

DRAFT

Economic Development Committee

Meeting Record
June 16, 2008

The Economic Development and Housing 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: June 16, 2008 Meeting Start time: 9:34 AM

Committee Members Present:

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

Other Councilmembers Present:

David Neumann
Dr. Elba Garcia

Staff Present:

A.C. Gonzalez, Assistant City Manager
Mark Duebner, Executive General Manager,
City Manager's Office
Frank Poe, Director, Convention & Event
Services
Theresa O'Donnell, Director, Development
Services
Karl Zavitkovsky, Director, Office of
Economic Development
Dan Weber, Director, Aviation
Lee McKinney, Assistant Director, Office of
Economic Development
Verna Martin, Assistant Director, Office of
Economic Development

Guest Speakers:

Lee Jackson, Chancellor, University of
North Texas
Bill Corrado, Citigroup

AGENDA:

1. Approval of June 2 and 10, 2008 Minutes of the Economic Development Committee

Note: June 13, 2008 Agenda incorrectly stated approval of May 2 and 10, 2008 minutes. The correct dates were June 2 and 10 minutes.

Presenter(s):

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

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):

2. UNT Law School and Dallas Judicial Center

Presenter(s): Mark Duebner, Executive General Manager, City Manager's Office; Lee Jackson, Chancellor University of North Texas:

Action Taken/Committee Recommendation(s) Motion made to support the item.

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): Committee requested a map of the property, as well as the full scope of work that will take place.

**3. Convention Center Hotel Update including-
Developer Selection Status and recommendations
Operator Selection Process (In addition, closed Executive Session, pursuant to
Sections 551.071, 551.072, 551.087, Texas Open Meetings Act)**

Presenter(s): A.C. Gonzalez, Assistant City Manager; Frank Poe Director, Convention & Event Services; Mark Duebner, Executive General Manager, City Manager's Office; Bill Corrado, Citigroup:

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

Economic Development Committee went into closed Executive Session, pursuant to Sections 551.071, 551.072, and 551.087 of the Texas Open Meetings Act.

Executive Session Commenced: 10:48AM

Executive Session Ended: 11:45AM

Action Taken/Committee Recommendation(s): Motion made to direct staff to commence negotiation of a memorandum of understanding, for a period of 60 days, with Matthews Southwest to develop a convention center hotel;

If an agreement cannot be reached, to proceed with negotiations with the next ranked developer;

To proceed with the process for selection of an operator for the convention center hotel; and To report back to the Committee with a status update of the project:

Motion made by: Mr. Caraway

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):

4. City of Dallas Public Improvements Districts PID Policy Amendments

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

5. Gulfstream Aerospace Corporation Proposed Consolidated Lease at Love Field

Presenter(s): Dan Weber, Director, Aviation

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

6. MD Promenade, Inc. Proposed Lease/Operate Restaurant at Dallas Executive Airport

Presenter(s): Dan Weber, Director, Aviation

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

7. Jet Center of Dallas, LLC Proposed Lease/Operate Restaurant at Dallas Executive Airport

Presenter(s): Dan Weber, Director, Aviation

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

8. Southern Sector Task Force

Presenter(s): Lee McKinney, Assistant Director, Office of Economic Development

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

9. CBD Vacant Buildings Pilot and Registration

Presenter(s): Vernae Martin, Assistant Office of Economic Development

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

10. Abandonment Procedures and Fees

Presenter(s): Theresa O'Donnell, Director, Development Services

Action Taken/Committee Recommendation(s) Item was not discussed by the Committee.

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):

11. Upcoming City Council Agenda Items for June 25, 2008

- **By-Laws for the Fort Worth Avenue TIF District**
- **Authorize a Development Agreement with Bishop Colorado Retail Plaza, LP for the Development of a Retail Center at 1222 N. Bishop Avenue in the Oak Cliff Gateway TIF District**
- **Amendments to Resolution No. 07-2360, Dallas Independent School District (DISD) Cityplace Area TIF District**
- **Amend Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan to Clarify Affordable Housing Provision and Authorize a Development Agreement with Motor Street Apartments Limited Partnership-Southwestern Medical TIF District**
- **NCE Lake June & Masters, LP/Economic Development Grant**
- **Reimbursement resolution regarding convention center hotel expenses**

- **A Public Hearing to Receive Citizens' Comments Regarding the Renewal of the Vickery Meadow Public Improvement District and Consideration of Resolution Renewal of the Vickery Meadow PID**
- **A Public Hearing to Receive Citizens' Comments Regarding the Creation of the Lake Highlands Public Improvement District and Consideration of Resolution Creating the Lake Highlands PID**

Note: Item number 6, reimbursement resolution regarding convention center hotel expenses, of the upcoming City Council Agenda items was only one to be discussed by the Committee. Mr. Rasansky was not present for the discussion of this item due to a potential conflict of interest.

Action Taken/Committee Recommendation(s) Motion made to approve item number 6 of the upcoming City Council Agenda Items for June 25, 2008.

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):

Meeting Adjourned: 11:50 AM.

Approved By: _____
Ron Natinsky, Chair