

# Memorandum



CITY OF DALLAS

DATE August 14, 2009

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 and Steve Salazar

SUBJECT **Authorize One Special Economic Development Grant Agreement with The Plan Fund in the amount of \$33,000 and Two Community Based Non-Profit Economic Development Grant Agreements with the Cornerstone Crossroads Academy in the amount of \$35,000, and the Jubilee Park Community Center in the amount of \$35,000 and for the South Dallas/Fair Park Trust Fund FY 08-09 August 26, 2009 Council Agenda**

The Plan Fund is a 501 (c) (3) corporation with corporate offices located at 2801 Swiss Avenue, Suite 120, Dallas, Texas 75204. Founded in 1998, The Plan Fund “develops small business entrepreneurs through business training, on-going support and micro lending.” The stated mission of The Plan Fund is to “increase the entrepreneurial population of low to moderate income individuals, especially women, through micro lending, business development and training services in the underserved communities of Dallas County.” Grant funds will be used for the South Dallas/Fair Park Microfinance Project. Goals of the project are to disperse 7 business loans in 2009 and 20 business loans in 2010. Loans will be made to business located or to be located in the Trust Fund target area.

The Cornerstone Crossroads Academy is a 501 (c) (3) corporation located at 2815 S. Ervay St., Dallas, Texas 75215. Founded in 2006, the Academy is a faith based, 501 © (3) organization that educates and teaches “at-risk” high school students who have been unsuccessful in traditional settings. Students are referred from the South Dallas Juvenile Probation Officer, school counselors, churches and word of mouth. The stated goal of the Academy is to help students reach their full potential and graduate from high school. Seventy-five percent of the students will be from homes located in the Trust Fund target area.

The Jubilee Park Community Center is a 501 (c) (3) corporation located at 907 Bank Street Dallas, Texas 75233. Created in 1997, the mission of the Center is to improve the quality of life for families and individuals in a 62 block community bounded by interstate 30, Fair Park and East Grand Avenue through innovation in social, economic and community development that is comprehensive in scope and planning. The Jubilee Park Community Center is neither affiliated nor supported by any City of Dallas Department.

## **FISCAL INFORMATION**

South Dallas/Fair Park Trust Fund - \$103,000

## **OWNER(S)**

### **The Plan Fund**

Anthony Pace, Executive Director  
501 (c) (3) Corporation  
2891 Swiss Avenue, Suite 120  
Dallas, TX 75204

### **The Cornerstone Crossroad Academy**

James Beckett Jr., President  
501 (c) (3) Corporation  
2815 South Ervay  
Dallas, TX 75215

### **The Jubilee Park Community Center**

Stacy Welk, Executive Director  
501 (c) (3) Corporation  
907 Bank Street  
Dallas, TX 75215

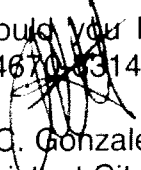
## **STAFF**

Lee McKinney, Assistant Director  
Leo Barron Hicks, Economic Development Analyst

## **RECOMMENDATION**

Staff recommends City Council approval of the above referenced Special Grant in the total amount of \$33,000, to the Plan Fund and two Community Based Non-Profit Grants in the total amount of \$35,000, to the Cornerstone Crossroads Academy and the total amount of \$35,000, to the Jubilee Park Community Center.

Should you have any questions concerning this information, please contact me at  
214670-3314.

  
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, Judiciary  
Ryan S. Evans, First Assistant City Manager  
Forest Turner, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jeanne Chipperfield, Director, Budget & Management Services  
Karl Zavitkovsky Director, Office of Economic Development  
Hammond Perot, Assistant Director, Office of Economic Development  
Helena Stevens-Thompson, Assistant to the City Manager



# Memorandum



DATE August 14, 2009

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 and Steve Salazar

SUBJECT **Call and Hold a Public Hearing to consider amendments to the TIF Reinvestment Zone Number Ten (Southwestern Medical TIF District) - August 26, 2009 & September 23, 2009 Council Agenda**

State law requires that if the boundaries of a TIF Reinvestment Zone increase or decrease the geographic area of the zone and/or increase the total estimated project costs of the TIF District, a public hearing must be called to allow all interested parties to speak in favor of or against the changes.

This action calls a public hearing on September 23, 2009 to consider modifications to the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan to:

- 1) increase the total budget by \$9,131,822, an increase from \$18,418,663 to \$27,550,485 (in 2006 dollars);
- 2) expand the Economic Development Grant Program to allow for grants or loans supporting higher density development and job creation;
- 3) correct the 2008 base value for the expanded boundary by \$1,651,102, an increase from \$44,823,262 to \$46,474,364 for the final certified roll;
- 4) make corresponding modifications to the budget and Southwestern Medical TIF District Project Plan and at the close of the public hearing and at the close of the public hearing on September 23, 2009, the City Council will consider an ordinance amending Ordinance Nos. 25965, 26204 and 27433 to reflect these changes.

At the close of the public hearing on September 23, 2009, the City Council will consider an ordinance amending Ordinance Nos. 25965, 26204 and 27433 to reflect these changes. On June 30, 2009, the Southwestern Medical TIF District Board of Directors passed a motion adopting an amended Project Plan and Reinvestment Zone Financing Plan and recommend City Council approval.

To complete the public improvements surrounding the potential development projects in the District, it is necessary to increase the total estimated project cost of the TIF District by \$9,131,822 (in 2006 dollars). All budget categories, except Administrative implementation category will increase by \$2,282,955 (2006 dollars); details of the budgeted categories are shown below:

Category	Estimated TIF Expenditure * (in 2006 Dollars)	Revised Estimated TIF Expenditure * (in 2006 Dollars)
Paving, streetscape, utilities, public-use improvements, design & engineering	\$7,856,291	\$10,139,246
Environmental remediation and demolition	\$580,900	\$2,863,856
Utility burial	\$3,000,000	\$5,282,955
Economic Development Grant	\$5,981,472	\$8,264,428
Administration and implementation	\$1,000,000	\$1,000,000
<b>Total Project Costs, excluding interest</b>	<b><u>\$18,418,663</u></b>	<b><u>\$27,550,485</u></b>

Further, the recommended Project Plan expands the Economic Development Grant Program to allow for grants or loans to: (1) job creation in the Bio-Medical industry; (2) offset the cost of affordable housing requirement; (3) attract retail or medical office development; and (4) offset the cost of parking for mixed-use, transit-oriented development, including development that provides additional linkages to existing transit services.

The Southwestern Medical TIF District represents the outgrowth of the City's effort to provide a model for redeveloping a former industrial and warehouse district to take full advantage of the expanding DART light rail system; to promote transit-oriented development, especially in areas that are major employment centers like the Medical District, to support job growth and to implement appropriate urban design standards.

Despite new residential construction, the Southwestern Medical TIF District as a whole continues to exhibit high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. TIF investment is intended to support redevelopment efforts by addressing these infrastructure needs.

**STAFF**

Karl Stundins, Manager, Area Redevelopment Division  
 Vasavi Mallena, Economic Development Analyst

**FISCAL INFORMATION**

No cost consideration to the City

**COUNCIL DISTRICT**

**RECOMMENDATION**

Staff recommends approval of item.

Should you have any further questions or concerns, 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  
Judge C. Victor Lander, Judiciary  
Ryan S. Evans, First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Forest Turner, Assistant City Manager  
Dave Cook, Chief Financial Officer  
Jeanne Chipperfield, Director, Budget & Management Services  
Karl Zavitkovsky Director, Office of Economic Development  
Hammond Perot, Assistant Director, Office of Economic Development  
Helena Stevens-Thompson, Assistant to the City Manager





# Memorandum



CITY OF DALLAS

[www.dallascityhall.com](http://www.dallascityhall.com)  
[www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)

**Date** August 14, 2009

**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 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 2008 through June 2009. During the first 9 months of FY 08-09 we are \$21,112,702 or 30% above the Minority/Women Business Enterprise (M/WBE) participation goal. 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 'D. Cook'.

David Cook  
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  
Victor Landers, Judiciary  
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  
(October 2008 - June 2009)**

**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
<b>ALL DEPARTMENTS</b>												
<b>Dallas (Local)</b>												
African American	7,141,378	5.1	1,873,763	2.1	2,113,999	14.4	4,201,888	14.6	609,418	0.7	15,940,446	4.4
Hispanic	26,999,617	19.3	8,012,123	9.1	536,092	3.6	4,145,633	14.4	1,671,996	1.8	41,365,461	11.4
Asian	1,170,633	0.8	4,175,039	4.7	98,430	0.7	2,122,230	7.4	1,110,110	1.2	8,676,442	2.4
Native American	1,326,301	0.9	28,000	0.0	0	0.0	0	0.0	45,025	0.0	1,399,326	0.4
Other	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total MBE</b>	<b>36,637,929</b>	<b>26.2</b>	<b>14,088,925</b>	<b>16.0</b>	<b>2,748,521</b>	<b>18.7</b>	<b>10,469,751</b>	<b>36.3</b>	<b>3,436,549</b>	<b>3.7</b>	<b>67,381,675</b>	<b>18.5</b>
Caucasian Women	17,873,750	12.8	4,337,307	4.9	100,717	0.7	530,354	1.8	650,605	0.7	23,492,733	6.5
<b>Total M/WBE</b>	<b>54,511,679</b>	<b>39.0</b>	<b>18,426,232</b>	<b>20.9</b>	<b>2,849,238</b>	<b>19.4</b>	<b>11,000,105</b>	<b>38.2</b>	<b>4,087,154</b>	<b>4.4</b>	<b>90,874,408</b>	<b>25.0</b>
Total Encumbrance	139,749,279		88,189,145		14,709,658		28,804,395		92,175,970		363,628,447	
<b>Non-Local</b>												
African American	1,682,443	1.1	1,990,584	7.8	600,000	7.4	2,978,023	7.2	35,262	0.0	7,286,312	2.2
Hispanic	1,605,895	1.1	118,225	0.5	0	0.0	18,658	0.0	1,421,475	1.4	3,164,253	1.0
Asian	164,801	0.1	0	0.0	15,000	0.2	95,729	0.2	44,320	0.0	319,850	0.1
Native American	70,860	0.0	1,100	0.0	0	0.0	10,542	0.0	6,000	0.0	88,502	0.0
Other	0	0.0	37,560	0.1	0	0.0	0	0.0	0	0.0	37,560	0.0
<b>Total MBE</b>	<b>3,523,999</b>	<b>2.3</b>	<b>2,147,469</b>	<b>8.4</b>	<b>615,000</b>	<b>7.6</b>	<b>3,102,952</b>	<b>7.5</b>	<b>1,507,057</b>	<b>1.5</b>	<b>10,896,477</b>	<b>3.3</b>
Caucasian Women	5,011,615	3.3	151,462	0.6	570,511	7.1	2,975,324	7.2	1,679,520	1.7	10,388,432	3.2
<b>Total M/WBE</b>	<b>8,535,614</b>	<b>5.6</b>	<b>2,298,931</b>	<b>9.0</b>	<b>1,185,511</b>	<b>14.7</b>	<b>6,078,276</b>	<b>14.7</b>	<b>3,186,577</b>	<b>3.1</b>	<b>21,284,909</b>	<b>6.5</b>
Total Encumbrance	151,287,243		25,524,595		8,060,438		41,215,309		101,386,422		327,474,006	
<b>Local + Non-Local</b>												
African American	8,823,821	3.0	3,864,347	3.4	2,713,999	11.9	7,179,911	10.3	644,680	0.3	23,226,758	3.4
Hispanic	28,605,512	9.8	8,130,348	7.1	536,092	2.4	4,164,291	5.9	3,093,471	1.6	44,529,714	6.4
Asian	1,335,434	0.5	4,175,039	3.7	113,430	0.5	2,217,959	3.2	1,154,430	0.6	8,996,292	1.3
Native American	1,397,161	0.5	29,100	0.0	0	0.0	10,542	0.0	51,025	0.0	1,487,828	0.2
Other	0	0.0	37,560	0.0	0	0.0	0	0.0	0	0.0	37,560	0.0
<b>Total MBE</b>	<b>40,161,928</b>	<b>13.8</b>	<b>16,236,394</b>	<b>14.3</b>	<b>3,363,521</b>	<b>14.8</b>	<b>13,572,703</b>	<b>19.4</b>	<b>4,943,606</b>	<b>2.6</b>	<b>78,278,152</b>	<b>11.3</b>
Caucasian Women	22,885,365	7.9	4,488,769	3.9	671,228	2.9	3,505,678	5.0	2,330,125	1.2	33,881,165	4.9
<b>Total M/WBE</b>	<b>63,047,293</b>	<b>21.7</b>	<b>20,725,163</b>	<b>18.2</b>	<b>4,034,749</b>	<b>17.7</b>	<b>17,078,381</b>	<b>24.4</b>	<b>7,273,731</b>	<b>3.8</b>	<b>112,159,317</b>	<b>16.2</b>
Total Encumbrance	291,036,522		113,713,740		22,770,096		70,019,704		193,562,392		691,102,454	