

Memorandum



DATE September 18, 2009

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 **Maple/Mockingbird Tax Increment Financing District Final Project and Reinvestment Zoning Financing Plan - September 23, 2009 Council Agenda**

As part of the statutory process for TIF Districts, state law requires that a Final Project Plan and Reinvestment Zone Financing Plan (the "Plan") be developed for the TIF District and approved by the City Council after it has been prepared and adopted by the Board of Directors of the District. The Plan forecasts planned private development, describes the public infrastructure improvement program for the District, and details public improvement spending.

Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird Tax Increment Financing District) was created by Ordinance No. 27435, approved by City Council on December 10, 2008. The Maple/Mockingbird TIF District (the District) is located in an area southwest of Love Field Airport and northwest of the Southwestern Medical Center.

The District was established to encourage the redevelopment of obsolete multi-family and commercial buildings, inadequate retail centers, and underutilized industrial facilities in the area between Love Field Airport and the medical district to the southwest. This district will promote the development of denser, pedestrian-oriented residential development, expansion of retail activity and support of existing medical related uses while taking advantage of DART's expanding light rail system (two stations in or near Maple/Mockingbird area).

The Project Plan and Reinvestment Zone Financing Plan forecasts the planned private development projects and public infrastructure improvement expenditures over its 25-year term. The City of Dallas will contribute approximately \$47,238,950 in total dollars (\$23,589,322 NPV 2009 dollars) to the TIF District. It is expected that Dallas County will contribute approximately \$7,930,758 in total dollars (\$4,191,044 NPV 2009 dollars) to the TIF District. The TIF Project Plan Improvements include line items for infrastructure/utility improvements, environmental remediation and demolition, affordable housing, retail/high density development grant program, and administration and implementation.

It is estimated that with City and County participation, the cumulative increased property value is expected to reach approximately \$553 million during the life of the TIF District. This includes approximately \$361 million in increased taxable value attributable to new private investment and \$192 million in increased taxable value due to property appreciation. Additionally, approximately \$47 million (total dollars) in incremental sales tax revenue is anticipated to be generated as a result of new retail development in the District.

On August 24, 2009, the Maple/Mockingbird TIF District Board of Directors reviewed and recommended adoption of the Maple/Mockingbird Project Plan and Reinvestment Zone Financing Plan.

STAFF

Karl Stundins, Manager, Area Redevelopment Division
Tamara L. Leak, Economic Development Analyst

RECOMMENDATION

Staff recommends approval of the subject item.

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

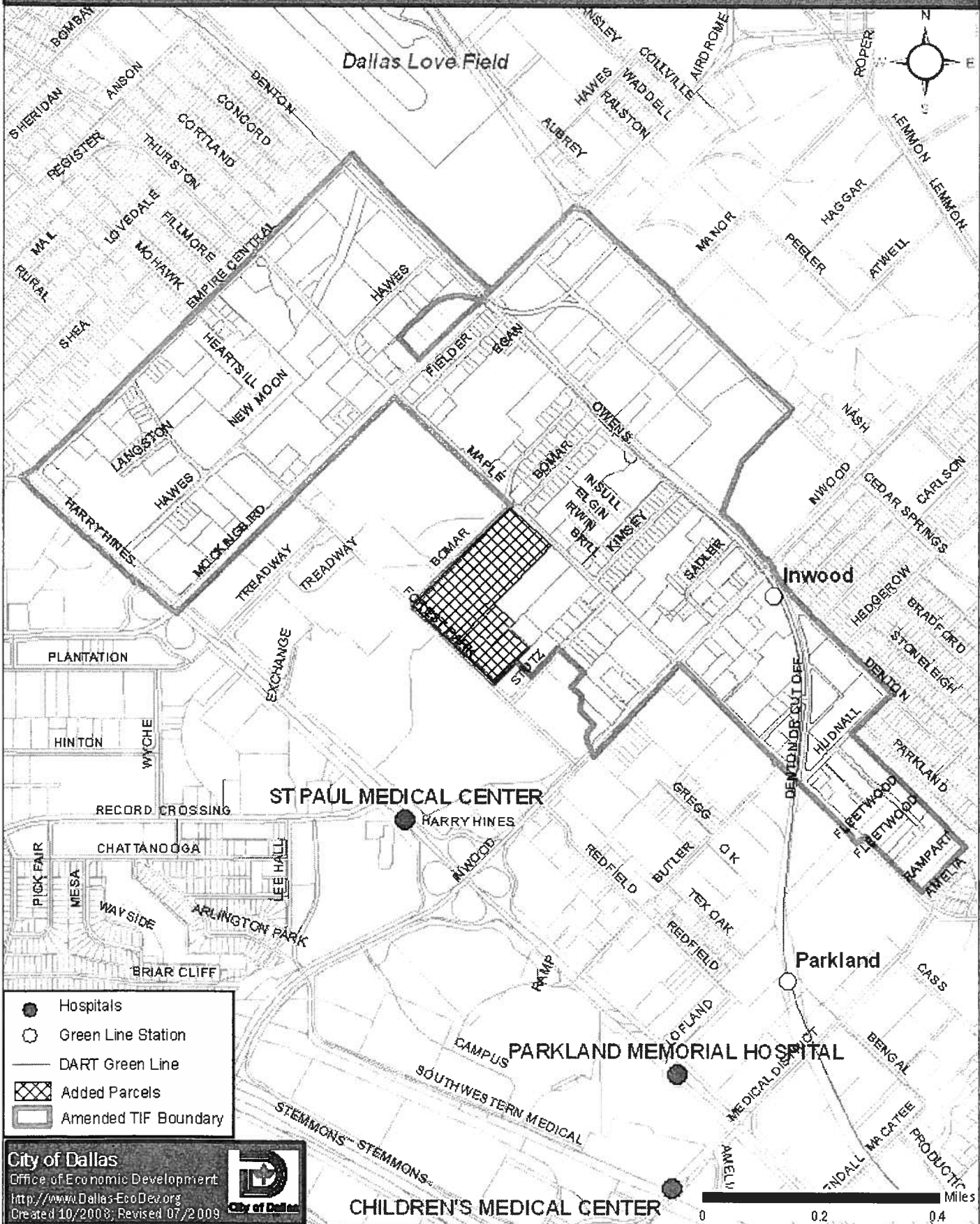







A. C. Gonzalez
Assistant City Manager

Attached
Maple/Mockingbird TIF District Map
Proposed Boundary Amendments

- 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

Maple/Mockingbird TIF District



-  Hospitals
-  Green Line Station
-  DART Green Line
-  Added Parcels
-  Amended TIF Boundary

City of Dallas
 Office of Economic Development
<http://www.DallasEcoDev.org>
 Created 10/2008; Revised 07/2009



CHILDREN'S MEDICAL CENTER

0 0.2 0.4 Miles

Memorandum



DATE September 18, 2009

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

SUBJECT **Authorization of the FY 2009-10 Business Assistance Center Program Contracts**

On September 23 you will be considering the Business Assistance Center (BAC) Program contract award to eight agencies that will be providing technical assistance and support services (as applicable) to Low-and-Moderate Income persons (LMIs) who own or are interested in starting microenterprises (for profit businesses with up to five employees including the owner(s) of the business) in the City of Dallas for the period October 1, 2009 through September 30, 2010. Each agency will be awarded an eligible expenditure reimbursement contract not to exceed \$80,000 from the \$640,000 allocated for this program in the 2009-10 Community Development Grant funds for the contract period to provide the referenced BAC services to the intended eligible recipients.

This will be the first of two renewal options for BAC services with: Greater Dallas Hispanic Chamber of Commerce – BAC 1 at 4622 Maple Ave; Innerscity Community Development Corporation – BAC 2 at 4907 Spring Ave; Greater Dallas Hispanic Chamber of Commerce BAC 3 at 2060 Singleton Blvd; Greater Dallas Hispanic Chamber of Commerce – BAC 4 at 351 W Jefferson Blvd; MBA Consultants BAC 5 at 1201 W Camp Wisdom Rd; Greater Dallas Asian American Chamber of Commerce/Multi-Ethnic Education and Economic Development Center – BAC 6 - at 1327 N Peak St; Organization of Hispanic Contractors DBA Regional Hispanic Contractors Association – BAC 7 at 2210 W. Illinois Avenue; and a BAC contract with one-year renewal option with the Greater Dallas Indo American Chamber of Commerce – BAC 8 at 3643 W Northwest Highway.

The City has recognized the importance of its role in supporting entrepreneurial and small business development to benefit CDBG eligible persons of the City by supporting the BAC program. BACs under this contract located within the City will provide technical assistance, incubator space (if applicable) and other support services to microenterprises.

September 18, 2009

Members of the Economic Development Committee

Authorization of the FY 2009-10 Business Assistance Center Program Contracts

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Services may include, but not be limited to: business counseling, seminars, training, incubator space (if applicable), business plan and loan packaging assistance, financial and business management, and other eligible services which foster economic development opportunities for low-to-moderate income (LMI) persons operating or starting a microenterprise within the City.

Since 1993, the City has been using Community Development Block Grant (CDBG) funds in addition to other funding sources to fund the technical assistance and other support services of the Business Assistance Centers (BACs) in the City to promote community and economic development.

On July 31 and August 7, 2008, the City made a Request For Competitive Sealed Proposals (RFCSP) from organizations to manage and operate microenterprise Business Assistance Centers within the City of Dallas.

On October 2, 2008, the Economic Development Committee was briefed on the BAC program and the FY2008-09 contracts.

On November 3, 2008, the Economic Development Committee was briefed and updated on the City-BAC-HUD meetings and the recommendation for FY2008-09 contract award. Several issues were discussed including clarification of the program, eligibility, documentation and reporting requirements, monitoring of the FY2007-08 contracts and renewal of the contracts for FY2008-09.

On November 10, 2008, the City Council authorized the award and funding for the six existing BACs for a twelve-month service contract with two additional twelve-month renewal options by Resolution No. 08-3118.

On March 25, 2009, the FY2008-09 Consolidated Plan Reprogramming Budget authorized the funding for two additional BACs for six-month service contracts by Resolution No. 09-0856.

On June 24, 2009, the City Council adopted the FY2009-10 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds approving \$640,000 to be used to support eight BACs in Dallas. The grant funds are available beginning on October 1, 2009.

Please find attached partial activity information for the FY 2008-09 Business Assistance Center Program.

September 18, 2009

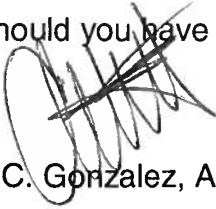
Members of the Economic Development Committee

Authorization of the FY 2009-10 Business Assistance Center Program Contracts

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On Wednesday, September 23, 2009, you will be considering the authorization of the BAC program contract awards.

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

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Joseph H. Perot, Assistant Director, Office of Economic Development

Helena Stevens-Thompson, Assistant to the City Manager

**FY 2008-09 BUSINESS ASSISTANCE PROGRAM
PRELIMINARY ACCOMPLISHMENTS**

BAC #1 - Greater Dallas Hispanic Chamber of Commerce (GDHCC)
4622 Maple Ave, Dallas, TX, 75219

FY 2008-09 Accomplishments for Stated Period of Time

BAC #1	Performance Indicators	Goal	Period	% of Goal Met	Average Per Month
			10/1/08 – 07/31/09		
	Number of inquires received/Answered	250	231	92.40%	23.10
	Number of Individual Technical Assistance sessions	30	47	156.67%	4.70
	Number of Group/seminar training sessions	6	0	0.00%	0.00
	Number of actual business incubator tenants housed	3	4.00	133.33%	4.00
	Number of New Microenterprise businesses created	4	0	0.00%	0.00

Incubator Tenants Included:

MODA Modelos Agency – Model/ Talent Agency
Mundo Tours – Group and Individual Travel Agency
Target Production- Film, Adverting, Radio/ Commercial, Event Production
Smart Business Ideas- Language Interpretation/ Translations, Corporate Language Training

BAC #2 – Inner City Community Development Corporation (ICDC)
4907 Spring Ave, Dallas, TX, 75210

FY 2008-09 Accomplishments for Stated Period of Time

BAC #2	Performance Indicators	Goal	Period	% of Goal Met	Average Per Month
			10/1/08 – 06/30/09		
	Number of inquires received/Answered	250	218	87.20%	24.22
	Number of Individual Technical Assistance sessions	30	47	156.67%	5.22
	Number of Group/seminar training sessions	6	4	66.67%	0.44
*	Number of actual business incubator tenants housed	3	N/A	N/A	N/A
	Number of New Microenterprise businesses created	4	3	75.00%	0.33

* Note BAC #2 is not providing business incubation services on this FY 2008-09 contract

Incubator Tenants Included

Not applicable – BAC is not providing business incubation services during FY 2008-09 program contract

**FY 2008-09 BUSINESS ASSISTANCE PROGRAM PRELIMINARY ACCOMPLISHMENTS
(Continued)**

BAC #3 – Greater Dallas Hispanic Chamber of Commerce (GDHCC)

2060 Singleton Blvd., Dallas, TX, 75212

FY 2008-09 Accomplishments for Stated Period of Time

BAC #3	Performance Indicators	Goal	Period 10/1/08 – 07/31/09	% of Goal Met	Average Per Month
	Number of inquires received/Answered	250	155	62.00%	15.50
	Number of Individual Technical Assistance sessions	30	50	166.67%	5.00
	Number of Group/seminar training sessions	6	7	116.67%	0.70
	Number of actual business incubator tenants housed	3	2.80	93.33%	2.80
	Number of New Microenterprise businesses created	4	0	0.00%	0.00

Incubator Tenants Included

EC Driving (Defensive Driving Class)

United Medical Evaluators (Medical Evaluation/Screening Logistics)

Aden's Home Healthcare (Home Healthcare)

BAC #4 – Greater Dallas Hispanic Chamber of Commerce (GDHCC)

351 West Jefferson Blvd., Dallas, TX 75208

FY 2008-09 Accomplishments for Stated Period of Time

BAC #4	Performance Indicators	Goal	Period 10/1/08 – 07/31/09	% of Goal Met	Average Per Month
	Number of inquires received/Answered	250	174	69.60%	17.40
	Number of Individual Technical Assistance sessions	30	77	256.67%	7.70
	Number of Group/seminar training sessions	6	1	16.67%	0.10
	Number of actual business incubator tenants housed	3	3.20	106.67%	3.20
	Number of New Microenterprise businesses created	4	1	25.00%	0.10

Incubator Tenants Included

Multiservices Rioverde

Graciela's Nutrition

Meza Bilingual Staffing

John Rizo (Legal services)

**FY 2008-09 BUSINESS ASSISTANCE PROGRAM PRELIMINARY ACCOMPLISHMENTS
(Continued)**

BAC #5 – MBA Consultants

1201 W. Camp Wisdom Rd, Dallas, TX 75204

FY 2008-09 Accomplishments for Stated Period of Time

BAC #5	Performance Indicators	Goal	Period 10/1/08 – 08/31/09	% of Goal Met	Average Per Month
	Number of inquires received/Answered	250	520	208.00%	47.27
	Number of Individual Technical Assistance sessions	30	56	186.67%	5.09
	Number of Group/seminar training sessions	6	32	533.33%	2.91
*	Number of actual business incubator tenants housed	3	N/A	N/A	N/A
	Number of New Microenterprise businesses created	4	9	225.00%	0.82

* Note BAC #5 is not providing business incubation services on this FY 2008-09 contract

Incubator Tenants Included

Not applicable – BAC is not providing business incubation services during FY 2008-09 program contract

BAC #6 – Greater Dallas Asian American Chamber of Commerce (MEED Center)

(MEED Center)

1327 N. Peak Street, Dallas, TX 75204

FY 2008-09 Accomplishments for Stated Period of Time

BAC #6	Performance Indicators	Goal	Period 10/1/08 – 06/30/09	% of Goal Met	Average Per Month
	Number of inquires received/Answered	250	218	87.20%	24.22
	Number of Individual Technical Assistance sessions	30	70	233.33%	7.78
	Number of Group/seminar training sessions	6	34	566.67%	3.78
	Number of actual business incubator tenants housed	3	4.33	144.44%	4.33
	Number of New Microenterprise businesses created	4	6	150.00%	0.67

Incubator Tenants Included

American Research Services (Data Management)

Apedia Communications (Multi-Media Marketing)

Out of Africa Village (Educational displays on Africa/Schools/Community)

Creating Global Connections (Marketing)

Ayuda Consulting (Consulting)

CloudPoint LLC (Computing networks)

**FY 2008-09 BUSINESS ASSISTANCE PROGRAM PRELIMINARY ACCOMPLISHMENTS
(Continued)**

BAC #7 - Hispanic Contractors DBA Regional Hispanic Contractors Association (HCA)

2210 West Illinois Avenue
Dallas, TX 75224

FY 2008-09 Accomplishments for Stated Period of Time

BAC #7	Performance Indicators	Goal	Period 04/01/09 – 08/31/09	% of Goal Met	Average Per Month
	Number of inquires received/Answered	125	186	148.80%	37.20
	Number of Individual Technical Assistance sessions	15	21	140.00%	4.20
	Number of Group/seminar training sessions	3	13	433.33%	2.60
*	Number of actual business incubator tenants housed	N/A	N/A	N/A	N/A
	Number of New Microenterprise businesses created	2	8	400.00%	1.60

* Note: BAC #7 Is not providing business incubation services on this FY 2008-09 contract

(Contract with BAC #7 started in April 2009)

Incubator Tenants

Not applicable

BAC # 8 Greater Dallas Indo American Chamber of Commerce

3643 West Northwest Highway
Dallas, TX 75220

Note: BAC # 8 performance indicators from April 1, 2009 to September 30, 2009 - there are none to report at this time given that it is estimated that the BAC will not become active and operational until October 2009.

Memorandum



CITY OF DALLAS

DATE September 18, 2009

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

SUBJECT **Renewal of World Affairs Council of Dallas/Fort Worth Grant Agreement
September 23, 2009 Council Agenda**

BACKGROUND

Since February 2003, the City has entered into a series of grant agreements for economic development and protocol services with the World Affairs Council of Dallas/Fort Worth. The World Affairs Council of Dallas/Fort Worth's responsibilities include:

- Working with the office of the Mayor, City Council Members and City officials to market Dallas to the international community and provide protocol and logistical support for international delegations visiting Dallas
- Supporting the International Business Division of the Office of Economic Development to promote foreign investment and attract foreign companies to Dallas, particularly in the southern sector
- Managing the Sister Cities International Program

For the past four years, the World Affairs Council of Dallas/Fort Worth has received annual grants from the City to fund the City of Dallas Protocol office. The grant agreements stipulated funding to pay for salaries of two full time persons to work exclusively for the City of Dallas, plus a portion of the salaries and overhead of the executive staff of the World Affairs Council of Dallas/Fort Worth.

In October 2005, the City created an International Business Development Division within the Office of Economic Development. The goal of this division is to increase foreign investment and create jobs by recruiting foreign companies to Dallas, with concentration on Canada, China, Mexico and other target trading partners.

The grant agreement with the World Affairs Council of Dallas/Fort Worth is currently managed by this division. The third of 3 twelve month renewal options will expire on September 30, 2009.

Since economic development is a high priority of the City, in addition to measuring protocol related responsibilities, the grant agreement also measures economic development criteria such as promoting business referrals from target trading partners; providing logistical and technical assistance to business-related inbound delegations and supporting partnership events such as trade workshops.

BACKGROUND (Continued)

Furthermore, the World Affairs Council of Dallas/Fort Worth has committed to provide an average of \$97,428 annually in private sector funding and in-kind support for City of Dallas economic development and protocol activities. The goal is to leverage this agreement to create more synergy with economic development programs and priorities. The ultimate objective is to encourage more international companies to move to Dallas, thereby creating a higher tax base and more jobs.

The term of the current grant agreement was from October 1, 2008 through September 30, 2009, in the amount of \$233,005. The renewal amount for FY 2009-10 is \$200,000 which is appropriated in the Capital Budget, Economic Development, Public/Private Partnership.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 12, 2003, the City Council authorized a grant agreement with the World Affairs Council of Greater Dallas for the period March 1, 2003 through February 29, 2004, by Resolution No. 03-0664.

On February 11, 2004, the City Council authorized a three-year grant agreement with the World Affairs Council of Dallas/Fort Worth for the period March 1, 2004 through February 28, 2007, by Resolution No. 04-0560.

On February 20, 2007, the Economic Development and Housing Committee was briefed on the World affairs Council of Dallas/Fort Worth grant agreement.

On February 28, 2007, City Council authorized a grant agreement with the World Affairs Council of Dallas/Fort Worth for the period March 1, 2007 through September 30, 2007, by Resolution No. 07-0692.

On January 23, 2008, the City Council authorized the first of three twelve-month renewal terms to the grant agreement with the World Affairs Council of Dallas/Fort Worth for the period October 1, 2007 through September 30, 2008 by Resolution No. 08-0307.

On September 24, 2008, the City Council authorized the second of three twelve-month renewal terms to the grant agreement with the World Affairs Council of Dallas/Fort Worth for the period October 1, 2008 through September 30, 2009 by Resolution No. 08-2542.

FISCAL INFORMATION

Public/Private Partnership Funds - \$200,000

STAFF

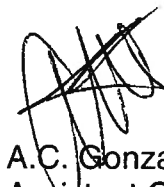
George Chee, Assistant Director, Office of Economic Development International Business & Protocol Services

Eugene Shen, ECO Analyst / Asian Coordinator, Office of Economic Development International Business & Protocol Services

RECOMMENDATION

Staff recommends approval of the subject item.

Should you have any 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
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Memorandum



DATE September 18, 2009

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

SUBJECT **The fourth and final twelve-month renewal option to the contract with the Southern Dallas Development Corporation (SDDC) to administer the City of Dallas CDBG Revolving Loan Program - City Council Agenda – September 23, 2009**

On September 23, 2009, the City Council will consider (1) authorizing the fourth and final twelve-month renewal option to the contract with the Southern Dallas Development Corporation to administer the City of Dallas CDBG Revolving Loan Program, for the purpose of servicing and making loans to area businesses and creating and retaining jobs for low-to-moderate income persons; and (2) any unexpended balances of program income and allocations from prior contract years be rolled over to continue the CDBG Revolving Loan Program.

BACKGROUND

Since 1989, the City of Dallas has contracted with SDDC to use Community Development Block Grant (CDBG) dollars to administer and implement a business loan program designed to help revitalize and enhance community and economic development in the City of Dallas. SDDC is currently in the twentieth year of contracting with the City of Dallas to provide these loan services. On September 28, 2005, the City Council approved the 2005-06 contract authorizing an entitlement of \$566,000 with the option of four renewals by resolution # 05-2788.

On August 9, 2006 the first renewal option of the contract was approved by Resolution No. 06-2020. On August 22, 2007 the second one-year renewal option with SDDC was approved by Resolution No. 07-2359. On September 10, 2008 the third one-year renewal option with SDDC was approved by Resolution No. 08-2425.

SDDC has approved 169 loans through the Revolving Loan Program from inception to date. SDDC has a proven track record of administering loan programs and other services. SDDC has provided approximately \$18,600,000 in CDBG loans to foster economic development; leveraged an estimated \$42,550,000 in private investment and created/retained 1,854 jobs. The CDBG Revolving Loan Program provides loan of up to \$300,000 in financing for eligible businesses in low to moderate

Southern Dallas Development Corporation (SDDC)
September 18, 2009

income areas of the City of Dallas and requires that 1 new job per \$35,000 be created per loan.

Please find attached 8/31/YTD SDDC loan operations reports.

OWNER

Southern Dallas Development Corporation

Loren Montgomery, Board Chair

COUNCIL DISTRICT

All

FISCAL INFORMATION

No cost consideration to the City

RECOMMENDATION

Staff recommends the City Council authorize the fourth and final twelve-month renewal option to the contract with the Southern Dallas Development Corporation to administer the City of Dallas CDBG Revolving Loan Program.

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

SOUTHERN DALLAS DEVELOPMENT CORPORATION - CDBG SUMMARY OF LOANS FISCAL YEAR ENDING 9-30-2009 -- AS OF 8/31/09

Report Date: 9-17-2009	CLIENT	LOAN CLOSED	LOAN AMOUNT	MONTHLY PAYMENT	LOAN BALANCE
	Elaine's Kitchen *	12/12/2008	76,850.00	701.54	67,107.95
	Kangaroo Cases *	1/16/2009	300,000.00	4,675.86	204,033.34
	Mona Roushdi (Discount Auto Service)	3/11/2003	81,000.00	950.00	0.00
	Accurate Waste Control	3/30/2001	100,000.00	1,000.00	34,868.49
	Bobsaith, LLC	2/10/2006	35,000.00	352.19	32,226.05
	CF&H Corporation	4/8/2009	240,000.00	7,301.26	235,263.05
	Cedric Bolden	1/18/2008	65,000.00	621.17	61,957.85
	Claudia Zuniga (Alto Insurance)	2/1/2008	150,000.00	1,348.24	145,537.93
	Dilbeck Court Limited	6/29/2005	300,000.00	3,561.06	217,879.01
	Dilbeck Court Limited	7/6/2009	74,000.00	1,430.63	74,000.00
	Evans Engraving & Stamping	9/1/2004	47,000.00	350.00	31,665.19
	Genesis	8/6/2008	162,025.00	1,456.33	162,025.00
	Footgear	4/22/2008	75,000.00	1,485.09	73,182.17
	Imperial Beverage	1/12/2005	100,000.00	760.14	60,475.26
	ICDC		690,133.00	2,643.82	619,851.00
	ISIS, LLC	8/30/2006	220,000.00	1,466.67	220,000.00
	J&S Distribution	5/13/2004	225,000.00	2,731.38	93,155.64
	Nelson Masi	4/18/2008	138,000.00	920.00	138,000.00
	La Avenida Joint Venture	5/3/1999	350,802.57	1,346.82	244,668.18
	Metroplex South Texas Medical Center	12/19/2000	150,000.00	2,490.18	26,178.40
	Moseley Furniture	9/17/2002	90,000.00	750.00	44,815.41
	NOW Machining & Manufacturing	5/20/1999	70,000.00	867.90	41,067.52
	On Target	6/9/2008	300,000.00	5,799.84	267,892.55
	Saheed Lawal-Solarin (Lantern Dental)	9/22/2006	60,000.00	1,216.58	29,658.11
	Stanley Francis (Stanley's Catfish)	7/26/2007	36,200.00	573.28	30,065.17
	Thrash Memorial Funeral Home	7/6/2009	70,000.00	629.18	70,000.00
	Tizoc's, Inc.	7/24/2008	65,000.00	1,287.08	57,381.63
	Zycomm Industries	4/23/2008	156,309.22	911.80	151,869.61
	Total Loan Outstanding Balance			\$49,628.04	\$3,434,824.51
	* Loans not fully funded. Balance represents amount of loan that has been disbursed.				
	** Anticipate Full Recovery				

**SOUTHERN DALLAS DEVELOPMENT CORPORATION
LOANS CLOSED FYE 2009 -- AS OF AUGUST 31, 2009**

<u>Report Date: 9-17-09</u>	<u>BORROWER</u>	<u>CDBG</u>	<u>SDDF</u>	<u>SBA504</u>	<u>LEVERAGED</u>	<u>SOURCE</u>	<u>LOAN CLOSING DATE</u>	<u>PROJ. JOBS TO BE CREATED/ RETAINED</u>	<u>CENSI TRAC COUNCIL DISTRICT</u>
	Peter Marshall & Co.			763,000	935,000 170,000 195,000	Main Street Lender Victory Group Borrower	11/4/2008	15	
	Discover Learning Group			879,000	1,425,000 570,000	Zions First Nat'l Bank Borrower	11/13/2008	30	
	Elaine's Kitchen	76,850	197,400				12/12/2008	3	35.00 / 7
	TOTAL 1QTR ENDING 12/31/08	\$76,850	\$197,400	\$1,642,000	\$3,295,000			48	
	Meadow Oaks Academy			1,552,000	2,627,000 460,000	Southwest Securities Borrower	1/9/2009	2	
	Kangaroo Cases, LLC	300,000					1/16/2009	9	22.00 / 2
	Williams Fried Chicken		250,000				3/24/2009		
	TOTAL 2QTR ENDING 3-31-09	\$300,000	\$250,000	\$1,552,000	\$3,087,000			11	
	CF&H Corp (South Dallas Nursing Home)	240,000					4/8/2009	7	37.00 / 7
	Latern Dental Clinic			347,000	417,360 83,472	Bank of Texas Borrower	5/20/2009	2	
	Dilbeck Court	74,000					6/22/2009	3	43.00 / 3
	TOTAL 3QTR ENDING 6-30-09	\$314,000		\$347,000	\$500,832			12	
	Thrash Funeral Home	70,000	200,000				7/6/2009	2	87.04 / 3
	Rina Investments d/b/a Little Caesar's Pizza		74,555				7/7/2009	10	
	Del Rey Partners, LLC & Fronteras Mexican Restaurant, LLC		180,000				8/26/2009		
	SUBTOTAL 4QTR AS OF 8-31-09	\$70,000	\$454,555	\$0	\$0			12	
	SUBTOTAL	\$760,850	\$901,955	\$3,541,000	\$6,882,832			83	

SOUTHERN DALLAS DEVELOPMENT CORPORATION - CURRENT PIPELINE / PROSPECTS

AS OF: AUGUST 31, 2009

Client Name	Loan Amount
Fronteras Mexican Restaurant	50,000
All Pro Collision	50,000
Dude Sweet Chocolates	40,000
Total	\$140,000

**SOUTHERN DALLAS DEVELOPMENT CORPORATION
DELINQUENCY REPORT AS OF 8/31/2009**

COMPANY	Original Amount	Principal Balance	31-60 Days Past Due	61-90 Days Past Due	91+ Days Past Due	Total Past Due	Last Paid
Accurate Waste Collateral: 1st lien R/E	\$ 100,000.00	\$ 34,868.49	\$ 1,050.00	\$ 1,000.00		\$ 2,050.00	8/21/2009
CF&H Corporation d/b/a South Dallas Nursing Home Collateral: 2nd lien R/E; 2nd lien FF&E; Medicare AVR; assignment of rents from lease to SDNH	\$ 240,000.00	\$ 235,263.05	\$ 7,301.26	\$ 7,301.26	\$ 7,301.26	\$ 21,903.78	6/18/2009
Footgear Collateral: 1st lien F&E, Inv., CD	\$ 75,000.00	\$ 73,182.17	\$ 1,485.09	\$ 1,485.09	\$ 6,110.77	\$ 9,080.95	2/17/2009
Genesis Automotive Collateral: Shared 1st lien R/E & equipment	\$ 162,025.00	\$ 162,025.00	\$ 1,456.33	\$ 1,219.17		\$ 2,675.50	8/28/2009
Zycomm Industries Collateral: 1st lien all business assets; 2nd lien R/E	\$ 156,309.22	\$ 151,869.61	\$ 1,293.65			\$ 1,293.65	8/21/2009
TOTALS	\$ 733,334.22	\$ 657,208.32	\$ 12,586.33	\$ 11,005.52	\$ 13,412.03	\$ 37,003.88	
TOTAL PRINCIPAL O/S	\$ 3,434,824.51						
TOTAL PRINCIPAL P/D	\$ 657,208.32						
PERCENT PAST DUE	19.13%						

**SOUTHERN DALLAS DEVELOPMENT CORPORATION
LOANS CHARGED TO LOSS YTD -- AS OF 8-31-2009**

COMPANY	Original Amount	Charge-Off Amount	Charge-Off Date
ISIS, LLC Collateral: 1st lien R/E	\$ 220,000.00	\$ 220,000.00	8/13/2009
Metroplex South Texas Medical Ctr. Collateral: 2nd lien on all business assets	\$ 150,000.00	\$ 26,178.40	8/13/2009
NOW Machining & Manufacturing Collateral: 1st lien R/E, equipment, accounts receivable and inventory	\$ 70,000.00	\$ 41,067.52	8/13/2009
TOTALS	\$ 440,000.00	\$ 287,245.92	

* includes payoff of loan, legal fees, utilities, realtor expenses, locksmith fees, taxes & misc. fees

**SOUTHERN DALLAS DEVELOPMENT CORPORATION
 LOAN LOSS RECOVERY YTD REPORT -- AS OF 8-31-2009**

COMPANY	Original Amount	Charge-Off Amount	Charge-Off Date	Outstanding Balance	YTD Recovery Amount
THE COOKIE COMPANY Collateral: 1st lien inventory, furniture & equipment	75,000.00	54,442.61	2/24/2005	38,892.61	2,450.00
E.O. Systems Collateral: Pro-rata 1st lien A/R (62.5% Regions Bank); 2nd lien furniture, fixtures, equipment	150,000.00	112,000.00	75,000.00 3/9/2005 75,000.00 9/29/2005	41,000.00	6,000.00
NOW Machining & Manufacturing Collateral: 1st lien R/E, equipment, accounts receivable and inventory	\$ 70,000.00	\$ 41,067.52	8/13/2009	\$0.00	77,374.48 *
TOTALS	\$ 295,000.00	\$ 207,510.13		\$	85,824.48

* includes payoff of loan, legal fees, utilities, realtor expenses, locksmith fees, taxes & misc. fees