

**DRAFT**

# **Special-Called Economic Development Committee**

**Meeting Record**

**June 12, 2009**

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:** June 12, 2009      **Meeting Start time:** 2:39 PM

**Committee Members Present:**

Ron Natinsky  
Tennell Atkins  
Sheffie Kadane  
Mitchell Rasansky  
Steve Salazar  
Jerry Allen  
Dwayne Caraway

**Staff Present:**

AC Gonzalez, Assistant City Manager  
Karl Zavitkovsky, Director, Economic  
Development  
Theresa O'Donnell, Director, Development  
Services  
David Cossum, Assistant Director,  
Development Services  
Peer Chacko, Assistant Director,  
Development Services  
Bert Vandenberg, Assistant City Attorney,  
City Attorney's Office

**Other Council Members Present:**

**3. Historic Preservation Tax Incentive for 501 2<sup>nd</sup> Avenue – Hickory Street Annex**

**Presenter(s):** Theresa O'Donnell, Director, Development Services; Peer Chacko, Assistant Director, Development Services; Bert Vandenberg, Assistant City Attorney, City Attorney's Office:

**Action Taken/Committee Recommendation(s):** Motion to deny

**Motion made by:** Mr. Rasansky

**Motion seconded by:** Mr. Atkins

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

**Follow-up (if necessary):**

**4. 1600 Pacific Avenue LTV Tower Project – Downtown Connection TIF District**

**Presenter(s):** AC Gonzalez, Assistant City Manager, City Manager's Office; Karl Zavitkovsky, Director, Economic Development:

**Action Taken/Committee Recommendation(s):** Motion to deny

**Motion made by:** Mr. Rasansky

**Motion seconded by:** Mr. Allen



**Meeting Adjourned: 4:33 PM.**

**Approved By: \_\_\_\_\_  
Ron Natinsky, Chair**



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**Economic Development**  
**Committee**  
**Meeting Record**  
**June 15, 2009**

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:** June 15, 2009      **Meeting Start time:** 9:38 AM

**Committee Members Present:**

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

**Other Council Members Present:**

David Neumann  
Carolyn Davis

**Staff Present:**

AC Gonzalez, Assistant City Manager  
Ramon Miguez, Assistant City Manager  
Karl Zavitkovsky, Director, Economic Development  
Frank Poe, Director, Dallas Convention & Event Services  
Mark Duebner, Executive General Manager  
Alan Hendrix, P.E, Assistant Director, Public Works & Transportation

**Visitors:**

Bill Corrado, Citigroup  
Jeff Leuschel, Partner - McCall, Parkhurst & Horton L.L.P

**1. Approval of June 1, 2009 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):**

**3. Mountain Creek Area Projects Update**

**Presenter(s):** Ramon Miguez, Assistant City Manager; Alan Hendrix, P.E, Assistant Director, Public Works & Transportation:

**Action Taken/Committee Recommendation(s):** Motion to recommend continued development on thoroughfare projects in the Mountain Creek Area and Merrifield Road Extension.

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**Motion made by: Mr. Salazar**  
Item passed unanimously: X

Item failed unanimously: \_\_\_\_\_

**Follow-up (if necessary):**

**Motion seconded by: Mr. Atkins**  
Item passed on a divided vote: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**2. Convention Center Hotel Update and Move Forward: Setting Parameters for Bond Sale**

**Presenter(s): AC Gonzalez, Assistant City Manager, City Manager's Office; Frank Poe, Director, Dallas Convention & Event Services; Mark Duebner, Executive General Manager; Bill Corrado, Citigroup; Jeff Leuschel, Partner - McCall, Parkhurst & Horton L.L.P:**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item

**Motion made by: Mr. Caraway**  
Item passed unanimously: X

Item failed unanimously: \_\_\_\_\_

**Follow-up (if necessary):**

**Motion seconded by: Mr. Allen**  
Item passed on a divided vote: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

- Councilman Atkins requested further information on the Operator Agreement specifically with key money contribution from Omni.
- Councilman Salazar requested additional information on: participating M/WBE firms, breakdown of qualifications for potential M/WBE firms, and FTE assigned or hired to date.
- Councilman Nuemann requested further information on: Build America Bonds, Interest sensitivity of the 5.50% set in the parameters(p. 20), and further understanding of the financial security for Hotel Revenue Bonds(Appendix, p. 73)
- Councilwoman Koop requested a cheat sheet on the debt bonds
- Councilman Natinsky requested a reserve funds chart with estimates and projections as it pertained to the summary of Risk Factors and Mitigants(Appendix, p. 79)

**4. Main Street District FOCUS Retail Program**

**Presenter(s): Karl Zavitkovsky, Director, Economic Development:**

**Action Taken/Committee Recommendation(s):** No action was taken on this item

**Motion made by: Mr. Atkins**  
Item passed unanimously: X

Item failed unanimously: \_\_\_\_\_

**Follow-up (if necessary):**

**Motion seconded by: Mr. Kadane**  
Item passed on a divided vote: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**5. Historic Preservation Tax Incentive for 501 2<sup>nd</sup> Avenue – Hickory Street Annex**  
**Presenter(s): Theresa O'Donnell, Director, Development Services:**

**Action Taken/Committee Recommendation(s):** Item was not discussed by 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. 1600 Pacific Avenue LTV Tower Project – Downtown Connection TIF District**  
**Presenter(s): Karl Zavitkovsky, Director, Economic Development:**

**Action Taken/Committee Recommendation(s):** Item was not discussed by 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. Regulation of Vehicle Immobilization(Booting) on Private Parking Lots**  
**Presenter(s): John Brunk, Assistant Director, Public Works & Transportation:**

**Action Taken/Committee Recommendation(s):** Item was not discussed by 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. Ridge/Boundary Amendment Agreement with City of Lancaster**  
**Presenter(s): Karl Zavitkovsky, Director, Economic Development:**

**Action Taken/Committee Recommendation(s):** Item was not discussed by 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):**

**Meeting Adjourned: 11:43 AM.**

**Approved By: \_\_\_\_\_  
Ron Natinsky, Chair**



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# **Special-Called Economic Development Committee**

**Meeting Record  
June 16, 2009**

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**Meeting Date:** June 16, 2009      **Meeting Start time:** 4:05 PM

**Committee Members Present:**

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

**Other Council Members Present:**

Pauline Medrano

**Staff Present:**

Ramon Miguez, Assistant City Manager  
John Brunk, Assistant Director, Public Works & Transportation

**Public Speakers:**

Tony Street, Owner, YO Ranch Steakhouse  
Tom Bruce, West End Association  
Jonathan Hetzel, Madison Partners LLC  
Eric Ward, VP, Parking Company of America  
Barry Annino, President, Deep Ellum Foundation

**6. Regulation of Vehicle Immobilization (Booting) on Private Parking Lots**

**Presenter(s):** Ramon Miguez, Assistant City Manager; John Brunk, Assistant Director, Public Works & Transportation:

**Action Taken/Committee Recommendation(s):** Motion to move to council agenda with the modification that (1) a vehicle immobilization service may use a video audit system as an alternative to providing a receipt for payment of a parking fee; and, (2) staff will monitor immobilization complaints, and report back to the Transportation and Environment Committee within twelve months.

**Motion made by:** Mr. Allan

Item passed unanimously: X

Item failed unanimously: \_\_\_\_\_

**Motion seconded by:** Mr. Atkins

Item passed on a divided vote: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

- Councilman Rasansky requested a report on how many parking lots and spaces are in Downtown Dallas and number of complaints.

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- **Councilman Natinsky requested more information on parking lot signs with a pictorial graphic and for the requirements of parking lot signs (i.e.: per ft. or space)**

**Meeting Adjourned: 5:27 PM.**

**Approved By: \_\_\_\_\_  
Ron Natinsky, Chair**