MAY 4, 2011 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated May 4, 2011. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

Mary K. Suhm
City Manager

4-28-11
Date

Edward Scott
City Controller

4/29/11
Date

RECEIVED
2011 APR 29 PM 4:09
CITY SECRETARY
DALLAS, TEXAS

REVISED

COUNCIL BRIEFING AGENDA

May 4, 2011

DATE

(FOR GENERAL INFORMATION AND RULES OF COURTESY PLEASE SEE OPPOSITE SIDE.)
(LA INFORMACIÓN GENERAL Y REGLAS DE CORTESÍA QUE DEBEN OBSERVARSE DURANTE LAS ASAMBLEAS DEL CONSEJO MUNICIPAL APARECEN EN EL LADO OPUESTO, FAVOR DE LEERLAS.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 before 9:00 a.m. on the meeting date. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. ***The Council agenda is available in alternative formats upon request***.

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Informacion General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner CityCable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 9 de la mañana del día de la asamblea. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilties Act*. ***La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita***.

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesia

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna pesona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben de abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*pagers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, MAY 4, 2011
CITY HALL
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M.

9:00 am Invocation and Pledge of Allegiance 6ES

Special Presentations

Open Microphone Speakers

VOTING AGENDA 6ES

1. Approval of Minutes of the April 20, 2011 City Council Meeting

2. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Briefings 6ES

A. Proposed FY 2011-12 Consolidated Plan Budget Amendments and Straw Votes

B. Economic Development: Status Report

Lunch

C. Amendments to Chapter 15A of the Dallas City Code, "Campaign Contributions by Applicants in Designated Zoning Cases and Designated Public Subsidy Matters and by Bidders and Proposers on City Contracts”

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, MAY 4, 2011

ITEMS FOR INDIVIDUAL CONSIDERATION

City Attorney's Office

3. Authorize settlement with the United States and the State of Texas but not with individual plaintiff Douglas Moore nor co-defendant Southwest General Services of Dallas, L.L.C. ("SGS"), of the civil lawsuit styled United States ex rel. Douglas Moore et al., v. City of Dallas et al., Civil Action No. 3:09-CV-1452-O, by **(1)** paying the United States Government and the State of Texas as they direct an aggregate amount of $2,470,000, either in a single payment that they will allocate or in separate payments, with relator's statutory costs and attorney's fees to be separately determined and funded; and **(2)** executing a "corporate integrity agreement" for a term of three years with the Inspector General's Office of the U.S. Department of Health and Human Services - Not to exceed $2,470,000 - Financing: Current Funds

ITEMS FOR FURTHER CONSIDERATION

Business Development & Procurement Services

4. Authorize **(1)** a three-year master agreement for parts to repair and maintain City vehicles and equipment with Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas in the amount of $1,832,500, Park Cities Ford Lincoln Mercury in the amount of $976,000, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas in the amount of $628,000, North Central Ford in the amount of $370,000, The Around the Clock Freightliner Group, LLC in the amount of $270,000, Dallas Dodge Chrysler Jeep in the amount of $235,000, Uni-Select, Inc. in the amount of $186,866, Sonic-Lute Riley, LP dba Lute Riley Honda in the amount of $175,000, Wheeled Coach Ambulance Sales & Service in the amount of $131,000, Friendly Chevrolet in the amount of $109,305, CLS Sewer Equipment Co., Inc. in the amount of $10,000 and H. D. Industries, Inc. in the amount of $2,500; and **(2)** a three-year service contract for repair of City vehicles and equipment with AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas in the amount of $841,250, Dallas Dodge Chrysler Jeep in the amount of $451,500, Grand Prairie Ford, LP in the amount of $428,023, Sonic-Lute Riley, LP dba Lute Riley Honda in the amount of $286,950, Four Brothers Outdoor Power in the amount of $161,625, AG-Power, Inc. in the amount of $111,545, Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas in the amount of $57,544, CLS Sewer Equipment Co., Inc. in the amount of $17,440, Landmark Equipment Co., Inc. in the amount of $10,350, H. D. Industries, Inc. in the amount of $5,600 and Metro Golf Cars in the amount of $4,373, lowest responsible bidders of 22 - Total not to exceed $7,302,371 - Financing: Current Funds ($7,227,371) and Water Utilities Current Funds ($75,000) (subject to annual appropriations)

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, MAY 4, 2011

Closed Session 6ES

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues regarding implementation of Dallas Water Utilities capital projects and related personnel issues
- Legal issues involving DFW General Counsel Position

Open Microphone Speakers 6ES

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.

2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.

3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.

4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.

5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

PUBLIC MEETINGS FOR MAY 1 - MAY 15, 2011

Tuesday, May 3, 2011

Civil Service Board
8:30 a.m.
City Hall, Suite 1C-South

AGENDA ITEM # 3

KEY FOCUS AREA:	Make Government More Efficient, Effective and Economical
AGENDA DATE:	May 4, 2011
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	City Attorney's Office Fire
CMO:	Thomas P. Perkins, Jr., 670-3491 Ryan S. Evans, 670-3314
MAPSCO:	N/A

SUBJECT

Authorize settlement with the United States and the State of Texas but not with individual plaintiff Douglas Moore nor co-defendant Southwest General Services of Dallas, L.L.C. ("SGS"), of the civil lawsuit styled United States ex rel. Douglas Moore et al., v. City of Dallas et al., Civil Action No. 3:09-CV-1452-O, by **(1)** paying the United States Government and the State of Texas as they direct an aggregate amount of $2,470,000, either in a single payment that they will allocate or in separate payments, with relator's statutory costs and attorney's fees to be separately determined and funded; and **(2)** executing a "corporate integrity agreement" for a term of three years with the Inspector General's Office of the U.S. Department of Health and Human Services - Not to exceed $2,470,000 - Financing: Current Funds

BACKGROUND

Douglas Moore, while a member of the City Auditor's staff, was conducting an audit of Dallas Fire-Rescue's emergency ambulance operations, including billing practices for Medicare and Medicaid reimbursement. He took the facts he discovered during the audit and filed suit against the City and Southwest General Services of Dallas, LLC ("SGS"), the ambulance services billing and collections vendor used by the City, on behalf of the United States and the State of Texas. The suit asserted claims under the federal False Claims Act and the Texas Medicaid False Claims Act. The suit alleged that the City had overbilled Medicare and Medicaid for ambulance services, mainly by seeking reimbursement at an elevated "advanced life support" level for services that allegedly should have been billed at a lower "basic life support" level, and that the City was liable to the two governmental entities for return of the overpayments, treble damages, civil penalties, attorney's fees, and costs. Moore later amended his lawsuit to add employment claims against the City.

BACKGROUND (continued)

Settlement of the claims of the United States and Texas is recommended because it is in the City's best interests to avoid prolonged and expensive litigation, and to avoid the possibility that the City might be held liable and assessed damages far exceeding the settlement amount. The City would not be admitting any wrongdoing as part of the proposed settlement. The proposed settlement releases all federal and state claims concerning ambulance billing against the City and its officers and employees. The proposed settlement would not resolve either the City's claims against SGS and one of its principals or Moore's individual-capacity employment claims against the City.

The proposed settlement requires the City to pay Moore's costs and attorney's fees related to his claims asserted under the False Claims Act. That amount has not yet been determined but will be in addition to the amount authorized with this item. The Council will thus be asked to consider authorizing that payment when an amount is determined, either by agreement or court order.

The corporate integrity agreement requires the City to retain a compliance officer and to contract for the services of an independent review officer, among other measures, for the next three years to ensure that the City complies with its obligations to submit proper claims for federally-funded health care programs, including Medicare-funded emergency ambulance services. The authority to pay for implementing this agreement will be sought in budgeting for the compliance officer position and the award of the independent review officer contract. Performance of this agreement will necessarily require the expenditure of additional funds, in amounts not now known (though estimated to be no more than $250,000 per year for the next three years). The Council will be asked to consider such authorization when those amounts can be quantified.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Council was briefed in closed session concerning the proposed settlement on August 25, 2010, January 5, 2011, April 6, 2011, and April 27, 2011.

FISCAL INFORMATION

$2,470,000 - Current Funds

WHEREAS, the City is a defendant in a civil lawsuit brought on behalf of the United States and the State of Texas styled United States ex rel. Douglas Moore et al., v. City of Dallas et al., Civil Action No. 3:09-CV-1452-O, which alleges violations of the federal False Claims Act and the Texas Medicaid False Claims Act, and which seeks unspecified actual damages, treble damages, civil penalties, and other relief from the City.

WHEREAS, the United States and the State of Texas, through their attorneys, have agreed to settle all their respective claims against the City in the lawsuit for the aggregate amount of $2,470,000, plus Moore's statutory costs and attorney's fees related to his claims under the False Claims Act, and the City's execution of a Corporate Integrity Agreement for a term of three years with the Inspector General's Office of the U.S. Department of Health and Human Services; **Now, Therefore,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the settlement of the claims of the United States and the State of Texas in the Lawsuit, by paying the United States and the State of Texas, as they may direct, either separately or in a single payment, the aggregate sum of $2,470,000, and Douglas Moore's statutory costs and attorneys fees in an amount to be determined and separately authorized, and executing a corporate integrity agreement with the Inspector General's Office of the U.S. Department of Health and Human Services, is hereby approved.

SECTION 2. That the City Controller is authorized to pay to the United States Government and/or the State of Texas, as they may direct, the amount of $2,470,000 from Fund 0192, Department ORM, Unit 3890, Obj. 3521, Vendor MVATT001.

SECTION 3. That the City Manager is authorized to enter into a Corporate Integrity Agreement with the Inspector General's Office of the U.S. Department of Health and Human Services, in a form approved by the City Attorney, and is directed to take all measures reasonably necessary to comply with that agreement, including retaining a compliance officer and requesting the Council to award a contract for the services of an independent review officer.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 4

KEY FOCUS AREA:	Make Government More Efficient, Effective and Economical
AGENDA DATE:	May 4, 2011
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Equipment & Building Services Fire Park & Recreation Public Works & Transportation Sanitation Services Street Services
CMO:	Jeanne Chipperfield, 670-7804 Forest E. Turner, 670-3390 Ryan S. Evans, 670-3314 Paul D. Dyer, 670-4071 Jill A. Jordan, P.E., 670-5299
MAPSCO:	N/A

SUBJECT

Authorize **(1)** a three-year master agreement for parts to repair and maintain City vehicles and equipment with Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas in the amount of $1,832,500, Park Cities Ford Lincoln Mercury in the amount of $976,000, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas in the amount of $628,000, North Central Ford in the amount of $370,000, The Around the Clock Freightliner Group, LLC in the amount of $270,000, Dallas Dodge Chrysler Jeep in the amount of $235,000, Uni-Select, Inc. in the amount of $186,866, Sonic-Lute Riley, LP dba Lute Riley Honda in the amount of $175,000, Wheeled Coach Ambulance Sales & Service in the amount of $131,000, Friendly Chevrolet in the amount of $109,305, CLS Sewer Equipment Co., Inc. in the amount of $10,000 and H. D. Industries, Inc. in the amount of $2,500; and **(2)** a three-year service contract for repair of City vehicles and equipment with AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas in the amount of $841,250, Dallas Dodge Chrysler Jeep in the amount of $451,500, Grand Prairie Ford, LP in the amount of $428,023, Sonic-Lute Riley, LP dba Lute Riley Honda in the amount of $286,950, Four Brothers Outdoor Power in the amount of $161,625, AG-Power, Inc. in the amount of $111,545, Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas in the amount of $57,544, CLS Sewer Equipment Co., Inc. in the amount of $17,440, Landmark Equipment Co., Inc. in the amount of $10,350, H. D. Industries, Inc. in the amount of $5,600 and Metro Golf Cars in the amount of $4,373, lowest responsible bidders of 22 - Total not to exceed $7,302,371 - Financing: Current Funds ($7,227,371) and Water Utilities Current Funds ($75,000) (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for goods or services, for a specific term, which are ordered on an as needed basis.

This master agreement will be used citywide to purchase original equipment manufacturer (OEM) parts. Equipment and Building Services operates and maintains over 5,200 pieces of equipment, including light and heavy-duty trucks, passenger cars and heavy equipment, at 6 service centers. Park and Recreation Department services over 3,000 pieces of equipment, ranging from fairway mowers to agricultural tractors, at their I. C. Harris Equipment Shop. Dallas Fire-Rescue Department services 437 pieces of equipment, including ambulances, fire trucks and rescue units, at their service center located on Dolphin Rd.

This service contract will be used to supplement the City's need for factory authorized service repairs to City vehicles and equipment necessary to keep the equipment in good, reliable condition.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 478 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The Business Development and Procurement Services' ResourceLINK Team has submitted the sub-contractor's M/WBE application for an expeditious certification process for this contract. The additional project planned M/WBE participation for this contract will be 1.81%.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2011, this item was deferred by Councilmember Steve Salazar.

On January 23, 2008, City Council authorized a thirty-six-month master agreement for automotive parts and labor to be used for the maintenance and repair of the City's fleet by Resolution No. 08-0295.

On November 28, 2007, City Council authorized a thirty-six-month master agreement for Arvin Meritor brake, driveline, axle, clutch and suspension parts to be used for the maintenance and repair of the Dallas Fire-Rescue department fleet by Resolution No. 07-3485.

FISCAL INFORMATION

$7,227,371.00 - Current Funds (subject to annual appropriations)
$ 75,000.00 - Water Utilities Current Funds (subject to annual appropriations)

M/WBE INFORMATION

61 - Vendors contacted
61 - No response
0 - Response (Bid)
0 - Response (No Bid)
0 - Successful

478 M/WBE and Non-M/WBE vendors were contacted

The recommended awardees have fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas

White Male	20	White Female	3
Black Male	1	Black Female	0
Hispanic Male	4	Hispanic Female	0
Other Male	0	Other Female	0

AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas

White Male	41	White Female	3
Black Male	8	Black Female	3
Hispanic Male	13	Hispanic Female	4
Other Male	1	Other Female	0

Park Cities Ford Lincoln Mercury

White Male	57	White Female	8
Black Male	9	Black Female	0
Hispanic Male	48	Hispanic Female	5
Other Male	0	Other Female	0

Dallas Dodge Chrysler Jeep

White Male	66	White Female	17
Black Male	9	Black Female	1
Hispanic Male	32	Hispanic Female	5
Other Male	4	Other Female	0

ETHNIC COMPOSITION (Continued)

Sonic-Lute Riley, LP dba Lute Riley Honda

White Male	79	White Female	21
Black Male	18	Black Female	6
Hispanic Male	23	Hispanic Female	6
Other Male	29	Other Female	7

Grand Prairie Ford, LP

White Male	60	White Female	14
Black Male	9	Black Female	1
Hispanic Male	29	Hispanic Female	11
Other Male	4	Other Female	0

North Central Ford

White Male	66	White Female	19
Black Male	13	Black Female	4
Hispanic Male	20	Hispanic Female	4
Other Male	4	Other Female	0

The Around the Clock Freightliner Group, LLC

White Male	144	White Female	14
Black Male	14	Black Female	2
Hispanic Male	29	Hispanic Female	4
Other Male	3	Other Female	0

Uni-Select, Inc.

White Male	11	White Female	2
Black Male	0	Black Female	0
Hispanic Male	9	Hispanic Female	1
Other Male	0	Other Female	0

Four Brothers Outdoor Power

White Male	13	White Female	1
Black Male	0	Black Female	0
Hispanic Male	4	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

Wheeled Coach Ambulance Sales & Service

White Male	155	White Female	34
Black Male	35	Black Female	8
Hispanic Male	153	Hispanic Female	23
Other Male	16	Other Female	2

AG-Power, Inc.

White Male	156	White Female	6
Black Male	0	Black Female	1
Hispanic Male	23	Hispanic Female	1
Other Male	0	Other Female	3

Friendly Chevrolet

White Male	73	White Female	15
Black Male	17	Black Female	3
Hispanic Male	36	Hispanic Female	7
Other Male	1	Other Female	1

CLS Sewer Equipment Co., Inc.

White Male	4	White Female	2
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

Landmark Equipment Co., Inc.

White Male	42	White Female	8
Black Male	4	Black Female	1
Hispanic Male	7	Hispanic Female	1
Other Male	0	Other Female	2

H. D. Industries, Inc.

White Male	15	White Female	2
Black Male	1	Black Female	0
Hispanic Male	3	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

Metro Golf Cars

White Male	12	White Female	5
Black Male	1	Black Female	0
Hispanic Male	18	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BP1103 and opened on January 27, 2011. This item is being awarded to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	**Address**	**Amount of Bid**
*Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas	4200 Irving Blvd. Dallas, TX 75247	Multiple Groups
*AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas	4747 LBJ Frwy. Dallas, TX 75244	Multiple Groups
*Park Cities Ford Lincoln Mercury	3333 Inwood Rd. Dallas, TX 75235	Multiple Groups
*Dallas Dodge Chrysler Jeep	11550 LBJ Frwy. Dallas, TX 75568	Multiple Groups
*Sonic-Lute Riley, LP dba Lute Riley Honda	1331 N. Central Expwy. Richardson, TX 75080	Multiple Groups
*Grand Prairie Ford, LP	701 E. Palace Pkwy. Grand Prairie, TX 75050	Multiple Groups
*North Central Ford	1819 N. Central Expwy. Richardson, TX 75080	Multiple Groups
*The Around the Clock Freightliner Group, LLC	400 Port Blvd. Dallas, TX 75241	Multiple Groups
*Uni-Select, Inc.	2525 Logan St. Dallas, TX 75215	Multiple Groups

BID INFORMATION (Continued)

Bidders	Address	Amount of Bid
*Four Brothers Outdoor Power	2324 East I-30 Royce City, TX 75189	Multiple Groups
*Wheeled Coach Ambulance Sales & Service	2737 N. Forsyth Rd. Winter Park, FL 32792	Multiple Groups
*AG-Power, Inc.	3501 N. Central Expy. McKinney, TX 75071	Multiple Groups
*Friendly Chevrolet	2754 Stemmons Frwy. Dallas, TX 75207	Multiple Groups
*CLS Sewer Equipment Co., Inc.	726 S. Sherman St. Richardson, TX 75081	Multiple Groups
*Landmark Equipment Co., Inc.	1357 Loop 12 Irving, TX 75060	Multiple Groups
*H. D. Industries, Inc.	135 CR 3217 Jacksonville, TX 75766	Multiple Groups
*Metro Golf Cars	4063 South Frwy. Ft. Worth, TX 76110	Multiple Groups
Professional Turf Products, LP	1010 N. Industrial Blvd. Irving, TX 76039	Multiple Groups
Rush Truck Centers of Texas DBA Rush Truck Center, Dallas	515 N. Loop 12 Irving, TX 75061	Multiple Groups
Town East Ford II, LP	18411 LBJ Frwy. Mesquite, TX 75150	Multiple Groups
Austin Turf & Tractor	2098 Valley View Ln. Farmers Branch, TX 75234	Multiple Groups
Southwest International Trucks	3722 Irving Blvd. Dallas, TX 75247	Non-Responsive**

**Southwest International Trucks was non-responsive due to errors on the bid sheet.

OWNERS

Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas

W. M. "Rusty" Rush, President
Martin A. Naegelin, Jr., Vice President

AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas

Micheal E. Marone, President
Micheal J. Short, Vice President

Park Cities Ford Lincoln Mercury

Randall Reed, Chief Executive Officer
Jeff Enright, General Manager

Dallas Dodge Chrysler Jeep

Chris Sanchez, President
John Lukehart, Vice President

Sonic-Lute Riley, LP dba Lute Riley Honda

B. Scott Smith, President
David B. Smith, Vice President

Grand Prairie Ford, LP

Keith S. Sheldon, President

North Central Ford

Scott Smith, President
David Smith, Senior Vice President

The Around the Clock Freightliner Group, LLC

John Miciotto, President
Kirk Hagan, Vice President

Uni-Select, Inc.

Richard Roy, President
Rick Buzzard, Vice President

OWNERS (Continued)

Four Brothers Outdoor Power

Rex Kelly, President
Russell Kelly, Vice President

Wheeled Coach Ambulance Sales & Service

Robert L. Collins, President
Scott L. Barnes, Vice President

AG-Power, Inc.

Jack Radke, President

Friendly Chevrolet

Mark Eddins, President

CLS Sewer Equipment Co., Inc.

Jerry P. Sonnier, President

Landmark Equipment Co., Inc.

Mike Lyle, President
Gary Lyle, Vice President

H. D. Industries, Inc.

Harold W. Dillingham, President

Metro Golf Cars

Beverly Werner, President
Nelson King, Vice President
Ben King, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a three-year master agreement for parts to repair and maintain City vehicles and equipment with Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas in the amount of $1,832,500, Park Cities Ford Lincoln Mercury in the amount of $976,000, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas in the amount of $628,000, North Central Ford in the amount of $370,000, The Around the Clock Freightliner Group, LLC in the amount of $270,000, Dallas Dodge Chrysler Jeep in the amount of $235,000, Uni-Select, Inc. in the amount of $186,866, Sonic-Lute Riley, LP dba Lute Riley Honda in the amount of $175,000, Wheeled Coach Ambulance Sales & Service in the amount of $131,000, Friendly Chevrolet in the amount of $109,305, CLS Sewer Equipment Co., Inc. in the amount of $10,000 and H. D. Industries, Inc. in the amount of $2,500; and **(2)** a three-year service contract for repair of City vehicles and equipment with AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas in the amount of $841,250, Dallas Dodge Chrysler Jeep in the amount of $451,500, Grand Prairie Ford, LP in the amount of $428,023, Sonic-Lute Riley, LP dba Lute Riley Honda in the amount of $286,950, Four Brothers Outdoor Power in the amount of $161,625, AG-Power, Inc. in the amount of $111,545, Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas in the amount of $57,544, CLS Sewer Equipment Co., Inc. in the amount of $17,440, Landmark Equipment Co., Inc. in the amount of $10,350, H. D. Industries, Inc. in the amount of $5,600 and Metro Golf Cars in the amount of $4,373, lowest responsible bidders of 22 - Total not to exceed $7,302,371 - Financing: Current Funds ($7,227,371) and Water Utilities Current Funds ($75,000) (subject to annual appropriations)

Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas, Dallas Dodge Chrysler Jeep, Grand Prairie Ford, LP, North Central Ford, Sonic-Lute Riley, LP dba Lute Riley Honda, The Around the Clock Freightliner Group, LLC, Friendly Chevrolet, Uni-Select, Inc., CLS Sewer Equipment Co., Inc. and Landmark Equipment Co., Inc. are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Park Cities Ford Lincoln Mercury is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use the following sub-contractor. Four Brothers Outdoor Power, Wheeled Coach Ambulance Sales & Service, AG-Power, Inc. and H. D. Industries, Inc. are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Metro Golf Cars is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$6,885,728.00	94.29%
Total non-local contracts	$416,643.00	5.71%
TOTAL CONTRACT	$7,302,371.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Jaguar Courier Service, Inc.	BMMB48574N0312	$115,789.00	1.68%
Total Minority - Local		$115,789.00	1.68%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$115,789.00	1.68%	$115,789.00	1.59%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$115,789.00	1.68%	$115,789.00	1.59%

WHEREAS, on November 28, 2007, City Council authorized a thirty-six-month master agreement for Arvin Meritor brake, driveline, axle, clutch and suspension parts to be used for the maintenance and repair of the Dallas Fire-Rescue department fleet by Resolution No. 07-3485; and,

WHEREAS, on January 23, 2008, City Council authorized a thirty-six-month master agreement for automotive parts and labor to be used for the maintenance and repair of the City's fleet by Resolution No. 08-0295;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That a master agreement for the purchase of parts to repair and maintain City vehicles and equipment is authorized with Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas (VS0000061127) in the amount of $1,832,500.00, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas (520421) in the amount of $628,000.00, Park Cities Ford Lincoln Mercury (331938) in the amount of $976,000.00, Dallas Dodge Chrysler Jeep (519732) in the amount of $235,000.00, Sonic-Lute Riley, LP dba Lute Riley Honda (371947) in the amount of $175,000.00, North Central Ford (VS0000050654) in the amount of $370,000.00, The Around the Clock Freightliner Group, LLC (399372) in the amount of $270,000.00, Uni-Select, Inc. (VS0000062000) in the amount of $186,866.00, Wheeled Coach Ambulance Sales & Service (064415) in the amount of $131,000.00, Friendly Chevrolet (004813) in the amount of $109,305.00, CLS Sewer Equipment Co., Inc. (VS0000018694) in the amount of $10,000.00, H. D. Industries, Inc. (263044) in the amount of $2,500.00, for a term of three years in a total amount not to exceed $4,926,171.00.

Section 2. That the City Manager is authorized to execute a service contract with Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas (VS0000061127) in the amount of $57,544.00, AN Motor of Dallas, Inc., dba Bankston Chevrolet of Dallas (520421) in the amount of $841,250.00, Dallas Dodge Chrysler Jeep (519732) in the amount of $451,500.00, Sonic-Lute Riley, LP dba Lute Riley Honda (371947) in the amount of $286,950.00, Grand Prairie Ford, LP (345137) in the amount of $428,023.00, Four Brothers Outdoor Power (256331) in the amount of $161,625.00, AG-Power, Inc. (VS0000028230) in the amount of $111,545.00, CLS Sewer Equipment Co., Inc. (VS0000018694) in the amount of $17,440.00, Landmark Equipment Co., Inc. (502100) in the amount of $10,350.00, H. D. Industries, Inc. (263044) in the amount of $5,600.00 and Metro Golf Cars (144807) in the amount of $4,373.00, for repair of City vehicles and equipment for a term of three years in a total amount not to exceed $2,376,200.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas, Dallas

Section 2. (Continued)

Dodge Chrysler Jeep, Sonic-Lute Riley, LP dba Lute Riley Honda, Grand Prairie Ford, LP, Four Brothers Outdoor Power, AG-Power, Inc., CLS Sewer Equipment Co., Inc., Landmark Equipment Co., Inc., H. D. Industries, Inc. and Metro Golf Cars shall be based only on the amount of the services directed to be performed by the City and properly performed by Rush Truck Centers of Texas, LP dba Rush Medium Duty Truck Center, Dallas, AN Motor of Dallas, Inc. dba Bankston Chevrolet of Dallas, Dallas Dodge Chrysler Jeep, Sonic-Lute Riley, LP DBA Lute Riley Honda, Grand Prairie Ford, LP, Four Brothers Outdoor Power, AG-Power, Inc., CLS Sewer Equipment Co., Inc., Landmark Equipment Co., Inc., H. D. Industries, Inc. and Metro Golf Cars under the contract.

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed $7,302,371.00 (subject to annual appropriations).

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

Memorandum

CITY OF DALLAS

DATE April 29, 2011

TO The Honorable Mayor and Members
of the City Council

SUBJECT Proposed FY 2011-12 Consolidated Plan Budget
Amendments and Straw Votes

Your May 4, 2011 briefing agenda includes discussion of the Proposed FY 2011-12 Consolidated Plan Budget. Council members were invited to submit amendments to the City Manager by April 27th. One response was received and is attached.

The Proposed FY 2011-12 Consolidated Plan Budget is provided as Attachment A. This budget is based on estimated grant amounts since notification of actual grant amounts is not expected from HUD until late May or June. The May 18, 2011 briefing agenda will include an action item for preliminary adoption of the FY 2011-12 Consolidated Plan Budget and call for a public hearing to receive public comments on June 8th. Final adoption of the FY 2011-12 Consolidated Plan Budget is scheduled for June 22, 2011.

Please contact me at 670-7804 if you have any questions.

Jeanne Chipperfield
Chief Financial Officer

Attachments

C: Community Development Commission
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manger
A. C. Gonzalez, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest Turner, Assistant City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Jack Ireland, Director, Office of Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

Memorandum

CITY OF DALLAS

DATE April 27, 2011

TO Mary K. Suhm
City Manager

SUBJECT Proposed FY 2011-12 Consolidated Plan Budget Amendment

In the event final allocations for the Community Development Block Grant are higher than estimated in your April 20th briefing, my recommendation is to increase funds for the South Oak Cliff Community Court (Line 18 of Attachment A) by up to $80,000. These funds will be used to add an additional docket day at the South Oak Cliff Community Court to serve the West Dallas Community.

Tennell Atkins
Councilmember
District 8

ATTACHMENT A

FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1	2	3	4	5	6	7	8
Project Name	CD	FY 2010-11 Adopted Budget	FY 2011-12 City Manager's Proposed Budget as Concurred by CDC on 4/7/11	City Manager Adjustments as of 4/15/11	REVISED FY 2011-12 City Manager's Proposed Budget as of 4/15/11	CDC Amendments 4/19/2011	REVISED FY 2011-12 Proposed Budget reviewed by CDC on 4/19/11
SOURCE OF FUNDS							
Community Development Block Grant							
Entitlement (grant)		19,008,948	13,116,174	2,090,984	15,207,158	2,090,984	15,207,158
HUD Reallocated Funds		358,697	388,832		388,832		388,832
Program Income - Housing Activities		350,000	200,000		200,000		200,000
Program Income - Section 108		35,000	35,000		35,000		35,000
Program Income - Sub-Recipient Retained Program Income (SDDC)		600,000	600,000		600,000		600,000
Reprogramming		2,453,763	1,719,511		1,719,511		1,719,511
		22,806,408	16,059,517	2,090,984	18,150,501	2,090,984	18,150,501
Home Investment Partnership							
Entitlement (grant)		8,475,460	7,712,669	(423,773)	7,288,896	(423,773)	7,288,896
HUD Reallocated Funds							
Program Income Housing Activities		200,000	50,000		50,000		50,000
		8,675,460	7,762,669	(423,773)	7,338,896	(423,773)	7,338,896
Emergency Shelter Grant							
Entitlement (grant)		769,069	576,802	192,267	769,069	192,267	769,069
Housing Opportunities for Persons with AIDS							
Entitlement (grant)		3,722,637	3,722,637		3,722,637		3,722,637
TOTAL SOURCE OF FUNDS		**35,973,574**	**28,121,625**	**1,859,478**	**29,981,103**	**1,859,478**	**29,981,103**

*CT = Specific Census Tracts, CW = City Wide

ATTACHMENT A

FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1	2	3	4	5	6	7	8
Project Name	CD	FY 2010-11 Adopted Budget	FY 2011-12 City Manager's Proposed Budget as Concurred by CDC on 4/7/11	City Manager Adjustments as of 4/15/11	REVISED FY 2011-12 City Manager's Proposed Budget as of 4/15/11	CDC Amendments 4/19/2011	REVISED FY 2011-12 Proposed Budget reviewed by CDC on 4/19/11
USE OF FUNDS							
Community Development Block Grant							
Public Services (15% of CDBG maximum amount allowed)		3,032,849	2,084,913	313,648	2,398,561		2,398,561
Housing Activities		11,618,106	9,036,505	359,139	9,395,644		9,395,644
Economic Development Activities		1,240,000	1,240,000	0	1,240,000		1,240,000
Public Improvements		2,964,924	950,098	1,000,000	1,950,098		1,950,098
Fair Housing		497,199	375,784	0	375,784		375,784
Program Oversight (20% of CDBG maximum amount allowed)		3,453,330	2,372,217	418,197	2,790,414		2,790,414
		22,806,408	16,059,517	2,090,984	18,150,501		18,150,501
HOME Investment Partnerships Program							
HOME Programs		8,675,460	7,762,669	(423,773)	7,338,896		7,338,896
Emergency Shelter Grant							
ESG Programs		769,069	576,802	192,267	769,069		769,069
Housing Opportunities for Persons with AIDS							
HOPWA Programs		3,722,637	3,722,637	0	3,722,637		3,722,637
TOTAL USE OF FUNDS		**35,973,574**	**28,121,625**	**1,859,478**	**29,981,103**		**29,981,103**

*CT = Specific Census Tracts, CW = City Wide

FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1	2	3	4	5	6	7	8
Project Name	CD	FY 2010-11 Adopted Budget	FY 2011-12 City Manager's Proposed Budget as Concurred by CDC on 4/7/11	City Manager Adjustments as of 4/15/11	REVISED FY 2011-12 City Manager's Proposed Budget as of 4/15/11	CDC Amendments 4/19/2011	REVISED FY 2011-12 Proposed Budget reviewed by CDC on 4/19/11
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)							
CDBG - Public Services							
1 **African-American Museum Youth Enrichment Program** - Provide weekend workshops and week-long summer camps that strengthen reading and writing skills, broaden knowledge of African-American culture and self awareness through art and history.	CW	46,000	0		0		0
2 **Outreach After-School/Summer Program** - Provide after school and summer programs for low income youth Monday thru Friday through structured recreational, cultural, social and life skills activities. 26 CDBG funded sites.	CW	542,792	636,951		636,951		636,951
3 **Child Care Services Program** - Provide after school programs, and daycare for special needs children, children who are homeless, and children with disabilities via contracts with non-profit agencies.	CW	228,000	200,000		200,000		200,000
4 **City Child Care Services** - Provide child care subsidies for low and moderate income working parents and teenage parents who are attending school and do not qualify for any other form of public assistance.	CW	326,514	276,514		276,514		276,514
5 **Arts Education Program** - Participants learn the art of theatre while applying critical thinking skills, control of language, life skills and create ground rules for life success.	CW	21,000	0		0		0
6 **Summer Youth Program** - Provide summer recreational, social, and life skill activities and field trips for at-risk youth at 3 sites (Kleberg-Rylie, Cummings, and Fruitdale Recreation Centers).	5,8	56,142	0		0		0
7 **Youth Entrepreneurial After-School Program** - Provide entrepreneurial training to youth in an afterschool program to teach them how to own/run their own business.	CW	12,600	0		0		0
Youth Programs Sub-Total		**1,233,048**	**1,113,465**	**0**	**1,113,465**	**0**	**1,113,465**

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FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1	Project Name	2 CD	3 FY 2010-11 Adopted Budget	4 FY 2011-12 City Manager's Proposed Budget as Concurred by CDC on 4/7/11	5 City Manager Adjustments as of 4/15/11	6 REVISED FY 2011-12 City Manager's Proposed Budget as of 4/15/11	7 CDC Amendments 4/19/2011	8 REVISED FY 2011-12 Proposed Budget reviewed by CDC on 4/19/11
CDBG - Public Services (Cont'd)								
8	**Adolescent Substance Abuse - Inpatient** - Provide residential substance abuse treatment services and education for low-income, medically indigent youth via contract with non-profit agency.	CW	65,000	0		0		0
9	**Clinical Dental Care Program** - Provide dental health services to seniors and low-income youth through age of 19 via contract with non-profit agency.	CW	200,000	100,000		100,000		100,000
	Clinical Health Services Sub-Total		**265,000**	**100,000**	**0**	**100,000**	**0**	**100,000**
10	**Geriatric Health Services -** Provide nurse-managed preventive health clinics through interlocal agreement with Parkland Hospital for identified high-risk adults age 60 years and older for the purpose of identifying chronic and screenable disease conditions before they become debilitating.	CW	129,677	0		0		0
11	**City Crisis Assistance** - Provide rapid response, crisis intervention, and intensive case management to Dallas residents, age 60 and above, who may have mental health problems causing high-risk behaviors.	CW	267,143	230,000		230,000		230,000
12	**City Office of Senior Affairs** - Enhance the quality of life for older adults by disseminating support services information and providing direct and emergency support services.	CW	165,347	160,000		160,000		160,000
13	**Senior Services Program** - Provide case management and other programs for seniors, as well as investigative support services in both community and institutional settings via contracts with non-profit agencies.	CW	85,000	85,000		85,000		85,000
	Senior Services Sub-Total		**647,167**	**475,000**	**0**	**475,000**	**0**	**475,000**
14	**Teen Violence - Victim Outreach** - Provide programs in support of victims of teen violence and teen violence prevention through education and direct services via contract with non-profit agency.	CW	31,000	0		0		0
15	**Literacy Program** - Provide parents and preschool children in neighborhoods with interactive reading workshops and materials to enhanced reading skills.	CW	18,000	0		0		0

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FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1		2	3	4	5	6	7	8
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CDBG - Public Services (Cont'd)								
16	**Parenting and Early Childhood Development** - Provide parenting and child development skills to adolescent (up to age 18) parents of children 0-3 year olds via contract with non-profit agency.	CW	25,000	0		0		0
	Other Public Services (Youth) Sub-Total		**74,000**	**0**	**0**	**0**	**0**	**0**
17	**South Dallas / Fair Park Community Court** - Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	5,7	295,053	261,448	33,205	294,653		294,653
18	**South Oak Cliff Community Court** - Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	4,8	109,815	0	280,443	280,443		280,443
19	**West Dallas Community Court** - Through the community court, offenses to persons and code violations of property are swiftly adjudicated and restitution made by defendants who plead guilty or no contest.	1,3,6	222,029	0		0		0
20	**Offender Re-entry Program (HOU)** - Provide a comprehensive offender re-entry case management program designed to promote the effective reintegration of offenders as they return to communities.	CW	130,054	110,000		110,000		110,000
21	**Training and Employment for Adults with Disabilities** - Provide development of life skills, vocational training and job placement for adults with disabilities.	CW	30,000	25,000		25,000		25,000
22	**Women's Outreach Program** - Provide supportive services to women being assisted from substance abuse, criminal behavior and mental illness into a healthy and productive lifestyle.	CW	26,683	0		0		0
	Other Public Services (Non-Youth) Sub-Total		**813,634**	**396,448**	**313,648**	**710,096**	**0**	**710,096**
	Total CDBG - Public Services		**3,032,849**	**2,084,913**	**313,648**	**2,398,561**	**0**	**2,398,561**
	CDBG - Public Services 15% Cap		3,032,849	2,084,913		2,398,561		2,398,561
	Under/(Over) Cap		(0)	0		(0)		(0)
	CDBG - Public Services Cap Percentage		15.0%	15.0%		15.0%		15.0%

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FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

	1	2	3	4	5	6	7	8
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CDBG - Housing Activities								
23	**Relocation Assistance -** Provide funding and staff for relocation assistance in the City.	CW	138,388	0		0		0
	Legal Commitment/Mandates Sub-Total		**138,388**	**0**	**0**	**0**	**0**	**0**
24	**Housing Development Support** - Provide service delivery staff to implement the Mortgage Assistance Program and CHDO Program which benefit low income homeowners.	CW	1,058,540	1,058,540		1,058,540		1,058,540
25	**Mortgage Assistance Program -** Provide no interest, deferred payment loans for down-payment, principal reduction and closing cost assistance up to a maximum of $25,000. In addition, provides $1,500 for minor repairs to meet federal quality standards.	CW	3,039,470	1,198,000	144,473	1,342,473		1,342,473
26	**Housing Services Program -** Provides CDBG funds to CHDOs for cost in support of HOME-funded activities, such as housing counseling, loan processing, and other services related to assisting potential homebuyers participating or seeking to participate in HOME funded projects.	CW	0	50,000		50,000		50,000
27	**Residential Development Acquisition Loan Program -** Provide loans and grants to affordable housing developers for acquisition, relocation, and demolition to support affordable housing development for low income households.	CW	1,000,000	750,000		750,000		750,000
28	**Community Based Development Organization (CBDO) -** Provide for construction of new housing by CBDO's in targeted revitalization areas (i.e. NIP)	CW	700,000	300,000		300,000		300,000
	Homeownership Opportunities Sub-Total		**5,798,010**	**3,356,540**	**144,473**	**3,501,013**	**0**	**3,501,013**
29	**Housing Assistance Support** - Provide service delivery staff to implement the Major Systems Repair Program and Reconstruction/SHARE Program, which benefit low income homeowners.	CW	1,721,943	1,721,943		1,721,943		1,721,943
30	**Major Systems Repair Program -** Provide homeowner assistance with repairs/replacements of two of the following four major systems: heating/air, plumbing/gas, roof and electrical.	CW	1,501,500	2,104,848		2,104,848		2,104,848

*CT = Specific Census Tracts, CW = City Wide

FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1	Project Name	2 CD	3 FY 2010-11 Adopted Budget	4 FY 2011-12 City Manager's Proposed Budget as Concurred by CDC on 4/7/11	5 City Manager Adjustments as of 4/15/11	6 REVISED FY 2011-12 City Manager's Proposed Budget as of 4/15/11	7 CDC Amendments 4/19/2011	8 REVISED FY 2011-12 Proposed Budget reviewed by CDC on 4/19/11
CDBG - Housing Activities (Cont'd)								
31	**South Dallas /Fair Park Major Systems Repair Program** - Provide homeowner assistance to those living in the South Dallas/Fair Park trust fund area with repairs/replacements of two of the following four major systems: heating/air, plumbing/gas, roof and electrical.	7	100,000	50,000		50,000		50,000
32	**Minor Plumbing Repair/Replacement Program** - Provide leak repairs, low flow toilet and fixture replacement and minor plumbing repair assistance to low income homeowners.	CW	50,000	50,000		50,000		50,000
33	**People Helping People (PHP) Program** - Provide for minor exterior repair services to single family homes through volunteers and contract services to lower income, elderly and disabled homeowners.	CW	1,242,127	1,027,461	214,666	1,242,127		1,242,127
	Homeowner Repair Sub-Total		**4,615,570**	**4,954,252**	**214,666**	**5,168,918**	**0**	**5,168,918**
34	**Dedicated SAFE II Expansion Code Inspection - Code Compliance** - Provide enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	CW	40,000	96,000		96,000		96,000
35	**Dedicated SAFE II Expansion Code Inspection - Fire Department** - Provide enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	CW	98,550	70,538		70,538		70,538
36	**Dedicated SAFE II Expansion Code Inspection - Police Department** - Provide enhanced code enforcement activities to supplement police investigations where criminal actions hamper or prevent community revitalization.	CW	124,710	74,657		74,657		74,657
37	**Neighborhood Investment Program - Code Compliance** - Provide enhanced code enforcement activities in the targeted neighborhood areas.	1-8	518,907	484,518		484,518		484,518
38	**Community Prosecution Program (CCS)** - Enforce municipal laws to improve quality of life and physical appearance of community.	CT	283,971	0		0		0
	Other Housing/Neighborhood Revitalization Sub-Total		**1,066,138**	**725,713**	**0**	**725,713**	**0**	**725,713**
	Total CDBG - Housing Activities		**11,618,106**	**9,036,505**	**359,139**	**9,395,644**	**0**	**9,395,644**

*CT = Specific Census Tracts, CW = City Wide

FY 2011-12 CONSOLIDATED PLAN
FOR U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1	2	3	4	5	6	7	8
Project Name	CD	FY 2010-11 Adopted Budget	FY 2011-12 City Manager's Proposed Budget as Concurred by CDC on 4/7/11	City Manager Adjustments as of 4/15/11	REVISED FY 2011-12 City Manager's Proposed Budget as of 4/15/11	CDC Amendments 4/19/2011	REVISED FY 2011-12 Proposed Budget reviewed by CDC on 4/19/11
CDBG - Economic Development							
39 **Business Loan Program (Program Income)** - SDDC retains program income generated from revolving business - loan program to provide additional loans.	CW	600,000	600,000		600,000		600,000
40 **Business Assistance Center Program** - Provide comprehensive technical assistance and business support services to Low/Moderate income persons interested in developing Micro-Enterprises and those who own Micro-Enterprises.	CW	**640,000**	**640,000**		**640,000**		**640,000**
• BAC #1 - Greater Dallas Hispanic Chamber (Maple)		80,000	80,000		80,000		80,000
• BAC #2 - InnerCity Community Development Corporation		80,000	80,000		80,000		80,000
• BAC #3 - Greater Dallas Hispanic Chamber (West Dallas)		80,000	80,000		80,000		80,000
• BAC #4 - Greater Dallas Hispanic Chamber (Oak Cliff)		80,000	80,000		80,000		80,000
• BAC #5 - MBA Consultants, Inc.		80,000	80,000		80,000		80,000
• BAC #6 - Multi-Ethnic Education & Economic Dev		80,000	80,000		80,000		80,000
• BAC #7 - Hispanic Contractors		80,000	80,000		80,000		80,000
• BAC #8 - Indo-American Chamber of Commerce		80,000	80,000		80,000		80,000
Total CDBG Economic Development		**1,240,000**	**1,240,000**	**0**	**1,240,000**	**0**	**1,240,000**
CDBG - Public Improvements							
41 **Neighborhood Street Improvement Petition Grant** - Provide grants to low income resident property owners for their share of the costs associated with alley, sidewalk and street paving improvement projects.	CW	50,000	0		0		0
42 **Neighborhood Enhancement Program (NEP)** - Provide toolbox of neighborhood improvements to increase aesthetic appeal and compliment community development efforts in Neighborhood Investment and other strategically targeted areas.	1-8	150,000	50,000		50,000		50,000
43 a **Neighborhood Investment Program Infrastructure** - Provide infrastructure improvements related to architectural and engineering design in the 5 NIP target areas.	1-8	2,764,924	900,098	1,000,000	1,900,098	(85,000)	1,815,098
43 b **Public Improvements for Non-Profits** - Provide grant funds to non-profit organization(s) for eligible projects, including outdoor fields, in the West Dallas area.	6	0	0	0	0	85,000	85,000
Total CDBG Public Improvements		**2,964,924**	**950,098**	**1,000,000**	**1,950,098**	**0**	**1,950,098**

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CDBG - Fair Housing								
44	**Fair Housing Enforcement -** Provide housing discrimination investigations, fair housing education and outreach and citizen referrals.	CW	497,199	375,784		375,784		375,784
	Total CDBG - Fair Housing		**497,199**	**375,784**	**0**	**375,784**	**0**	**375,784**
CDBG - Planning & Program Oversight								
45	**Consolidated Plan Oversight, Citizen Participation, & CDC Support** - Office of Financial Services/Community Development Division. Provide coordination of ConPlan budget development, citizen participation, and reporting to HUD as primary City liaison.	CW	735,739	659,998	146,439	806,437		806,437
46	**Grant Compliance -** Office of Financial Services/Community Development Division (transferred from the City Auditor's Office). Provide monitoring of Federally funded grant programs to ensure compliance with Federal, State and Local Regulations in order to minimize the risk of sanctions being imposed by HUD.	CW	681,618	303,145	75,786	378,931		378,931
47	**Housing Contract Monitoring** - Provide comprehensive management, oversight and technical assistance for both external and internal programs receiving grant funds.	CW	786,865	440,934	48,447	489,381		489,381
48	**Housing Management Support -** Provide funding for Housing management staff support for housing programs.	CW	838,183	749,782		749,782		749,782
49	**Relocation Management -** Relocation planning and oversight.	CW	56,241	0		0		0
50	**Economic Development Oversight -** Provide contract administration; compliance and oversight of CDBG funded programs.	CW	283,986	218,358	65,628	283,986		283,986
51	**Parks and Recreation Oversight -** This position assists the Contract Compliance Manager with the review of all PKR Public Service programs and contracts for compliance with HUD guidelines.	CW	70,698	0	81,897	81,897		81,897
	Total CDBG - Planning & Program Oversight		**3,453,330**	**2,372,217**	**418,197**	**2,790,414**	**0**	**2,790,414**
	Total CDBG - Fair Housing and Planning & Prog. Oversight		**3,950,529**	**2,748,001**	**418,197**	**3,166,198**	**0**	**3,166,198**
	CDBG - FH/PLN/Program Oversight 20% Cap		3,950,529	2,748,001		3,166,198		3,166,198
	Under/(Over) Cap		0	0		0		0
	CDBG - FH/PLN/Program Oversight Cap Percentage		20.0%	20.0%		20.0%		20.0%
	TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT		**22,806,408**	**16,059,517**	**2,090,984**	**18,150,501**	**0**	**18,150,501**

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HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)								
52	**CHDO Development Loans** - Development and pre-development loans to nonprofit City-certified CHDOs developing affordable housing for low income households.	CW	2,702,783	1,400,000	(100,000)	1,300,000		1,300,000
53	**CHDO Operating Assistance** - Provide operational support to assist with the development and management of CHDO projects.	CW	423,773	350,000	(50,000)	300,000		300,000
54	**HOME Program Administration** - Housing department staff administrative costs.	CW	578,248	511,452	(2,377)	509,075		509,075
55	**MAP Administration** - Provide administrative and planning funds for the sub recipients associated with the implementation of the HOME MAP loans.	CW	90,000	80,000	(40,000)	40,000		40,000
56	**Mortgage Assistance Program** - Provide no interest, deferred payment loans for down-payment, principal reduction and closing cost assistance up to a maximum of $25,000.	CW	0	1,445,202	(45,202)	1,400,000		1,400,000
57	**Reconstruction/SHARE Program** - Provide deferred loans to low income homeowners for reconstruction of their existing homes.	CW	1,932,527	1,726,200	(66,194)	1,660,006		1,660,006
58	**Housing Development Loan Program** - Provide private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing, including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs, rental rehabilitation.	CW	2,000,000	1,400,000	(100,000)	1,300,000		1,300,000
	Home Ownership Opportunities Sub-Total		**7,727,331**	**6,912,854**	**(403,773)**	**6,509,081**	**0**	**6,509,081**
59	**Tenant Based Rental Assistance** - Provide transitional rental assistance to homeless persons for a minimum of one year while they become stabilized.	CW	770,000	670,000	(20,000)	650,000		650,000
60	**Tenant Based Rental Assistance (Admin)** - Provide comprehensive management, oversight and technical assistance.	CW	178,129	179,815		179,815		179,815
	Other Housing Sub-Total		**948,129**	**849,815**	**(20,000)**	**829,815**	**0**	**829,815**
	TOTAL HOME INVESTMENT PARTNERSHIP PROGRAM		**8,675,460**	**7,762,669**	**(423,773)**	**7,338,896**	**0**	**7,338,896**

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EMERGENCY SHELTER GRANT (ESG)								
61	**Contracts - Essential Services** - Provide direct services to the homeless to address employment (job placement and training), child care, substance abuse treatment and health prevention services.	CW	87,351	78,572	8,779	87,351		87,351
62	**Contracts - Operations** - Provide payment of operational costs for shelters or transitional housing facilities for homeless persons.	CW	142,200	376,028	(233,828)	142,200		142,200
63	**Homeless Assistance Center - Essential Services** - Provide case management services to assist clients in obtaining federal, state and local assistance.	CW	122,786	93,362	29,424	122,786		122,786
64	**Homeless Assistance Center - Operations** - Provide payment of utilities and other operating costs for the Homeless Assistance Center.	CW	378,279	0	378,279	378,279		378,279
	Homeless/Temporary Housing Sub-Total		**730,616**	**547,962**	**182,654**	**730,616**	**0**	**730,616**
65	**ESG Administration** - Monitor and evaluate contracts and other program activities.	CW	38,453	28,840	9,613	38,453		38,453
	Program Administration Sub-Total		**38,453**	**28,840**	**9,613**	**38,453**	**0**	**38,453**
	TOTAL EMERGENCY SHELTER GRANT		**769,069**	**576,802**	**192,267**	**769,069**	**0**	**769,069**

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HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)							
66 **Emergency/Tenant Based Rental Assistance** - Provide long-term and transitional rental assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	CW	1,320,000	1,600,000		1,600,000		1,600,000
67 **Housing Facilities Operation** - Provide housing operation costs, including lease, maintenance, utilities, insurance and furnishings for facilities that provide assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area.	CW	522,000	475,000		475,000		475,000
68 **Supportive Services** - Provide supportive services, information and referral, and outreach in conjunction with housing assistance to persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area, including hospice/respite care for affected children.	CW	1,578,330	1,352,330		1,352,330		1,352,330
Other Public Services Sub-Total		**3,420,330**	**3,427,330**	**0**	**3,427,330**	**0**	**3,427,330**
69 **Housing Facilities Rehab/Repair** - Provide rehabilitation/repair funds for facilities in operation that provide housing to persons with HIV/AIDS and their families who live in the metropolitan.	CW	7,000	0		0		0
70 **Program Administration/City of Dallas** - Provide administrative oversight, evaluation and technical assistance for grant funds and program activities.	CW	111,679	111,679		111,679		111,679
71 **Program Administration/Project Sponsors** - Provide administrative costs for project sponsors in oversight and evaluation of program activities.	CW	183,628	183,628		183,628		183,628
Program Administration Sub-Total		**295,307**	**295,307**	**0**	**295,307**	**0**	**295,307**
TOTAL HOUSING OPPORTUNITIES FOR PERSONS W/ AIDS		**3,722,637**	**3,722,637**	**0**	**3,722,637**	**0**	**3,722,637**
GRAND TOTAL CONSOLIDATED PLAN BUDGET		**35,973,574**	**28,121,625**	**1,859,478**	**29,981,103**	**0**	**29,981,103**

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Memorandum

City of Dallas

DATE: April 29, 2011

TO: The Honorable Mayor Dwaine Caraway and
Members of the Dallas City Council

SUBJECT: **Economic Development: Status Report**

On Wednesday, May 4, 2011 you will be briefed on the status of economic development in Dallas. Attached is a copy of the briefing for your review.

If you have any questions or need additional information, please let me know.

AC 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
A.C. Gonzalez, 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

Economic Development: Status Report

May 4, 2011

DALLAS ECONOMIC DEVELOPMENT

City of Dallas

Purpose

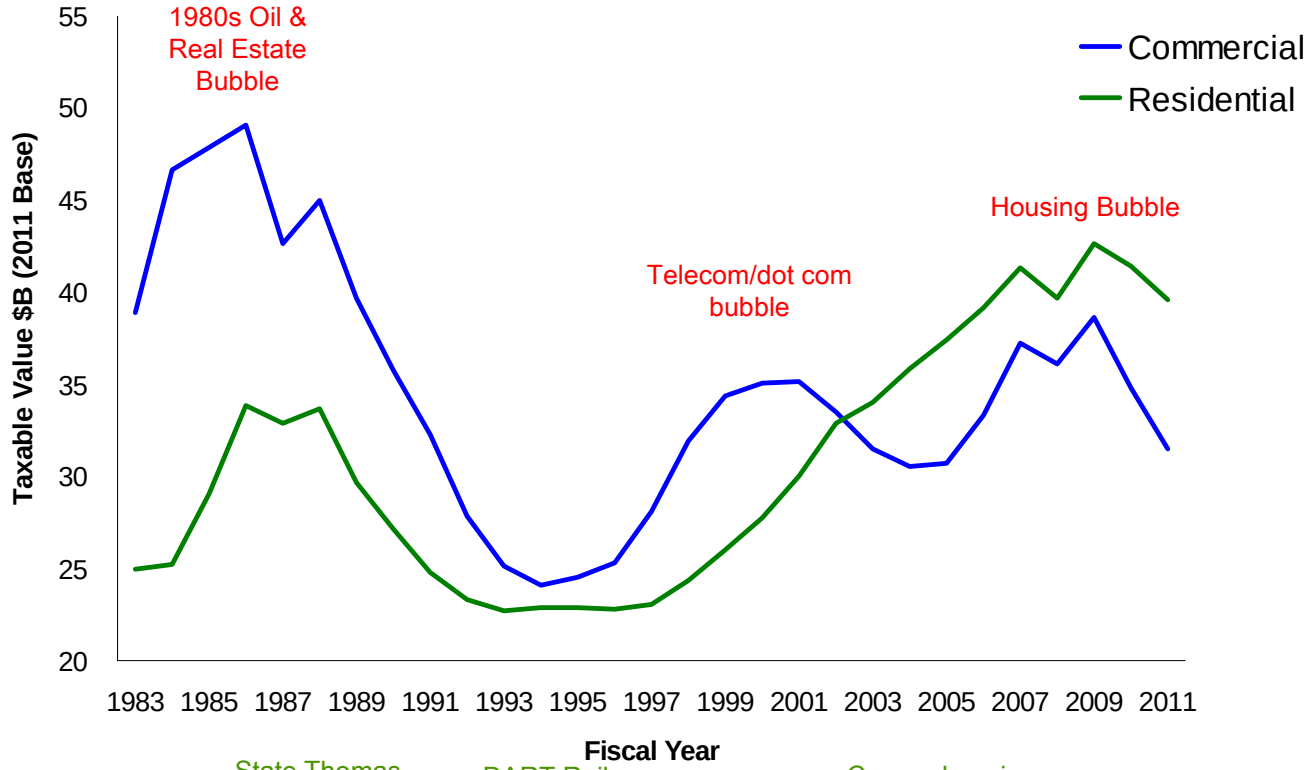
- Describe evolution of our current economic development strategy
- Revisit development efforts in the context of latest Census data
- Discuss planning vision, implementation strategies and results
- Highlight going forward opportunities

Over the Last 30 years

Making Our Way Back

Oil and S&L bust had an extraordinary impact on Dallas

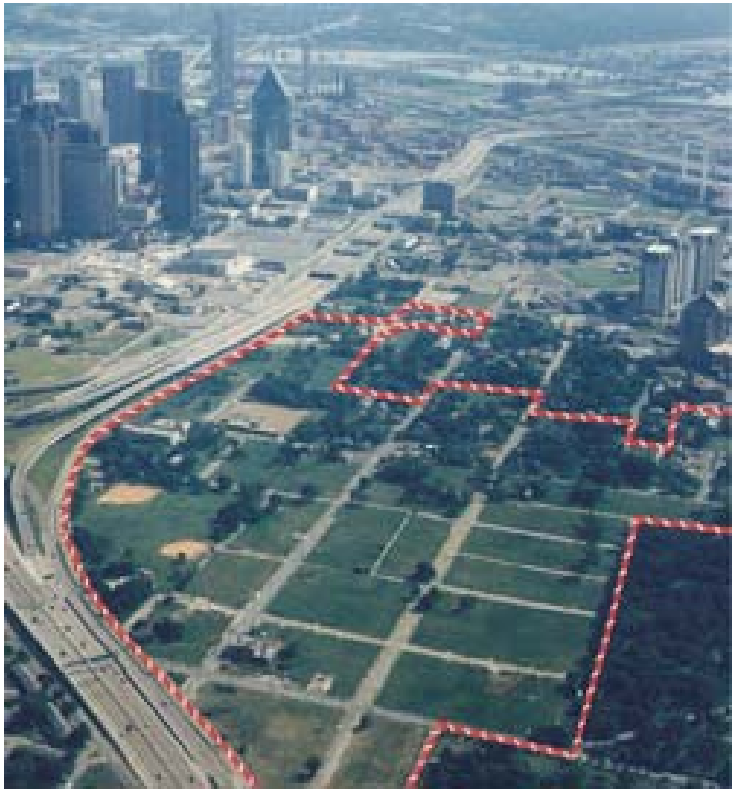
Tax base hasn't recovered in real terms



1980s

- Savings and Loan bust was devastating to Dallas economy
- Severe down turn of property values
- Downtown virtually dead
- Crime rates were at historic highs
- Few development/housing programs in place
- Yet, in the wake of the oil/real estate bust, seeds were sown that would help drive Dallas growth for decades

1980s Seeds



State Thomas Area (TIF Boundary)

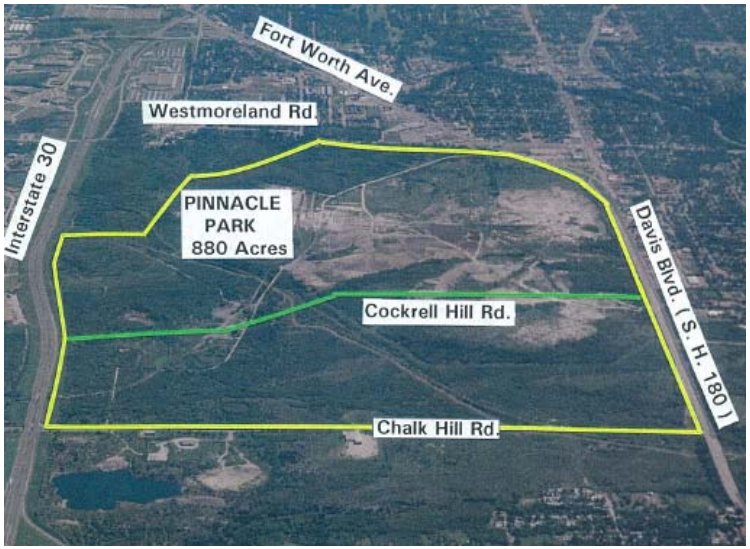
Crescent location, circa 1982
(Source: Dallas Morning News)

1990s

- Last gasp of suburban growth in North Dallas
- Focus shifted to:
  - downtown adaptive reuse of old office buildings
  - southern Dallas focus on business parks and retail
  - more TIF districts in the urban core
  - partnerships with the private sector for Arts District expansion
- Again, more seeds sown for future development

1990s Seeds

Kirby Building and Gulf States Building, both in the City Center TIF.



Southern Dallas Business Parks (Pinnacle Park)

21st Century

Embracing a new Vision for Dallas

- Recognizing change was critical, the City's first comprehensive plan, *forwardDallas!,* established a new course
  - Higher density
  - Mixed land use
  - Mixed income housing
  - Transit-oriented development
  - Stronger public/private partnerships
  - More pedestrian friendly

Taking Stock

- Census provides an opportunity to revisit development efforts
- We made some deliberate choices
- What tools did we use?
- Results help validate strategies used
- Our go forward strategy
- Future opportunity highlights

National Census Data Trends Reflected In Dallas/DFW

- **Brookings Institute** analyzed all **large metro areas**
  - **Bigger cities grew slower** than small cities
  - **Best educated metro areas** in 2000 increased their education leads
  - **Worst educated areas remained** at 2000 education **levels**
  - **DFW** performed on the **low end of the better educated areas**
- Within metro areas, **central cities** and **established suburbs** became **more alike**
- Established suburbs saw
  - Education and income levels decrease
  - Diversity increase

Annexation Drives Suburban-Style Growth

45 largest U.S. cities in 1950, average population change:

- Cities that couldn't annex: -16% since 1950
- Cities that kept annexing: 155% since 1950

Dallas no longer able to annex large tracts

2000 – 2010 Changes in Large Texas Cities:

	Annexation (Sq. Miles)	Population Growth
Austin	46.6	133,828
Fort Worth	49.0	206,512
Houston	25.8	145,820
San Antonio	54.6	182,761
Dallas	0.8	9,236

Source: U.S. Census Bureau

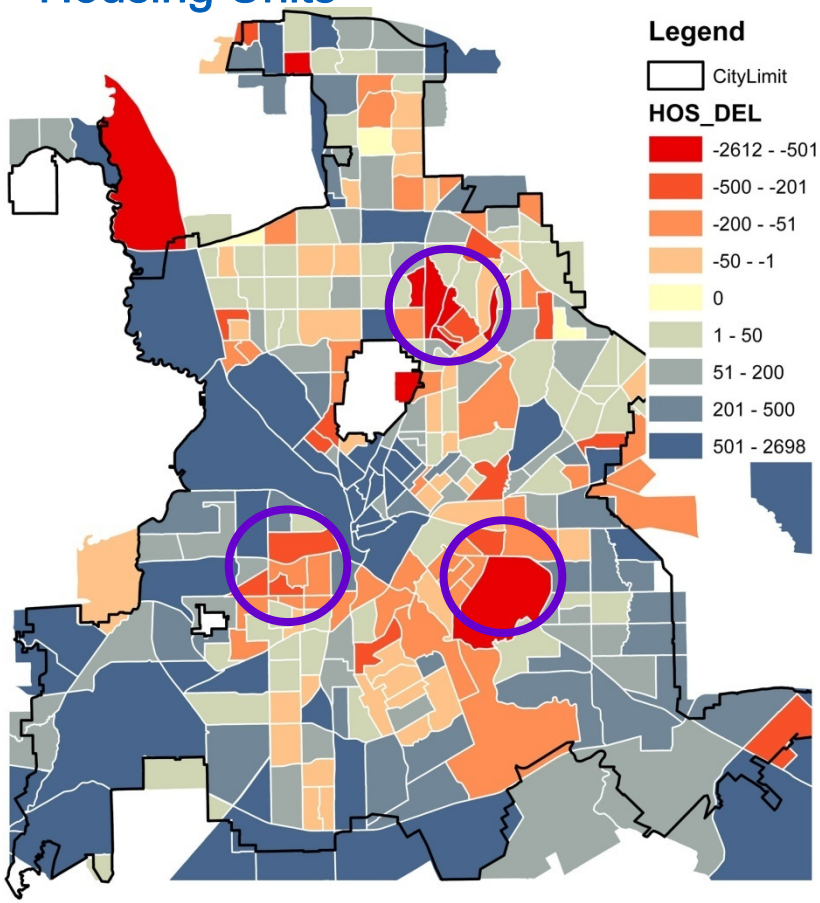
Dallas Census Results

- Recent Census data show:
  - Population up by 9,236
  - Despite this small population growth, there were big shifts across race/ethnic groups and across neighborhoods.
    - Housing demolition/construction influenced population trends
    - Density up in the urban core
  - Slower incremental growth
  - Increasing income and education levels

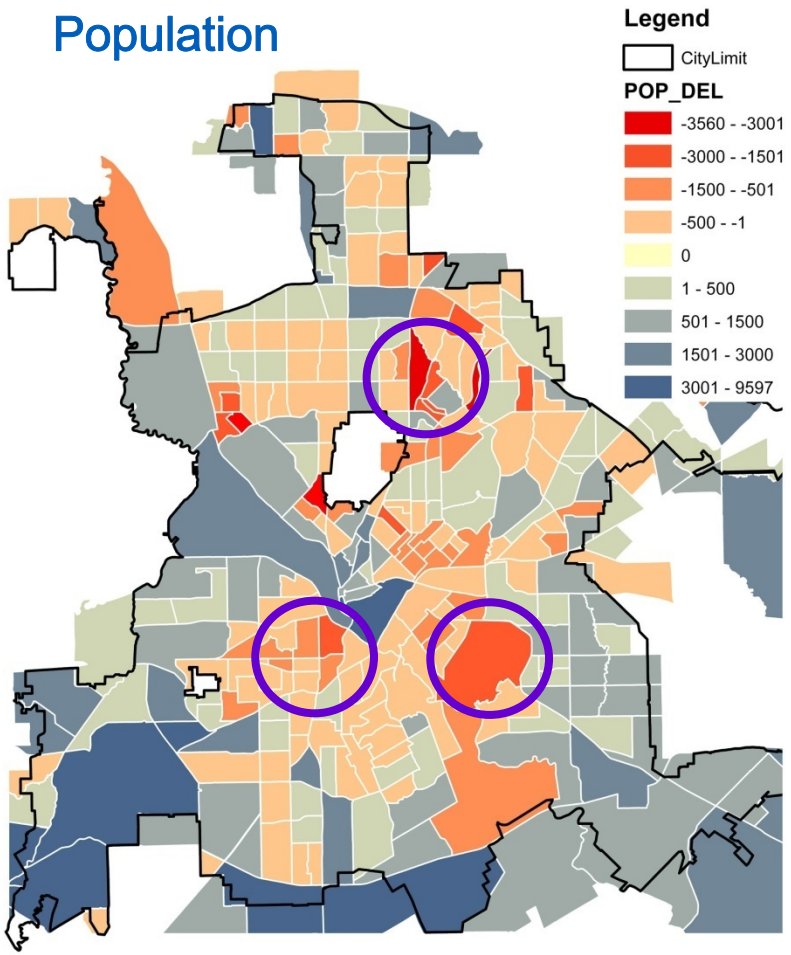
Housing Influenced Population

Demolition of multifamily created population-loss hot spots

Housing Units



Population

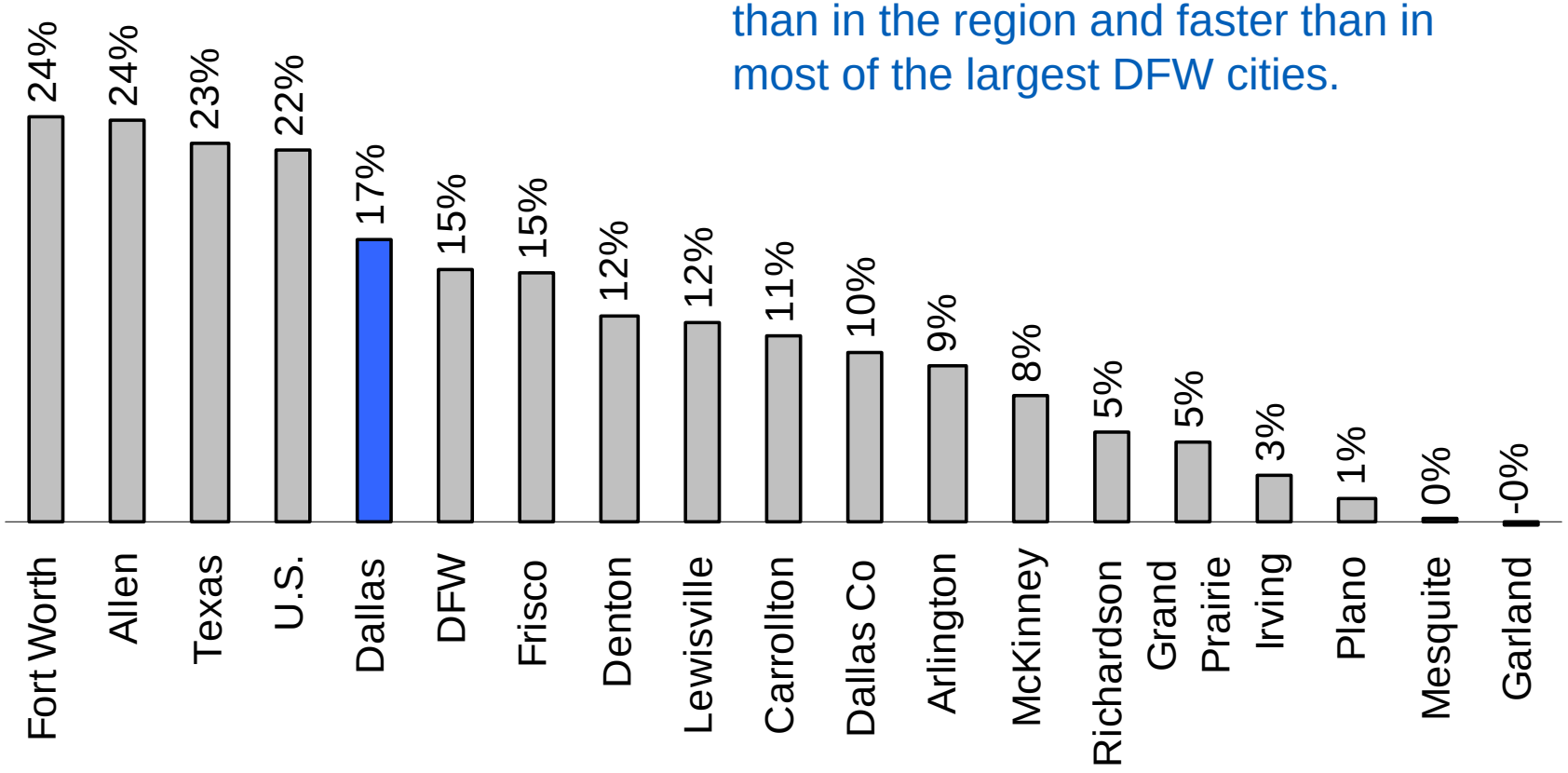


Source: U.S. Census Bureau

Per Capita Income

(Change 2000-2009)

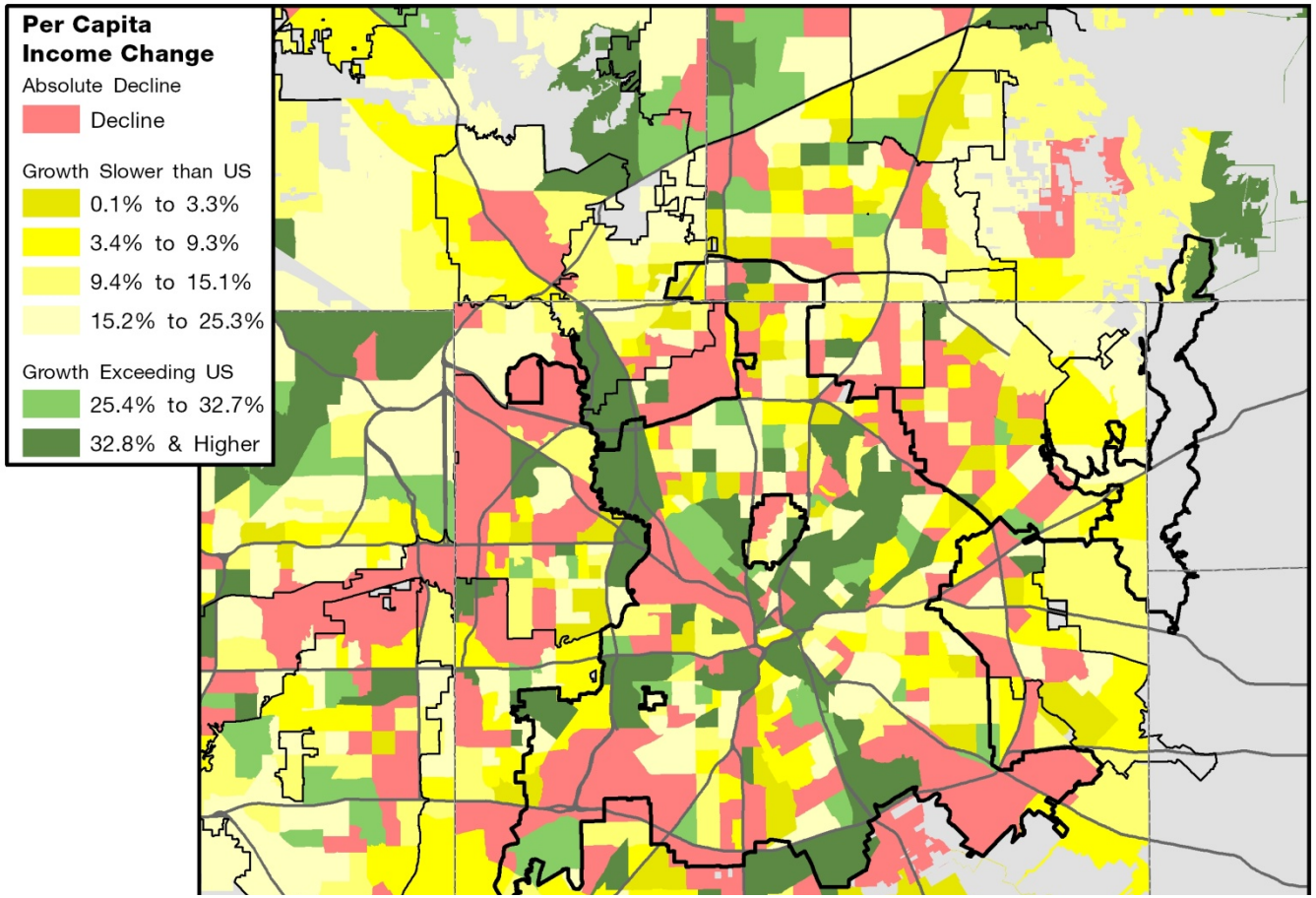
Per capita income grew faster in Dallas than in the region and faster than in most of the largest DFW cities.



Source: U.S. Census Bureau

Per Capita Income

(Change 2000-2009*)



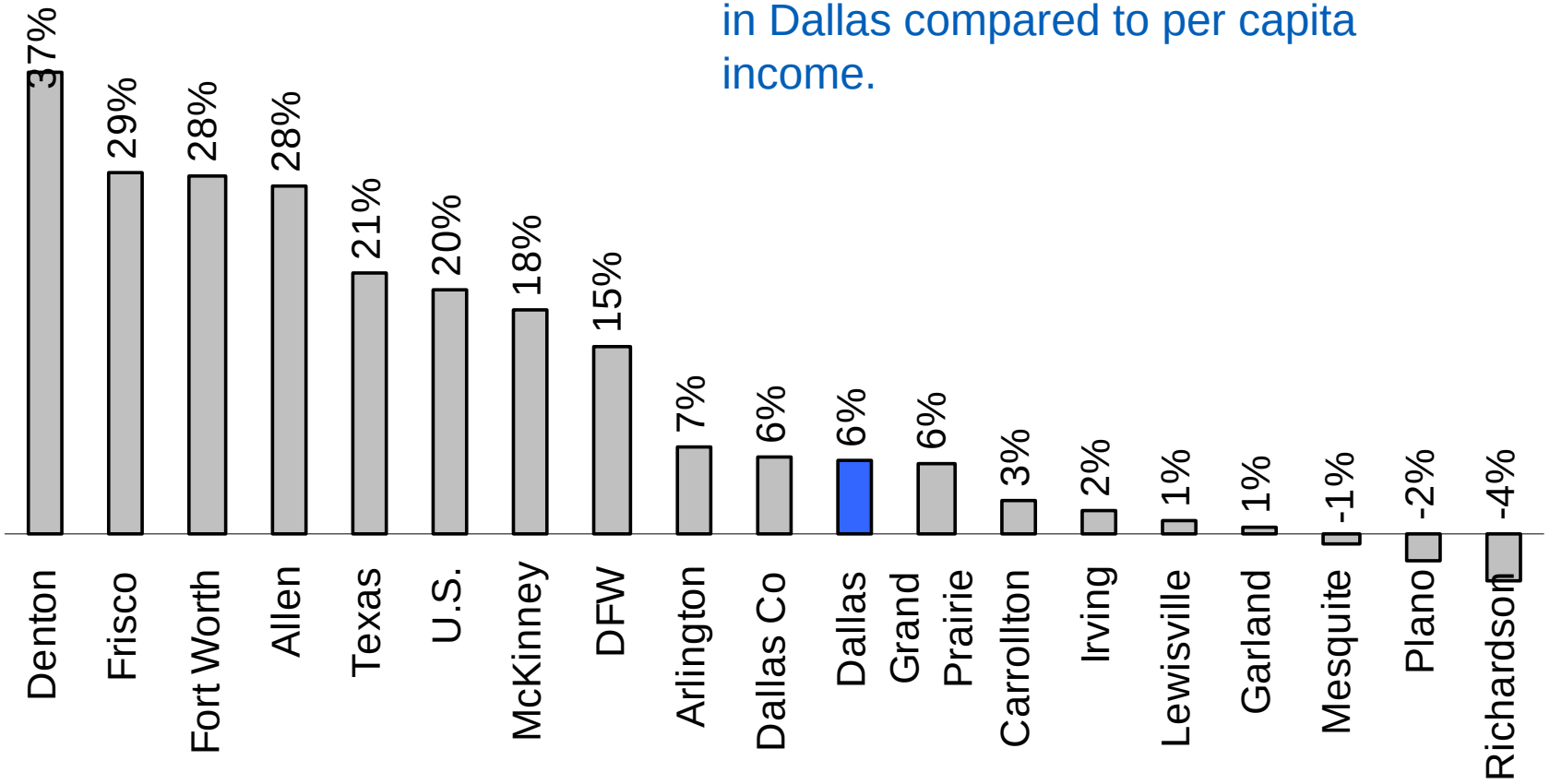
Dallas shows many tracts with faster growth than national average

*Source: U.S. Census Bureau American Community Survey Averages 2005 to 2009 data for tract-level results.

Median Household Income

(Change 2000-2009)

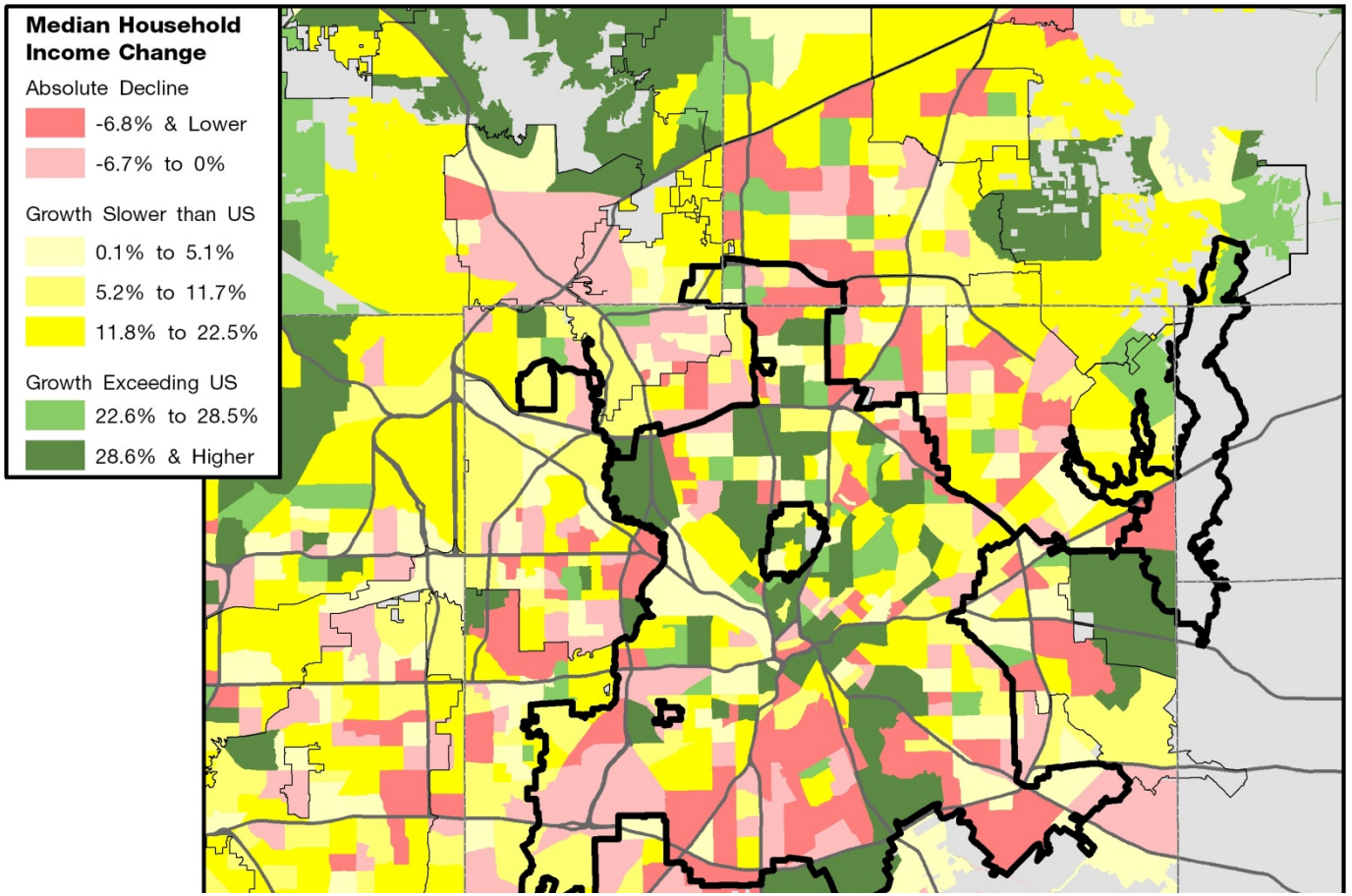
Median household income grew slower in Dallas compared to per capita income.



Source: U.S. Census Bureau

Median Household Income

(Change 2000-2009*)

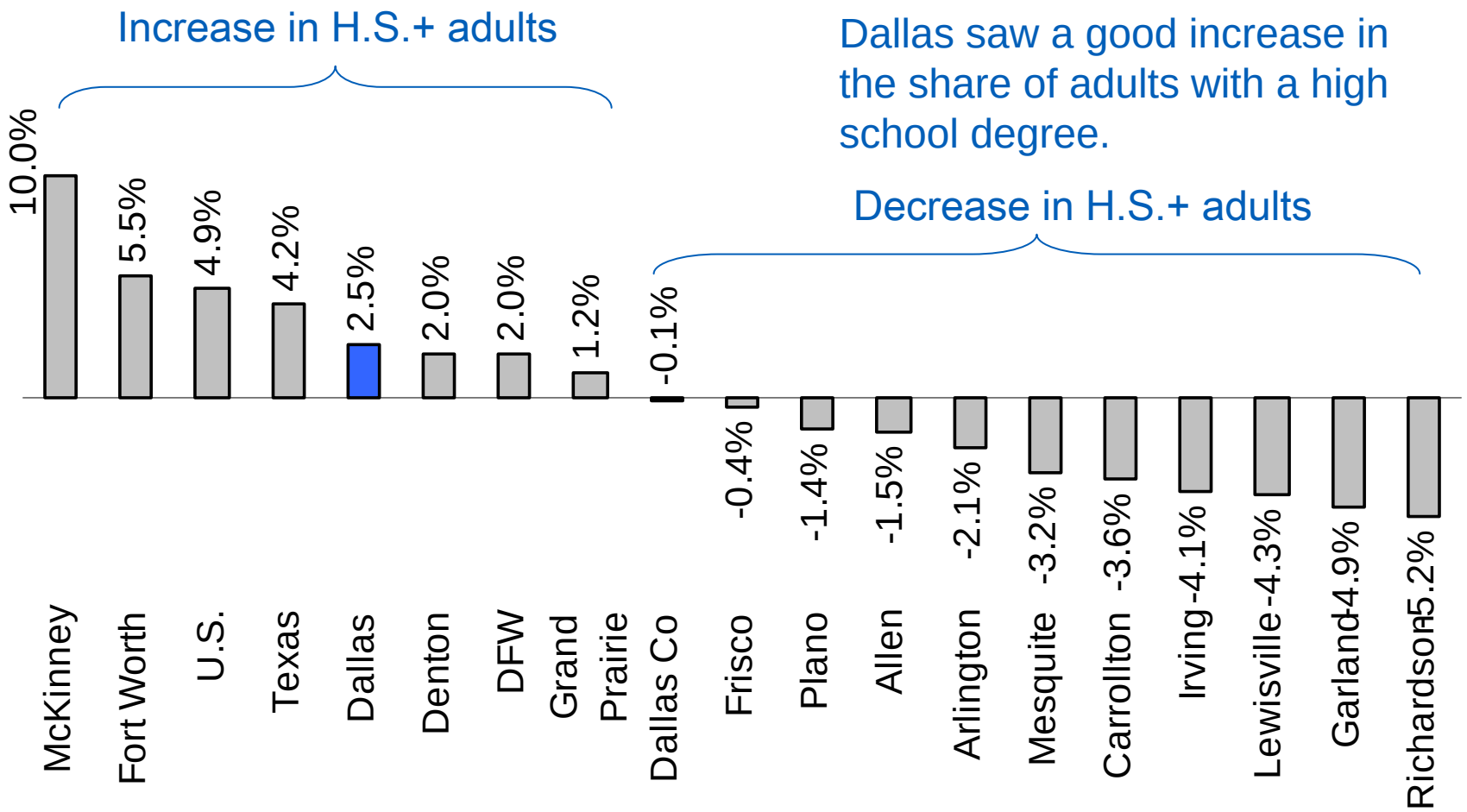


Dallas shows many tracts with faster growth than national average

*Source: U.S. Census Bureau American Community Survey Averages 2005 to 2009 data for tract-level results.

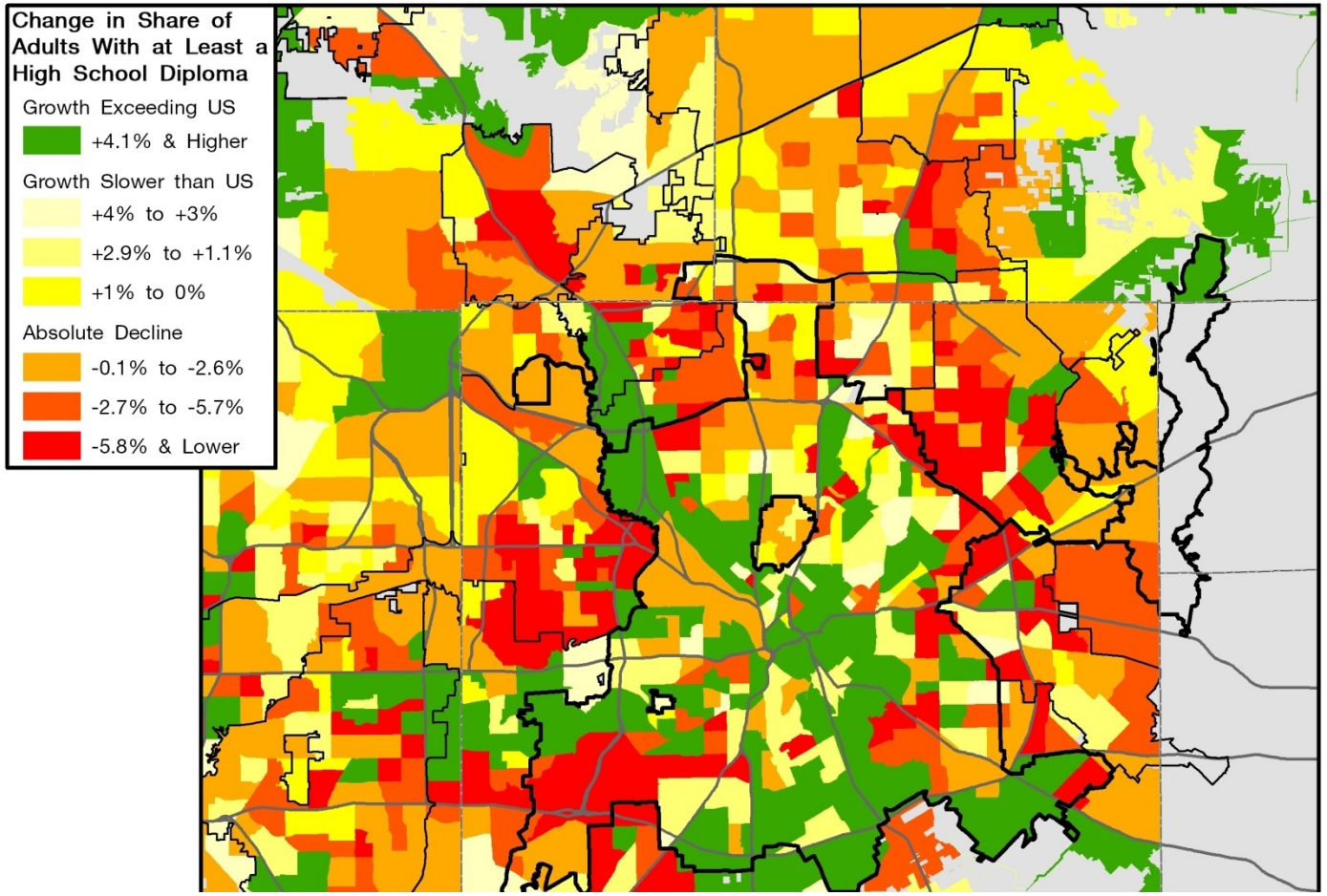
At Least a High School Diploma

(Increase in Share of Adults with 2000-2009)



At Least a High School Diploma

(Change 2000-2009*)



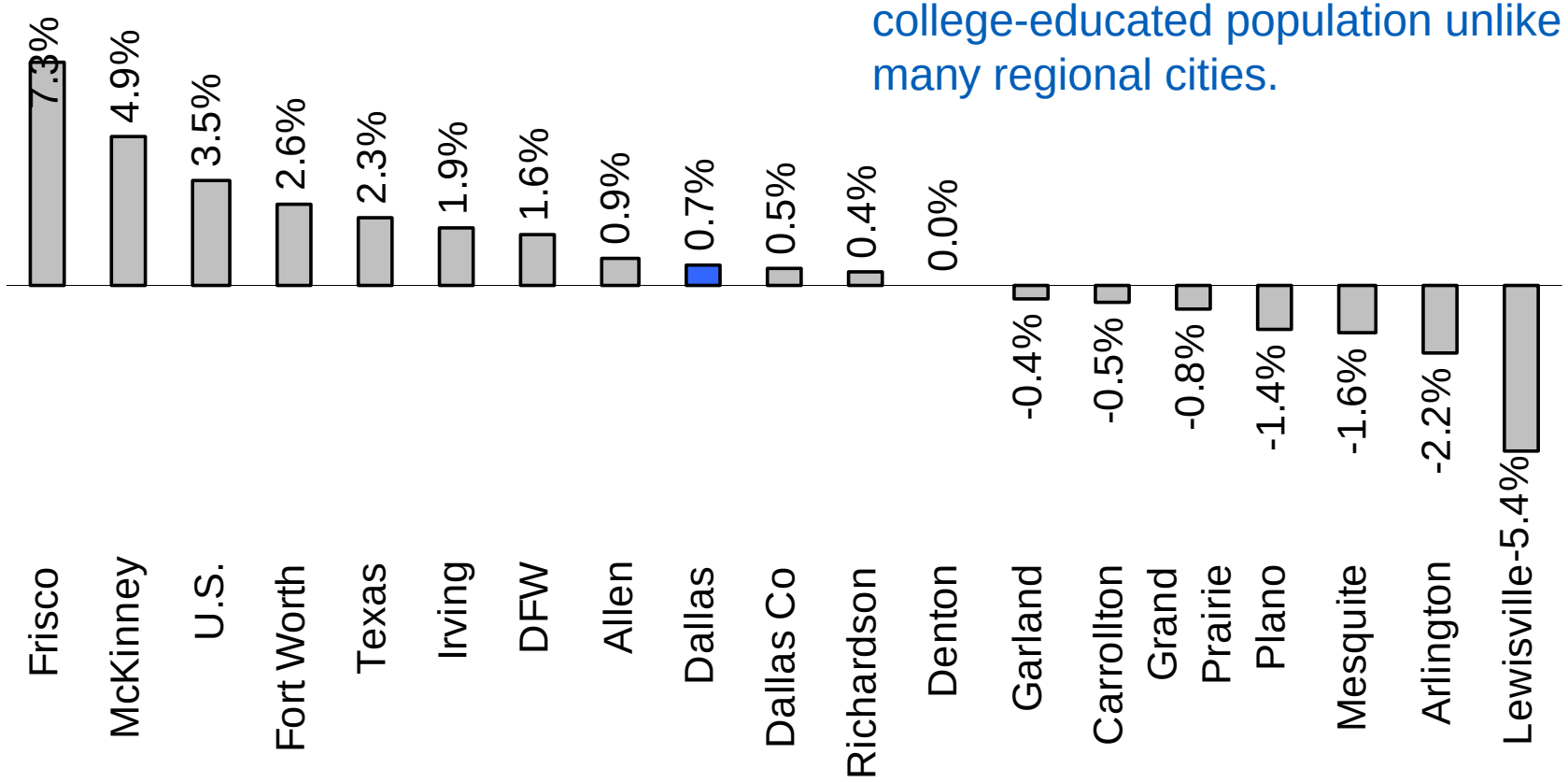
Dallas tracts showed large increase in adults with at least a high school diploma

*Source: U.S. Census Bureau American Community Survey Averages 2005 to 2009 data for tract-level results.

At Least a College Degree

(Increase in Share of Adults With 2000-2009)

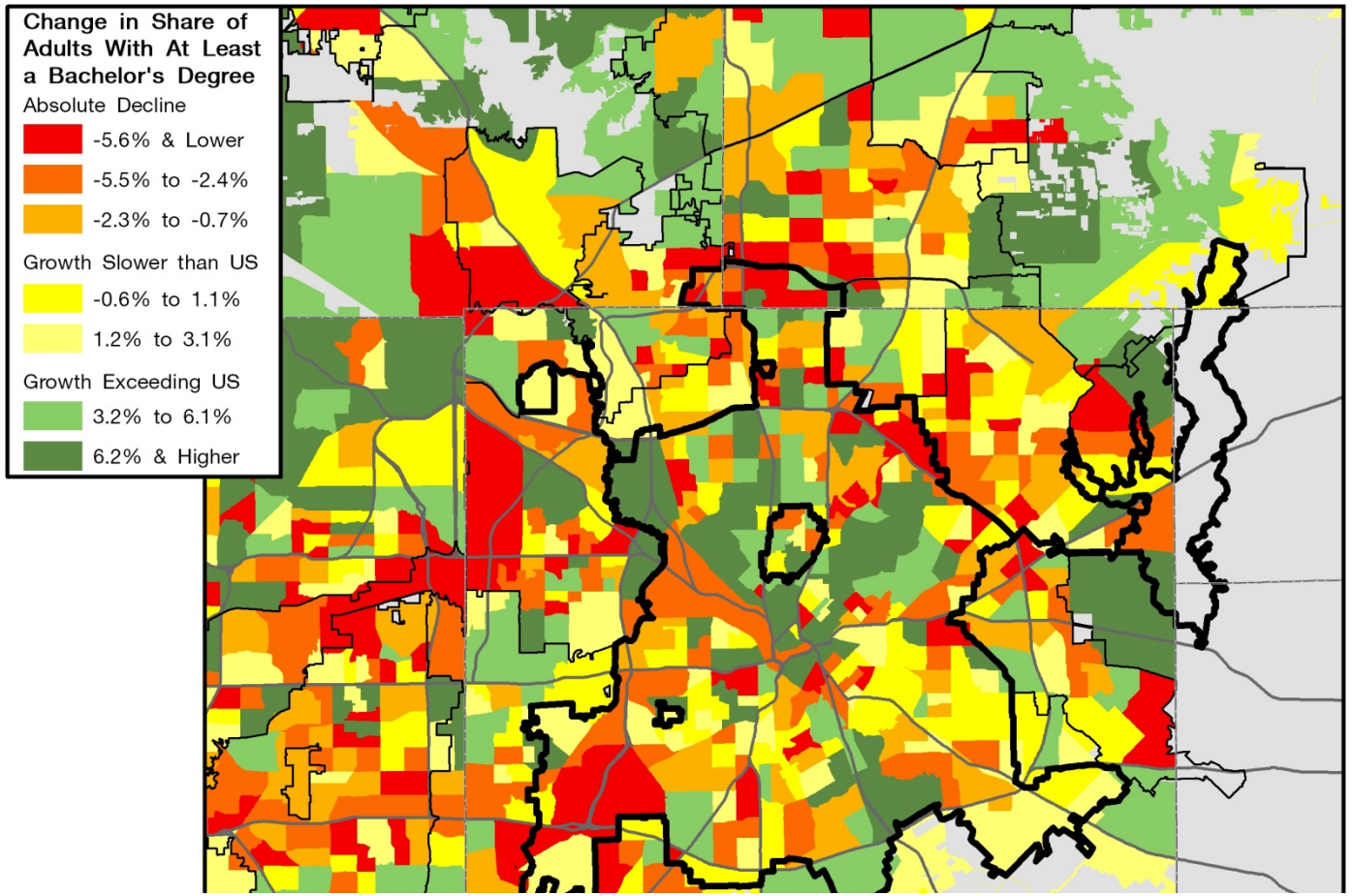
Dallas saw some growth in its college-educated population unlike many regional cities.



Source: U.S. Census Bureau

At Least a College Degree

(Change 2000-2009*)



Many Dallas tracts showed faster than national average gains

*Source: U.S. Census Bureau American Community Survey Averages 2005 to 2009 data for tract-level results.

Success Without Population Growth

- 21st Century model of urban success is not about raw population growth
  - Rising population can create false illusion of prosperity (Sunbelt bust)
  - Human capital, infrastructure investment and sustainability drive improvements in wellbeing
  - Diverse populations need to be integrated into the economy
  - Neighborhoods need reinvestment in order to stabilize

- **"There is no statistical association** whatsoever between **population growth** and **productivity growth"***
- **Chicago lost 200,000 residents**: median income up 18.4%; college educated grew by 7.6 percentage points
- **Pittsburgh lost 29,000 people: ranked most livable U.S.** city in 2011 by Economist Intelligence Unit and Forbes

*The Metro Story: Growth Without Growth, Richard Florida. An analysis of 350 U.S. metro areas from 2000 to 2009.

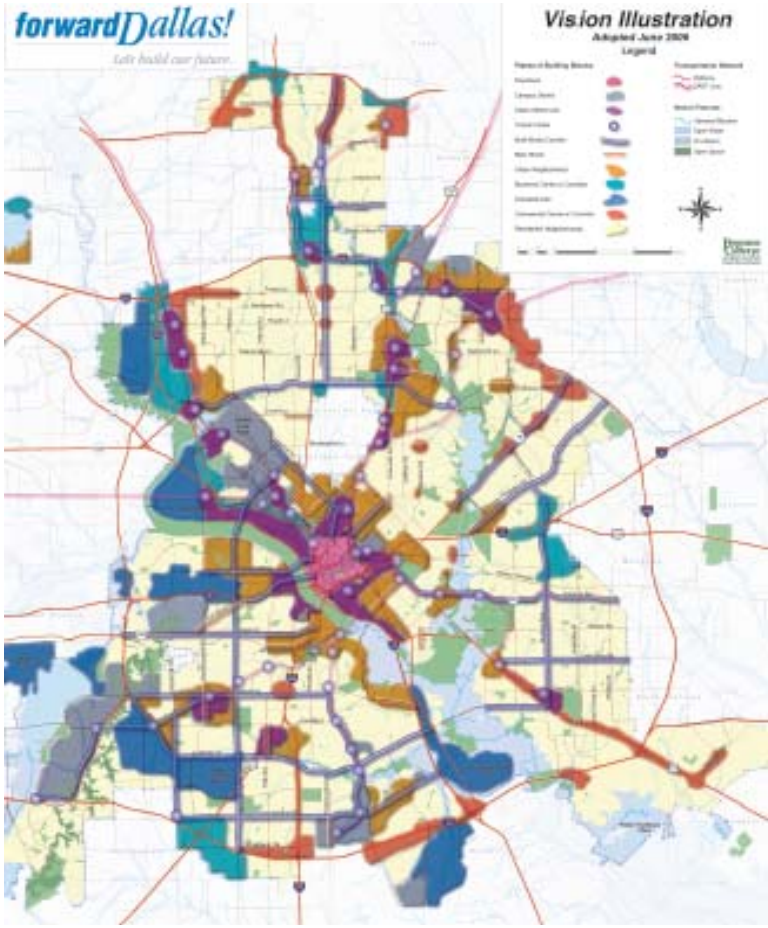
How did we get here?

- It was envisioned, planned for and implemented
- forwardDallas! focuses on preservation of neighborhoods, increasing density in our urban core and use of rail
  - More sustainable: environmentally and fiscally
  - Creates greater wealth
  - Provides more economic opportunity
- With little annexation opportunity, this approach is critical for future prosperity
- This change is fundamental, and let's recognize it is a challenging road – transitioning from a suburban form to a more vertical, compact urban space

Planning Vision

forwardDallas! calls for

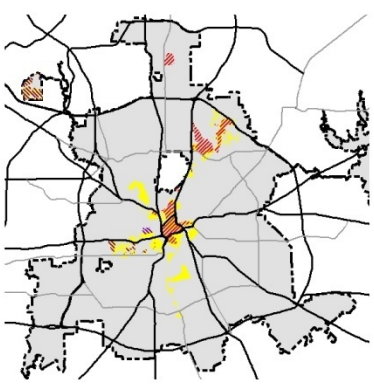
- An enhanced economy through balanced land use and strategic public investments
- Quality housing made more attainable
- Strong and healthy neighborhoods
- Enhanced transportation systems
- Environmental sustainability
- New development patterns



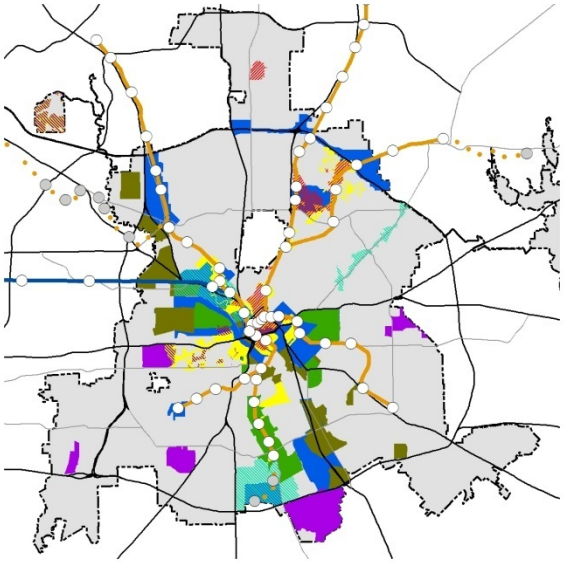
How Did We Implement?

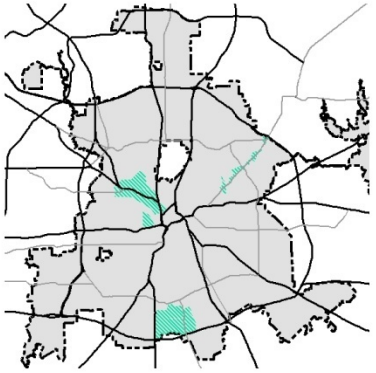
- Enhanced, integrated planning efforts (area plans, numerous functions plans, etc.)
- Capital Bond Programs
- Restyled TIFs
- Public-Private Partnership Funds
- City Design Studio
- Public Improvement Districts
- Municipal Management Districts
- City of Dallas Regional Center (EB-5)
- New Market Tax Credits
- HUD 108
- Neighborhood Improvement Program
- Land Bank

Coordinated Implementation

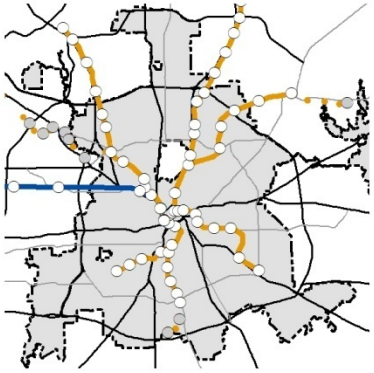


TIF Districts, Public Improvement Districts & Municipal Management Districts

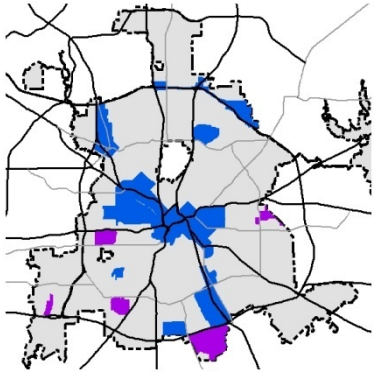




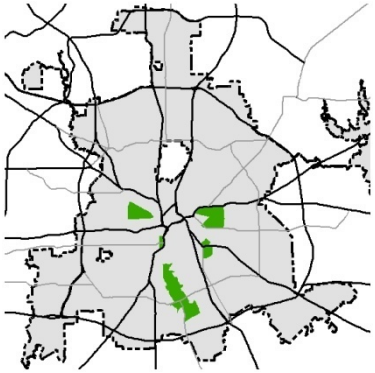
forwardDallas! Comprehensive Plan & Urban Development Area Plans



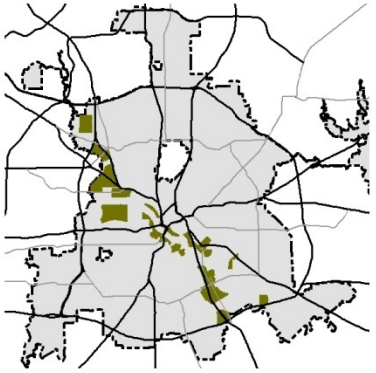
DART Rail System
44 Active Dallas Stations



Economic Development Opportunity Areas & Business Parks



Housing Neighborhood Improvement Program Areas



Trinity River Opportunities
44,000 Acre Corridor

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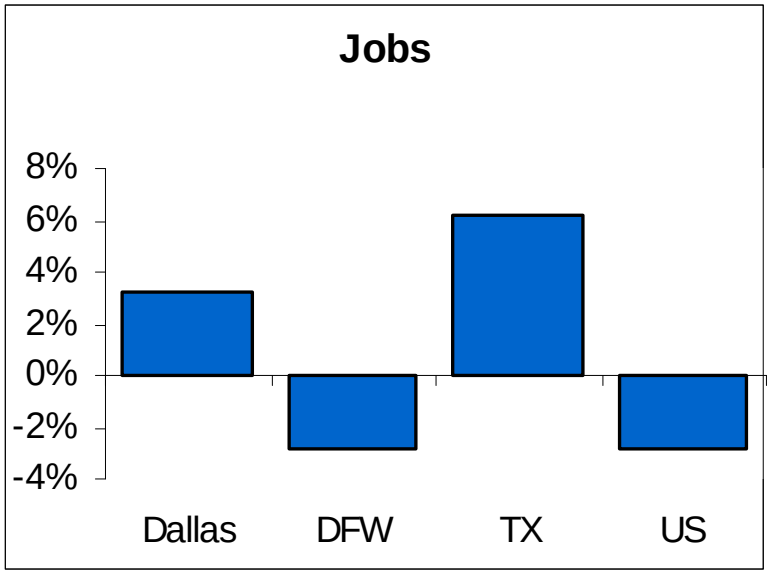
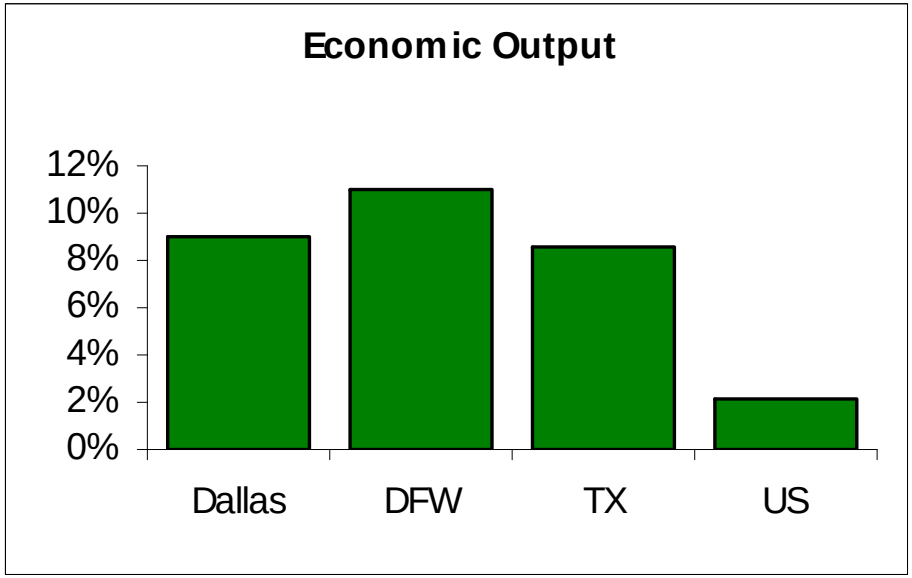
City of Dallas

Results

- The City has seen remarkable improvements in the past five years especially considering the magnitude of the Great Recession of 2008-9
- Economic Growth (2006 to 2010)
  - 6.5 M sq. ft of commercial space added
  - 14,064 jobs added
  - 27,000 new housing units permitted

Economic Growth Since 2006

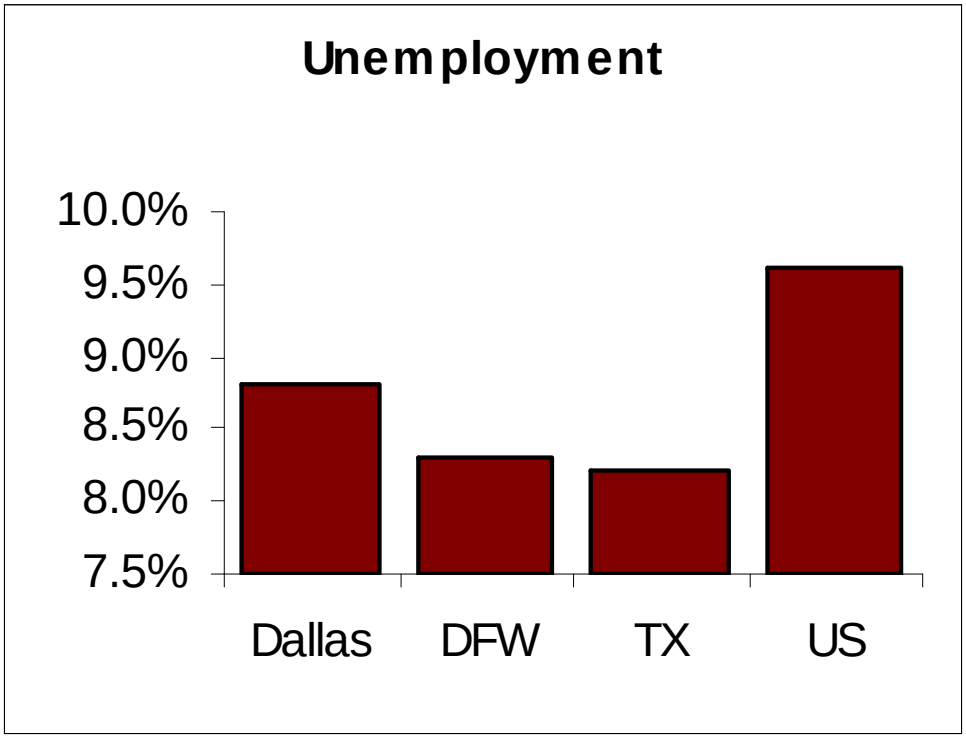




- Growth of people working in Dallas exceeded growth for the US and DFW, lagged Texas.
- Dallas economic output (gross product) exceeds national rate, matches Texas and trails slightly the region overall.

Source: U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, City of Dallas.

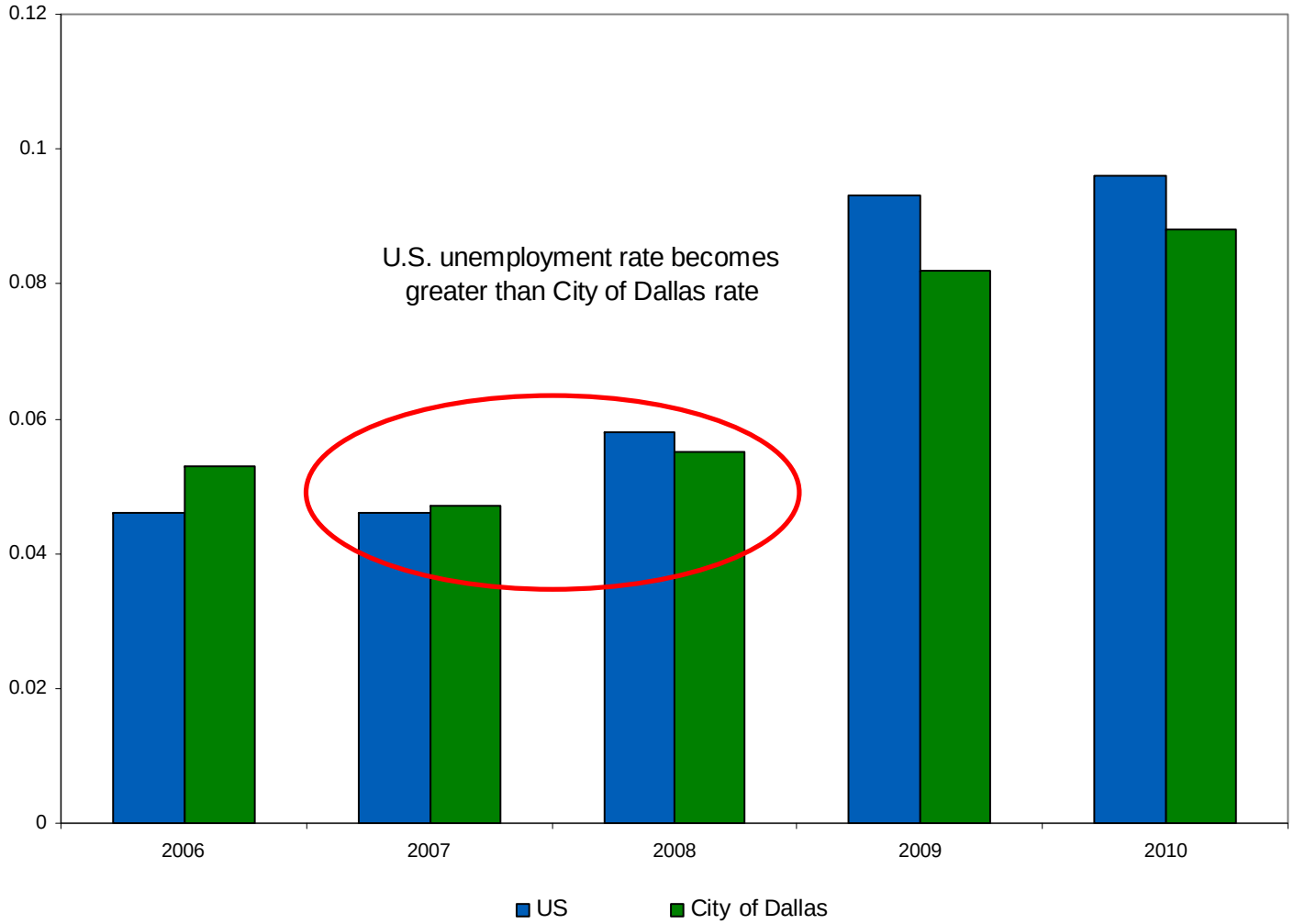
Employment Opportunities Since 2006



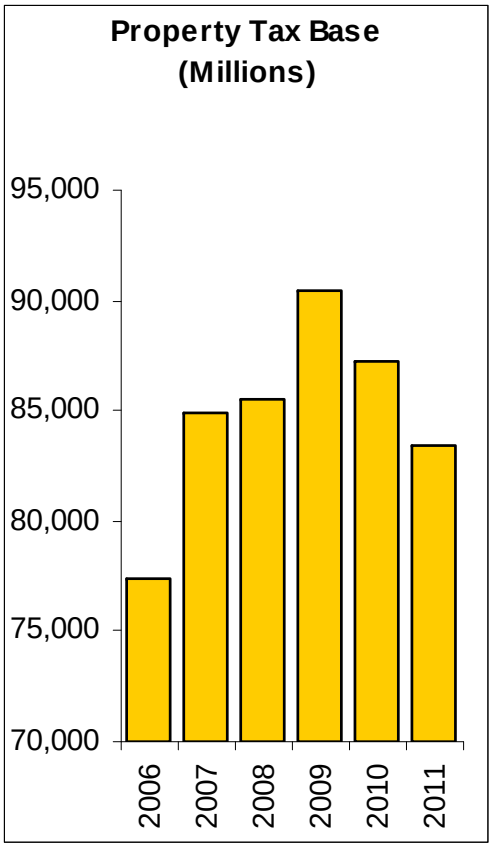
- Unemployment rate slightly above region overall and Texas, below U.S. Has been tracking lower than the US rate for over three years.

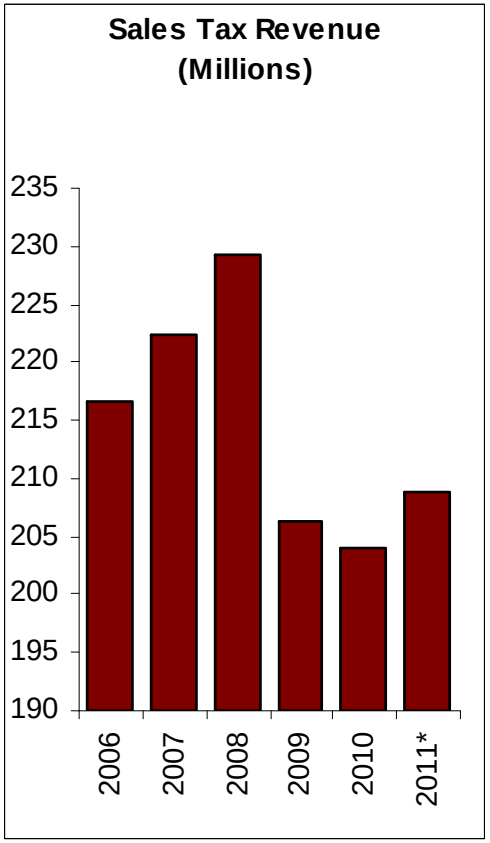
Source: U.S. Bureau of Labor Statistics

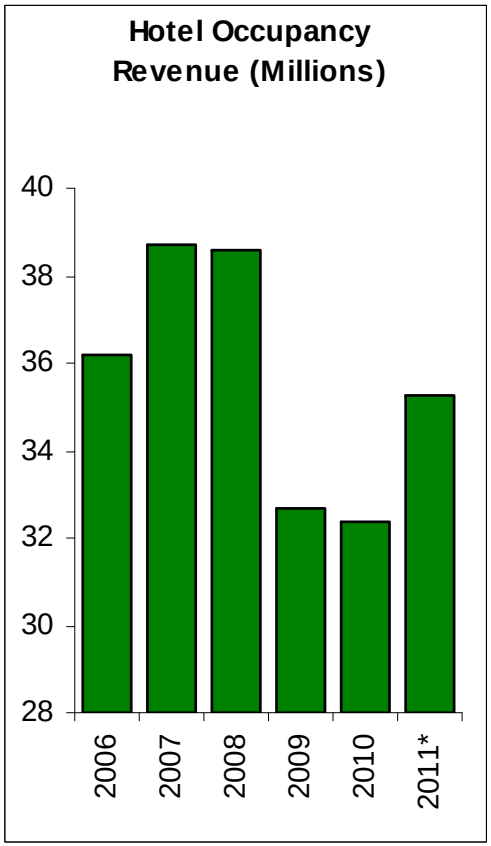
Unemployment Since 2006



Revenue Since 2006







*2011 Estimate

Property tax base still up12.3 % through recession; HOT and Sales tax revenue down since 2006, but recovering.

Source: City of Dallas

Council Objectives

Council also identified specific milestone projects to focus development activity

1. Convention Center Hotel open and operational by 1Q 2012
2. Redevelop 4% aging multifamily housing
3. Recruitment of production facility in southern Dallas
4. Increase real property value in 10 opportunity areas
5. Continue Streetcar Implementation Plan
6. Increase the number of business customers that rate the City's responsiveness as Good or Excellent
7. Establish or reinvigorate retail in southern Dallas

Council Objective Results

1. Hotel completion scheduled for 4Q 2011
2. 5% of aging multi-family housing stock demolished
3. 7 manufacturing projects: 1,023 jobs; $149.6M investment
4. Opportunity area values up 10.2%; 7% in North; 24% in South
5. Streetcar system plan; McKinney extension; Trinity River crossing
6. 2008 baseline 85% say Dallas Good or Excellent Place to Do Business
7. 4 shopping centers (610K sq ft); 8 Aldi grocery stores (5 open); 4 Walmarts announced

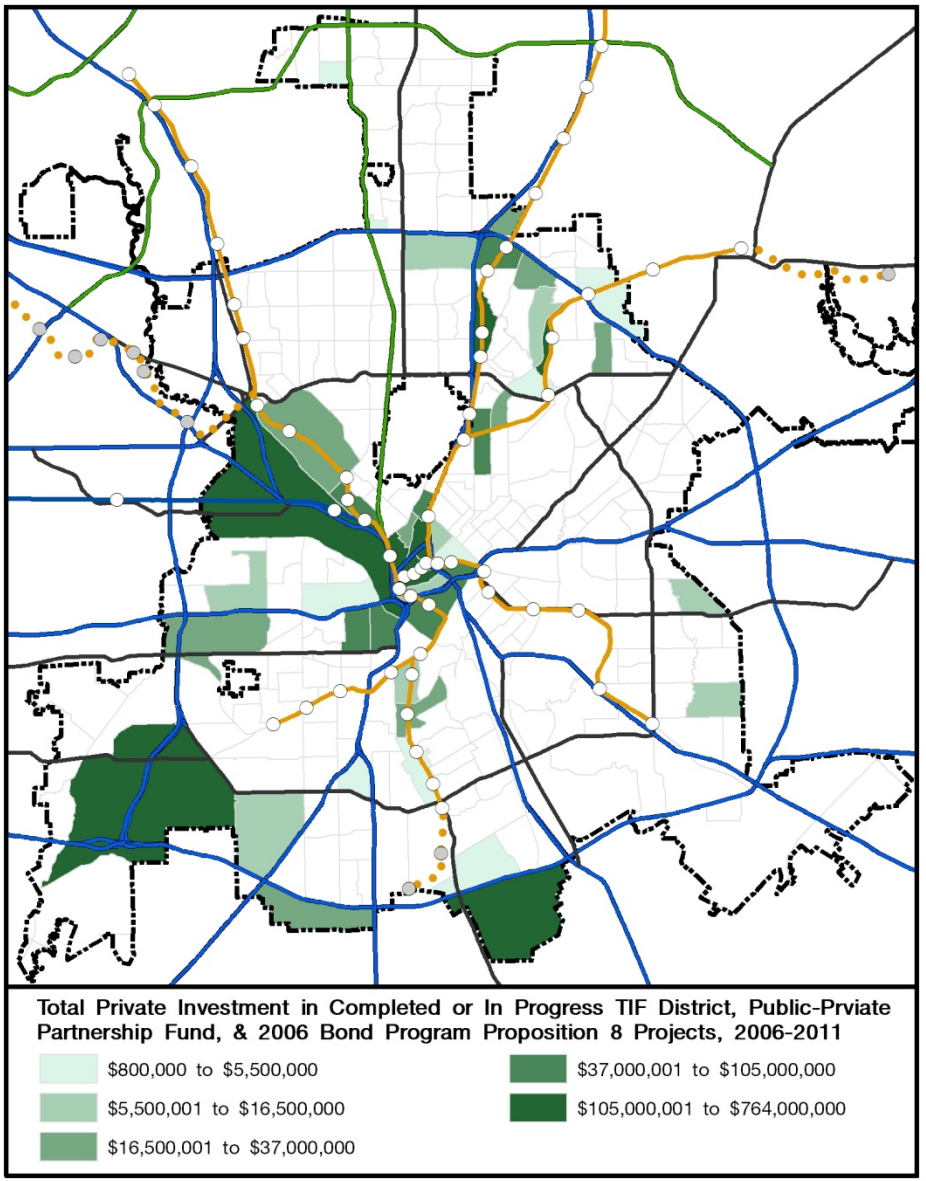
$146.5M in Public Funds Leverages $3B in Private Investment Since 2006

Public Private Partnership Program	Total ($M)	North ($M)	South ($M)
Public Investment	$33.1	$15	$18
Private Investment	$834	$365	$469
Jobs	7,703	6,315	1,388

PPP leverage = 25.2 to 1

	Northern TIFs	Southern TIFs
Public Investment	$78.2	$35.2
Tax Base Investment	$1,800	$423

TIF leverage = 19.6 to 1



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Example Projects Since 2006

Southern Sector
- Four new TIFs, including TOD TIF
- 2 block Lancaster Corridor land assemblage at VA DART Station
- 3 new water bottling plants (423 jobs)
- 3 business parks
- 4 new/redeveloped grocery-anchored retail centers
- $1B investment from last 3 bond programs
  - South Central Police Substation
  - Bexar St Corridor
  - Urban Land Bank

DART Expansion
- 17 new stations
- Green line opened
- $5.5B TOD construction completed, under construction and planned

Long-Term Catalyst Initiatives
- IIPOD
- UNT Dallas Campus
- Trinity Corridor

New TV Series
Good Guys, Chase, Lonestar

Downtown
- Parks: Main Street Garden completed 2009, Belo Gardens and Woodall Rodgers Deck Park under construction
- Hotels:
  - Aloft Hotel completed
  - Joule hotel renovation completed, expansion underway
  - 1,000 room Omni Convention Center Hotel under construction
- Arts District: Winspear, Wyly Completed, Strauss Square, and City Performance Hall under construction
- Mercantile redevelopment produces 366 residential units
- AT&T, Comerica headquarters recruited and Deloitte headquarters retained and expanded = 1,841 jobs
- $100+M in 2006 bond investments

Results

Sylvan / I-30

Site preparation

Rendering

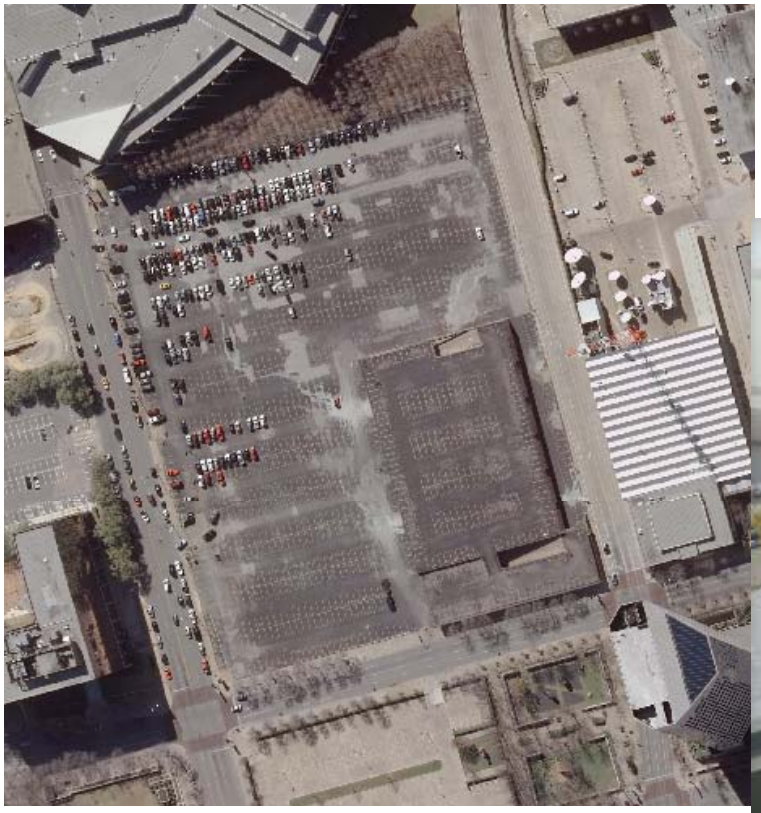
Results

Bishop Arts

1982

Results

Omni Convention Center Hotel



Results

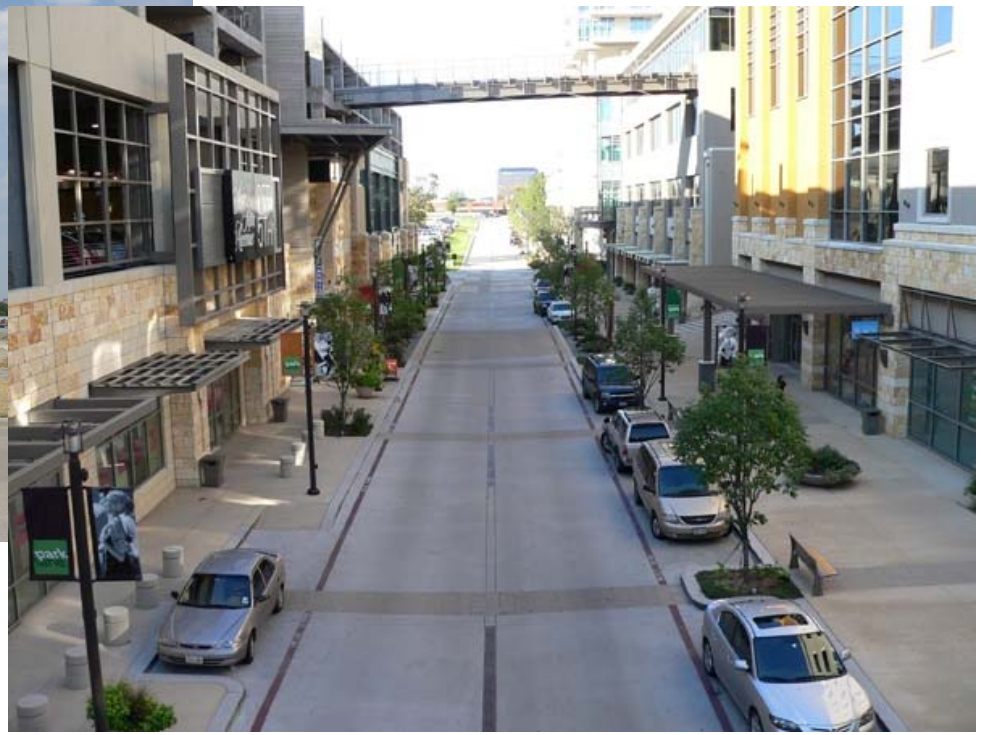
Mercantile Building

2006

Results

Shops at Park Lane

2006



Results

Lake Highlands Town Center

2007

Results

Cedars

2005

Buzz Lofts

2005

Off The Bone Barbeque

Results

Bexar Street

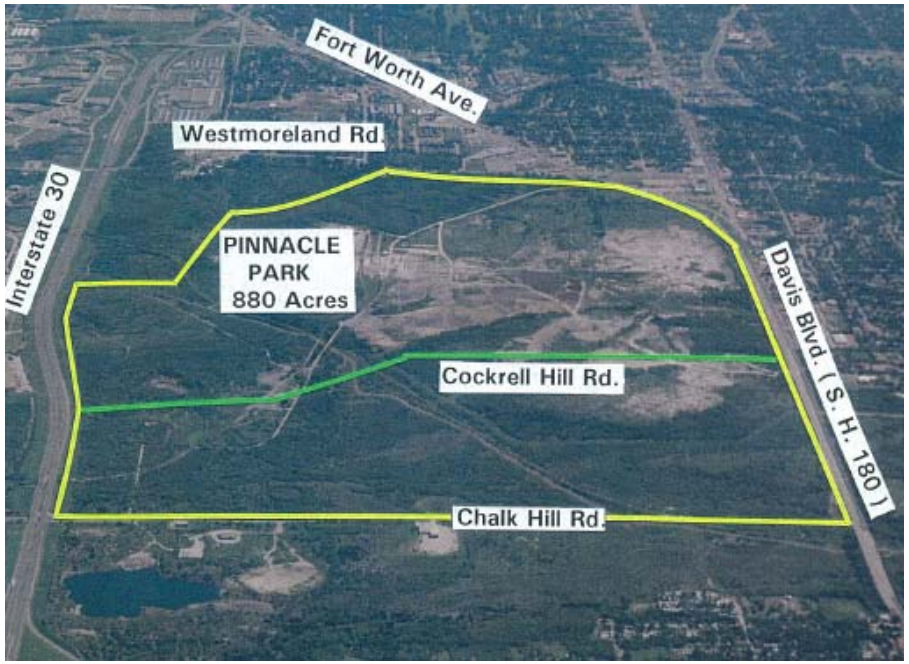
2004

Results

White Rock/ Arboretum

Results

Pinnacle Park



Results

IIPOD

Results

UNT-Dallas

Results

Paul Quinn College

2010

Results

Landfill to Trinity Audubon Center

2008

Results

Freeway to Deck Park

2009

Results

Downtown Headquarters

Results

Arts District

Source: Billingsley Company

1982

Results

1982

2010

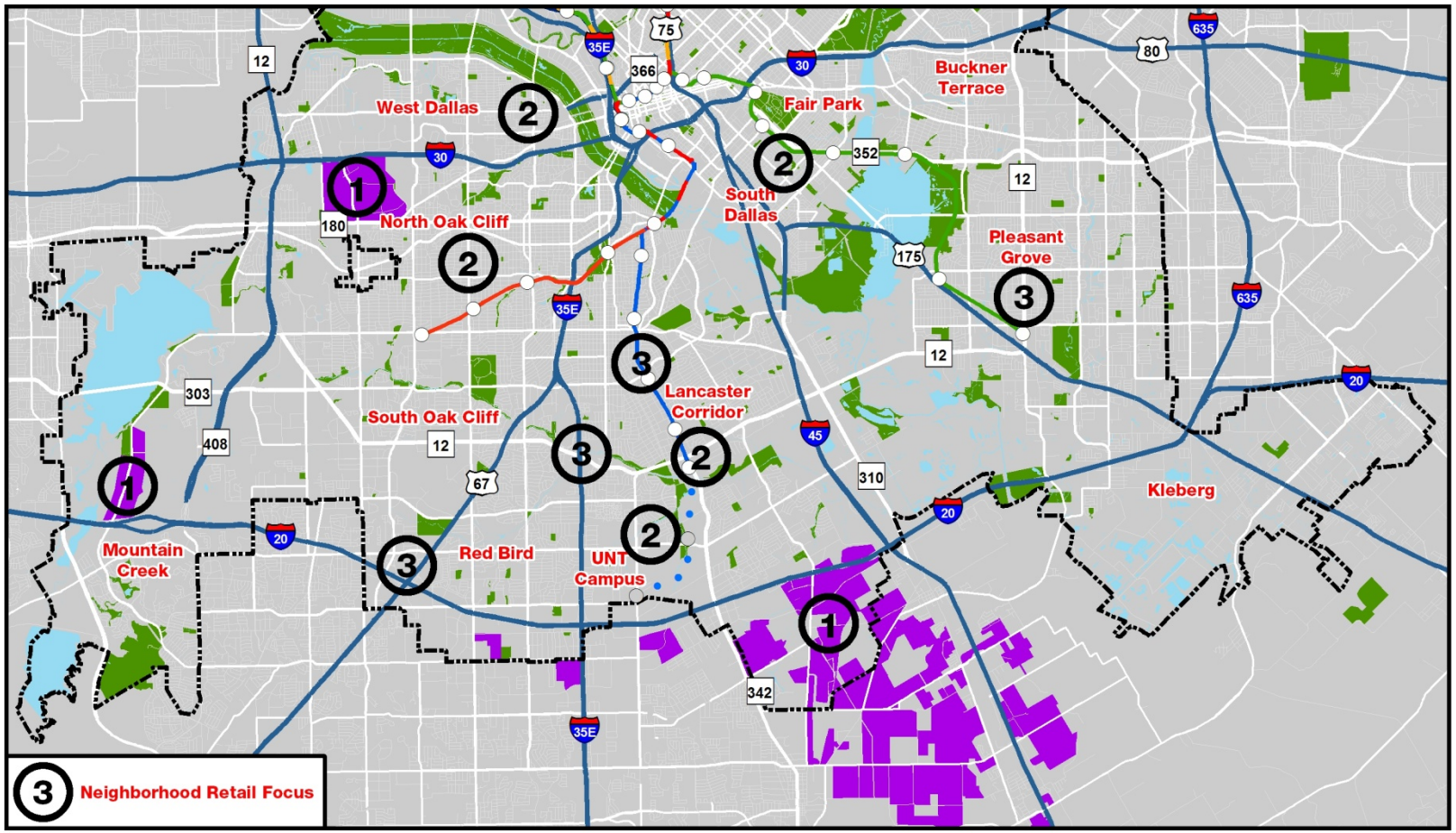
Going Forward

There are still significant challenges, but many opportunities will be created to produce additional development

Opportunity Highlights
Southern Dallas

1) **Continue business park development** to provide employment anchors (IIPOD, Mountain Creek, Pinnacle)
2) **Support transit-oriented and/or urban mixed-use development** appropriate for individual neighborhoods (Lancaster Corridor – Blue Line stations, Fair Park to Buckner – Green Line corridor, West Dallas, North Oak Cliff, UNT Dallas/Paul Quinn)
3) **Improve community access** to **retail** through new development and neighborhood center redevelopment

Opportunity Highlights
Southern Dallas



1) Business park Redevelopment
2) Urban TOD/Mixed Use
3) Neighborhood Retail Focus

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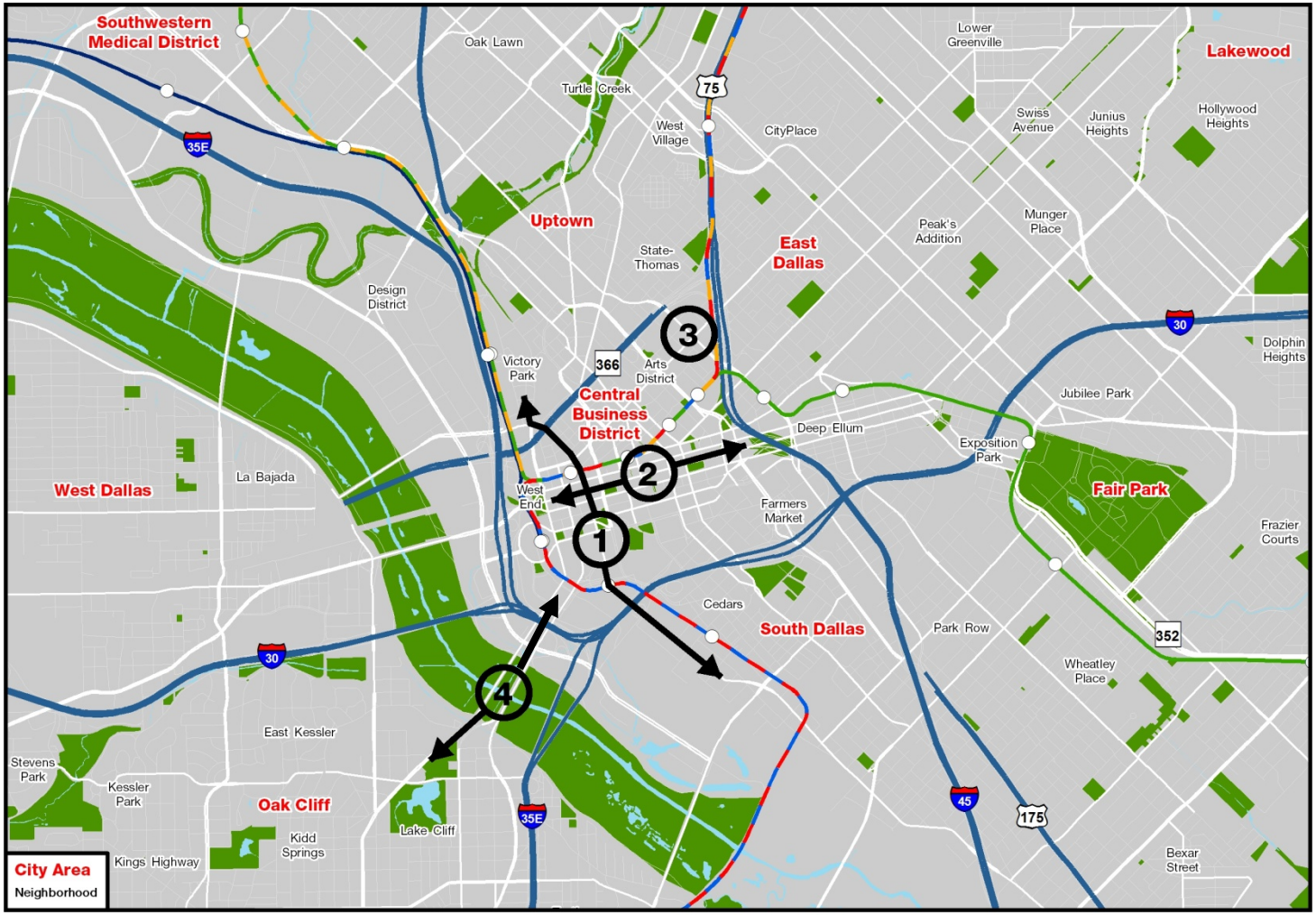
Opportunity Highlights
Expanded Downtown

1) **Build Lamar Street Corridor** entertainment district connecting Victory to Convention Center and Cedars – new development, improved pedestrian access and efficient transportation
2) **Solidify Main Street** core area as premier urban live, work, play neighborhood in North Texas through continued mixed-use retrofitting of vacant office buildings
3) **Leverage Arts District** assets through mixed-use **development proximity to DART rail** station.
4) **Support new urban circulator initiatives**, including a street car system that connects downtown with North Oak Cliff (will require substantial private sector financial support)

Opportunity Highlights Expanded Downtown



1) Lamar Street Corridor

2) Main Street Area

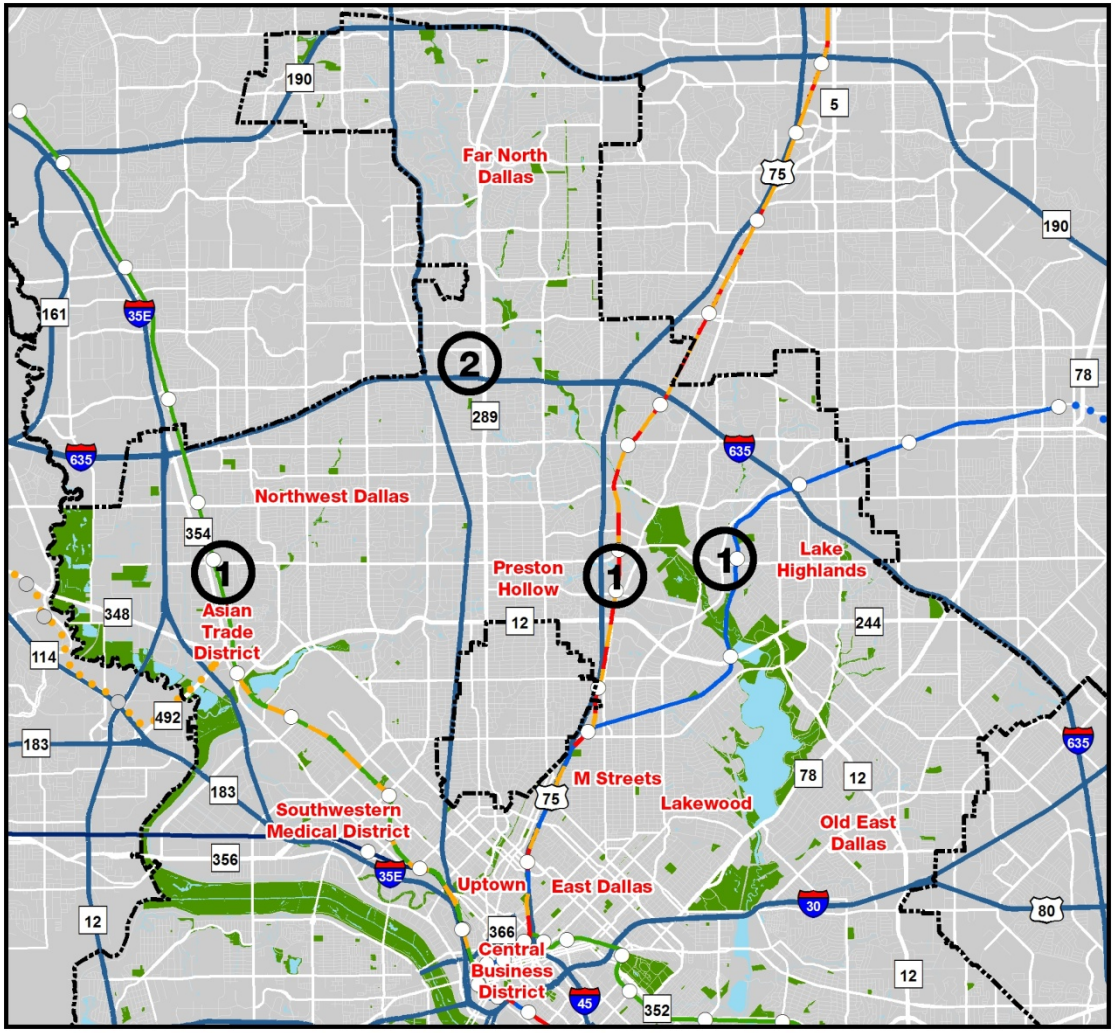
3)Arts District Area mixed use

4) Urban circulator

Opportunity Highlights
Northern Dallas

- Support **urban transit-related mixed use** development opportunities at lake Highlands Town Center (Blue Line), Park Lane Station/Vickery Meadows (Red Line), and Asian Trade District/Bachman Station Areas (Green Line).
- **Reposition Valley View** area to compete with suburbs in corporate and retail site selection race.

Opportunity Highlights
Northern Dallas



1) Urban transit-related mixed use

2) Valley View redevelopment

Poised For Greater Change

- Coordinated planning and development programs in place
- New/upgraded infrastructure
- Demolition of aging apartments paves the way for mixed use redevelopment
- Growing corporate interest in downtown/Uptown
- Arts District nearing completion
- Increasing focus on quality of life, sustainability: bike plan, complete streets, Trinity
- Long-term changes in housing markets favor multi-family options
- Continued favorable economic/social trends: Texas growth

Memorandum

CITY OF DALLAS

DATE April 28, 2011

TO The Honorable Mayor and Members of the City Council

SUBJECT Campaign Contributions by Applicants in Designated Zoning Cases and Designated Public Subsidy Matters and by Bidders and Proposers on City Contracts

---

Attached is a summary of the amendments to Chapter 15A of the Dallas City Code, "Campaign Contributions by Applicants in Designated Zoning Cases and Designated Public Subsidy Matters and by Bidders and Proposers on City Contracts," recently enacted by the City Council. Also attached is a copy of the Ordinance No. 28169.

THOMAS P. PERKINS, JR.
City Attorney

Attachment

Amendments to Campaign Contribution Restriction Ordinance

Dallas City Code Chapter 15A restricts persons from making campaign contributions to members of the City Council during specified time periods relating to designated zoning cases, designated public subsidy matters, and city contracts. Ordinance No. 28169, passed April 13, 2011, made the following changes:

I. Definition of Applicant

Removes from the definition of "applicant" any person who is an employee of the applicant, except as provided below.

Removes from the definition of "applicant" any person who represents or is a representative of the applicant.

> **Applicant is redefined to focus on principals of the applicant, including for instance chief executive or chief financial officers, members of the board of directors, partners, etc.**

II. City Contracts

Defines a "person" responding to a request for bids or proposals on a city contract similarly as the applicant above, to focus on principals of the bidder or responder, not a representative.

III. Contributions to Candidates

Expands the contribution restrictions to include candidates who have filed for a place on the official ballot in an impending city council election.

Clarifies that the contribution restrictions apply to a specific-purpose political committee for a specified council member or candidate, but not to a general purpose political committee, or a corporation or labor organization political committee.

IV. Contribution Restriction Time Period

Reduces the campaign contribution restriction time period from a designated start date to a date 30 days after an action instead of 60 days after an action.

V. Citizens United v. Federal Election Commission, 130 S. Ct. 876 (2010).

111002

4/4/11

ORDINANCE NO. 28169

An ordinance amending Section 15A-4.1 of CHAPTER 15A, "ELECTIONS," of the Dallas City Code, as amended; defining terms; clarifying which persons are restricted from making campaign contributions to city council members during specified time periods relating to designated zoning cases, designated public subsidy matters, and city contracts; subjecting city council candidates to the same campaign contribution restrictions that apply to city council members; providing a penalty not to exceed $500; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 15A-4.1, "Campaign Contributions by Applicants in Designated Zoning Cases and Designated Public Subsidy Matters and by Bidders and Proposers on City Contracts," of Article I, "Campaign Contributions," of CHAPTER 15A, "ELECTIONS," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 15A-4.1. CAMPAIGN CONTRIBUTIONS BY APPLICANTS IN DESIGNATED ZONING CASES AND DESIGNATED PUBLIC SUBSIDY MATTERS AND BY BIDDERS AND PROPOSERS ON CITY CONTRACTS.

(a) In this section:

(1) AFFILIATED means the relationship created when one business entity is the parent or subsidiary of another business entity or when multiple business entities are subsidiaries of the same parent business entity [~~has the meaning given that term in Section 12A-2 of the Dallas City Code~~].

(2) APPLICANT means any person who:

(A) owns all or part of the property that is the subject of a designated zoning case or designated public subsidy matter;

(B) is a parent, child, spouse, or other family member [~~of the property owner~~] within the first degree of consanguinity or affinity, or the domestic partner, of:

(i) the property owner; or

(ii) any individual described in Paragraph (2)(D) of this subsection;

(C) [~~represents the property owner in connection with the designated zoning case or designated public subsidy matter;~~

~~(D)~~] is affiliated with the property owner [~~or the representative of the property owner~~]; or

(D) if the property owner is an entity, is an individual who holds any of the following positions with the entity or with any affiliated business entity:

(i) the chief executive officer, chief financial officer, or chief operating officer, or any person with equivalent duties, powers, and functions;

(ii) a member of the board of directors of a corporation;

(iii) a general partner of a general partnership or limited partnership;

(iv) a manager of a limited liability company that is managed by managers;

(v) a member of a limited liability company that is managed by members entitled to manage the company;

(vi) a member of the board of directors of a cooperative association; or

(vii) a trust manager of a real estate investment trust

[~~(E) is an employee of the property owner or the representative of the property owner~~].

(3) CANDIDATE means a person who has filed an application with the city secretary for a place on the official ballot in an impending election for one or more members of the Dallas city council.

(4) DESIGNATED PUBLIC SUBSIDY MATTER means any of the following:

(A) A tax abatement.

(B) A housing tax credit.

(C) An historic development tax abatement.

(D) Federal grant money administered by the city.

(E) Tax increment financing.

(F) An economic development grant or loan.

(5) [~~(4)~~] DESIGNATED ZONING CASE means a change of zoning on a specific property where:

(A) the property is 25 acres or more;

(B) the proposed floor area for retail or personal service uses is 200,000 square feet or more;

(C) the proposed floor area for industrial uses is one million square feet or more;

(D) the proposed zoning change is to a multifamily district of 10 acres or more;

(E) the proposed zoning change allows 60 dwelling units or more per acre; or

(F) the city staff recommendation and the city plan commission recommendation regarding the proposed change of zoning do not agree.

(b) An applicant in a designated zoning case shall not (either personally or through a representative, employee, or agent) knowingly make a campaign contribution to a city council member or candidate during the period between the date the first notices of a public hearing to consider the designated zoning case by the city plan commission are mailed and the later of:

(1) 30 [~~60~~] days after the designated zoning case is withdrawn pursuant to Section 51A-4.701(f) of the Dallas City Code;

(2) 30 [~~60~~] days after the date a decision of the city plan commission on the designated zoning case becomes final and all opportunities for appeal are exhausted; or

(3) 30 [~~60~~] days after the date a final decision on the designated zoning case is made by the city council either granting or denying the request.

(c) Subsection (b) does not apply to a change of zoning for historic districts, conservation districts, or neighborhood stabilization overlays.

(d) An applicant in a designated public subsidy matter shall not (either personally or through a representative, employee, or agent) knowingly make a campaign contribution to a city council member or candidate from the time the matter is posted on a council committee agenda or a council agenda, whichever occurs first, until 30 [~~60~~] days after the date the city council votes on the designated public subsidy matter or the application for the designated public subsidy matter is withdrawn by the applicant.

(e) A person responding to a request for bids or request for proposals on a city contract shall not (either personally or through a representative, employee, or agent) knowingly make a campaign contribution to a city council member or candidate from the time the advertisement or public notification of the request for bids or request for proposals is made until 30 [~~60~~] days after the date the contract is awarded by the city council. For purposes of this subsection, "person" includes:

(1) any individual responding to the request for bids or proposals;

(2) any entity responding to the request for bids or proposals and its affiliated business entities;

(3) if the person responding to the request for bids or proposals is an entity, any individual who holds with the entity (or with any affiliated business entity) any position described in Subsection (a)(2)(D)(i) through (vii) of this section; and

(4) the parent, child, spouse, or other family member within the first degree of consanguinity or affinity, or the domestic partner, of any individual described in Paragraph (1) or (3) of this subsection.

(f) This section applies to a campaign contribution made to any specific-purpose political committee that will ultimately contribute to an identified city council member or candidate, and any campaign contribution made to the specific-purpose political committee during the time restrictions imposed by this section will be considered to have been made to that city council member or candidate. The time restrictions imposed by this section do not apply to when the specific-purpose political committee makes a campaign contribution to the identified city council member or candidate.

(g) This section does not apply to a campaign contribution made to or by:

(1) any general-purpose political committee; or

(2) any political committee established, administered, financially supported, or assisted by a corporation or labor organization pursuant to state or federal law."

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $500.

SECTION 3. That CHAPTER 15A of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed APR 13 2011

LC/DCC/00490A