_

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**Meeting Adjourned: 11:36 AM.**

**Approved By: \_\_\_\_\_**

**Ron Natinsky, Chair**