

DRAFT

Economic Development
Committee
Meeting Record
April 20, 2009

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: April 20, 2009 **Meeting Start time:** 9:40 AM

Committee Members Present:

Ron Natinsky
Tennell Atkins
Sheffie Kadane
Linda Koop
Mitchell Rasansky
Steve Salazar
Jerry Allen
Dwayne Caraway

Other Council Members Present:

Carolyn Davis
Angela Hunt
David Neumann
Dr. Elba Garcia

Staff Present:

AC Gonzalez, Assistant City Manager
Karl Zavitkovsky, Director, Economic
Development
Theresa O'Donnell, Director, Development
Services
Frank Poe, Director, Convention and Event
Services
Art Hudman, Assistant City Attorney, City
Attorney's Office
Warren Ernst, Assistant City Attorney, City
Attorney's Office

1. Approval of April 20, 2009 Minutes of the Economic Development Committee

Presenter(s):

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

Motion made by: Mr. Kadane

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):

7/24/10

2. Lancaster Corridor Update

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

Action Taken/Committee Recommendation(s): Motion made to authorize a Ch. 380 economic development forgivable loan agreement with City Wide Community Development Corporation in an amount not to exceed \$3M for development and related cost including land assemblage for mixed use retail, housing, office and other commercial use in the Lancaster Corridor Neighborhood Investment Program area from Stella Ave. on the north of Lancaster Road to Simpson Stuart/Camp Wisdom Road on the south of Lancaster Road. In addition, a Phase 2 environmental study, if needed will be added as part of the development. Additionally, authorize a Ch. 380 economic development forgivable loan agreement with Sapphire Road Holdings and Development in an amount not to exceed \$2M for development and related costs including land assemblage for mixed use retail, housing, office and other commercial use in the Lancaster Corridor Neighborhood Investment Program area from Stella Ave. on the north of Lancaster Road to Simpson Stuart/Camp Wisdom Road on the south of Lancaster Road.

Motion made by: Mr. Atkins

Motion seconded by: Ms. Koop

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary): Ms. Davis requested the price range for the affordable houses. In addition, the Committee requested a map showing the different districts for the Neighborhood Investment Program-Lancaster Corridor.

3. EB-5 Regional Center Program Update

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

Action Taken/Committee Recommendation(s): Motion made for Committee to endorse the execution of a contract with Civitas Capital Management, LLC to manage and operate the DRC.

Motion made by: Ms. Koop

Motion seconded by: Mr. Caraway

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Streetscape Licenses

Presenter(s): AC Gonzalez, Assistant City Manager, City Manager Office; Theresa O'Donnell, Director, Development Services:

Action Taken/Committee Recommendation(s): No vote was taken for 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): Mr. Rasansky requested a list of the groups that are currently in arrears and wants a list of the principals from the Belmont Henderson development.

5. NBA All-Star: Other Events Trust Fund

Presenter(s): AC Gonzalez, Assistant City Manager, City Manager's Office; Frank Poe, Director, Convention and Event Services:

Action Taken/Committee Recommendation(s): Motion made for Committee to recommend a resolution supporting the City of Dallas' participation as an a) endorsing municipality under the OETF; b) COD's contribution of its incremental sales tax revenue to the OETF for the NBA All-Star Game; c) COD's requirement to enter into an event support contract with the LOC, which provides that the City of Dallas has priority position for reimbursement of its incremental expenses from the OETF; and d) To the extent not reimbursed from the OETF, the City's incremental expenses shall be reimbursed from the LOC.

Motion made by: Mr. Rasansky

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):

6. Upcoming City Council Agenda Items for April 2009

Presenter(s): AC Gonzalez, Assistant City Manager, City Manager's Office; Frank Poe, Director, Convention and Event Services:

- **Downtown Connection TIF District Plan Amendment**

Note: Mr. Rasansky did not participate in the discussion of this item due to a conflict of interest.

Action Taken/Committee Recommendation(s): Motion made to recommend staff's TIF District Plan Amendments.

Motion made by: Mr. Allen

Motion seconded by: Mr. Kadane

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 11:31 AM.

**Approved By: _____
Ron Natinsky, Chair**