



CITY OF DALLAS

Memorandum

Date: June 18, 2010

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

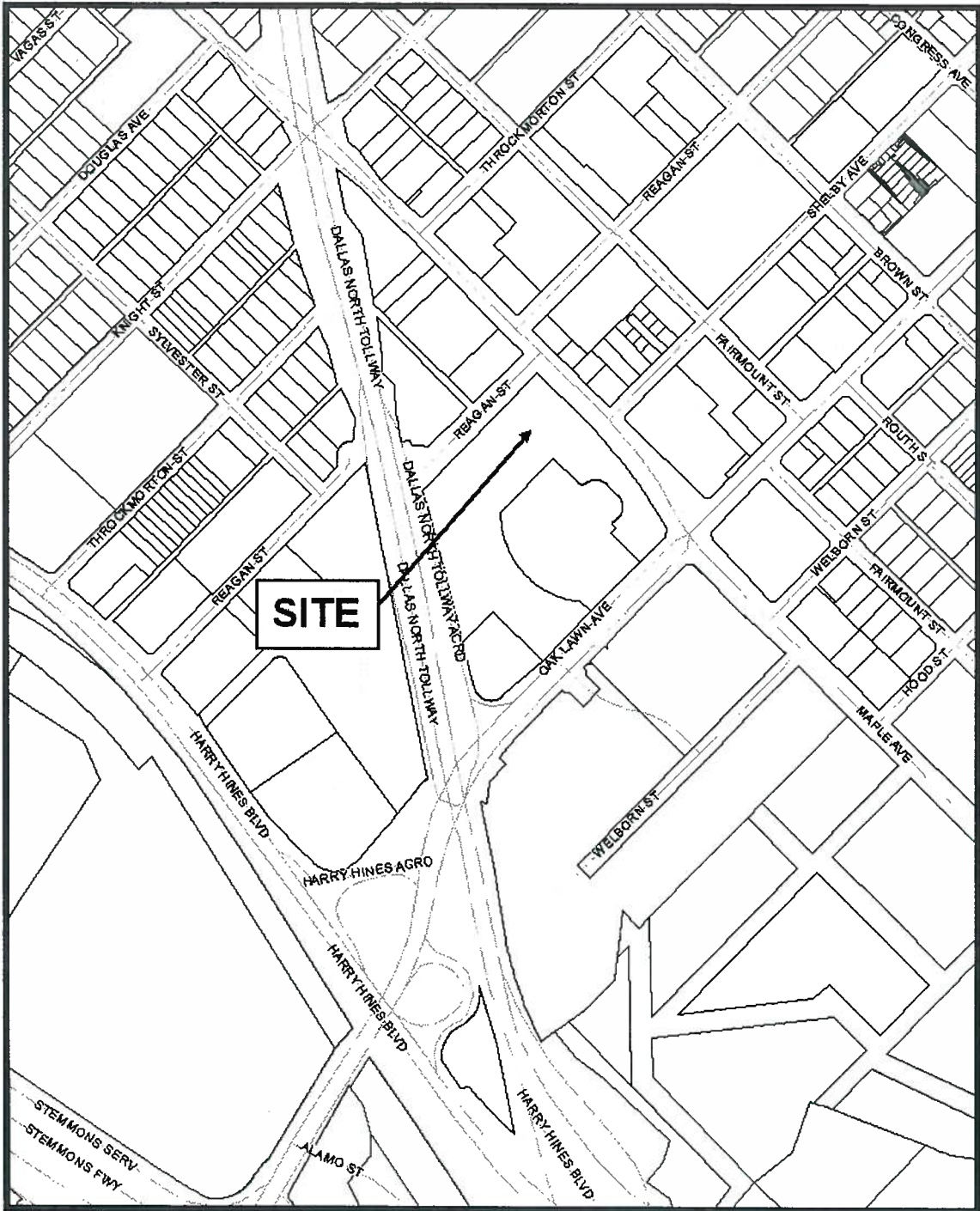
Subject: Historic Preservation Tax Incentive – 3819 (3849) Maple Avenue

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.



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SUBJECT **By-Laws for the Davis Garden TIF District – June 23, 2010 Council Agenda**

On June 23, 2010, City Council will consider approval of By-Laws for Tax Increment Financing Zone Number Sixteen (Davis Garden TIF District). The Davis Garden TIF Board of Directors adopted the By-Laws on September 10, 2009 and recommended City Council approval.

The Davis Garden TIF District was created by Ordinance No. 26799 on June 13, 2007. The TIF District Board of Directors is responsible for advising on development or redevelopment in the TIF District. Implementation of the Project Plan for the District shall be managed and controlled by the City Council based on the recommendations of the Board of Directors of the District.

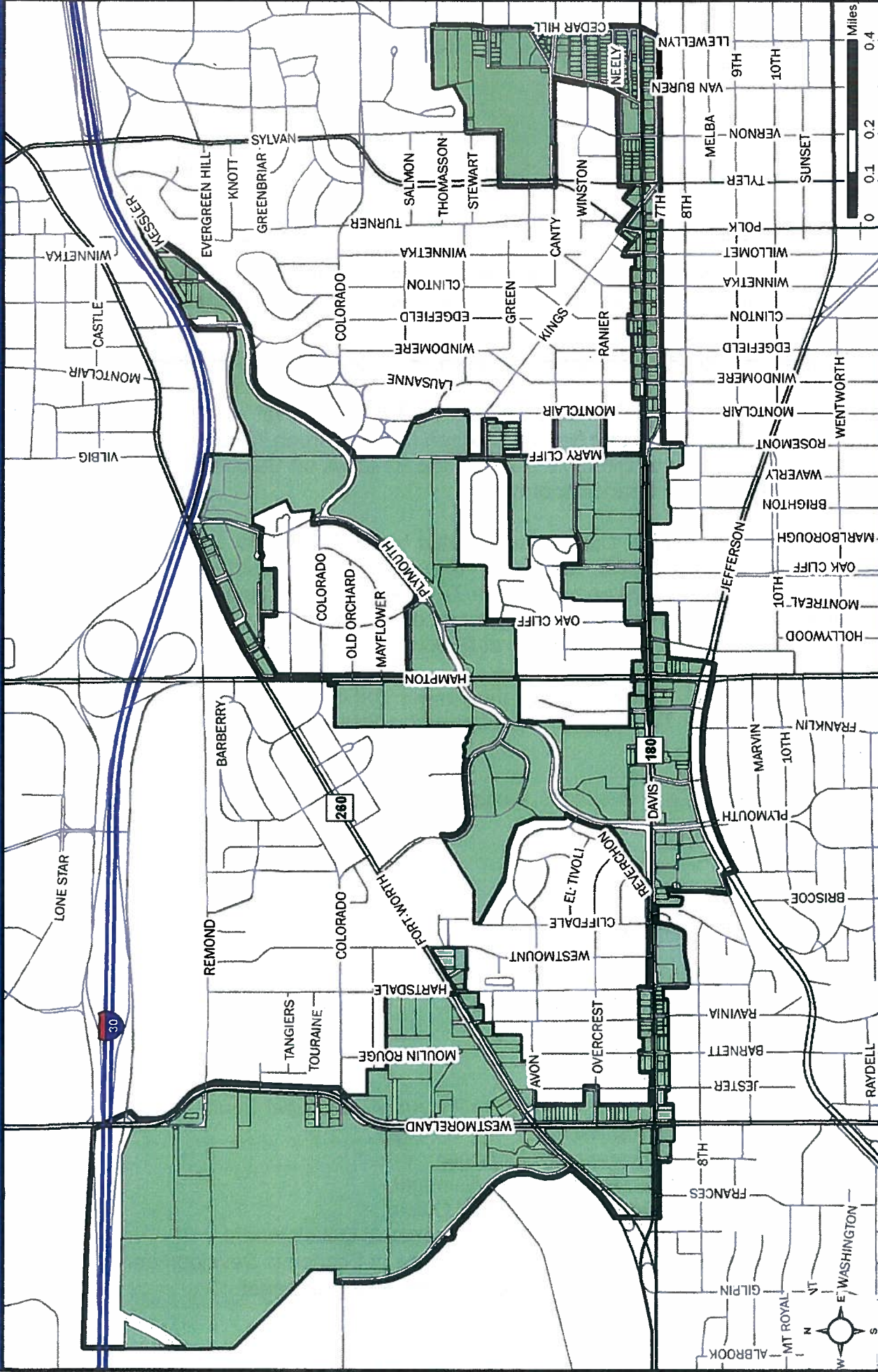
The TIF District By-Laws spell out the powers and duties of the Board of Directors. The By-Laws for TIF Districts have been standardized with little variation among Districts.

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


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Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

Davis Garden TIF District



City of Dallas - Office of Economic Development

Research & Information Division
 (214) 670-1685
<http://www.Dallas-EcoDev.org>

Created 1/15/05, Last Updated 11/5/05 - R216_Web_Map.JPG

Legend

- Davis Garden TIF Boundary
- Davis Garden TIF Parcels
- Primary Highway
- Secondary Highway
- Major Arterial
- Local Streets

Source: City of Dallas, 2007-08

City of Dallas
 Davis Garden TIF

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SUBJECT **By-Laws for the TOD TIF District – June 23, 2010 Council Agenda**

On June 23, 2010, City Council will consider approval of By-Laws for Tax Increment Financing Zone Number Seventeen (TOD TIF District). The TOD TIF Board of Directors adopted the By-Laws on April 22, 2010 and recommended City Council approval.

The TOD TIF District was created by Ordinance No. 27432 on December 10, 2008. The TIF District Board of Directors is responsible for advising on development or redevelopment in the TIF District. Implementation of the Project Plan for the District shall be managed and controlled by the City Council based on the recommendations of the Board of Directors of the District.

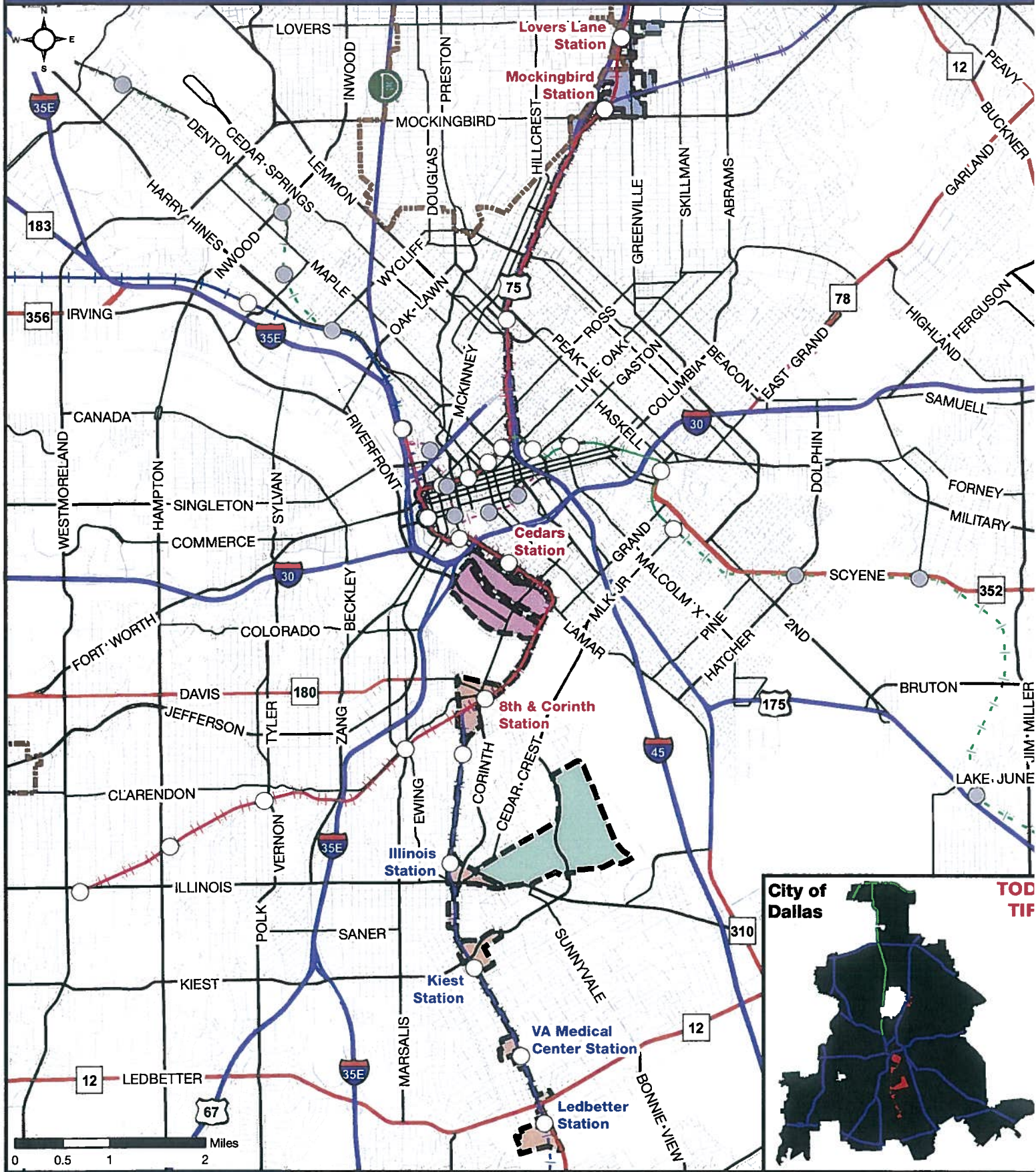
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TOD TIF: Overview Map



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

TOD TIF Subdistrict

- Cedar Crest
- Cedars West
- Lancaster Corridor
- Mockingbird-Lovers

- Rail Station
- Future Station
- DART Blue Line
- DART Red Line
- Trinity Railway Express

- DART Green Line
- DART Green Line Ext. (2010)
- DART Blue Line South Ext. (2018)
- DART D2 Line (2016)
- City of Dallas

- Freeway
- Highway
- Arterial
- Local Road

Source: Rail Lines - DART 2010; Bando - DCAD 2006; All Other Data - City of Dallas 2010

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SUBJECT: **Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with CCH Lamar Partners I, L.P., in association with redevelopment of the company's property located at 2901 S. Lamar Street in an amount not to exceed \$100,000 - June 23, 2010 Council Agenda**

On June 23, 2010, City Council will be asked to consider authorizing Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with CCH Lamar Partners I. L.P., in an amount not to exceed \$100,000.

City staff has been in negotiations with CCH Lamar Partners I, L.P. to redevelop its property, located at 2901 South Lamar Street for use as a production facility for the film, television and creative industries. The property consists of 150,000 square feet of vacant warehouse space and it is estimated that it will cost the owners \$398,000 to bring it up to the minimal level required for this type of use. CCH Lamar Partners I, L.P. is willing and able to enter into an agreement for operations related to the production of television series, feature films and related creative industry projects as well as businesses that are currently seeking facilities. Additional improvements estimated at approximately \$100,000 minimum. will likely be made by the lessees.

One television series and a series pilot have recently operated out of buildings located on the grounds of Fair Park. The buildings were designed for exhibition and not for television production, but have temporarily suited their needs. Due to the State Fair of Texas' existing contract and other upcoming obligations, Fair Park is not able to accommodate on-going production needs past current rental agreements. Not having the size and amount of production space needed to accommodate these productions has put Dallas at a competitive disadvantage. The proposed renovation of 2901 S. Lamar Street will allow the company to redevelop and convert the currently vacant property for higher use, adding value, security and the beginning of a gateway of new opportunity for the Cedars and the southern sector of the city.

The operation of an average television series means an average of 300 jobs (100 regular crew, plus on average 200 day players, police, extras & actors). Being located outside of Dallas inhibits the production's ability to efficiently and accurately portray Dallas in the filming of shows, when applicable.

A typical television series will spend approximately \$1,000,000 per episode locally. This is only the amount spent locally, not the overall budget. Using the standard multiplier of 2.3, the total economic impact from one episode is estimated at \$2,300,000.

A typical network television series order can vary from 13 to 22 episodes. Total economic impact from 13 episodes would be \$29,900,000 and \$50,600,000 for 22 episodes. The fiscal impact to the city from television production is calculated at \$2,262 per \$100,000 in spending, so one 22 episode series would account for approximately \$1,144,572 in fiscal impact.

FISCAL INFORMATION

\$100,000 - Public/Private Partnership Funds

STAFF

Janis Burklund, Manager, Dallas Film Commission

RECOMMENDATION

Staff recommends approval of the subject item.

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SUBJECT **TCDFW I20 II, LP – City Council Agenda Item No. 74, June 23, 2010**

MAIN TOPIC

Authorize an amendment to the 10 year real property tax abatement and infrastructure cost participation agreement with TCDFW I-20 II, LP to revise the start of the real tax abatement from January 1, 2010 to on or before January 1, 2012 and to adjust the job creation requirement to coincide with the modified period - Financing: No cost consideration to the City

BACKGROUND

Trammell Crow Company created a limited partnership, TCDFW I-20 II, LP, which invested approximately \$20 million by building a Silver LEED Certified 887,810 square foot distribution warehouse facility at 2320 Beckleymeade Avenue in 2008. This is the second of two warehouse distribution facilities Trammell Crow has erected on Beckleymeade Avenue. The Dallas City Council authorized a 90 percent real property tax abatement for ten years and a infrastructure cost participation incentive for this project. Due to difficult economic conditions this facility remains empty.

Trammell Crow sought incentives to make the project attractive to perspective tenants and ensure this facility is competitive with other suburban buildings. Trammell Crow is requesting that the City Council authorize an amendment to the existing agreement which would delay the start of the tax abatement period from January 1, 2010 to on or before January 1, 2012 and to adjust the job creation requirement to coincide with the modified tax abatement period. The owner is actively marketing the facility to tenants and believes the real property tax abatement is a critical incentive in attracting a tenant and keeping this facility competitive with other facilities in our suburban communities.

FISCAL INFORMATION

No cost consideration to the City.
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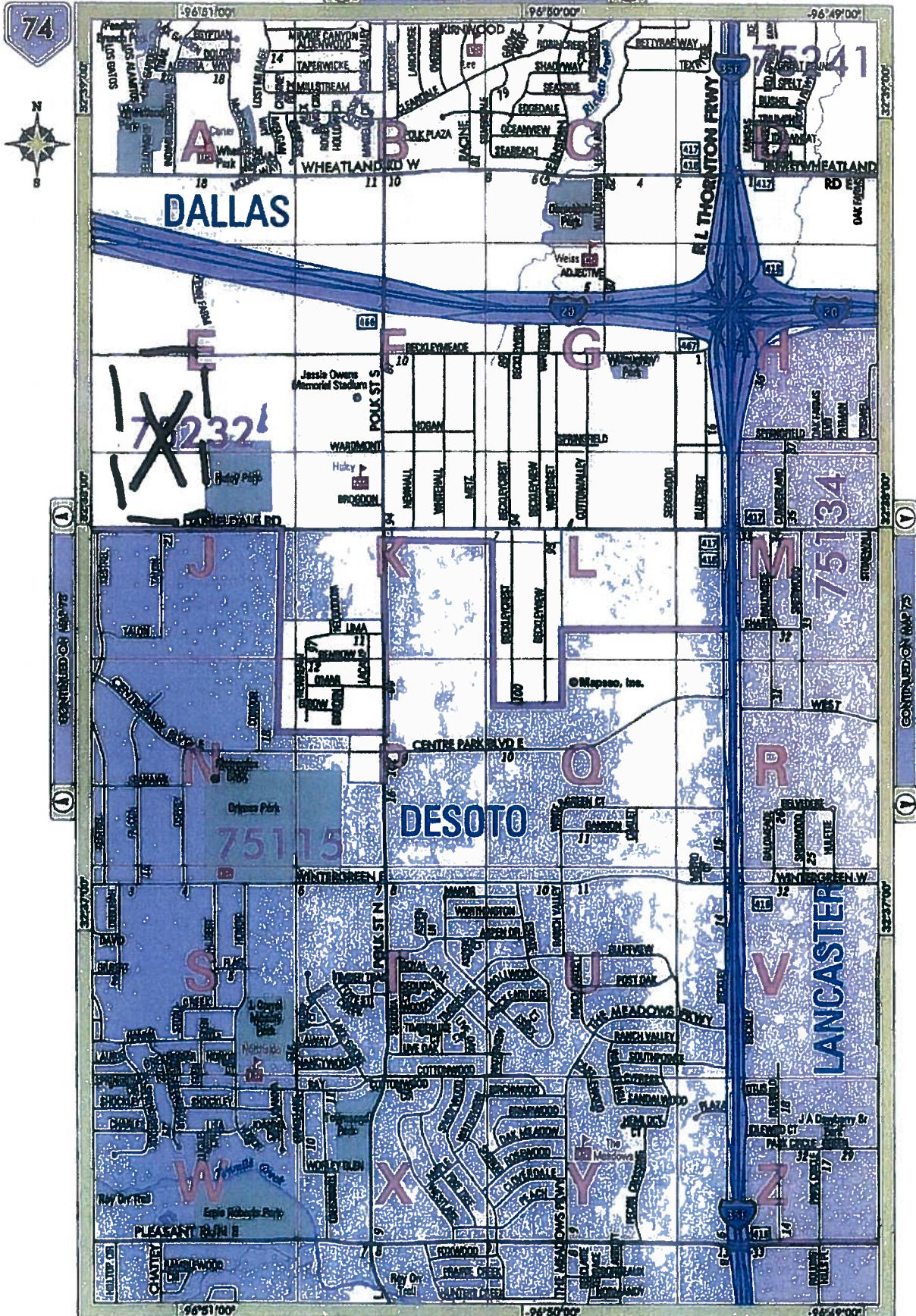

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TCDFW I-20 II, LP

CONTINUED ON MAP 1



74



CONTINUED ON MAP 75

CONTINUED ON MAP 75



CONTINUED ON MAP 21

