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
Dwaine Caraway

Other Council Members Present:

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

3. Historic Preservation Tax Incentive for 501 2nd 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
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):

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
Item passed unanimously: X  Item passed on a divided vote: 
Item failed unanimously:  Item failed on a divided vote: 
Follow-up (if necessary):

1. **Supergraphics Amendments**
Presenter(s): Theresa O’Donnell, Director, Development Services; David Cossum, Assistant Director, Development Services:

**Action Taken/Committee Recommendation(s):** Motion made to support ordinance amending the supergraphic provisions of Downtown Special Provision Sign District.

Motion made by: **Mr. Caraway**  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):
- Councilmember Caraway requested research modifications of wallscape signs to benefit Southern Dallas as part of Phase II, as well as, more research for a “Lights, Camera, Action!” feel in downtown Dallas.

5. **Ridge/Boundary Amendment Agreement with City of Lancaster**
Presenter(s): AC Gonzalez, Assistant City Manager, City Manager’s Office; Karl Zavitkovsky, Director, Economic Development:

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

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):

2. **Downtown FOCUS Retail Program Proposal: Downtown Connection TIF District Budget**
Presenter(s): AC Gonzalez, Assistant City Manager, City Manager’s Office; Karl Zavitkovsky, Director, Economic Development:

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

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: 4:33 PM.

Approved By: ______________________
Ron Natinsky, Chair
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 failed unanimously:   
Item passed on a divided vote:   
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.
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  
Motion seconded by: Mr. Allen

Motion made by: Mr. Salazar  
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):
- 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  
Motion seconded by: Mr. Kadane

Motion made by: Mr. Salazar  
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):
5. **Historic Preservation Tax Incentive for 501 2nd 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
Special-Called Economic Development Committee
Meeting Record
June 16, 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 16, 2009       Meeting Start time: 4:05 PM

Committee Members Present:
Ron Natinsky
Tennell Atkins
Sheffie Kadane
Mitchell Rasansky
Steve Salazar
Jerry Allen
Dwaine 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

Motion seconded by: Mr. Atkins
Item passed on a divided vote: _____

Item failed unanimously: _____
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.
• 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