



CITY OF DALLAS

Memorandum

Date: June 4, 2010

To: Members of the Economic Development Committee:
Ron Natinsky (Chair), Tennell Atkins (Vice Chair), Jerry R. Allen, Dwaine Caraway, Sheffie Kadane, Linda Koop, Ann Margolin, Steve Salazar

Subject: Historic Preservation Tax Incentive – 3819 (3849) Maple Avenue

On February 4, 2008 the Landmark Commission recommended approval of a ten year 100 percent tax exemption for the Nurse's Building on the Old Parkland Hospital site. The Historic Preservation Tax Incentive Program offers tax exemptions to historic properties that have undergone or are currently undergoing rehabilitation. The Nurse's Building, which has undergone rehabilitation, was built in 1922 and designed specifically to accommodate facilities for nurses who worked at the adjacent Old Parkland Hospital. The Old Parkland Hospital building received approval for a tax exemption in June 2007.

The Historic Tax Incentive Program was reviewed and approved by the Dallas City Council on November 26, 2007. This application complies with all requirements of that program. The Code requires City Council approval for any exemption over \$50,000. The City Council may approve or deny any portion of the exemption over \$50,000. This request is for approximately \$190,789 over a ten year period.

This tax exemption applicant was submitted by Crow Holdings. The "Endangered Property" exemption allows for up to a 100 percent exemption of the city portion of the property taxes for up to a ten year period. To qualify for this exemption, the cost of rehabilitation must exceed 25 percent of the pre-rehabilitation value of the structure. The Landmark Commission determined that this application should be treated as an "Endangered Property" because the building was deteriorating due to vandalism, weather, and neglect, and the buildings small footprint resulted in a rehabilitation project that was cost prohibitive. In addition, the Nurse's Building was included on Preservation Dallas' 11 Most Endangered Properties list in 2006.

Per the Tax Code, the appraised value of the historic property on the city's certified appraisal roll prepared by the appraisal district as of December 31 of the year before the purchase by the new owner may be used if; 1) the property was previously exempt from taxation because of ownership by a tax exempt entity and 2) the new owner submits an application for tax exemption within three years after purchase.

The contract of sale is dated summer of 2006; therefore the 2005 market value is used as the base year for the exemption. The 2005 DCAD appraised value of the Nurse's Building was \$8,425,750, with an improvement value of \$25,400 and land value of \$8,400,350. The applicant invested approximately \$9,050,000 into the property. The renovated building serves as office space. Before the tax exemption may be initiated, expenditures must be verified.

FISCAL INFORMATION

Revenue: First year tax revenue foregone estimated at \$130,701 (estimated revenue foregone over ten years is \$1,307,011).

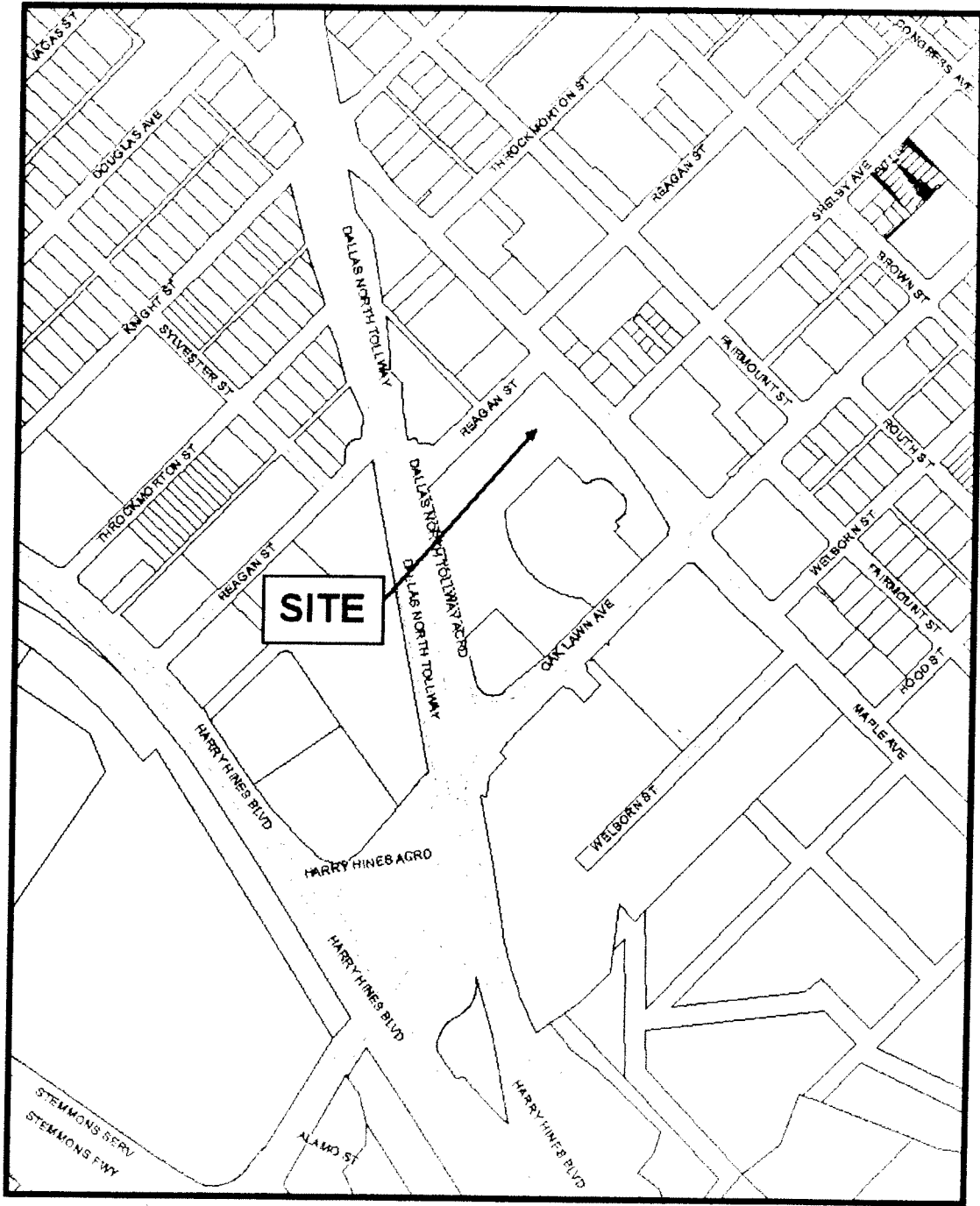
MAP

Attached



A. C. Gonzalez
Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
 - Mary K. Suhm, City Manager
 - Deborah Watkins, City Secretary
 - Thomas Perkins, City Attorney
 - Craig Kinton, City Auditor
 - Judge C. Victor Lander, Judiciary
 - Ryan S. Evans, First Assistant City Manager
 - Forest Turner, Assistant City Manager
 - Jill A. Jordan, P.E., Assistant City Manager
 - Jeanne Chipperfield, Chief Financial Officer
 - Theresa O'Donnell, Director Sustainable Development & Construction
 - Karl Zavitkovsky, Director, Office of Economic Development
 - Hammond Perot, Assistant Director, Office of Economic Development
 - Helena Stevens-Thompson, Assistant to the City Manager



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Linda Koop, Ann Margolin, Steve Salazar

SUBJECT **Development of a workforce training program related to the International Inland Port of Dallas**

At the June 9 Council meeting, you will consider an agenda item to authorize the acceptance of a Workforce Investment Act from the U.S. Department of Labor Employment and Training Administration for the creation of a workforce training pilot program for the International Inland Port of Dallas (IIPOD).

The City of Dallas was awarded an \$186,000 Workforce Investment Act earmark in the FY09 Department of Labor, Health and Human Services and Education Appropriations bill. The funds are to be used for a workforce training pilot program to develop entry-level logistics skills for workers in the IIPOD area, and the program will be mirrored after a successful venture in Tarrant County.

Under this grant, \$186,000 is available for the creation of the pilot program and the performance period is May 1, 2010 through October 31, 2011. The City of Dallas intends to partner with Cedar Valley College and WorkForce Solutions- Greater Dallas to create a pilot program to offer workforce training for over 100 individuals. The program is geared to Southern Dallas residents who have less than a high school education.

At the successful completion of the 40-hour module, individuals will be Certified Logistics Associates (1st class) or Certified Logistics Technicians (which requires successful completion of the previous class). Each class will be approximately 4 weeks, consisting of 19-hours of classroom time and 21 hours of on-line (self-paced) instruction.

Should you have any questions, please contact me at (214) 670-3314.

A.C. Gonzalez
Assistant City Manager

C: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom Perkins, City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, OED
Hammond Perot, Assistant Director, OED
Helena Stevens-Thompson, Asst to the CMO

Memorandum



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www.dallascityhall.com
www.bids.dallascityhall.org

Date June 4, 2010

To Members of the Economic Development Committee: Ron Natinsky, (Chair), Tennell Atkins (Vice Chair), Jerry R. Allen, Dwaine R. Caraway, Sheffie Kadane, Linda Koop, Ann Margolin and Steve Salazar

Subject FYI – Business Inclusion and Development Performance Report

Attached for your information is the Business Inclusion and Development Plan Performance Report for October 2009 through March 2010. Included in this attachment is a detail of the dollars being spent in each category.

Should you have any questions, please contact me at (214) 670-7804.

A handwritten signature in black ink, appearing to read 'Jeanne Chipperfield'.

Jeanne Chipperfield
Chief Financial Officer

Attachment

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Helena Stevens-Thompson, Assistant to the City Manager
Ade Williams, Director, Business Development and Procurement Services

**Business Development and Procurement Services
Business Inclusion and Development Performance Report
Reporting Period : October 2009 - March 2010
COUNTY**

GOALS	25.00%		25.66%		36.30%		23.80%		18.00%		Total	
	Construction		Architectural & Engineering		Professional Services		Other Services		Goods		Total	
	\$ Amount	% of Total	\$ Amount	% of Total	\$ Amount	% of Total	\$ Amount	% of Total	\$ Amount	% of Total	\$ Amount	% of Total
ALL DEPARTMENTS												
Dallas (Local)												
African American	2,244,010	3.3	1,255,706	5.0	3,013,256	12.2	4,385,583	9.2	1,346,836	3.8	12,245,391	6.1
Hispanic	4,105,974	6.1	5,530,360	21.8	241,790	1.0	4,536,404	9.6	546,050	1.5	14,960,578	7.5
Asian	162,590	0.2	3,033,744	12.0	58,365	0.2	1,523,412	3.2	731,247	2.1	5,509,358	2.8
Native American	6,675,863	9.9	0	0.0	0	0.0	8,150	0.0	62,525	0.2	6,746,538	3.4
Other	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total MBE	13,188,437	19.6	9,819,810	38.7	3,313,411	13.4	10,453,549	22.0	2,686,658	7.6	39,461,865	19.7
Caucasian Women	5,405,517	8.0	1,037,355	4.1	180,268	0.7	399,171	0.8	1,586,330	4.5	8,608,641	4.3
Total M/WBE	18,593,954	27.6	10,857,165	42.8	3,493,679	14.1	10,852,720	22.9	4,272,988	12.0	48,070,506	24.0
Total Encumbrance	67,285,948		25,353,875		24,707,514		47,471,944		35,502,311		200,321,592	
Non-Local												
African American	635,258	0.7	407,390	10.8	171,385	3.4	3,913,886	11.2	439,119	0.6	5,567,038	2.6
Hispanic	1,922,502	2.0	500,226	13.2	170,264	3.3	1,599,367	4.6	644,778	0.9	4,837,137	2.3
Asian	40,000	0.0	0	0.0	125,517	2.5	0	0.0	33,772	0.0	199,289	0.1
Native American	115,000	0.1	27,800	0.7	0	0.0	9,935	0.0	0	0.0	152,735	0.1
Other	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total MBE	2,712,760	2.8	935,416	24.7	467,166	9.1	5,523,188	15.8	1,117,669	1.5	10,756,199	5.0
Caucasian Women	927,372	1.0	25,500	0.7	39,390	0.8	3,502,919	10.0	1,231,683	1.7	5,726,864	2.7
Total M/WBE	3,640,132	3.8	960,916	25.4	506,556	9.9	9,026,107	25.7	2,349,352	3.2	16,483,063	7.7
Total Encumbrance	97,061,110		3,782,101		5,113,913		35,058,082		73,408,406		214,423,612	
Local + Non-Local												
African American	2,879,268	1.8	1,663,096	5.7	3,184,641	10.7	8,299,469	10.1	1,785,955	1.6	17,812,429	4.3
Hispanic	6,028,476	3.7	6,030,586	20.7	412,054	1.4	6,135,771	7.4	1,190,828	1.1	19,797,715	4.8
Asian	202,590	0.1	3,033,744	10.4	183,882	0.6	1,523,412	1.8	765,019	0.7	5,708,647	1.4
Native American	6,790,863	4.1	27,800	0.1	0	0.0	18,085	0.0	62,525	0.1	6,899,273	1.7
Other	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total MBE	15,901,197	9.7	10,755,226	36.9	3,780,577	12.7	15,976,737	19.4	3,804,327	3.5	50,218,064	12.1
Caucasian Women	6,332,889	3.9	1,062,855	3.6	219,658	0.7	3,902,090	4.7	2,818,013	2.6	14,335,505	3.5
Total M/WBE	22,234,086	13.5	11,818,081	40.6	4,000,235	13.4	19,878,827	24.1	6,622,340	6.1	64,553,569	15.6
Total Encumbrance	164,347,058		29,135,976		29,821,427		82,530,026		108,910,717		414,745,204	