Memorandum

CITY OF DALLAS

DATE September 26, 2008

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 **Ryan, Inc. Enterprise Zone Project Designation - City Council Agenda – October 22, 2008**

On October 22, 2008, the City Council will consider Authorizing the nomination of Ryan, Inc. located at 13155 Noel Road, Suite 100 in Three Galleria Tower to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

BACKGROUND

Ryan, Inc. plans to expand its Dallas facility in order to meet the increasing needs of its global organization. Ryan, Inc. plans on spending approximately $5.5 million in capital investment over the five year designation period to expand the capabilities of its Dallas facility. This expansion will include the purchase of new technology, communication and disaster recovery equipment, and infrastructure upgrades.

Additionally, Ryan, Inc. will increase its employment levels in the executive, corporate services, and service delivery areas to handle the global expansion and meet the needs of its clients. Ryan, Inc. anticipates creating jobs in the accounting, information technology, legal, and human resources areas and investing in the facilities to accommodate them. Ryan, Inc. currently employees an estimated 271 jobs at its Dallas facility and anticipates increasing its employment by 100 jobs.

The City of Dallas has been approached by Ryan, Inc. to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor's Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to $2,500 per new job created. This project has no cost consideration to the City of Dallas.

Ryan is the leading tax services firm in North America, with the largest transaction tax practice in the United States and Canada. Headquartered in Dallas, Texas, the Firm

provides a comprehensive range of state, local, federal and international tax advisory and consulting services on a multi-jurisdictional basis, including audit defense, tax

BACKGROUND Cont'd

recovery, credits and incentives, tax process improvement and automation, tax appeals, and strategic planning. With a multi-disciplinary team of more than 750 professionals and associates, Ryan serves many of the world's most prominent Fortune 1000 companies.

City Incentives
There is no cost consideration to the City.

ESTIMATED SCHEDULE OF DEVELOPMENT

Substantial Completion: December 31, 2013

MAP

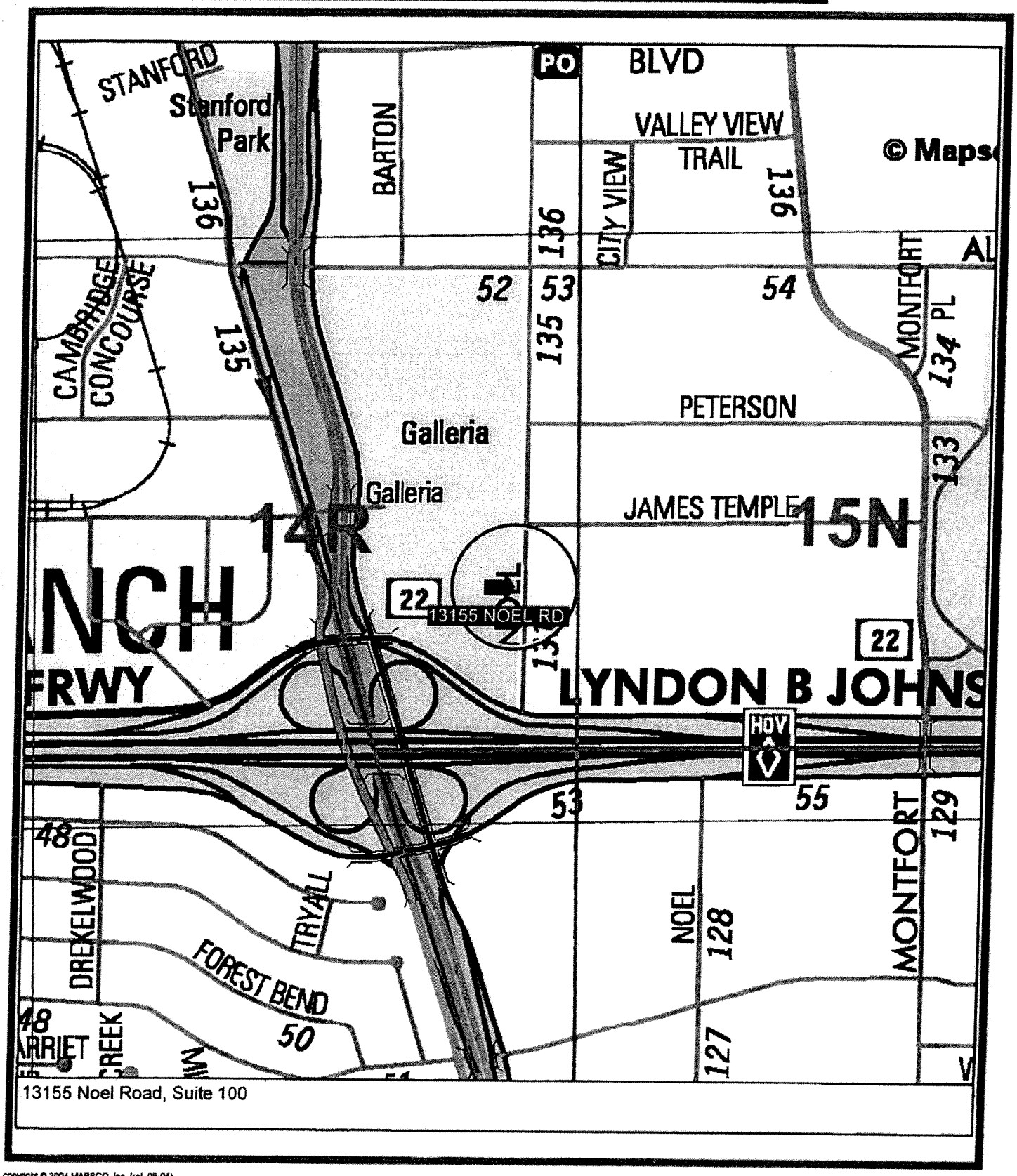
Attached

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, Judiciary
Ryan S. Evans, First Assistant City Manager
David O. Brown, Interim Assistant City Manager
Ramon Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jeanne Chipperfield, Interim Budget Director, Office of Financial Services
Karl Zavitkovsky Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

RYAN, INC.

MAPSCO



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Memorandum

CITY OF DALLAS

DATE September 26, 2008

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 **Solo Cup Operating Corp. Enterprise Zone Project Designation - City Council Agenda – October 22, 2008**

On October 22, 2008, the City Council will consider authorizing the nomination of Solo Cup Operating Corporation located at 4444 West Ledbetter Drive to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

BACKGROUND

Solo Cup Operating Corporation plans to expand its manufacturing operations in Dallas at 4444 West Ledbetter Drive. It intends to build a new polypropylene production line in Dallas, and move additional product lines from other plants in New Mexico and Illinois. The expansion will begin in October of 2008 and should be completed by the end of 2009. In addition to the polypropylene cup line, the company will also be installing a paper printing press, polypropylene cup line, an extruder, wax paper cup machines and other supporting equipment. The added value of equipment at the Dallas facility is estimated to be between $13 and 14 million. As part of this expansion, Solo Cup Operating Corporation intends to hire 110 to 120 new full time hires. Dallas will become one of Solo Cup Operating Corporation's major manufacturing facilities in the United States.

The City of Dallas has been approached by Solo Cup to nominate by resolution its application for an Enterprise Project designation to the Economic Development Bank, part of the Governor's Office of Economic Development and Tourism. The designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to $2,500 per new job created. This project has no cost consideration to the City of Dallas.

Solo Cup Operating Corporation has two major operations in Texas. A major manufacturing facility is located at 4444 West Ledbetter in Dallas, Texas, and there is a distribution center at 5050 Highland Place Drive in Dallas. The manufacturing plant also

BACKGROUND Cont'd

has some distribution space. Solo Cup currently employs 472 people between its two facilities in Dallas (450 people at its manufacturing facility and 22 at its distribution center). The consolidated sales of Solo Cup exceed $2 billion a year with about 10% of its sales in foreign markets.

Solo Cup Operating Corporation [SCOC] is the operating subsidiary of Solo Cup which is headquartered in Highland Park, Illinois. The company started in the 1930's and has expanded over the years. Today, SCOC manufactures disposable cups, plates, bowls, cutlery, and straws for the food service market and consumer market, and distributes its products throughout the world. Its manufacturing operations are located throughout the U.S. and in foreign countries, and it distributes product to over 60 countries throughout the world.

City Incentives

There is no City incentive being offered.

ESTIMATED SCHEDULE OF DEVELOPMENT

Substantial Completion: December 31, 2009

MAP

Attached

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Assistant City Manager

C: The Honorable Mayor and Members of the City Council
Mary K. Suhm, *City Manager*
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Jeanne Chipperfield, Interim Budget Director, Office of Financial Services
Karl Zavitkovsky Director, Office of Economic Development
Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

SOLO CUP OPERATING CORPORATION

4444 West Ledbetter Drive

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Memorandum

CITY OF DALLAS

DATE October 17, 2008

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 **Routh Street Construction Development Agreement - City Council Agenda – October 22, 2008**

On October 22, 2008 the City Council will be asked to authorize a Development and Reimbursement Agreement with the Billingsley Arts Partners LTD through which the Billingsley Arts Partners LTD will advance the City $2,500,000 interest free in order to accelerate the reconstruction of Routh Street between Woodall Rodgers Freeway and Flora Street.

BACKGROUND

The City of Dallas has negotiated a development and reimbursement agreement with Billingsley Arts Partners LTD in order to expedite the reconstruction of Routh Street from Woodall Rogers Expressway to Flora Street. The design and engineering of the Routh Street reconstruction project will be completed in November 2008. Billingsley Arts Partners LTD has agreed to advance the City of Dallas $2,500,000 interest free in order that the Routh Street project will be constructed during 2009 and completed prior to the opening of the Dallas Center for the Performing Arts in October 2009. City 2006 Bond Funds for this reconstruction project are scheduled for sale as of November 2009 which is later than the desired completion date of October 2009. Billingsley Arts Partners LTD strongly supports the City's efforts to create an unparalleled Arts District. Billingsley Arts Partners LTD has agreed to advance the City $2,500,000 interest free which will be reimbursed when the bond sale takes place. The loaned funds will be restricted to being used only for the reconstruction of Routh Street. Public Works and Transportation Department will publicly bid and manage the construction project.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	January 2009
Complete Construction	October 2009

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

No prior action.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Lucy Billingsley
Billingsley Arts Partners LTD

MAP

Attached.

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

A.C. Gonzalez
Assistant City Manager

C: Mayor and Members of the City Council
Mary K. Suhm, City Manager
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Hammond Perot, Assistant Director, Office of Economic Development
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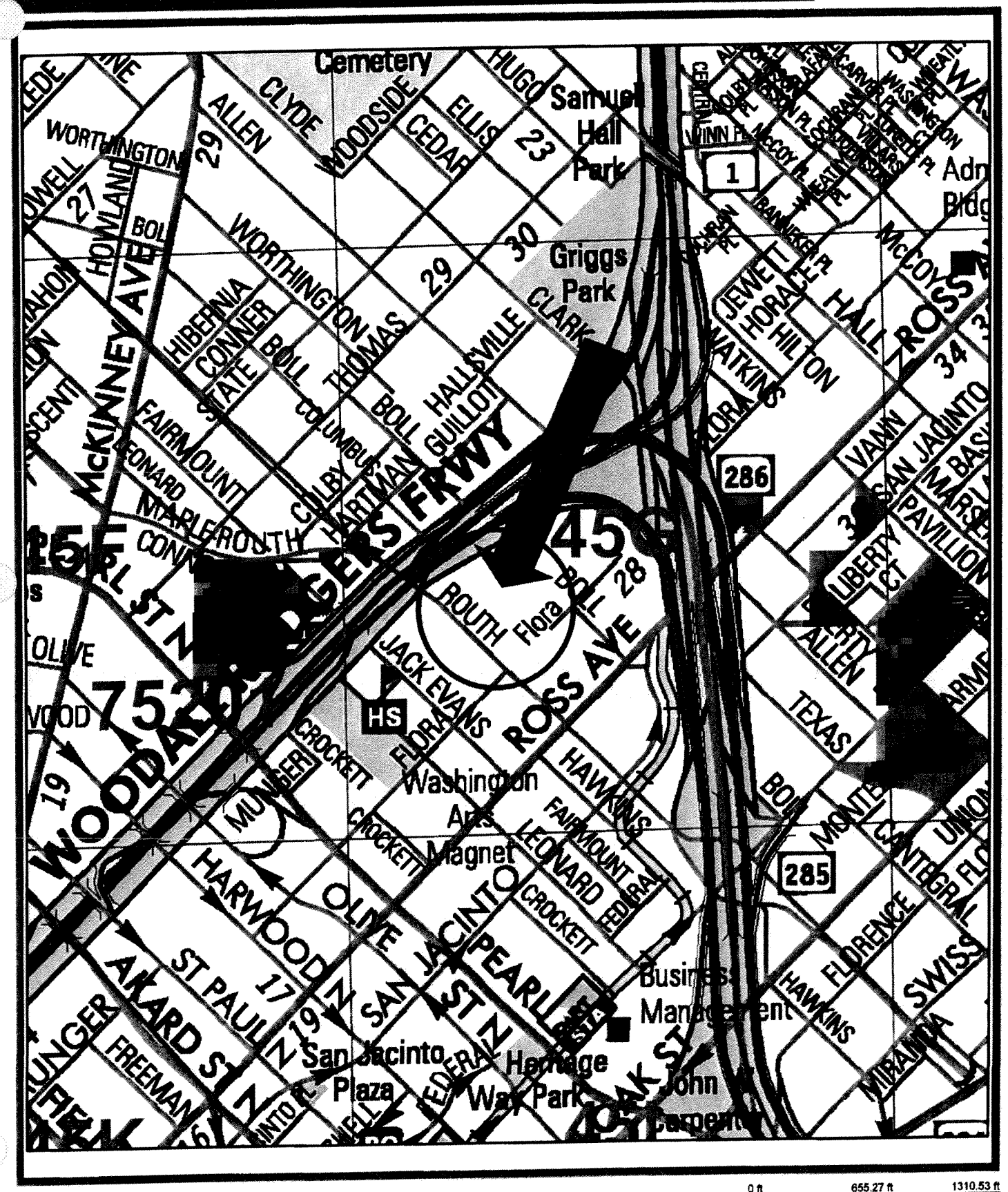
BILLINGSLEY DEVELOPMENT CORP.



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CITY OF DALLAS

DATE October 17, 2008

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

SUBJECT **Public Works and Transportation / Street and Streetscape Improvement Project, Colorado Boulevard and Zang Boulevard - October 22, 2008 Council Agenda**

BACKGROUND

This Public Works and Transportation item will authorize an award of contract for street and streetscape improvements at Zang Boulevard and Colorado Boulevard to Texas Standard Construction, Ltd, lowest responsible bidder of five. The project is funded by General Obligation bonds and supports the efforts of the Oak Cliff Gateway TIF District.

The work was initially bid in June 2007. The contractor was unable to complete the project. This contract was rescinded in April 2008. The developer of the adjacent Lake Cliff Tower redevelopment project decided to complete some streetscape improvements originally included in the project. The remaining aspects of the project were repackaged and rebid. The scope of the project devoted to landscape improvements was expanded to accommodate the mitigation of protected species (approx. 95 caliper inches). The project bid opening was held August 14, 2008.

The street and streetscape improvements include reconstruction of the Zang Boulevard median to provide vehicular access for Lake Cliff Tower and the adjacent property, landscaping with 28 trees and plant materials and enhanced paving. Additionally, 14 "acorn" style street lights will be installed, all in compliance with the zoning plan.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	November 2008
Complete Construction	February 2009

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council rescinded assignment of the contract for Street and Streetscape Improvements at Zang Boulevard and Colorado Boulevard and construction management to the developer, and termination for convenience of the contract for Street and Streetscape Improvements with the contractor, refunded previously encumbered private funds to the developer, and re-advertised the project, on April 9, 2008, by Resolution No. 08-1091.

FISCAL INFORMATION

2003 Bond Funds - $392,091.50

Council District	Amount
1	$261,394.34
3	$130,697.16
Total	$392,091.50

ETHNIC COMPOSITION

Texas Standard Construction, Ltd.

Hispanic Female	2	Hispanic Male	58
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	3	White Male	8

BID INFORMATION

The following bids were received and opened on August 14, 2008:

*Denotes successful bidder(s)

BIDDERS	BID AMOUNT
*Texas Standard Construction, Ltd P.O. Box 210768 Dallas, Texas 75211	$392,091.50
Allied Builders, Inc.	436,469.00
Gibson & Associates, Inc.	469,993.01
Jeske Construction Co.	482,269.00
AUI Contractors	517,698.00

STAFF

Karl Stundins, Manager, Area Redevelopment Division
Stan Prichard, Economic Development Analyst

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

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