

Memorandum



CITY OF DALLAS

DATE September 14, 2012

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry R. Allen,
Monica Alonzo, Sheffie Kadane

SUBJECT **Agreement with the North Central Texas Council of Governments, the State of Texas, PC LH Land Partners, LP, and Dallas County for the Lake Highlands TOD Multimodal Connectivity Sustainable Development Infrastructure Project, September 26, 2012 Council Agenda**

Background

In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) allocated \$41 million for their third Sustainable Development Program call for projects. Funding for this RTC's Sustainable Development Program was provided by the State of Texas from surplus revenue from a SH 121 toll project pursuant to Chapter 228 of the Texas Transportation Code.

The Sustainable Development Program is intended to promote development types that reduce the overall demand for transportation infrastructure and improve air quality. The call for projects was issued on March 24, 2009 and allowed for two types of project submissions: transportation infrastructure improvements and planning programs. The Lake Highlands TOD Multimodal Connectivity project ("the Project") was one of nine Dallas infrastructure projects selected and approved by the RTC on June 3, 2010 for \$2,774,222 in Sustainable Development Program funds.

On August 25, 2010, City Council approved Resolution No. 10-2152 supporting projects selected within the City of Dallas by the RTC, including the Lake Highlands TOD Project, and authorizing the City Manager to negotiate agreements with NCTCOG and private sector partners, where applicable.

The Project is a partnership between the City, Dallas County and PC LH Land Partners, LP ("PC LH"). Dallas County will be taking a lead role in providing Major Capital Improvement Program (MCIP) funding, engineering services, and project management for the Project.

The Project includes intersection improvements at Skillman Street and Walnut Hill Lane and a bike and pedestrian trail connection from the Lake Highlands Town Center development to White Rock Trail to the south.

The planned vertical development outlined in the NCTCOG grant application included both the Lake Highlands Town Center (LHTC) development and the redevelopment of the former White Rock/Toscana apartments south of LHTC. It is

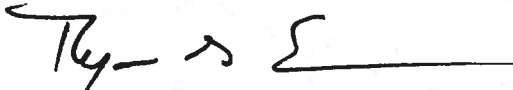
anticipated that the pending LHTC Block B retail permit will satisfy the NCTCOG requirement since housing will be provided on a phased approach in the overall context of LHTC as a multi-phased, mixed-use development.

The total infrastructure project cost is \$3,467,778; the Sustainable Development Program will reimburse 80% of the total project costs (\$2,774,222) and requires a local match of 20% of the total project costs (\$693,556). The 20% local match for the Lake Highlands TOD project will be provided by Dallas County (10%) and PC LH (10%).

Additionally, because the Sustainable Development Program funds are provided to the City on a reimbursement only basis, Dallas County will also provide upfront funding for the remaining 80% of the project, to be reimbursed to Dallas County upon the completion of certain project milestones approved by NCTCOG, and contingent upon the City's receipt of funds from NCTCOG/State of Texas.

This action will authorize three separate agreements between the City, NCTCOG and the State of Texas; the City and Dallas County; and the City and PC LH. The agreements must be executed in order to receive a full notice to proceed from NCTCOG and allow engineering and construction to begin on the project.

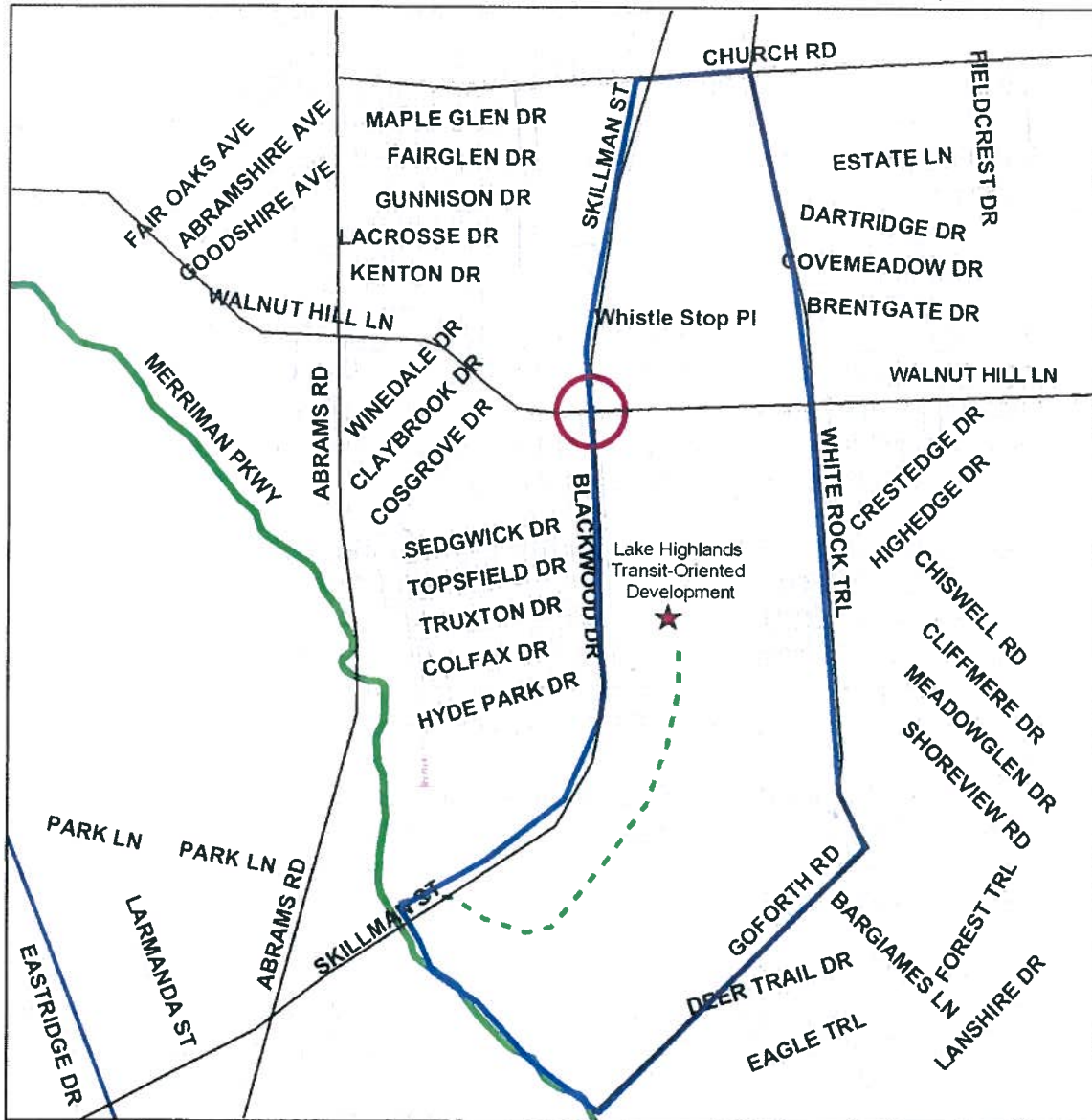
Should you have any questions or concerns, please contact me at (214) 670-3296.







Ryan S. Evans
Assistant City Manager

C: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa Rios, City Secretary
Tom Perkins, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge Municipal Court
A.C. Gonzalez, First Assistant City Manager
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Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Stephanie Pegues-Cooper, Assistant to the City Manager

City of Dallas - Lake Highlands Infrastructure Project



Legend

-  Project Boundary
-  Intersection Improvements
-  Proposed Bike and Pedestrian Trail
-  Existing Bike and Pedestrian Trail



0 0.125 0.25 0.5 Miles

Map Produced on:
01/20/2011



North Central Texas
Council of Governments
Transportation Department
<http://www.nctcog.org/trans/>

Memorandum



DATE September 14, 2012

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry R. Allen,
Monica Alonzo, Sheffie Kadane

SUBJECT **Agreement with the North Central Texas Council of Governments, the State of Texas, and Routh Street Underpass, LLC for the Routh Street Underpass Sustainable Development Infrastructure Project, September 26, 2012 Council Agenda**

Background

In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) allocated \$41 million for their third Sustainable Development Program call for projects. Funding for this RTC's Sustainable Development Program was provided by the State of Texas from surplus revenue from a SH 121 toll project pursuant to Chapter 228 of the Texas Transportation Code.

The Sustainable Development Program is intended to promote development types that reduce the overall demand for transportation infrastructure and improve air quality. The call for projects was issued on March 24, 2009 and allowed for two types of project submissions: transportation infrastructure improvements and planning programs. The Routh Street Underpass project was one of nine Dallas infrastructure projects selected and approved by the RTC on June 3, 2010 for \$1,001,910 in Sustainable Development Program funds.

On August 25, 2010, City Council approved Resolution No. 10-2152 supporting projects selected within the City of Dallas by the RTC, including the Routh Street Underpass project, and authorizing the City Manager to negotiate agreements with NCTCOG and private sector partners, where applicable.

The Routh Street Underpass project includes sidewalks, lighting, hike and bike connection improvements from Clark Street to Flora Street and surface drainage improvements. The Routh Street underpass improvements will provide a more pedestrian-friendly connection between the Arts District and Uptown area.

Preliminary concepts are show below and the intent is to mitigate the visual barrier of the highway and improve accessibility between these districts. The project will begin with a design phase and proposed underpass improvements will be subject to Texas Department of Transportation (TXDOT) review and approval.

The private vertical mixed-use development associated with this Project is Two Arts Plaza with current plans that include approximately 200,000 square feet of office space and 5,000 square feet of retail space that would connect to existing and recently completed residential development within a quarter mile. However, the developer has indicated that the timing for obtaining a building permit for Two Arts Plaza is uncertain.

The proposed agreement terms include a provision that if the Routh Street Underpass, LLC

is unwilling to wait for the City to begin processing reimbursements until the building permit has been obtained, the City will require an irrevocable letter of credit (or other instrument acceptable to the Director of the Office of Economic Development) provided by Routh Street Underpass, LLC to the City, in an amount equal to the NCTCOG Grant (estimated to be \$1,001,910), that would provide a source of repayment of the grant funds if a building permit satisfying NCTCOG requirements is not met.

The total infrastructure project cost is \$1,252,388; the Sustainable Development Program will reimburse 80% of the total project costs (\$1,001,910) and requires a local match of 20% of the total project costs (\$250,478). The 20% local match for the Routh Street Underpass project will be provided by Routh Street Underpass, LLC, in partnership with Uptown Public Improvement District and Downtown Dallas, Inc. through the eligible expenditures for construction of the public improvements.

Additionally, because the Sustainable Development Program funds are provided to the City on a reimbursement only basis, the developer will also provide upfront funding for the remaining 80% of the project, to be reimbursed to the developer upon the completion of certain project milestones and contingent upon the City's receipt of funds from NCTCOG/State of Texas.

This action will authorize two agreements, one between the City, NCTCOG, and the State of Texas and another between the City and Routh Street Underpass, LLC in order to proceed with engineering and construction on the project.

Should you have any questions or concerns, please contact me at (214) 670-3296.

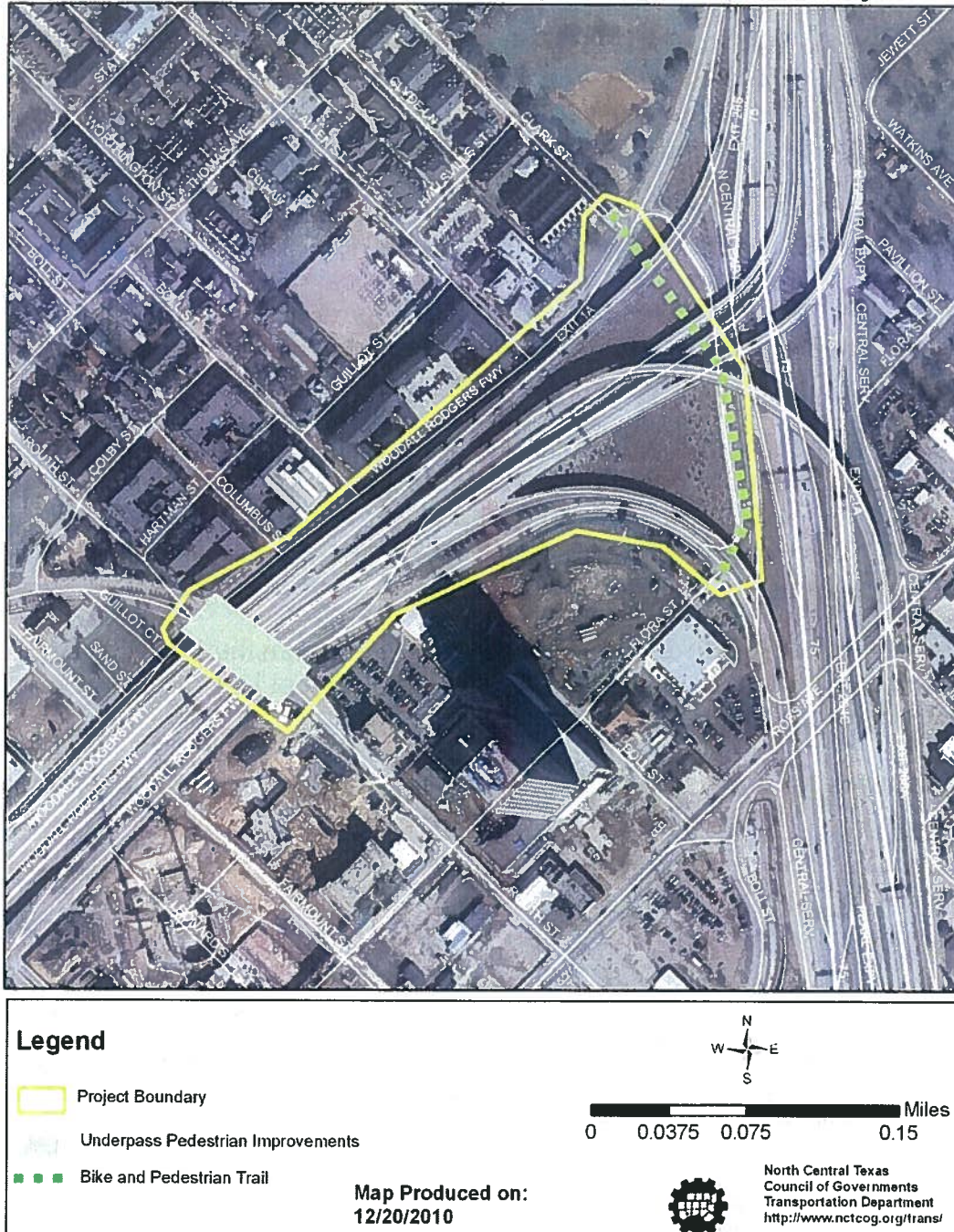


Ryan S. Evans
Assistant City Manager

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Karl Zavitkovsky, Director, OED
J. Hammond Perot, Asst. Director, OED
Stephanie Pegues-Cooper, Asst. to CMO

City of Dallas - Routh Street Underpass Infrastructure Project



The proposed Project includes constructing pedestrian amenities (enhanced paving, lighting, and surface drainage improvements) at the underpass (shaded area above) located at the intersection of Routh Street and the Woodall Rogers Freeway. During the design phase, underpass improvements will require coordination with TXDOT. A hike/bike connection (dotted line approx. location) between Clark Street and Flora Street will be designed in collaboration with City staff and the Dallas Bike Plan.

Routh Street Underpass Preliminary Conceptual Rendering

OPTION B:

ENHANCED CONCRETE
PAVING

20' WIDE ILLUMINATED
ARCHITECTURAL ELEMENT
AT SIDEWALK

EXTEND STRUCTURE
ACROSS BRIDGE FACE
AND INCORPORATE
SIGNAGE



MESA VIEW OF PROPOSED UNDERPASS DESIGN – OPTION B

DATE 6.9.2009

The rendering above is a preliminary concept. There will be a design phase for the project and proposed improvements to the underpass are subject to review and approval by TXDOT.

Routh Street Underpass Preliminary Conceptual Rendering

OPTIONS A & B:

ENHANCED CONCRETE PAVING
CONCEALED DRAINAGE SYSTEM
20' WIDE ILLUMINATED
ARCHITECTURAL ELEMENT AT
SIDEWALK
PEDESTRIAN SCALED SPACE
AND EXPERIENCE
PROTECTED WALKWAY
ELIMINATION OF PIGEON
VISIBILITY AND NESTING
LOCATIONS
CONSISTENCY OF MATERIALS
AND FINISHES



MESA

VIEW OF PROPOSED UNDERPASS DESIGN – OPTIONS A & B

DATE 6.9.2009

The rendering above is a preliminary concept. There will be a design phase for the project and proposed improvements to the underpass are subject to review and approval by TXDOT.

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TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry R. Allen,
Monica Alonzo, Sheffie Kadane

SUBJECT **Agreement with the North Central Texas Council of Governments and the State of Texas for The Collective Sustainable Development Infrastructure Project, September 26, 2012 Council Agenda**

Background

In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) allocated \$41 million for their third Sustainable Development Program call for projects. Funding for this Sustainable Development Program was provided by the State of Texas from surplus revenue from a SH 121 toll project pursuant to Chapter 228 of the Texas Transportation Code.

The Sustainable Development Program is intended to promote development types that reduce the overall demand for transportation infrastructure and improve air quality. The call for projects was issued on March 24, 2009 and allowed for two types of project submissions: transportation infrastructure improvements and planning programs. The Collective Infrastructure Project was one of nine infrastructure projects selected and approved by the RTC on June 3, 2010 for \$1,750,000 in Sustainable Development Program funds.

On August 25, 2010, City Council approved Resolution No. 10-2152 supporting projects selected within the City of Dallas by the RTC, including The Collective Infrastructure Project, and authorizing the City Manager to negotiate agreements with NCTCOG and private sector partners, where applicable.

The Collective Infrastructure Project is planned to include infrastructure improvements that will enhance pedestrian and transportation linkages. The improvements are intended to increase access and safety to nearby trails and residential areas and to City of Dallas public investments including the Trinity River and downtown, to improve air quality, and to promote sustainable development. The project includes pedestrian amenities; landscaping; bus connections and shelters; new traffic signals at Fort Worth Avenue and Walter Drive; a traffic signal upgrade at Fort Worth Avenue and Colorado Boulevard; on-street parking on Walter Drive, Fort Worth Avenue, and Colorado Boulevard; and bike lanes on Colorado Boulevard and Fort Worth Avenue.

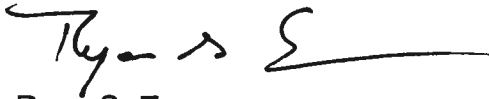
The proposed private vertical mixed-use development associated with this project is The Collective and is planned to be comprised of two properties: 2201 and 2300 Fort Worth Avenue. The Collective is proposed to include 320 rental

residential and/or live-work units and a minimum of 40,000 square feet of commercial, office, and/or live-work/residential space. Planned private investment in The Collective is estimated at over \$48 million.

The NCTCOG Sustainable Development Program will reimburse \$1,986,250 of the total project costs. The required 20% local match (\$496,563) for The Collective will be provided by The Park at Kessler, LP, through the eligible expenditures for construction of the public improvements.

This action will authorize two agreements, one between the City, NCTCOG, and the State of Texas and another between the City and The Park at Kessler, LP. The two agreements must be executed in order to receive a notice to proceed from NCTCOG and allow construction to begin on the project.

Should you have any questions or concerns, please contact me at (214) 670-3296.

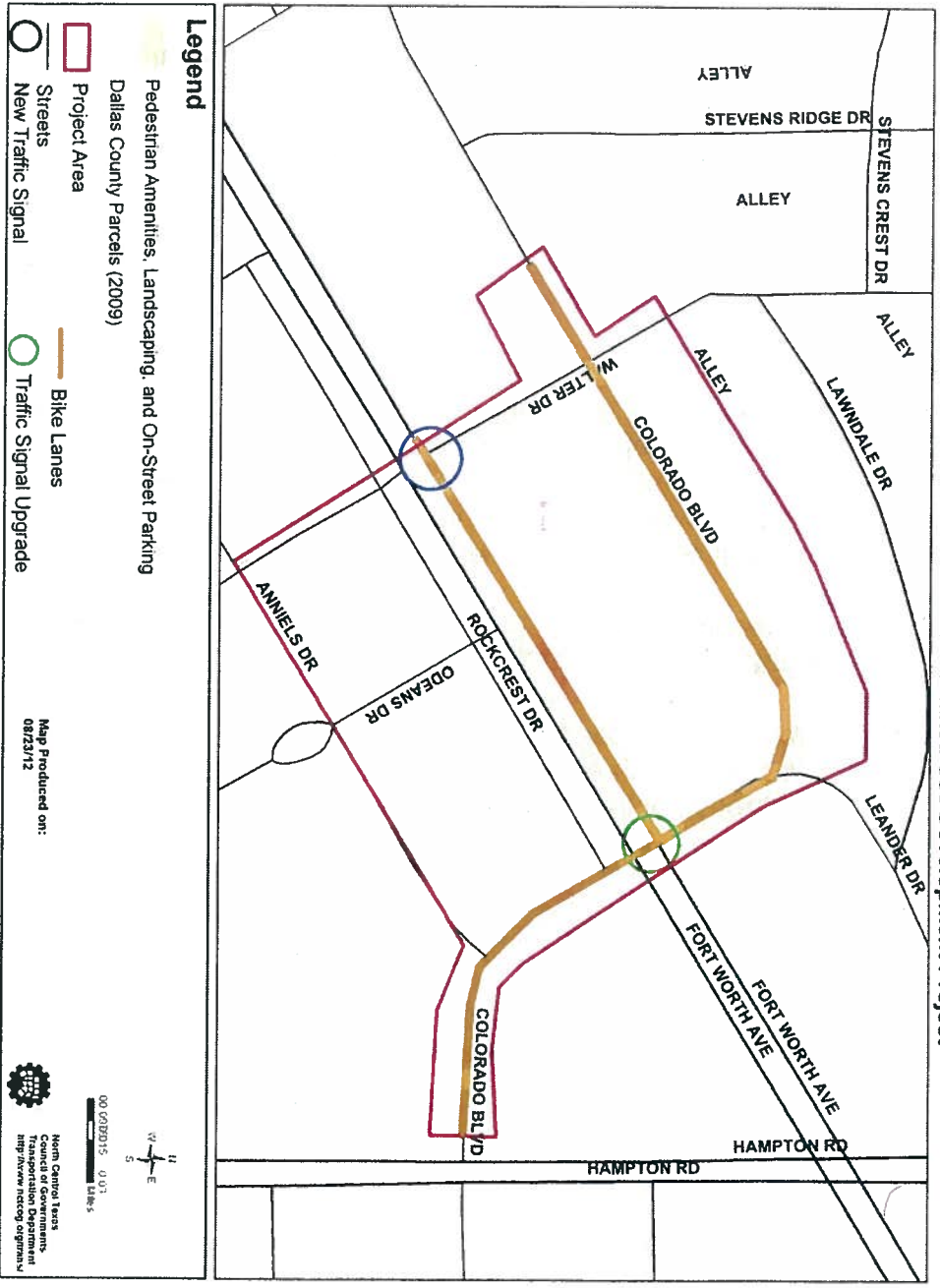


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Stephanie Pegues-Cooper, Assistant to the City Manager

ATTACHMENT A Project Location Map

Dallas - The Collective Mixed Use Development Project



Memorandum



CITY OF DALLAS

DATE September 14, 2012

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry Allen, Monica Alonzo,
Sheffie Kadane

SUBJECT **Civitas Capital Management Contract Amendment**

At the September 26 Council meeting, you will consider an agenda item to make a first amendment to the contract between the City and Civitas Capital Management, LLC related to the City's EB-5 Visa Regional Center program.

The Immigration Act of 1990 created an Employment-Based visa program (EB-5) that allocates 10,000 visas annually for foreign nationals who invest \$1 million (\$500,000 in Targeted Employment Areas, which are rural areas or areas with higher unemployment) and form a new enterprise that creates 10 full time jobs for U.S. workers. These investors are granted two year conditional green cards that convert to permanent status when investment and job creation criteria are met.

In 1993, Congress modified the EB-5 program to include a pilot program for Designated Regional Centers (DRC).

The DRC program has the same investment requirements and same green card benefits; however, it permits employment creation either through jobs generated directly by the enterprise or indirectly through investments in the funds managed by the DRC.

The pilot program permits private organizations, non-profit, and governmental agencies to be certified as DRCs, if they meet certain regulatory criteria. A DRC must administer, oversee and manage the Regional Center operations as well as monitor "all investment activities" under the Center's sponsorship. It must also maintain records, data, and information on a quarterly basis in order to report to the United States Citizenship and Immigration Services (USCIS) upon request.

In November 2008 Council authorized submission of an application to the USCIS for the City to gain designation as an EB-5 DRC (Resolution 08-3045). The USCIS officially designated the City of Dallas Regional Center (CDRC) with DRC status on September 8, 2009. In June 2009, City Council authorized a ten-year contract with Civitas Capital Management (Civitas) to outsource the management of the CDRC to a private equity firm for the purpose of investing in projects that align with the City of Dallas development priorities (Resolution 09-1689).

The DRC market has grown increasingly competitive in the past four years. When the City initially applied for its formal designation, there were approximately 20

approved DRCs with fewer than 1,500 investors approved annually. Now there are more than 225 DRCs and 3,000+ investors approved annually. Nationwide, in 2011, 1,563 investors were approved for investment resulting in more than \$781 million in capital provided to projects.

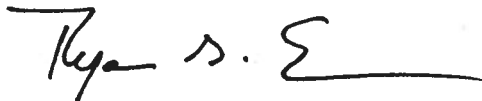
Since its inception, the City of Dallas Regional Center has committed to seven projects totaling \$120 million, which will create a minimum of 2,400 new jobs. Additionally, the CDRC currently has an active project pipeline which exceeds \$200 million.

Civitas has requested certain contract amendments to clean up some administrative inconsistencies and to facilitate its continued competitiveness, particularly in international markets. These modifications require City Council approval.

The modifications accomplish the following:

- Clarify reporting requirements to protect Civitas' proprietary information, consistent with guidance from the State's Attorney General's Office.
- Clarify that the Targeted Employment Area (TEA) map which defines the City's TEAs will be regularly updated.
- Extend the initial term of the contract to August 10, 2024 (a five year extension) and authorize five year renewal periods after that date.
- Reaffirm Civitas' exclusive relationship with the CDRC within Dallas' geographic boundaries, but acknowledge Civitas' right to manage regional centers in other geographic locations.

Should you have any questions, please contact me at (214) 670-3296.



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Assistant City Manager

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J. Hammond Perot, Assistant Director, Office of Economic Development

Stephanie Pegues-Cooper, Assistant to the City Manager

Memorandum



DATE September 14, 2012

TO Members of the Economic Development Committee:
Tennell Atkins, Deputy Mayor Pro Tem (Chair), Ann Margolin (Vice Chair), Monica Alonzo, Sheffie Kadane, Jerry Allen

SUBJECT **Ridge South Dallas I, LLC Distribution Facility
Council Agenda Item September 26, 2012**

For the past several months, city staff has negotiated a build-to-suit distribution center opportunity with Ridge Property Trust (dba Ridge South Dallas I, LLC). The proposed facility, near Telephone Road and Dallas Avenue within the International Inland Port of Dallas (IIPOD), is approximately 513,000 s.f. and will be constructed by Ridge for an international leader in the hair and beauty products industry as the sole tenant. The proposed facility is expandable by an additional 250,000 s.f. and will require site and public infrastructure improvements exceeding \$5 million to facilitate development of the business park. Total costs for the new facility is estimated at approximately \$17 million with \$13 million of this amount on construction.

The tenant conducted a nationwide search before narrowing down final sites to Dallas and other communities in North Texas. Ridge's site was selected for this project in response to its development proposal, economic incentives proposed by the City of Dallas, and positive perceptions about IIPOD. To secure the facility, City staff proposed a 90 percent tax abatement on added value resulting from the new building (real property improvements) for 10 years. The estimated forgone revenue from the tax abatement is \$932,490. Furthermore, staff negotiated an economic development grant with the tenant in an amount up to \$1.8 million to offset project costs. The distribution center is anticipated to have approximately \$35 million in annual inventory value. The company will be required to maintain at least 75 jobs, in order to be eligible for the proposed incentives. The proposed development will result in a 10 year net fiscal impact of approximately \$1.5 million and a \$3.9 million net fiscal impact over 20-years.

In addition, the City Council will be asked to nominate the tenant company as a State of Texas Enterprise Zone Project. The Enterprise Zone Project Designation allows the tenant to receive state sales and use tax refunds on qualified expenditures for committing to hire at least 25 percent of its workforce from economically disadvantaged or enterprise zone residents. The value of the Texas Enterprise Zone Project is subject to the total amount of the company's capital investment with a maximum refund of \$2,500 per employee and up to \$1.25 million over five-years. The refund of State Sales & Use Tax reductions is based on each permanent job created or retained during the five-year designation period. The State Sales & Use Tax paid on machinery and equipment, building materials, labor for the rehabilitation of existing buildings, electricity purchased for use in the enterprise zone and other items may be eligible for the refund.

As part of the city's effort to accelerate development within IIPOD, staff proposes City Council authorization of an infrastructure cost participation agreement with Ridge in an amount not to exceed \$2 million. The agreement will offset a portion of the more than \$5 million of public infrastructure and other land development costs at the business park. Ancillary to this development, the city will be publicly bidding public infrastructure improvements to Telephone Road. The road will be upgraded to a four lane City thoroughfare standard. The City Council will be asked to award a construction contract later this year.

Previously, in 2008, Ridge had entered into a tax abatement agreement and an infrastructure cost participation agreement with the City as part of the planned development of the business park. These agreements will be terminated upon approval of the proposed incentive package in order to facilitate this transaction. The developer has not received monetary benefit from the agreements authorized in 2008.

Ridge Property Trust is a private real estate investment trust formed between Ridge Investors, LLC and Prudential Real Estate Investors. Ridge provides corporate real estate development, investment, and financing services specializing in warehouse, distribution and manufacturing facilities throughout the United States and Mexico. Ridge is based in Chicago, Illinois. The South Dallas business park has over 300 acres and when fully built out can accommodate nearly 5,000,000 s.f. of industrial/distribution space.

Project Details

Project Site: Near the intersection of Dallas Avenue and Telephone Road in Dallas, Texas

Facilities: 513,000 square foot facility on approximately 50 acres

Jobs: 75

Real Property Investment: \$17 million

City Incentives

Economic Development Grant: \$1,800,000

Infrastructure Participation Agreement: \$2,000,000

Real Property Tax Abatement: 90% - 10 years tax abatement

Enterprise Zone Nomination with State of Texas – maximum state sales tax refund of \$2,500 per employee subject to the total cap of \$1,250,000

Proposed Estimated Schedule of the Project

Begin Construction October 1, 2012

Substantial Completion December 31, 2013

Fiscal Information

Revenue: First year tax revenue estimated at \$10,361; Ten-year revenue estimated at \$103,610 (Estimated revenue foregone for ten-year abatement estimated at \$932,490)

Owner

Ridge South Dallas I, LLC
Kent Newsom, Vice President

Developer

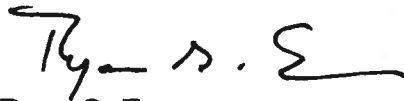
Ridge South Dallas I, LLC
Kent Newsom, Vice President

Staff

J. Hammond Perot, Assistant Director
Carlos Guzmán, Sr. Coordinator

Recommendation

Staff recommends approval of the subject item. Please contact me if you have any questions at 214-670-3296.



Ryan S. Evans
Assistant City Manager

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Ridge Industrial Park

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Ridge Industrial Park
Dallas, TX 75241

Texas Enterprise Zone
Block Group 0167.031

**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

- Site
- Enterprise Zone

- Freeway
- Highway
- Arterial

- Local Road
- City of Dallas

Memorandum



DATE September 14, 2012

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice Chair), Monica Alonzo,
Sheffie Kadane, Jerry Allen

SUBJECT **Patriot Tower – Encore Office, LLC; Council September 26, 2012**

Background

On Wednesday, September 26th City Council will be asked to consider economic development incentives for Encore Office, LLC.

For the past several months, city staff has been in discussions with Encore Office, LLC (Encore) regarding the potential acquisition and improvement of Patriot Tower, located at 350 North Saint Paul Street in downtown Dallas. Encore's plans include updating approximately 300,000 square feet of office space and converting a portion of the building into at least 210 apartment units. The company plans to begin work as soon as possible upon closing and complete the project in two phases. The office portion of the building is scheduled to be completed August 2013 and the multi-family portion of the building should finish in June 2014.

In order to develop this project, Encore Office, LLC requests council consideration of an economic development grant and a real property tax abatement on the added value of the improvements. The proposed grant will be paid in \$1,000,000 increments over two years beginning December 31, 2013.

The first installment of the grant shall be paid on or before December 31, 2013 upon substantial completion of the office redevelopment. The second installment shall be paid on or before December 31, 2014 upon substantial completion of the residential development in the building.

The building is currently underutilized, with an occupancy rate of only 36.9%. Greyhound Lines, Inc. is the primary tenant in the building, with a 170,000 square foot lease that is scheduled to expire at the end of 2012. Encore plans to acquire the property and make significant improvements to the building. The total estimated investment in the building is over \$40 million (hard and soft costs, not including acquisition). Currently, the company has negotiated a lease extension with Greyhound Lines. In addition, Encore has an agreement where HKS Architects would not only locate their Dallas offices in the building, they would also redesign portions of the building.

In consideration of the incentives proposed, Encore Office, LLC will 1.) Invest a minimum of \$40,000,000 in real property improvements and other related project costs

Encore Office, LLC
September 14, 2012
Page 2 of 2

such as design, engineering, architects, legal, financing fees, etc.; and 2.) Ensure that tenants employ a minimum of 250 people in the building. The ten-year net estimated fiscal impact of this project is \$1,337,145. Staff recommends the proposed incentives as a means of improving and leveraging a downtown asset.

Owner

Encore Office, LLC

Staff

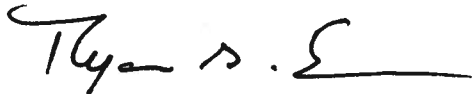
J. Hammond Perot, Assistant Director
Christopher O'Brien, Sr. Coordinator

Map

Attached

Recommendation

Staff recommends approval of the subject item. Please contact me if you have any questions at 214-670-3296.



Ryan Evans
Assistant City Manager

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J. Hammond Perot, Assistant Director, Office of Economic Development
Stephanie Pegues-Cooper, Assistant to the City Manager

Patriot Tower: 350 N. St. Paul St.

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**DALLAS
ECONOMIC
DEVELOPMENT**

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Legend

- Rail Station
- DART Light Rail

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2012

Memorandum



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TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Ann Margolin (Vice-Chair), Jerry Allen, Monica Alonzo,
Sheffie Kadane

SUBJECT **Authorize the first renewal option for eight Business Assistance Centers (BACs) for a twelve-month service contract to provide technical assistance – September 26, 2012**

On September 26, 2012, the City Council will be asked to consider to authorize the first renewal option for eight Business Assistance Centers (BACs) for a twelve-month service contract to provide technical assistance, incubator space and other eligible support services to low-to-moderate income persons owning or starting microenterprises listed herein for each contract as follows **(a)** Greater Dallas Hispanic Chamber of Commerce (BAC#1) located at 4622 Maple Avenue in an amount not to exceed \$80,000; **(b)** Innerscity Community Development Corporation (BAC#2) located at 4907 Spring Avenue in an amount not to exceed \$80,000; **(c)** Greater Dallas Hispanic Chamber of Commerce (BAC#3) located at 2060 Singleton Boulevard in an amount not to exceed \$80,000; **(d)** Greater Dallas Hispanic Chamber of Commerce (BAC#4) located at 400 South Zang Boulevard in an amount not to exceed \$80,000; **(e)** Business Assistance Center, Inc. (BAC#5) located at 1201 West Camp Wisdom Road in an amount not to exceed \$80,000; **(f)** Greater Dallas Asian American Chamber of Commerce/Multi-Ethnic Education and Economic Development Center (BAC#6) located at 7610 North Stemmons Freeway in an amount not to exceed \$80,000; **(g)** Organization of Hispanic Contractors DBA Regional Hispanic Contractors Association (BAC#7) located at 2210 West Illinois Avenue in an amount not to exceed \$80,000; and **(h)** Greater Dallas Indo American Chamber of Commerce (BAC#8) located at 2750 West Northwest Highway in an amount not to exceed \$80,000

BACKGROUND

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

The City has recognized the importance of its role in supporting entrepreneurial and microenterprise business development to benefit CDBG eligible persons by supporting the BAC program. Under this contract, BACs are to be located and conduct program activity within the City. BACs will provide technical assistance, incubator space and other support eligible services to microenterprises. Microenterprise refers to a business having five or fewer employees, one or more of whom own the business.

BACKGROUND (Continued)

Technical assistance related micro-enterprise development services may include, but not be limited to: business development/capacity building counseling, business development workshops/seminars/training, incubator space, business plan, loan application packaging assistance, management, strategies and other eligible services which foster economic development opportunities for low-to-moderate income (LMI) persons who already own or are interested in starting a microenterprise within the City.

On June 27, 2012, the City Council authorized the adoption of the FY 2012-13 Consolidated Plan Budget which included funding of \$640,000 for the BAC Program by Resolution No. 12-1629.

OWNER(S)

Greater Dallas Hispanic Chamber of Commerce (GDHCC) - Maple
Ricardo Ortiz, President

Innercity Community Development Corporation (ICDC)
Diane Ragsdale, President

Greater Dallas Hispanic Chamber of Commerce (GDHCC) – West Dallas
Ricardo Ortiz, President

Greater Dallas Hispanic Chamber of Commerce (GDHCC) – Oak Cliff
Ricardo Ortiz, President

Business Assistance Center, Inc.
Van Howard, President

**Greater Dallas Asian American Chamber of Commerce -
Multi-Ethnic Education and Economic Development Center (MEED)**
Galileo Jumaoas, President

**Organization of Hispanic Contractors DBA Regional Hispanic Contractors
Association**
John H. Martinez-D, President

Greater Dallas Indo American Chamber of Commerce (GDIACC)
Sunil Maini, President

COUNCIL DISTRICT

All

FISCAL INFORMATION

\$640,000 - 2012-13 Community Development Block Grant Funds


MAP

Attached

RECOMMENDATION

Staff recommends the City Council approval of the above referenced item.

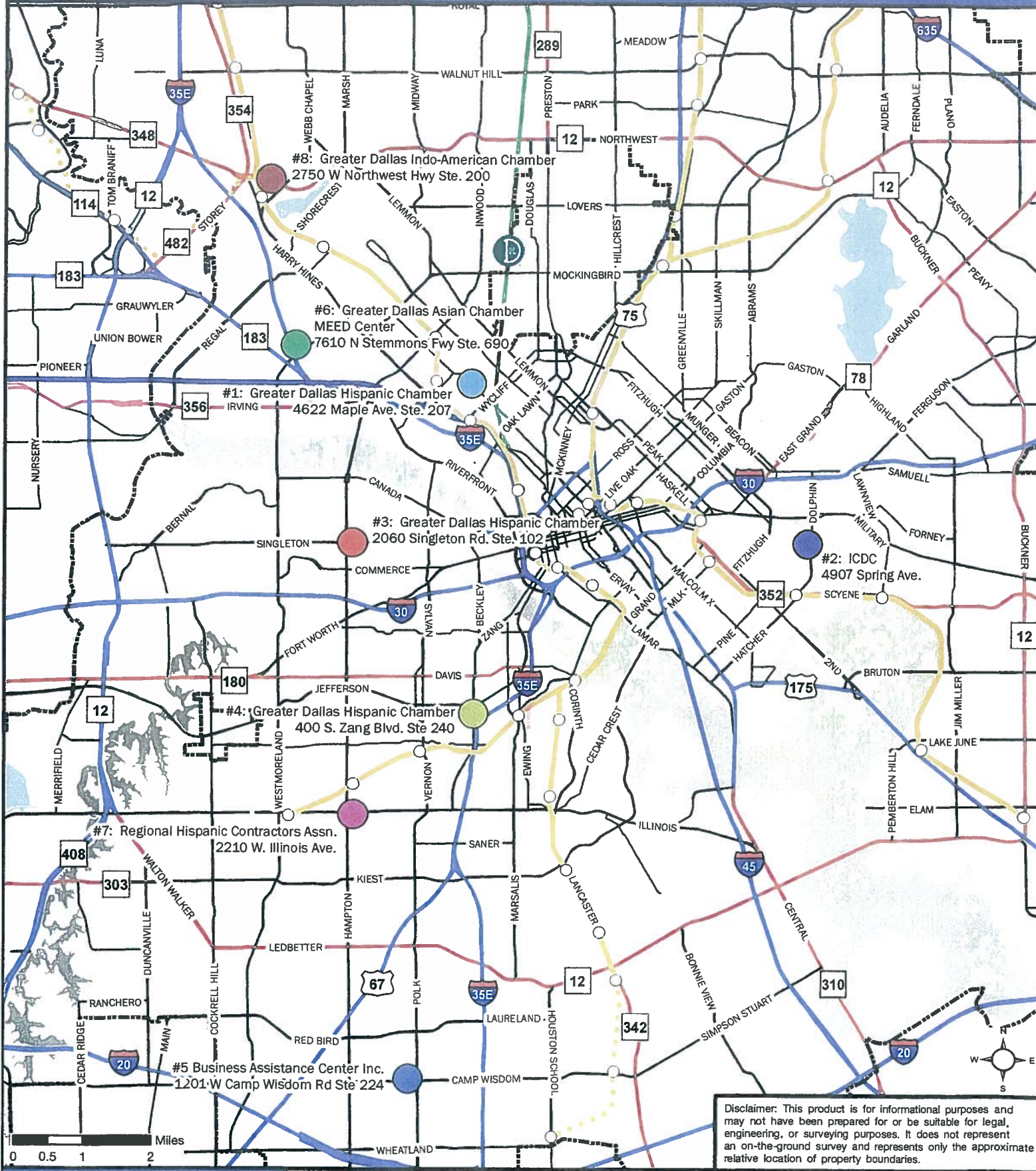
Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Assistant City Manager

C: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa Rios, City Secretary
Tom Perkins, City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge Municipal Court
A.C. Gonzalez, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Stephanie Pegues-Cooper, Assistant to the City Manager

Dallas Business Assistance Centers

DALLAS
ECONOMIC
DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 5.21.2008, Last Updated - 27.2012 - PACB TCG

Legend

- Rail Station
 Future Station
 DART Light Rail
 Trinity Railway Express
 Future DART Light Rail
 Freeway
 Tollway
 Highway
 Arterial
 Local Road
 Escarpment
 Flood Plain
 Lake
 City of Dallas

Source: City of Dallas, 2012