

DRAFT

Economic Development

Committee

Meeting Record

April 19, 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: April 19, 2010 Meeting Start time: 9:36 AM

Committee Members Present:

Ron Natinsky
Tennell Atkins
Sheffie Kadane
Ann Margolin
Jerry Allen
Dwaine Caraway
Steve Salazar
Linda Koop

Other Council Members Present:

David Neumann

Staff Present:

AC Gonzalez, *Assistant City Manager*
Karl Zavitkovsky, *Director, Economic Development*
Theresa O'Donnell, *Director, Sustainable Development & Construction*
John Rogers, *Assistant City Attorney, City of Dallas Attorney's Office*
Bert Vandenberg, *Assistant City Attorney, City of Dallas Attorney's Office*
Lee McKinney, *Assistant Director, Economic Development*

Other Presenters:

Brandon Bolin, *Principal, GFD Opportunity II, LLC*
Charles McElrath, *President, Southern Dallas Development Corporation*

1. Approval of April 5, 2010 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):

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2. Board of Adjustment and Appeal Panel Configuration

Presenter(s): AC Gonzalez, Assistant City Manager; Theresa O'Donnell, Director, Sustainable Development & Construction; John Rogers, Assistant City Attorney, City Attorney's Office; Bert Vandenberg, Assistant City Attorney, City Attorney's Office:

Action Taken/Committee Recommendation(s): Motion made to accept City Plan Commissioners recommendations and correction to ordinance language to establish the start date of the two-year terms from September 1 to October 1 to conform to City Charter

Motion made by: Ms. Koop

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):

- Councilmember Nuemann requested staff monitor the BOA case load and activity levels to evaluate the continued demand for 3 panels.

3. Hillside West Seniors Housing Development (Davis Garden TIF District)

Presenter(s): AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development; Brandon Bolin, Principal, GFD Opportunity II, LLC:

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

Motion made by: Mr. Salazar

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):

- Councilmember Nuemann requested a listing of other Davis Garden TIF commitments; further explanation on why this deal is 15 years versus 40 years; definition of area median income; more information on the Mezzanine Financing; specifics on infrastructure improvements; and detail on equity contribution.

4. Southern Dallas Small Business Lending Program

Presenter(s): AC Gonzalez, Assistant City Manager; Karl Zavitkovsky, Director, Economic Development ; Lee McKinney, Assistant Director, Economic Development, Charles McElrath, President, Southern Dallas Development Corporation:

Action Taken/Committee Recommendation(s): Motion made to move item forward to City Council.

Motion made by: Mr. Atkins

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):

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- **Councilmember Atkins suggested reducing the limit on loan amounts from \$150,000 to \$75,000**
- **Councilmember Margolin requested that marketing expenses are included in the 10% of the lenders overhead cost or that staff define a specific amount.**
- **Councilmember Nuemann requested specifics on the total dollar amount available in the Chapter 380 program and a listing of SDDC Board Members**
- **Councilmember Natinsky requested staff report quarterly results to Economic Development Committee**

5. Upcoming agenda items for April 2010:

- **America's Cable Park Group, LLC, Economic Development Grant**
- **Authorize an Economic Development Grant for Interstate Battery System International, Inc.**
- **Authorize a Development Agreement with Oak Creek Partners, Ltd., Cityplace Area TIF District**

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. Salazar

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):

- **Councilmember Margolin suggested that staff have an expanded explanation for the America's Cable Park Group Economic Development Grant**

Meeting Adjourned: 11:27 AM.

Approved By: _____
Ron Natinsky, Chair