

Memorandum



DATE March 29, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry R. Allen, Monica Alonzo,
Sheffie Kadane

SUBJECT **Authorize a Special Economic Development Grant with City Square in the amount of \$75,000 from the South Dallas/Fair Park Trust Fund FY 12-13.**

Grant Purpose: The purpose of the Special Economic Development Grant is to partially underwrite the Grantee's Work-Paths Program. Work-Paths is a comprehensive job training, readiness, placement and support program. The program is designed for low skilled, low income residents of the South Dallas/Fair Park target area and consists of three core components: Path 2 Success, Build 4 Success and Drive 2 Success. The program is designed to remove and/or mitigate various socio-economic barriers to gainful employment.

- **Path 2 Success:** In cooperation with El Centro College, the Path 2 Success component targets residents who have been unemployed for 12 months or less. The program is offered 4 times a year, 4 days a week, with 20-25 participants per program cycle. Students receive hands on training in Microsoft Word, Excel, Power Point, Explorer, business fundamentals and the life skills referenced above.
- **Build 4 Success:** Via a partnership with North Lake Community College, the Construction Education Foundation (CEF) and the DFW Education Center, the Build 4 Success component offers a 4 day per week, 18 week, 350 hour certification program in the skilled construction trades, including basic plumbing, electrical work, carpentry, welding, hand and power tool techniques, elemental blueprint reading, applied construction math, lead removal and lead renovation.

Students also receive safety training as well as instruction in vital life skills including but not limited to: 1) starting a new job, 2) critical thinking, 3) conflict resolution, 4) stress management and 5) drug and alcohol abuse. Upon completion of the program graduates are hired by City-Square as hourly paid temporary workers for a period of 40 weeks.

- **Drive 2 Success:** This component is a 9 month auto body repair program designed by the Dallas County Community College District to prepare students to become certified in the field of auto body repair. Classes are held at Eastfield College and offers hands-on instruction in basic metal repair, basic automobile refinishing, collision repair, frame and body alignment, glass replacement, body shop tools and auto body painting. Participants also receive the basic life skills training mentioned above.

Economic Impact: The program will be administered out of the Grantee's new building currently being constructed on Malcolm X Blvd. in the Trust Fund target area. The new facility will redevelop an area that is currently unproductive and will add positively to the South

Dallas/Fair Park community. Vertical and landscape improvements for the new facility are calculated at approximately \$14 million.

The current budget of the Work-Path program is estimated at \$670,000. According to the Applicant, over 90 cents of every donated dollar goes directly to program participants. Donors to the program to date include United Way, \$150,000, JP Morgan Chase, \$25,000 and a federal grant for \$87,189.

The Grantee has secured commitments from various local and state officials as well as representatives of private businesses and enterprises to employ program graduates on local construction sites such as the S.M. Wright Highway project. Said agreements will result in the creation of 91 jobs and over \$3 million in additional economic impact over a 3 to 5 year period.

Use of Funds: Trust Fund monies represent a one-time grant and will be used to pay instructors and curriculum costs as well as provide direct assistance such as transportation and supplies to program participants. At least 75% of program participants will be residents of the South Dallas/Trust Fund area.

FISCAL INFORMATION

\$75,000 – South Dallas/Fair Park Trust Fund

STAFF

Lee McKinney, Assistant Director
Leo Barron Hicks, South Dallas/Fair Park Trust Senior Coordinator

RECOMMENDATION

Staff recommends City Council approval of the above referenced Special Economic Development Grant in the amount of \$75,000 to City Square.

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



Ryan S. Evans
Assistant City Manager

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Jeanne Chipperfield, CFO, OFS
Karl Zavitkovsky, Director, OED
J. Hammond Perot, Assistant Director OED
Lee McKinney, Assistant Director, OED
Stephanie Pegues-Cooper, Assistant to the CM</p> |
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Memorandum



CITY OF DALLAS

DATE March 29, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry R. Allen, Monica Alonzo,
Sheffie Kadane

SUBJECT **Lancaster Opal Project**

At the April 24, 2013 Council meeting, you will consider authorizing a \$135,000 Chapter 380 grant agreement to City Wide Community Development Corporation (CDC), for the purpose of planning and preconstruction activities related to mixed-use development as part of the Lancaster Opal development project. Funds for the grant will come from the City's 2010 Sustainable Communities Challenge Grant awarded by the U.S. Department of Housing and Urban Development (HUD). Council will also consider an amendment to the Public Private Partnership program to allow federal funds to be used to administer the City's economic development program.

In 2010, the City was awarded a \$2,225,000 grant under the HUD Sustainable Communities Challenge Grants program. The HUD Sustainable Communities Challenge Grant effort included planning for appropriate transit-oriented development (TOD), including affordable housing at seven DART stations at five locations. These locations include the Lancaster Corridor area between Kiest and VA Medical Center stations on the DART Blue line.

On April 10, 2013, City Council will consider approval of the Dallas TOD Lancaster Corridor Area Plan. The area plan identifies the Lancaster Opal project as a catalyst project for the corridor to spur further development.

The Lancaster Opal project is a mixed-use development that, at completion, will include construction of new office/retail space along Lancaster Road and 116 apartments (one and two bedroom) along Opal Road. The total project cost is approximately \$23,000,000. The first phase consists of 50 apartments and 10,000 sq feet of commercial space. The second phase involves additional multi-family housing and for-sale houses (town homes). Up to 40% of these units will be affordable.

In addition to funding planning activities, the HUD Community Challenge Grant can also support eligible site planning and preconstruction activities. The City is proposing to use \$135,000 of these funds to support the following preconstruction activities for this project: planning (\$45,000), architectural services (\$75,000) and zoning and replatting (\$15,000). These funds will allow the project to move forward from its current conceptual stage.

This project is consistent with the Dallas TOD Lancaster Corridor Area Plan scheduled for adoption on April 10, 2013, by Council and also supports HUD's Sustainable Communities Livability Principles to: 1) promote equitable, affordable housing and 2) support existing communities.

The Chapter 380 grant program is being used as the mechanism to allow the grant funds to support this project. The amendment to the Chapter 380 grant program will allow the City to administer and accept resources from another political subdivision of the state to support this program and to administer and accept resources from the state and Federal governments to administer the City's economic development program in accordance with the Local Government Code Chapter 380.001 (b)(2) and (3) and to expand existing Chapter 380 programs to support mixed-use commercial development leading to private investment and job creation with the assistance of these Federal funds.

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



Ryan S. Evans
Assistant City Manager .

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J. Hammond Perot, Assistant Director, Office of Economic Development
Stephanie Pegues-Cooper, Assistant to the City Manager

Memorandum



DATE March 29, 2013

TO Members of the Economic Development Committee: Tennell Atkins (Chair), Ann Margolin (Vice Chair) Jerry R. Allen, Sheffie Kadane, Monica Alonzo

SUBJECT **North Parking Garage Design Enhancements (Sports Arena TIF District), April 10, 2013 Council Agenda**

On June 13, 2012, City Council approved a development agreement with Anland, GP, LP, to use Sports Arena TIF District funds to construct a public parking garage (North Parking Garage) in the district in an amount not to exceed \$33,271,841. The approved funding would construct a parking garage that met the minimal design requirements of the district's Parking Rights Agreements and would be comparable to the Platinum Garage in the district.

The CityDesign Studio reviewed preliminary plans for the garage and provided design objectives to be incorporated in the garage's final design. Council's approval of TIF funding for the garage required Anland to work with the CityDesign Studio to address additional design objectives. The ultimate design of the North Parking Garage is vital given its location, adjacent to the DART Plaza at the Victory Light Rail Station and American Airlines Center. The development agreement also required CityDesign Studio's and Sports Arena TIF District Board of Directors' approval of the garage's design.

Since Council's approval, CityDesign Studio and Staff have been working with the developer to incorporate the Studio's design objectives. On December 19, 2012, the Sports Arena TIF District Board of Directors reviewed and approved final preliminary design plans for the North Parking Garage. The approved plans included additional elements addressing CityDesign Studio's design objectives. The cost of these enhancements is \$3,600,000.

The North Parking Garage is a Tier One improvement in the Sub-district's budget. Due to Tier One cost savings, there is sufficient money within the existing budget to fund these design enhancements. The total amount of TIF reimbursement will be based upon documented project costs for design and construction of the North Parking Garage and will not exceed \$3,600,000.

The project's enhancements not only address CityDesign Studio's design objectives, they also increase the overall functionality of the garage. Design elements are listed below (CityDesign Studio objectives in italics; design enhancements underlined).

Incorporate Space for Retail

Retail Space: Temporary retail space along the DART Plaza façade (north façade) of the building has been added to the design of the garage. The ground floor of the

garage facing Victory Avenue was reconfigured to provide space that could be converted to small retail space.

Pedestrian Level Interest

Off-Site Improvement: Off-site pedestrian crosswalk upgrades across Victory Avenue have been added to the design of the garage. This crosswalk is intended to improve pedestrian safety and aesthetics of the district.

Façade Upgrades: The façade has been upgraded to include brick and precast architectural design details at the building corners and parapet edges as well as awnings along the pedestrian edges. The original conceptual designs contemplated simple concrete façades. Precast enhanced design elements have been added at the major pedestrian entrances located at the DART Plaza and Victory Avenue.

Garage Pedestrian Circulation Enhancements: The garage is enhanced with a second escalator that will allow one escalator to be dedicated to entry and the second escalator to be dedicated to exiting pedestrian traffic.

Strong Entry Features

Façade upgrades: The upgraded façades clearly mark entrance locations at the DART Plaza and Victory Avenue.

Garage Access: A second access point for the garage was added. A major functional addition is added to the building via access to the building from the loading dock road on the western side of the garage and the addition of a speed ramp to allow an additional access point into the garage. The original design elements only required three entrance/exit lanes, none of which required the addition of the speed ramp with the primary access points from and onto Victory Avenue. Adding additional entrance/exit lanes from the loading dock road will improve the entry and exit speeds of the garage and the safety of garage operations, but will require additional structural elements to the project.

The North Parking Garage will be constructed at the northwest corner of the intersection of Victory Avenue and Olive Street. The garage will contain approximately 1,271 parking spaces. The developer will fund the costs of constructing the North Parking Garage and be reimbursed from the TIF in annual payments over the life of the TIF. The spaces in the garage will be dedicated to arena event parking and count towards the 3,000 parking spaces required by City Zoning for the American Airlines Center (AAC).

Financing

Sports Arena TIF District Funds - \$3,600,000

Staff

Karl Stundins, Manager, Area Redevelopment
Tamara L. Leak, Senior Coordinator

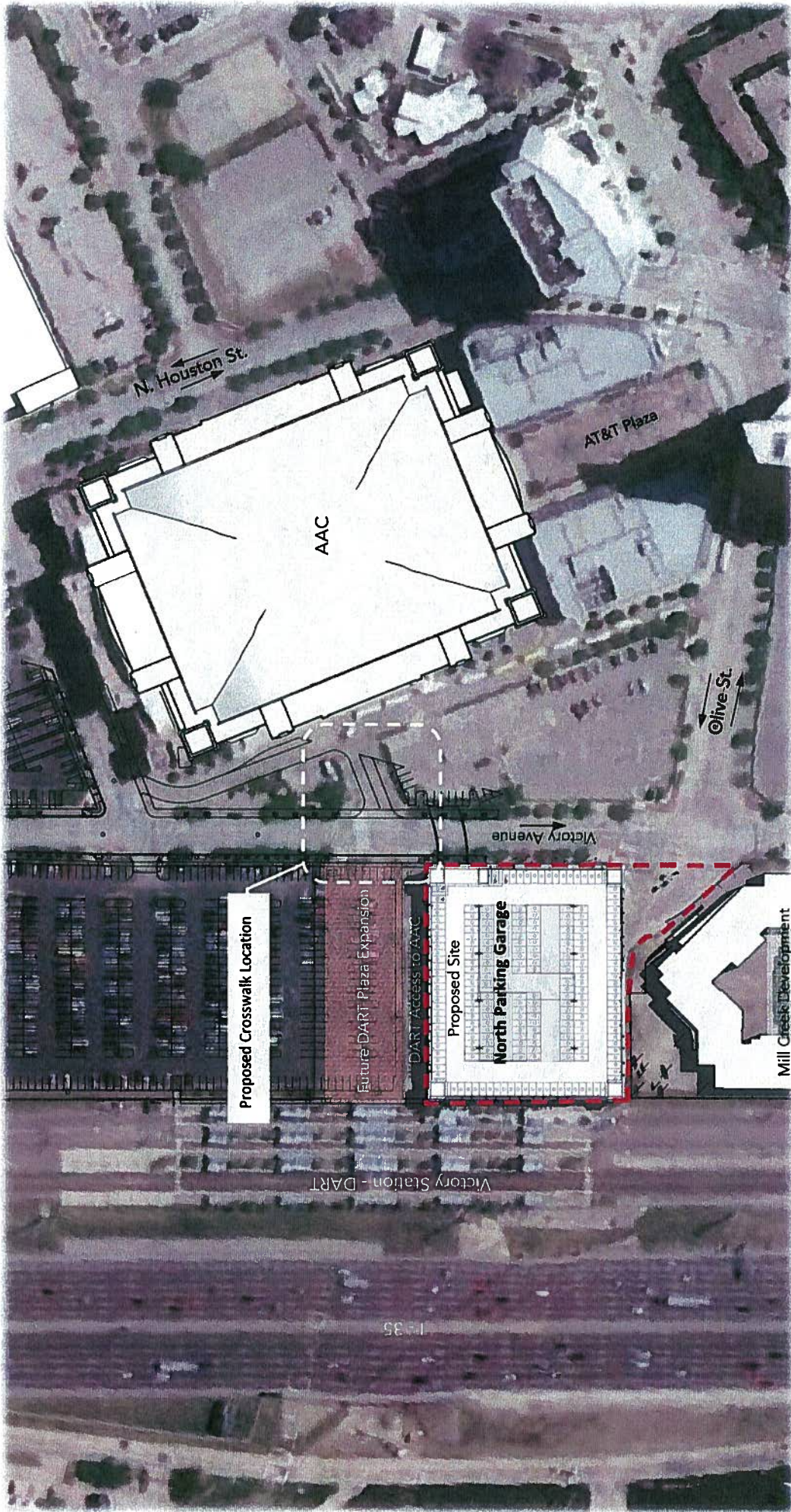
Recommendation

Staff recommends City Council approval of the item. Should you have any questions, please contact me at (214) 670-3296.



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Site Plan
Proposed w/ adjacent context

North Parking Garage Rendering

