

Memorandum



DATE August 13, 2010

TO Members of the Economic Development Committee:
Ron Natinsky (Chair), Tennell Atkins (Vice-Chair), Dwaine Caraway, Jerry R. Allen,
Sheffie Kadane, Mitchell Rasansky, Linda Koop, Steve Salazar

SUBJECT **Enterprise Zone Project Designations - City Council Agenda – August 25, 2010**

On August 25, 2010, the City Council will consider nominating Mary Kay Inc., The Neiman-Marcus Group, Inc., JPMorgan Chase & Co. and Laboratory Corporation of America (LabCorp) to the Office of the Governor Economic Development and Tourism as Enterprise Zone Projects pursuant to the Texas Enterprise Zone Act.

The designation will allow for a rebate of state sales and use taxes of up to \$2,500 per job created or retained for each project/company based on qualified expenditures the company makes over a five-year period. This rebate program has no cost consideration to the City of Dallas.

Local communities must nominate a company as an Enterprise Project for it to be eligible to participate in the Enterprise Zone Program. Legislation limits the number of project allocations to the state and local communities per biennium. Communities with a population of less than 250,000 may nominate up to six projects per state biennium while those with a population of 250,000 or more may nominate up to nine projects per state biennium with a statewide maximum of 105 projects. The state accepts applications quarterly with deadlines on the first working day of March, June, September and December. There are presently 25 project designations remaining statewide for the biennium ending August 31, 2011 assuming all of the applications submitted at the last deadline of June 1, 2010 are approved.

Project Details

Company	Address	Jobs	Investment
Mary Kay Inc.	1330 Regal Row 22113 Connector Dr.	650 Retained	\$40 Million
Neiman-Marcus Group	4121 Pinnacle Park Drive	450-500 Retained 90-100 New	\$4.7 Million
JPMorgan Chase & Co.	2200 Ross Ave 700 North Pearl Street	753 Retained	\$1.5 Million
LabCorp	7777 Forest Lane	350 Retained	\$11.5 Million

Incentives

Authorize an Enterprise Zone Project application for State of Texas incentives.

Proposed Estimated Schedule of the Project

Project Start	September 2010
End of Designation	December 2015

Fiscal Information

No Cost Consideration to the City

Staff

J. Hammond Perot, Assistant Director
Christopher O'Brien, Sr. Coordinator

Recommendation

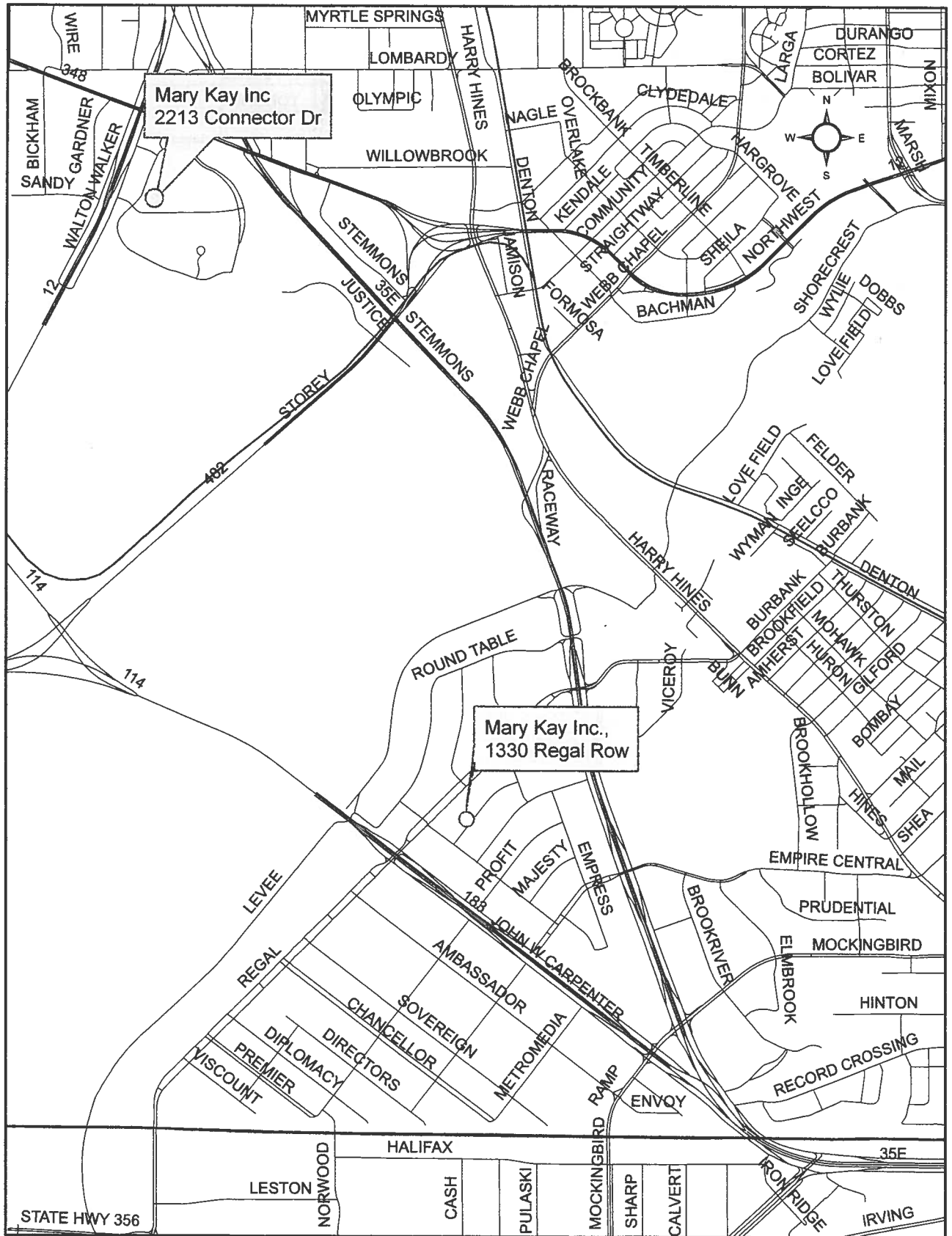
Staff recommends approval of the subject item. Please contact me if you have any questions at 214-670-3314.



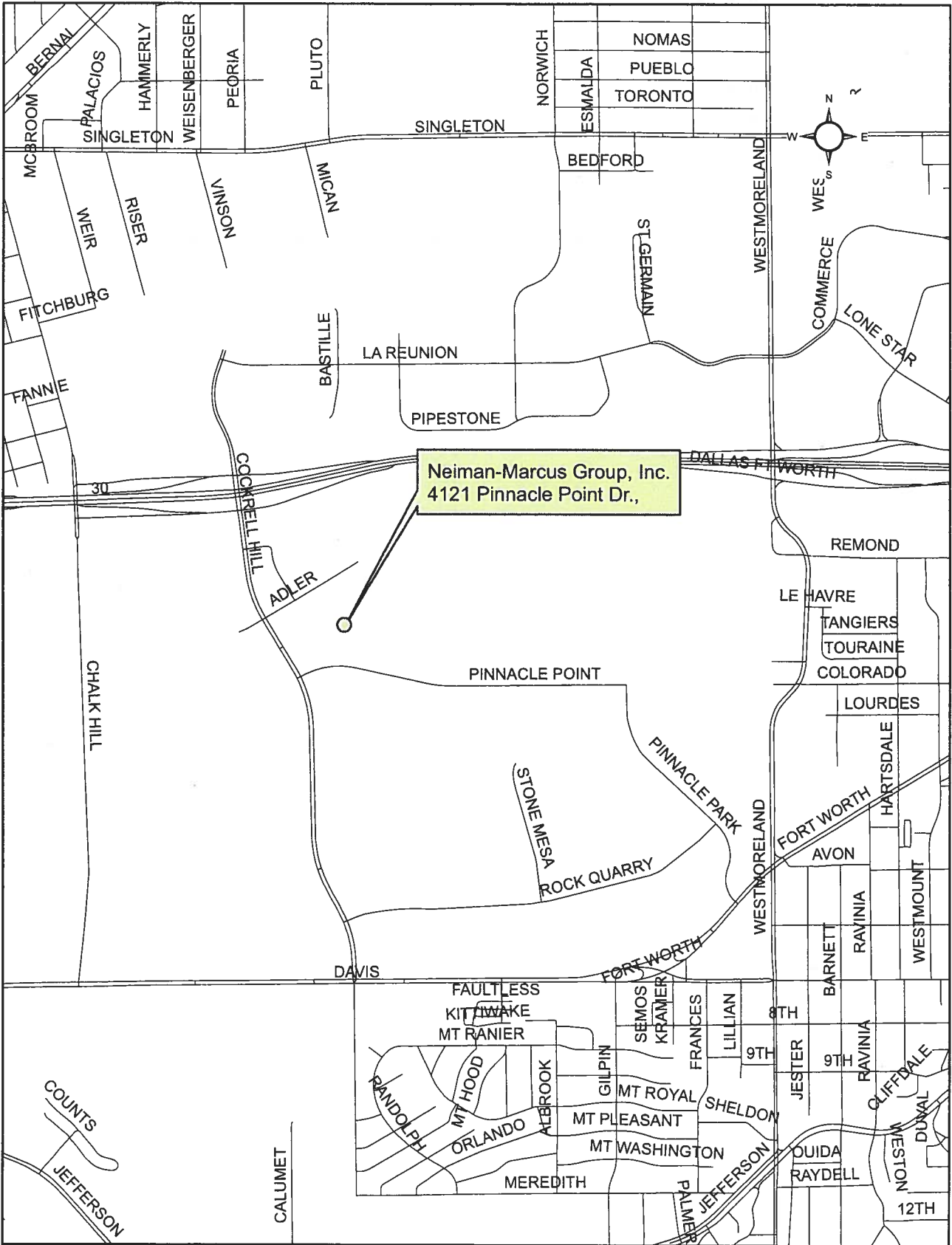
A.C. Gonzalez
Assistant City Manager

- C: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom Perkins, City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

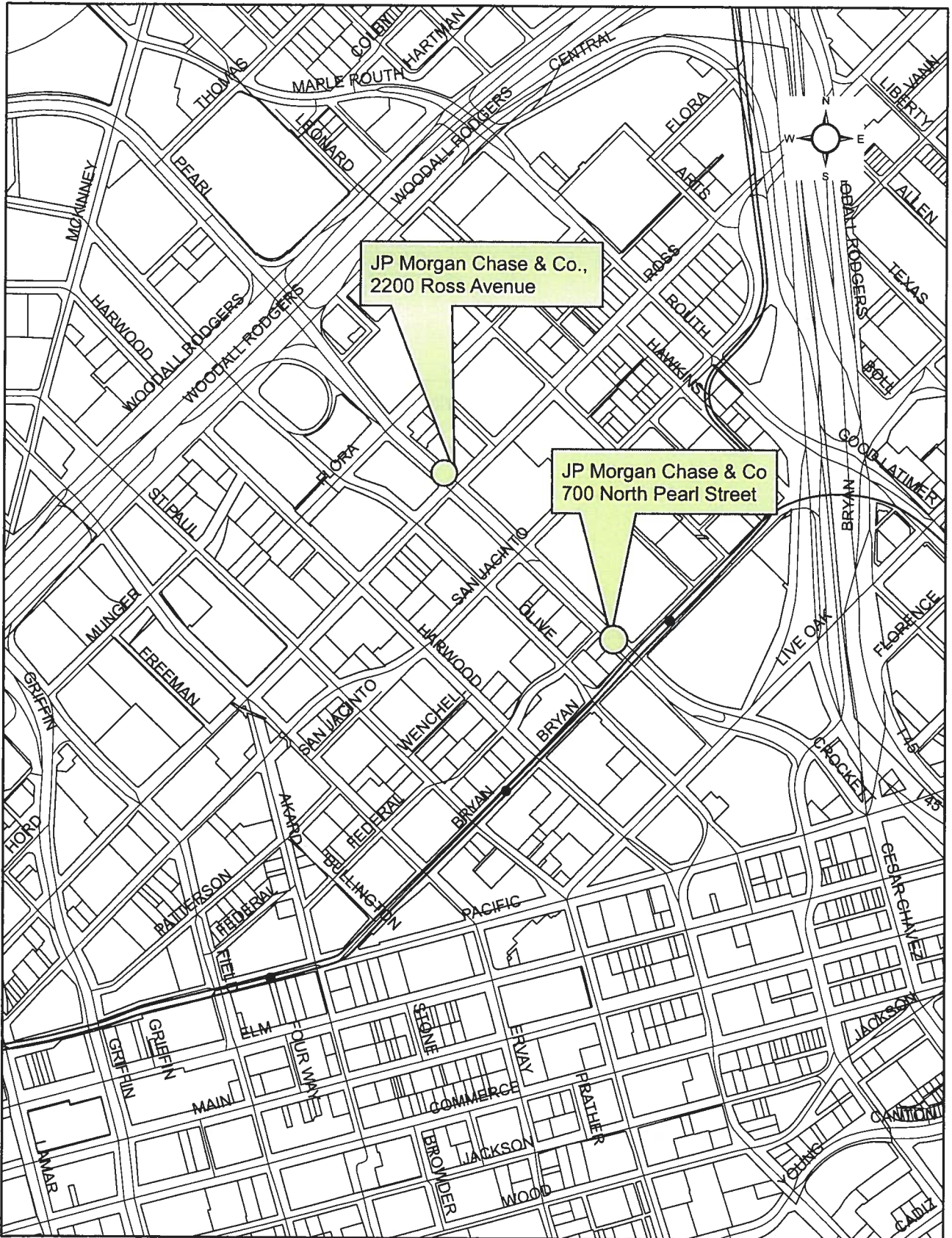
Mary Kay Inc., 1330 Regal Row and 2213 Connector Dr



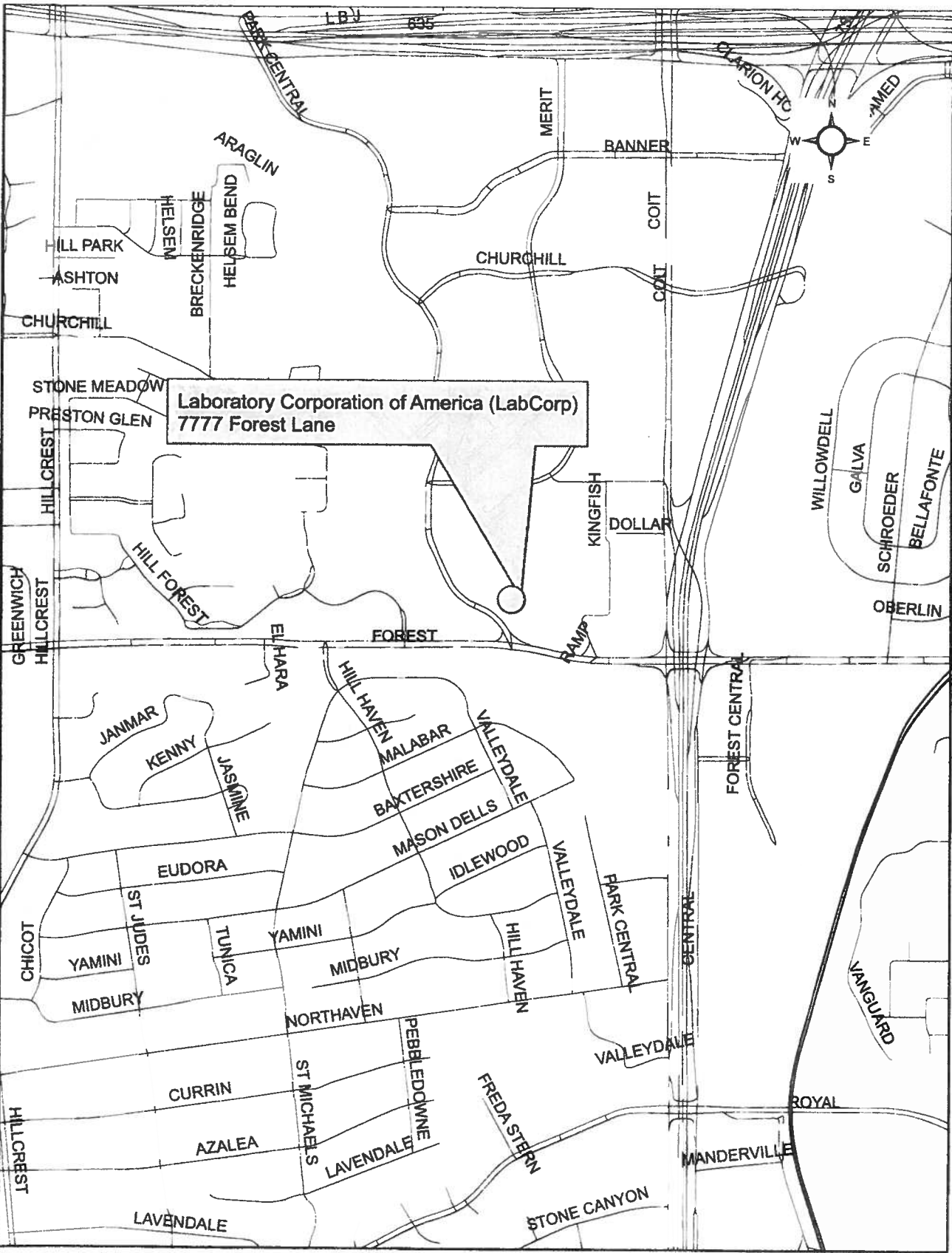
The Neiman-Marcus Group, Inc. 4121 Pinnacle Point Drive



JP Morgan Chase & Co., 2200 Ross Avenue & 700 North Pearl Street



Laboratory Corporation of America (LabCorp) 7777 Forest Lane



Memorandum



DATE August 13, 2010

TO Members of the Economic Development Committee: Ron Natinsky (Chair),
Tennell Atkins (Vice-Chair), Dwaine Caraway, Jerry R. Allen, Sheffie Kadane,
Linda Koop, Ann Margolin, Steve Salazar

SUBJECT **Authorization of an Interlocal Agreement between the City of Dallas and Cedar Valley College related to a workforce training program.**

At the August 25 Council meeting, you will consider an agenda item to authorize an Interlocal agreement between the City of Dallas and the Dallas County Community College District's Cedar Valley College for the administration and operation of a U.S. Department of Labor workforce training grant.

The City of Dallas was awarded an \$186,000 Workforce Investment Act earmark in the FY09 Department of Labor, Health and Human Services and Education Appropriations bill. The funds are to be used for a workforce training pilot program to develop entry-level logistics skills for workers in the IIPOD area, and the program will be mirrored after a successful venture in Tarrant County.

The City of Dallas will partner with Cedar Valley College for the operations and administration of the workforce training program. As the City is recognized by the Department of Labor as the grantee, it will complete all necessary federal reporting requirements to ensure compliance with the federal regulations. Other duties of City staff include general coordination, participant recruitment, procuring curriculum and ensuring that partners are reimbursed.

Cedar Valley College, as a teaching institution, will be providing teachers for the classes, locations for classes, the necessary computers needed during class-time, and a coordinator who will maintain the records of the participants (and forwarding information as needed to the City of Dallas).

The City will also work with Greater Dallas Workforce Solutions. Greater Dallas Workforce Solutions will conduct assessments and check eligibility of participants, which are activities it regularly undertakes. The assessments assure that participants have the base level skills (a 10th grade reading and math level) necessary to successfully complete the program.

Approximately 130 participants will complete the workforce training. Each class is 40 hours, and will be conducted in one week, with five eight-hour days.

Cedar Valley College will be reimbursed costs not to exceed \$128,362 for its partnership in the program. Greater Dallas Workforce Solutions does not charge for its services.

Should you have any questions, 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
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
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 13, 2010

TO Members of the Economic Development Committee: Ron Natinsky (Chair), Tennell Atkins (Vice Chair), Dwaine Caraway, Jerry R. Allen, Sheffie Kadane, Linda Koop, Ann Margolin, Steve Salazar

SUBJECT **Approval of the addition of properties into the North Oak Cliff Municipal Management District (MMD) – August 25, 2010 Council Agenda**

On August 25, 2010, City Council will consider approval the addition of properties located at 3319, 3321, and 3325 Fort Worth Avenue; 3231, 3223, and 3215 Adbritian Drive; 3217 and 3205 West Colorado Boulevard; and 1433 North Westmoreland Road (shown in **Exhibit A**) into the North Oak Cliff Municipal Management District (North Oak Cliff MMD) subject to approval of the MMD Board.

The North Oak Cliff MMD was created as a special law district of the State of Texas under Section 59, Article XVI, of the Texas Constitution and subsequently codified in Special District Local Laws Code, Chapter 3884, (the "Act"), and the North Oak Cliff MMD's powers and duties include, among others, those of a municipal management district operating under Chapter 375, Texas Local Government Code.

The Act allows the addition or removal of property within the MMD if approved by the City and the owners of the property being added or removed.

A petition requesting City consent to the addition of certain properties near IH-30 and Westmoreland Road acquired by SLF III/INCAP, L.P. after the initial creation of the MMD was received by the City and determined to have met the requirements of the Act. The properties are part of an overall master planned development The Canyon in Oak Cliff, of which the majority of the site is within the existing MMD boundary.

This action would approve the addition of those properties, subject to approval by the MMD Board once appointed. The MMD Board structure has been outlined in the Act and requires representation from property owners. It is anticipated that appointments will be brought forward for Council consideration in the near future.

On February 11, 2009, City Council passed resolutions declaring the City of Dallas' support of and consent to the creation of three municipal management districts (MMDs) subject to certain limitations. In the 2009 session, the State

Legislature passed bills creating the Cypress Waters MMD, North Oak Cliff MMD, and Trinity River West MMD.

City support for the creation of the MMDs was conditioned on having certain limitations and City oversight built into the creating legislation for the three MMDs. The legislation for each MMD required that a development and operating agreement between the district and City be negotiated and executed after the district's board was organized but before the MMD could undertake any projects, issue bonds, impose taxes, levy assessments or fees, or borrow money.

Once the MMD Board is in place, the City can begin negotiating the development and operating agreement. The approval to add property into the North Oak Cliff MMD boundary as petitioned by owners can be considered in advance of this agreement.

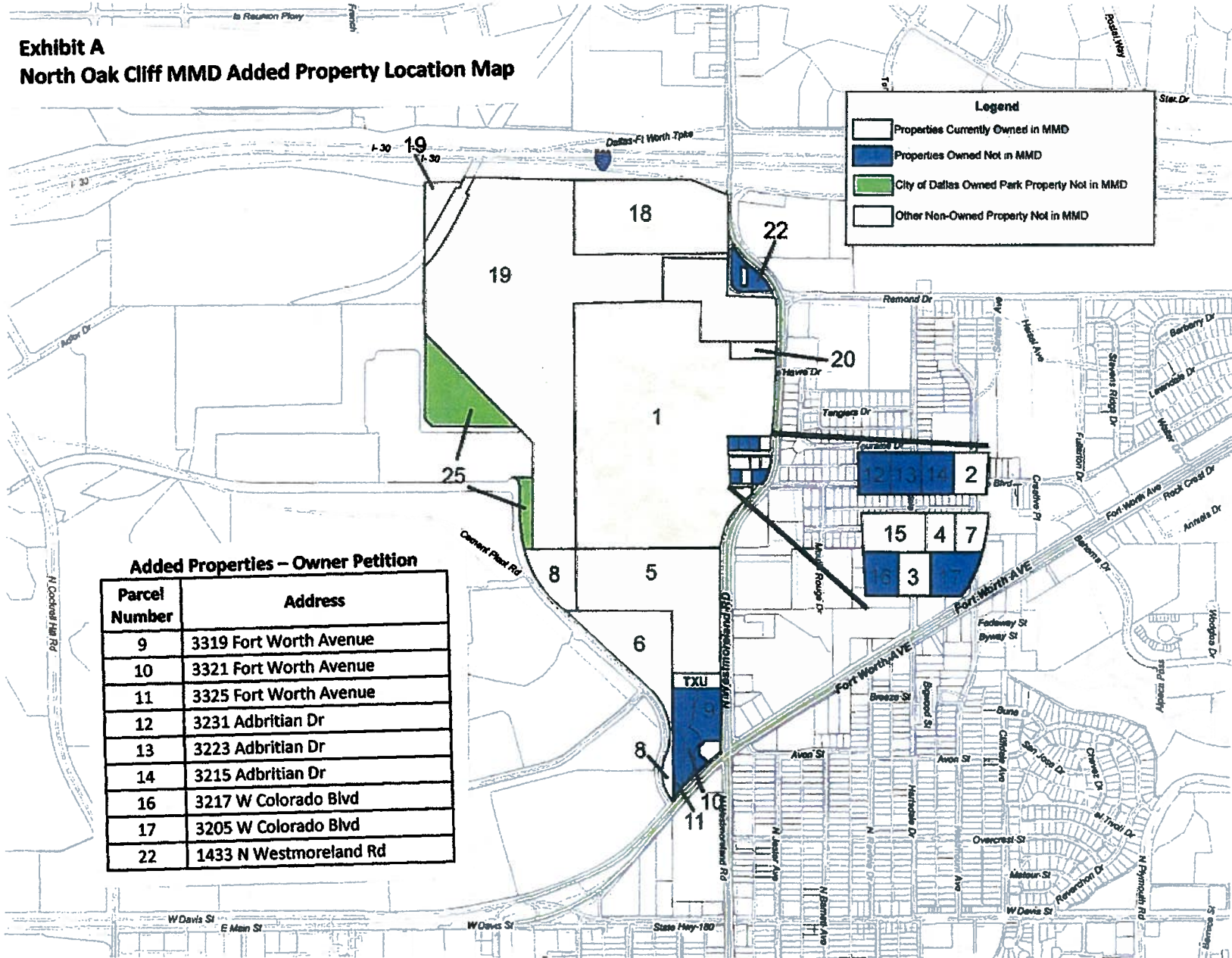
Should you have any questions, please contact me at (214) 670-3314.



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
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

Exhibit A
North Oak Cliff MMD Added Property Location Map



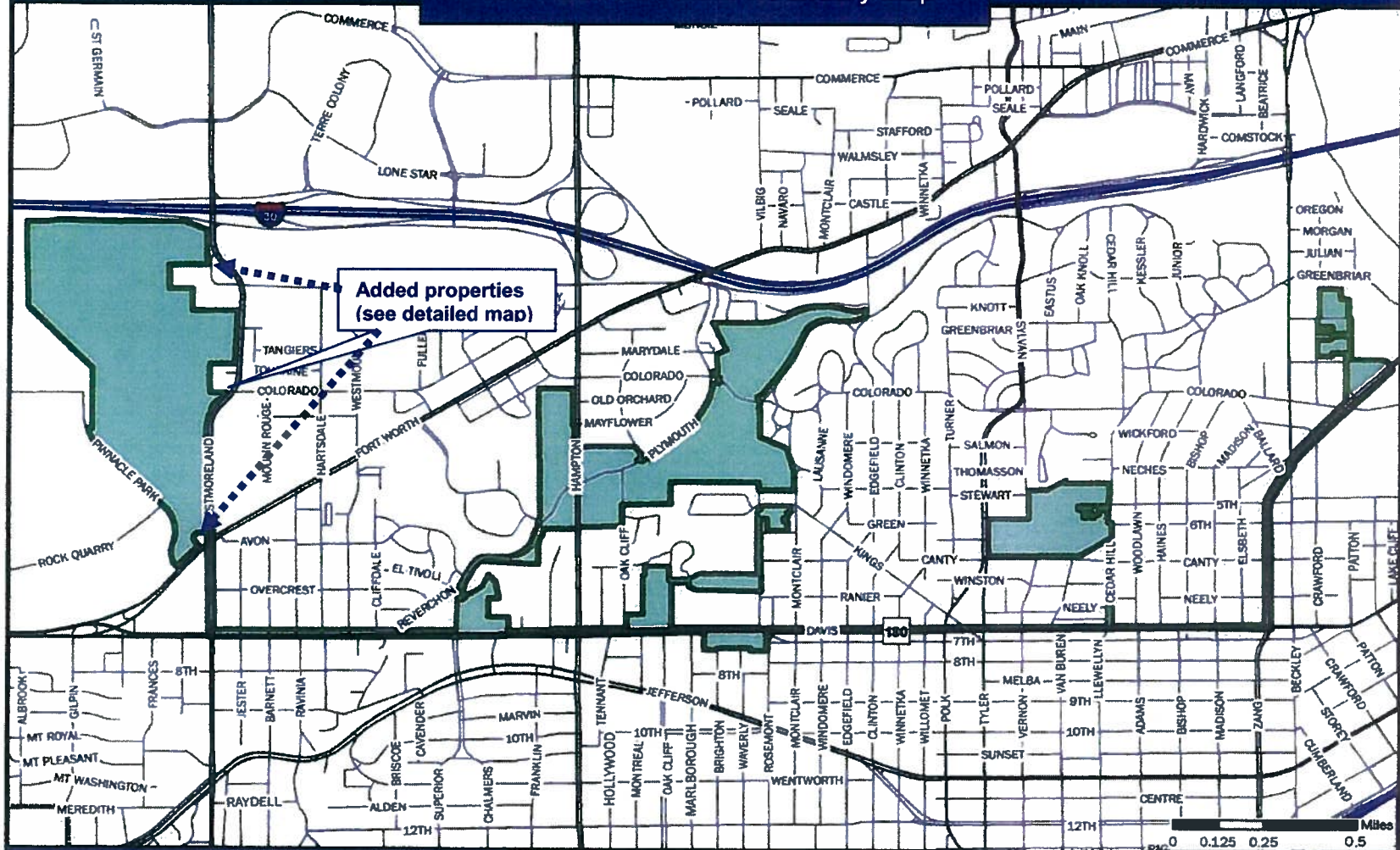
Legend

- Properties Currently Owned in MMD
- Properties Owned Not in MMD
- City of Dallas Owned Park Property Not in MMD
- Other Non-Owned Property Not in MMD

Added Properties – Owner Petition

Parcel Number	Address
9	3319 Fort Worth Avenue
10	3321 Fort Worth Avenue
11	3325 Fort Worth Avenue
12	3231 Adbritian Dr
13	3223 Adbritian Dr
14	3215 Adbritian Dr
16	3217 W Colorado Blvd
17	3205 W Colorado Blvd
22	1433 N Westmoreland Rd

North Oak Cliff MMD Boundary Map



Dallas Office of Economic Development

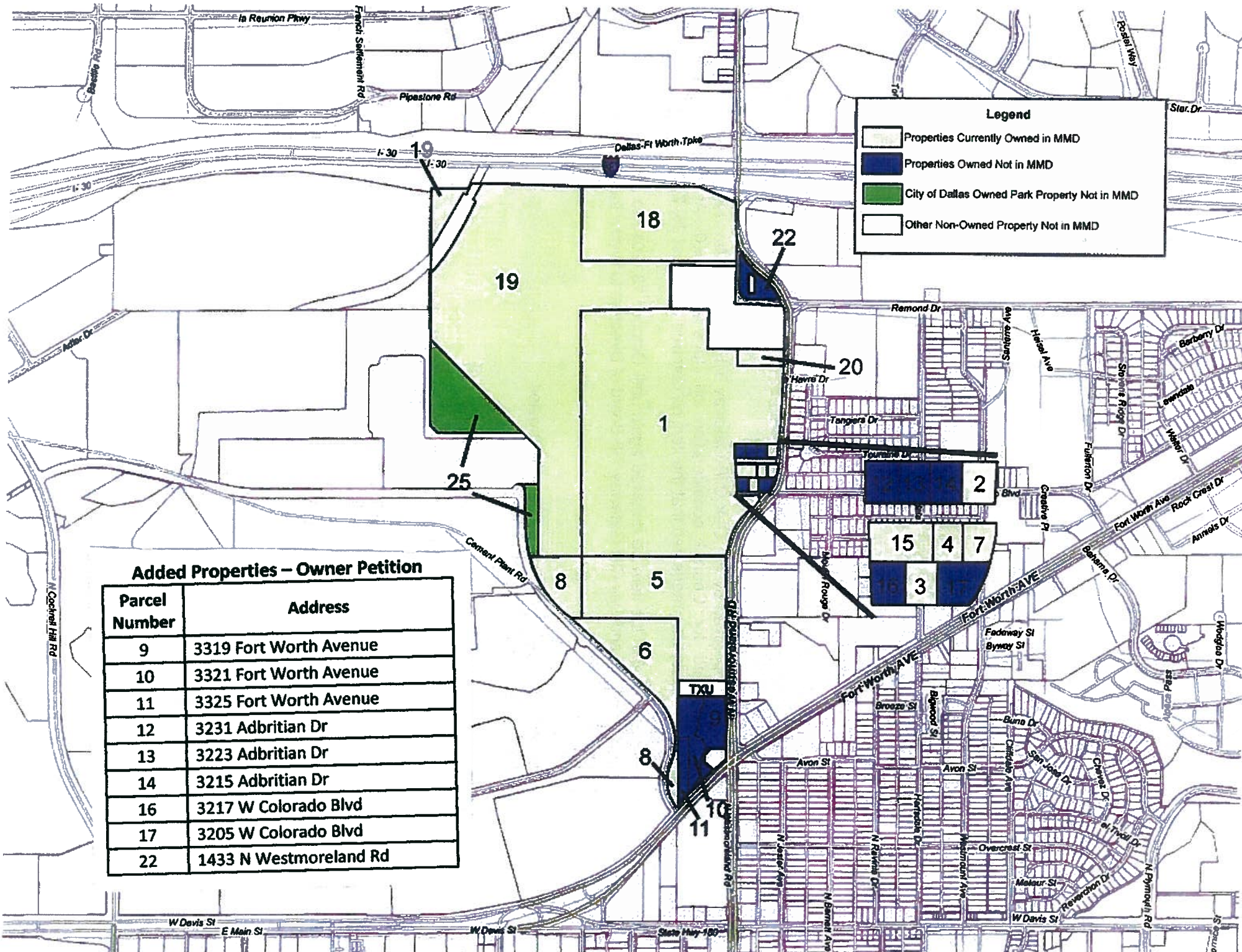


Research & Information Division
 (214) 670-1635
<http://www.Dallas-EcoDev.org>

Legend

- MMD Boundary
- City of Dallas
- Primary Highway
- Secondary Highway
- Major Arterial
- Local Streets

Source: Aerial photos - NCTCOG, 2007; Boundary - INCAP Fund, LLC, 2009; All Other Data - City of Dallas, 2009



Legend

- Properties Currently Owned in MMD
- Properties Owned Not in MMD
- City of Dallas Owned Park Property Not in MMD
- Other Non-Owned Property Not in MMD

Added Properties – Owner Petition

Parcel Number	Address
9	3319 Fort Worth Avenue
10	3321 Fort Worth Avenue
11	3325 Fort Worth Avenue
12	3231 Adbritian Dr
13	3223 Adbritian Dr
14	3215 Adbritian Dr
16	3217 W Colorado Blvd
17	3205 W Colorado Blvd
22	1433 N Westmoreland Rd

Memorandum



DATE: August 13, 2010

TO: Members of the Economic Development Committee:
Ron Natinsky (Chair), Tennell Atkins (Vice Chair), Jerry R. Allen, Dwaine Caraway, Sheffie Kadane, Ann Margolin, Linda Koop, and Steve Salazar

SUBJECT: **Proposed deferral of Council items to authorize a development agreement with Hydrogen on Tilden, LLC; Oak Cliff Gateway TIF District; Agenda Item, August 25, 2010**

The development group has requested a further delay of the Hydrogen on Tilden project to work with neighborhood leaders on design changes to the site in order to reduce the parking and to improve street presence.

This project was approved by the Oak Cliff Gateway TIF board on May 14, 2010, and was originally scheduled for Council consideration on June 23, 2010. At that meeting, Councilmember Neumann requested that the item be deferred to August 25, 2010.

Staff is requesting that the item be deferred again until October 13, 2010 to allow all design issues to be resolved and Oak Cliff Gateway TIF Board of Directors to review the project again.

STAFF

Karl Stundins, Manager, Area Redevelopment Division
Pam Thompson, Economic Development Analyst

RECOMMENDATION

Staff recommends deferring this item until October 13, 2010. Please contact me if you have any questions.



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, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager