

Memorandum

RECEIVED



2010 AUG 12 AM 9:26

DATE August 13, 2010

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

SUBJECT **Economic Development Committee**
Monday, August 16, 2010, 9:30 – 11:30 a.m.
1500 Marilla Street, City Hall, Room 6ES, Dallas, Texas 75201

AGENDA

1. Approval of August 2, 2010 Minutes of the Economic Development Committee
2. US Customs Service for General Aviation Dan Weber, Director
Aircraft at Love Field Aviation
(Estimated time 20 minutes)
3. Love Field Public Parking Rate Dan Weber, Director
Adjustment Aviation
(Estimated time 20 minutes)
4. Upcoming agenda items for August 2010
 - Enterprise Zone Project Designations
 - Authorization of an Interlocal Agreement between the City of Dallas and Cedar Valley College related to a workforce training program
 - Approval of the addition of properties into the North Oak Cliff Municipal Management District (MMD)
 - Proposed deferral of Council items to authorize a development agreement with Hydrogen on Tilden, LLC – Oak Cliff Gateway TIF District

Ron Natinsky, Chair
Economic Development Committee

C: The Honorable Mayor and Members of the City Council	A.C. Gonzalez, Assistant City Manager
Mary K. Suhm, City Manager	Forest Turner, Assistant City Manager
Deborah Watkins, City Secretary	Jill A. Jordan, P.E., Assistant City Manager
Tom Perkins, City Attorney	Jeanne Chipperfield, CFO, OFS
Craig Kinton, City Auditor	Karl Zavitkovsky, Director, OED
Judge C. Victor Lander, Administrative Judge Municipal Court	Helena Stevens-Thompson, Asst. to the CMO
Ryan S. Evans, First Assistant City Manager	

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

1. Contemplated or pending litigation, or matters where legal advice is requested to 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 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 appointments, 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 device. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meeting Act.

DRAFT

Economic Development Committee

Meeting Record
August 2, 2010

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: August 2, 2010 Meeting Start time: 9:35 AM

Committee Members Present:

Ron Natinsky
Tennell Atkins
Sheffie Kadane
Ann Margolin
Jerry Allen
Dwayne Caraway
Linda Koop
Steve Salazar

Staff Present:

AC Gonzalez, *Assistant City Manager*
Ryan Evans, *Assistant City Manager*
Karl Zavitkovsky, *Director, Economic Development & Construction*
Theresa O'Donnell, *Director, Sustainable Development and Construction*
Al Rojas, *Interim Director, Convention & Event Services*

Other Council Members Present:

David Neumann

1. Approval of June 21, 2010 Minutes of the Economic Development Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: Mr. Kadane

Motion seconded by: Ms. Margolin

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. The Reserve on the North Campus Streetscape Improvement Project – Maple/Mockingbird TIF District

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to approve item.

Motion made by: Mr. Kadane

Motion seconded by: Mr. Atkins

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

3. Effective Business Strategies to Support Sustainable Growth

Presenter(s): Theresa O'Donnell, Director, Sustainable Development & Construction

Action Taken/Committee Recommendation(s): Motion made to approve item.

Motion made by: Mr. Allen

Motion seconded by: Mr. Atkins

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Councilmember Atkins requested the number of FTEs for 2006 – 2009.

Councilmember Neumann requested, in writing, an expectation of service for what customers get for their fees.

4. City of Dallas' Regional Super Bowl XLV Participation - Update

Presenter(s): Al Rojas, Interim Director, Convention & Event Services

Action Taken/Committee Recommendation(s):

Motion made by: Mr. Salazar

Motion seconded by: Mr. Atkins

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Councilmember Atkins requested Ryan Evans confirm who is paying for Homeland Security.

Councilmembers Neumann and Salazar asked for mechanisms to be put in place for proforma (prove up) after the Super Bowl.

Assistant City Manager Ryan Evans will request officially the Super Bowl Host Committee conduct an audit of what the event has done for North Texas.

Councilmember Koop requested cleaner chart to show impact of Super Bowl back to general fund by Wednesday and the audit process, when is it done and did they pay for it.

5. Upcoming agenda items for August 2010:

Presenter(s): Ron Natinsky, Councilmember

- Consolidated Container Company and Weingarten Realty Investors
- Call a Public Hearing regarding Enterprise Zone Program Participation in order to Nominate by Ordinance DRS Technologies for Enterprise Zone Project Designation
- Cambium Learning Group, Inc.
- Authorize amendments Sante Fe IV Hotel, LP Development Agreement – Downtown Connection TIF

Action Taken/Committee Recommendation(s): Motion made to support items

Motion made by: Mr. Atkins

Motion seconded by: Ms. Koop

Item passed unanimously: X

Item passed on a divided vote: _____

Economic Development Committee

May 17, 2010

Meeting Record – Page 3 of 3

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

CM Natinsky said to pull Consolidated Container from upcoming agenda per the request of Karl Zavitkovsky.

Meeting Adjourned: 11:29 AM

Approved By: _____

Ron Natinsky, Chair

Memorandum



CITY OF DALLAS

DATE August 13, 2010

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

SUBJECT U.S. Customs Service for General Aviation Aircraft at Love Field

Attached is the briefing entitled "U.S. Customs Service for General Aviation Aircraft at Love Field" that will be presented to you on August 16, 2010.

Please contact me if you need additional information.


A.C. González
Assistant City Manager

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Deborah Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge
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Forest E. Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager - Council Office
Daniel T. Weber, Director, Department of Aviation

U. S. Customs Service for General Aviation Aircraft at Love Field

Briefing for the
Economic Development Committee

Department of Aviation
August 16, 2010



Objectives

- Discuss general aviation international arrivals at Love Field, and U. S. Customs & Border Protection (CBP) issues
- Discuss proposed upgrade of services through CBP “User Fee Airport” designation of Love Field
- Recommendations & Next Steps

Contractual and Legislative Restrictions for Love Field



- 5-Party Agreement to Repeal the Wright Amendment
 - Article I, Section 2 states: “The Parties agree that non-stop international commercial passenger service to and from the Dallas-Ft. Worth area shall be limited exclusively to DFW International Airport (“DFW airport”). The Cities shall work jointly to encourage all such flights into DFW airport.”
- Wright Amendment Reform Act of 2006
 - The act codifies the intent of the 5-Party Agreement with regard to non-stop international commercial passenger service to the DFW area
- International general aviation operations at Love Field are not prohibited

CBP Classes of Airports of Entry



- U.S. Customs & Border Protection (CBP) is an agency of the Dept of Homeland Security, & regulates and controls entry to the U.S.
 - Provides international inspection services at 3 classes of airports
- 1. International Airports
 - Designated by Customs for entry and clearance of all international aircraft without the necessity of prior permission.
 - Includes approx 58 airports located on U.S. borders
- 2. Landing Rights Airports
 - International aircraft must obtain prior permission from Customs to land
 - Includes many interior commercial airports such as DFW
- 3. User Fee Airports
 - Airports which pay cost of receiving Customs service
 - Approx 46 airports including Addison, Alliance, McKinney, Midland and Sugar Land in Texas

CBP Services at Love Field Today



- Love Field does not qualify as an International or a Landing Rights airport
 - CBP has historically provided inspection services to Love Field users on a reservation basis as a courtesy
 - CBP staff not assigned to Love Field & presents operational challenges
 - Must respond from other airports on case-by-case basis
 - Last minute schedule changes present challenges to service
 - Improvements to existing courtesy service not possible under current situation
 - Lack of updated facilities
 - Pressures to serve other CBP designated airports first
- CBP's only option for continued service at Love Field
 - City must apply for User Fee Airport designation

CBP Facilities at Love Field Today



- Existing facilities provided by Landmark Aviation
 - Facilities are pre-9/11/01 terrorist attack era
 - Do not meet current CBP facility requirements
 - Use of private FBO (Fixed Base Operator) facility places other FBOs at a competitive disadvantage
 - City-provided facility would serve as a neutral site
- CBP consideration of User Fee designation requires a facility which meets current standards

Stakeholders Request User Fee Airport Designation



- Letter signed by 6 of 7 FBOs expressing the “...overwhelming interest of the collective FBOs...to access [CBP] through one central convenient and non-biased location on the airport”
- Letters from 2 corporate flight departments supporting a “fee for service” operation to upgrade Customs clearance services
- Discussions with the leadership of the Love Field Pilots Association, urging the User Fee Airport designation

Application Process Initiated

- In consideration of
 - Near-unanimous local demand
 - CBP's inability to upgrade services to better meet demand
 - Opportunity of Super Bowl international traffic potential
- Staff initiated an expedited application process

User Fee Airport Requirements, Process & Status



- CBP requirements
 - Letter of support from Governor
 - STATUS: Governor's letter sent 7/8/10
 - Memorandum of Agreement (MOA) to reimburse CBP for all costs associated with services
 - STATUS: Request to CBP for MOA sent 6/8/10
 - Provide turn-key passenger processing facilities meeting CBP design standards
 - STATUS: Design/build firm selection completed by PWT 7/26/10
 - Complete an Agriculture Compliance Agreement (ACA) with FBOs and garbage haulers for handling international garbage
 - STATUS: Included with MOA process
- Process
 - Notice of Proposed Rule Making, publish in Federal Register, 60-day comment period
 - STATUS: Regional CBP Port Director request

Budget

- Facility capital improvements

Design fees	\$ 45,313
Project expenses	\$ 60,585
Construction	\$687,325
Contingency	<u>\$206,778</u>
Total Capital Cost	\$1,000,000

- Capital amortization (4%, 20 yrs) \$ 73,000
- Annual CBP fees, AVI O&M \$250,000
- Estimated initial annual costs \$323,000

Funding Sources

- Capital improvements
 - Aviation Capital Fund 131
- Annual CBP fees, AVI O&M
 - Aviation Operating Fund 130
 - Airline rates & charges impact
 - No impact – expenses and revenues will occur in the general aviation “Other buildings & areas” cost center

International Arrivals Fees

- Preliminary estimates for cost recovery fees

– Annual costs to recover	\$323,000
– Recent average annual Int'l Arrivals	600
– Required amount per arrival	\$538.33

- Preliminary Fee Schedule^{**}:

TRANSPORT CATEGORY >100,000 lbs*	\$750
LARGE TURBINE: 40,000 – 100,000 lbs*	\$500
MEDIUM TURBINE: 12,500 – 40,000 lbs*	\$400
LIGHT TURBINE < 12,500 lbs*	\$250
TWIN ENGINE RECIP PROPELLER	\$100
SINGLE ENGINE RECIP PROPELLER	\$ 75

* aircraft certificated maximum takeoff gross weight

** based on current information and subject to change

Annual Adjustment of Fee

- Objectives of Int'l Arrivals Fee
 - Recover costs of Airport User Fee designation
 - Remain competitive with other airports
- Annual adjustments
 - Revenues generated from fees will vary, based on
 - CBP cost requirements year to year
 - Traffic volumes
 - Fee adjustments needed to match costs with demand
 - Minimize risk of financial loss to City
 - Encourage use of Love Field for int'l arrivals
- Propose annual fee schedule adjustment
 - As needed to achieve objectives above

Location



Design Requirements



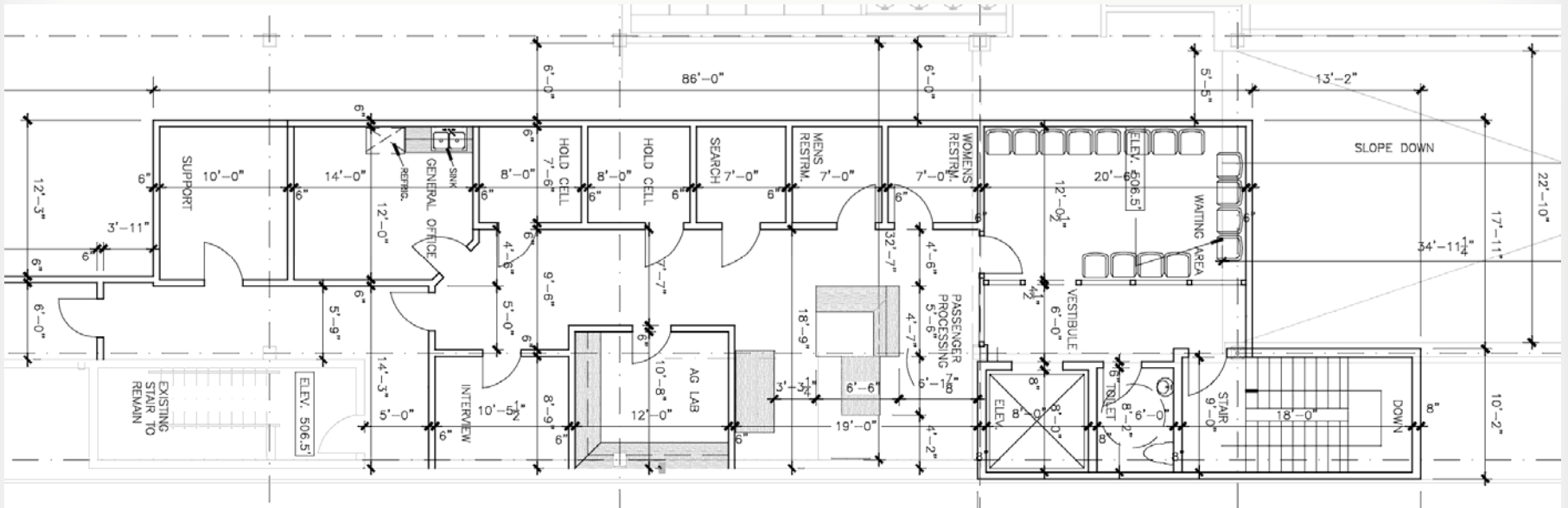
U.S. Customs and Border Protection
Securing America's Borders

CBP Program Requirements

- Aircraft Parking
- Minimum 2,832 sq-ft
 - Passenger Waiting Area
 - Passenger Screening Area
 - Quarantine Inspection Laboratory
 - Interview Room
 - Hold Room
 - Administrative Spaces
 - Passenger Egress to Curb



Conceptual Layout



Cost & Contracting



Design To Construction Cost: \$ 750,000
Contingencies: \$ 250,000
Total Project Budget: \$1,000,000

Renovation Through Design / Build Contractor

- RFP Submitted to 3 Shortlisted Companies
- Design / Builder Requirements
 - General Contracting
 - Architectural
 - MEP Engineering
 - Structural Engineering
 - Civil Engineering

Schedule



Remaining Milestones

- 07/23/2010 – RFP Submission (3 Shortlisted Companies)
- 07/30/2010 – Enter Negotiations
- 09/8/2010 – Dallas City Council Consideration
- 01/15/2011 – Substantial Completion
- 02/06/2011 – Super Bowl Sunday

Recommendation & Next Steps

- Recommendation
 1. Authorize City Manager to complete:
 - Memorandum of Agreement for User Fee designation of Love Field, & Agriculture Compliance Agreement, with CBP
 - Amount not to exceed \$250,000
 2. Award contract for design-build services for facility capital improvements
 3. Approve ordinance for International Arrivals Fee Schedule, calculated annually on full cost recovery basis
- Next Steps
 - Sept 8 City Council agenda – recommendations 1 & 2
 - Oct 26 City Council agenda – recommendation 3

Appendix

Timeline of Key Events



- **Oct 2007** – Landmark Aviation advised they are unable to upgrade their facilities to the new CBP standards
- **Jan 2008** – CBP informed staff current services are unsustainable without User Fee Airport designation and appropriate facility
 - No City facilities available at that time
 - Future facility programmed as part of LFMP for completion in 2014
- **Aug 2009** – stakeholders express growing urgency for improved CBP services
 - FBOs, Love Field Pilots Assoc, corporate flight departments
 - Explored alternative approaches to LFMP to provide facility on faster schedule
- **June 2010** – presented CBP Port Director with proposal to construct facility in former Legend Airline terminal
 - Initiated process of applying for User Fee Airport designation
- **July 8, 2010** – Governor issued letter of support to CBP
- **July 28, 2010** – Public Works & Transportation selected a design/build firm to deliver new CBP facility in former Legend Terminal
- **Aug 3, 2010** – briefed FBOs on proposed facility and cost recovery fee
- **Aug 4, 2010** – briefed Love Field Pilots Assoc & corporate tenant representatives
- **Aug 11, 2010** – follow up meeting with FBOs

Memorandum



CITY OF DALLAS

DATE August 13, 2010

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

SUBJECT Love Field Public Parking Rate Adjustment

Attached is the briefing entitled "Love Field Public Parking Rate Adjustment" that will be presented to you on August 16, 2010.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez'.

A.C. González
Assistant City Manager

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
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Love Field Public Parking Rate Adjustment

Briefing for the
Economic Development Committee

Department of Aviation
August 16, 2010



Purpose of Briefing

- Discuss the background and objectives of the parking rate strategy
- Describe the current status and performance of the parking garages
- Discuss the proposed new parking rates

Background

- 2006 City agreement to repeal the Wright Amendment
 - City embarked on a program of managing, funding and financing the modernization of Love Field (LFMP)
- City Council actions approved the following:
 - 2007 Airport Rates & Charges Study to recommend the foundation of a financing structure
 - 2008 agreements with Southwest Airlines to manage and finance the LFMP
 - 2009 Airport Use & Lease Agreements to implement the cost-recovery methodology of airline rates & charges
 - 2010 approval of Love Field Airport Modernization Corporation bonds to finance the LFMP
- Parking is a major revenue source for this program
 - Increasing parking rates toward market levels is a key assumption in the Plan of Finance

Background:

Rates & Charges Study Recommendations

(Economic Development Committee briefing 8/15/08)

- **Parking Rates**
 - 2008 Love Field daily rates: Garage A - \$10; Garage B - \$7
 - 2008 benchmark rates: Short term - \$19; Long term - \$8

- **Study recommendation:**
 - Review rates every 18-24 months
 - Gradual increase over several years toward “market”
 - Increase spread between Garages A & B to shift more use to B

- **Recommended implementation:**
 - Initial adjustment to daily rates effective 10/1/08:
 - Garage A - \$12
 - Garage B - \$8
 - Continued periodic adjustments toward market rates

Background:

LFMP Financing Feasibility Study



(Budget, Finance & Audit briefing 1/11/10)

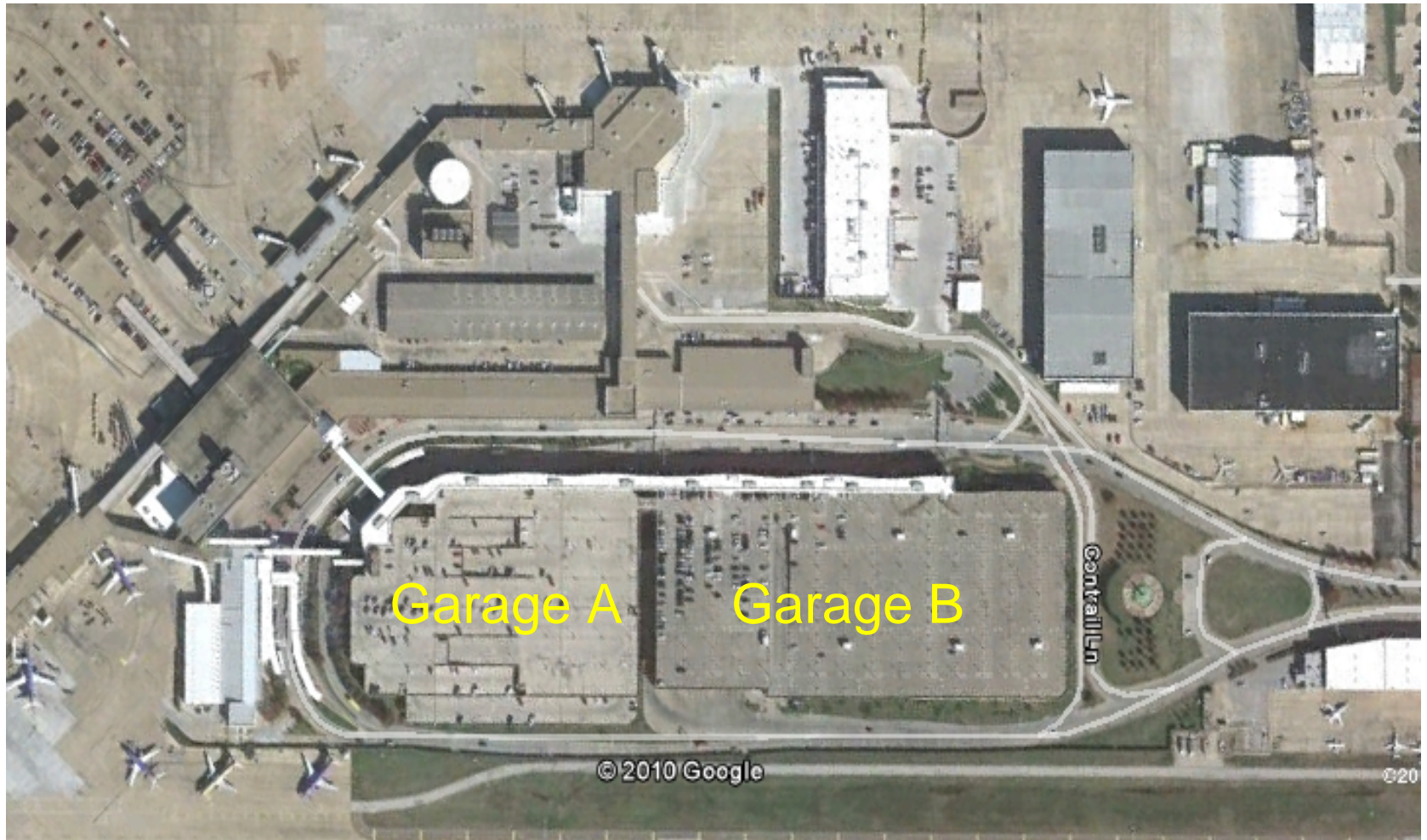
- Airport Consultant's Report – Bond Feasibility Study
 - Primary Purpose
 - Assess capability of the Airport Use & Lease Agreement to generate revenues needed to
 - Fund City operation and development of Dallas Airport System, **AND**
 - Reimburse Southwest Airlines for its Debt Service payments in accordance with the Special Facility Agreement and Revenue Credit Agreement provisions
 - Assumptions
 - LFMP budget - \$519M
 - People Mover & CIP will be developed as preliminarily scheduled
 - Southwest will maintain Love Field as a principal station in its system
 - Federal grant funding will be approved at \$60M
 - Airline rates & charges remain set per Airport Use & Lease Agreement
 - **Public parking rates increase every 18-24 months to market rates**
 - No air service disruptions from unforeseen events

Objectives of Parking Rate Adjustment

- To continue implementation of 2008 recommendations of Rates and Charges Study
- To support the financial structure of the \$1 Billion Capital Development Program for the Dallas Airport System
- To enhance customer service capabilities of Love Field parking facilities

Current Status & Performance of Parking

Current Garage Layout



Garage A – Current Description

- Current rates (effective 10/1/08)
 - \$12.00 per day
 - Per Hour Charge:
 - 0.0 - 0.5 Hours Free
 - 0.5 - 1.0 Hours \$2.00
 - 1.0 - 2.0 Hours \$4.00
 - 2.0 - 3.0 Hours \$6.00
 - 3.0 - 5.0 Hours \$8.00
 - 5.0 - 24 Hours \$12.00

Garage A – Current Description (continued)



- Closest to the Terminal
 - Managed for Short Term Use
 - Higher rates than Garage B
 - Emphasize value of “in & out” convenience of close-in parking
 - Encourage use of Garage B for longer term needs
 - » To enable improved customer service for those with short term needs by making space available in Garage A
- Capacity & Peak Utilization
 - 3,079 parking spaces
 - Peak periods – 80% full (approx)
 - Tuesdays & Wednesdays, 10:00 AM – 1:00 PM
 - Off-peak – avg 50% (approx)
 - Gross revenue per transaction
 - \$10.7M / 712,865 transactions = \$15 / transaction
 - 1.25 X daily parking rate
 - The average user parks 1.25 days

Garage B – Current Description

- Current rates (effective 10/1/08)
 - \$8.00 per day current rate
 - Per Hour Charge:
 - 0.0 - 0.5 Hours Free
 - 0.5 - 1.0 Hours \$1.00
 - 1.0 - 2.0 Hours \$2.00
 - 2.0 - 3.0 Hours \$4.00
 - 3.0 - 5.0 Hours \$6.00
 - 5.0 - 24 Hours \$8.00

Garage B – Current Description (continued)



- Further Distance from Terminal
 - Managed for Long Term Use
 - Lower rates than Garage A
 - Emphasize value for longer-term use
 - » “In & out” convenience less important
 - Longer distance to terminal mitigated by moving sidewalk
- Capacity & Peak Utilization
 - 3,965 parking spaces
 - Peak periods – 75% full (approx)
 - Tuesdays & Wednesdays, 10:00 AM – 1:00 PM
 - Off-peak – avg 60% (approx)
 - Gross revenue per transaction
 - \$5.35M / 319,035 transactions = \$16.77 / transaction
 - 2.1 X daily parking rate
 - The average user parks 2.1 days

Observations of Current Conditions



- Revenue per transaction comparison between Garage A (\$15) & Garage B (\$16.77) suggests
 - Little distinction between short term and long term uses of either garage
- Better balance of short-term and long-term utilization between garages will result in improved customer service and value for parking

Proposed Rate Adjustment Effective October 1, 2010

Proposed Garage A Rate Adjustment



- From \$12.00 to \$14.00 daily

– Per Hour Charge:

0.0 - 0.5 Hours	Free
0.5 - 1.0 Hours	\$3.00
1.0 - 2.0 Hours	\$6.00
2.0 - 3.0 Hours	\$8.00
3.0 - 5.0 Hours	\$11.00
5.0 - 24 Hours	\$14.00

Proposed Garage B Rate Adjustment



- From \$8.00 to \$10.00 daily
 - Per Hour Charge:

0.0 - 0.5 Hours	Free
0.5 - 1.0 Hours	\$2.00
1.0 - 2.0 Hours	\$4.00
2.0 - 3.0 Hours	\$6.00
3.0 - 5.0 Hours	\$8.00
5.0 - 24 Hours	\$10.00

Proposed New Rates

- Place greater value on short term convenience for Garage A, to achieve better balance in utilization
 - Improved customer service
- Current rates are 37% lower than listed comparable airports average (see next page)
 - Proposed rates are still 26% lower
- Proposed rates are consistent with implementation of Rates & Charges Recommendations
 - Gradual rate increases every 18-24 months toward market levels
- Proposed rates support Plan of Finance for Capital Development Program

Comparable Airport Comparison



- Proposed Love Field \$14 daily parking rate (short term) remains competitive
 - Houston Hobby: \$17/Daily rate
 - Austin Bergstrom: \$20/Daily rate
 - San Antonio: \$22/Daily rate
 - Dallas-Ft. Worth: \$17/Daily rate
- See Appendix A for further listing of other airport parking rates

Pro forma Analysis of Proposed Rates



Parking Revenue Analysis					
	Actual				Projected
	FY 2007	FY 2008	FY 2009	FY 2010*	FY 2011
Parking Rates	\$10/\$7	\$12/\$8	\$12/\$8	\$12/\$8	\$14/\$10
Total Enplanements	3,911,000	4,068,268	3,871,687	3,901,983	3,901,983
Gross Revenue	\$15,236,190	\$16,126,069	\$16,046,666	\$15,845,405	\$18,301,975

FY 2011 enplanements and transactions projected to be flat

*2010 Projected

Recommendation and Next Steps



- Recommendation:
 - Authorize City Manager to increase daily parking rates to \$14 for Garage A and \$10 for Garage B, with hourly rates as proposed herein, effective 10/1/10
- Next Step
 - City Council consideration on September 08, 2010 agenda

Appendix A



AIRPORT	Rate > 30 Mins	Rate = 1 HR	Rate > 2 HRS	Rate > 3 HRS	Rate > 5 HRS	Short Term Parking	Long Term Parking
Love Field (DAL)	Free	\$2	\$4	\$6	\$8	\$12	\$8
Albuquerque (ABQ)	\$1	\$3	\$4	\$4	\$5	\$7	\$6
Austin Bergstrom (AUS)	Free	\$2	\$4	\$6	\$8	\$20	\$10
Columbus (CMH)	\$2	\$2	\$4	\$6	\$10	\$17	\$9
Dallas-Fort Worth (DFW)	\$1	\$2	\$2	\$4	\$6	\$17	\$12
Houston Hobby (HOU)	\$2	\$2	\$3	\$5	\$7	\$17	\$8
Nashville (BNA)	\$1	\$2	\$5	\$8	\$14	\$22	\$10
Oklahoma (OKC)	Free	Free	\$1	\$2	\$4	\$24	\$7
Palm Beach (PBI)	\$2	\$4	\$7	\$10	\$16	\$30	\$17
Phoenix (PHX)	\$2	\$4	\$8	\$12	\$20	\$25	\$10
San Antonio (SAT)	Free	\$1	\$3	\$4	\$8	\$22	\$10
Average Daily Rate of Comparable Airports						\$20	\$10

Memorandum



DATE August 13, 2010

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

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

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

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

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

Project Details

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

Incentives

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

Proposed Estimated Schedule of the Project

Project Start	September 2010
End of Designation	December 2015

Fiscal Information

No Cost Consideration to the City

Staff

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

Recommendation

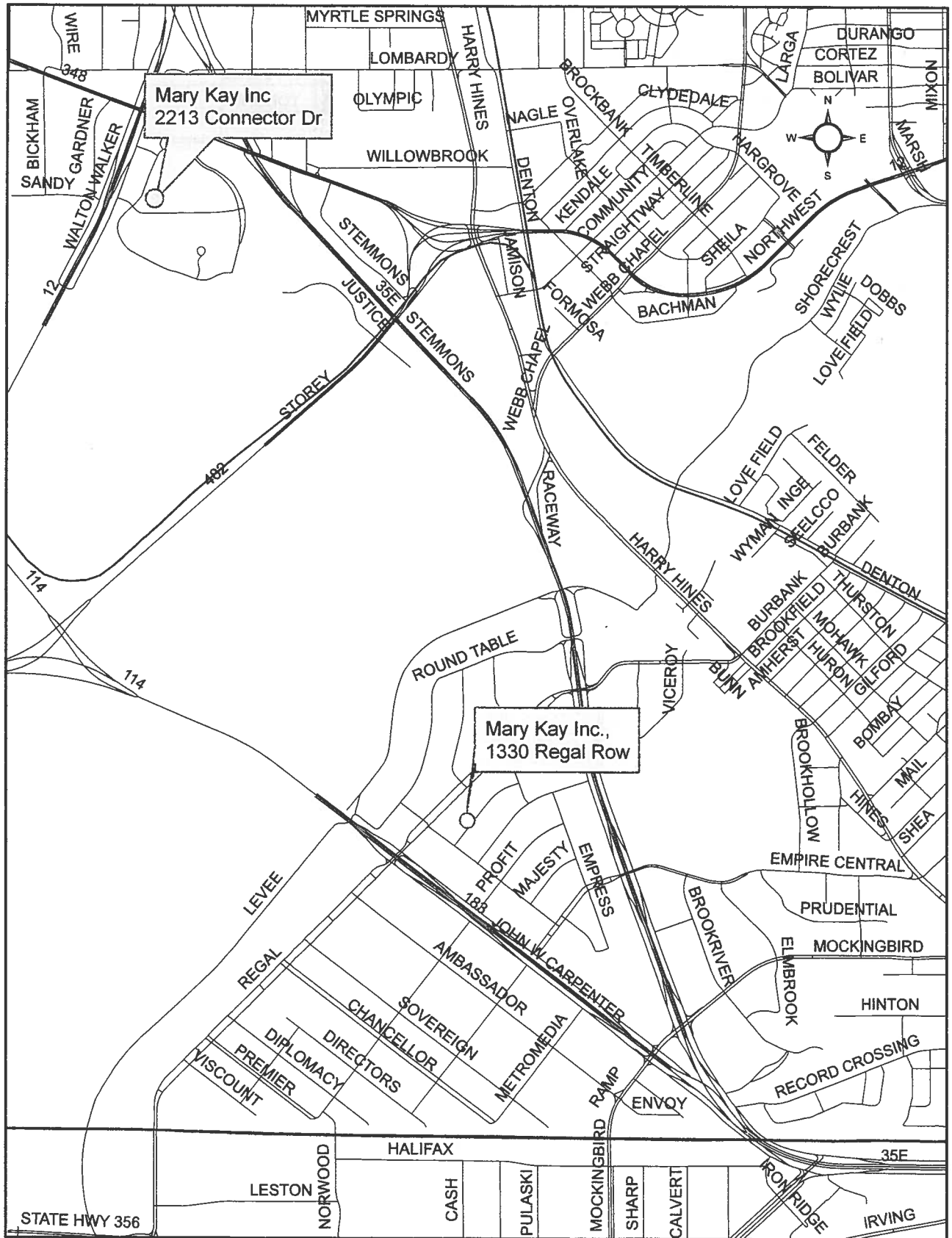
Staff recommends approval of the subject item. Please contact me if you have any questions at 214-670-3314.



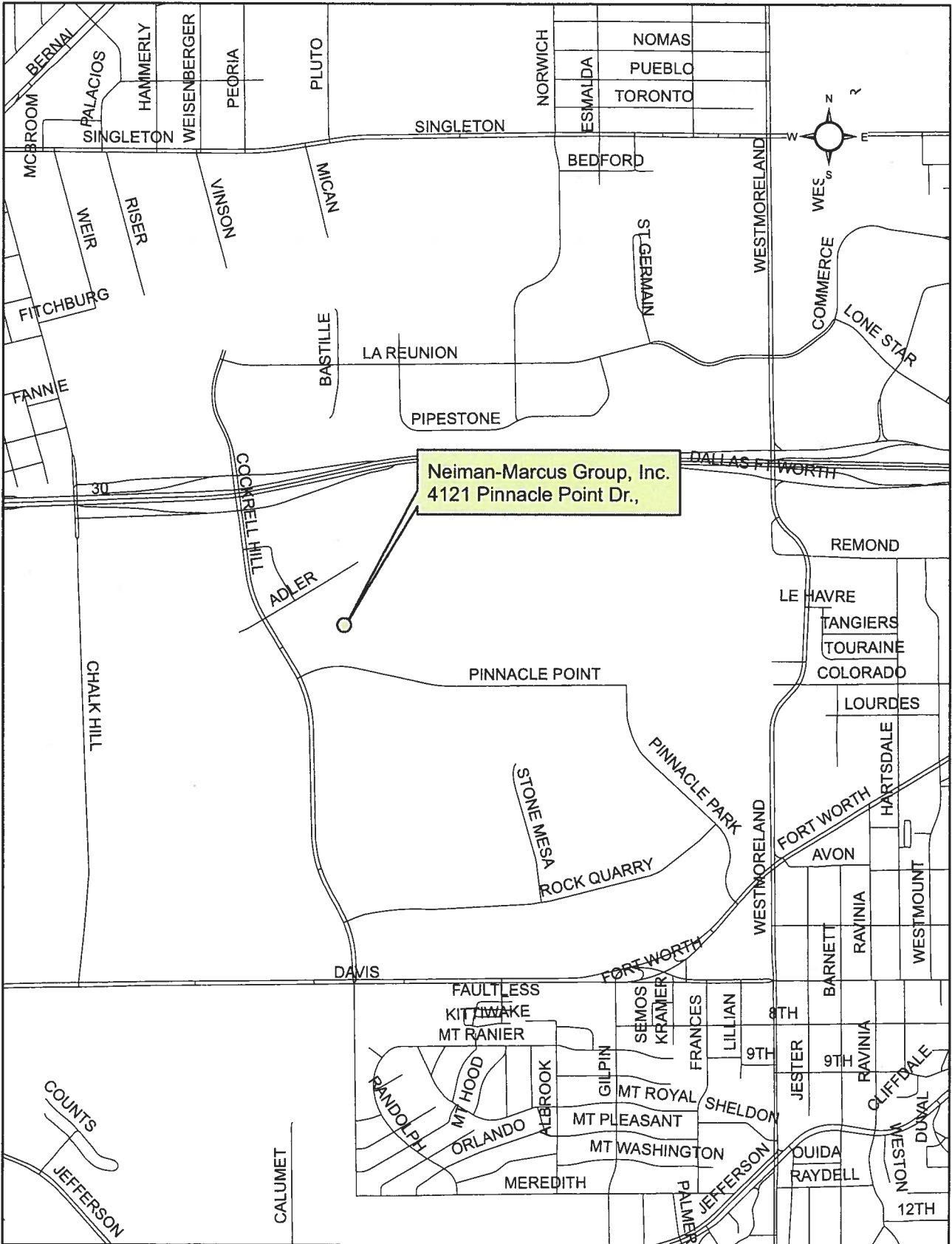
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Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

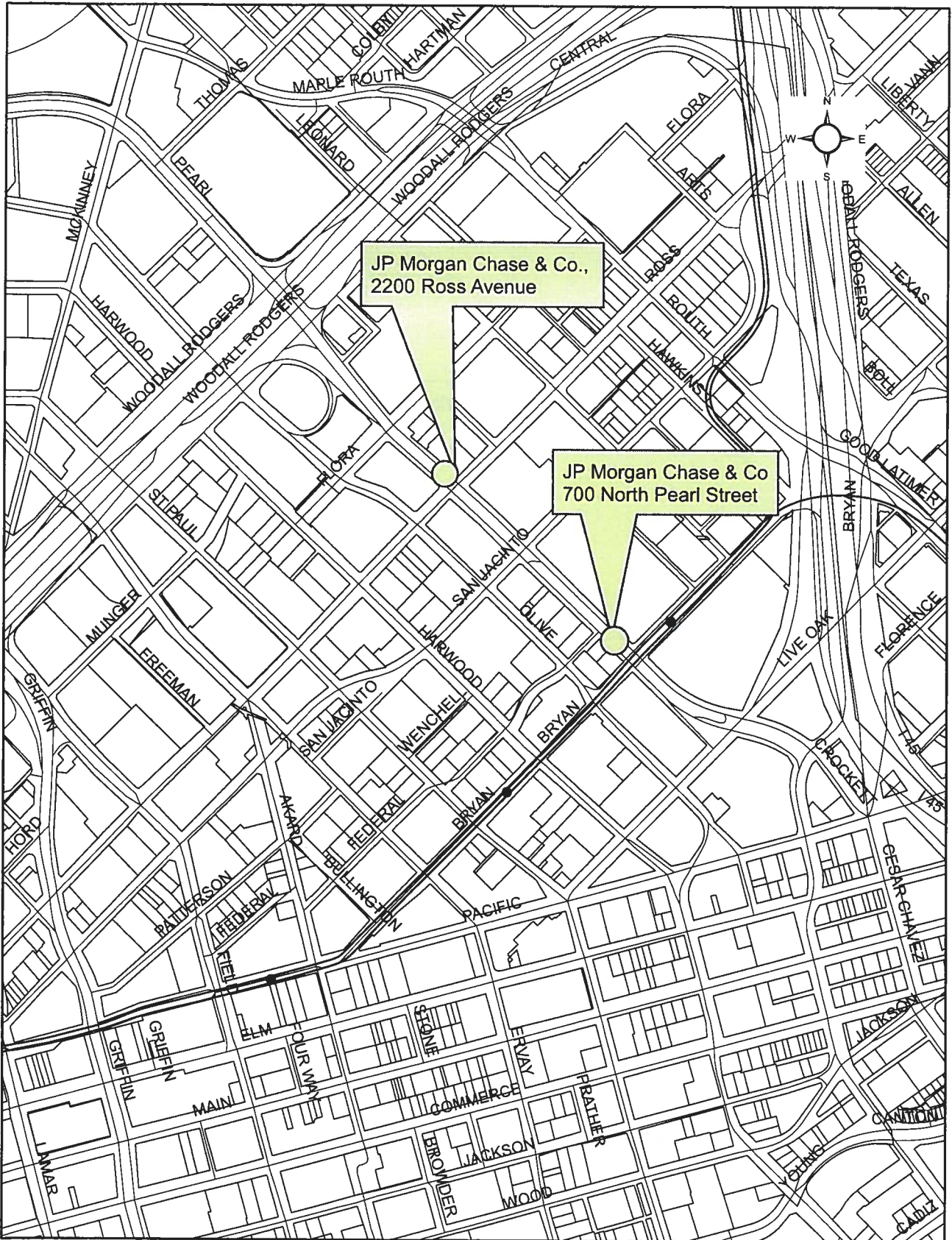
Mary Kay Inc., 1330 Regal Row and 2213 Connector Dr



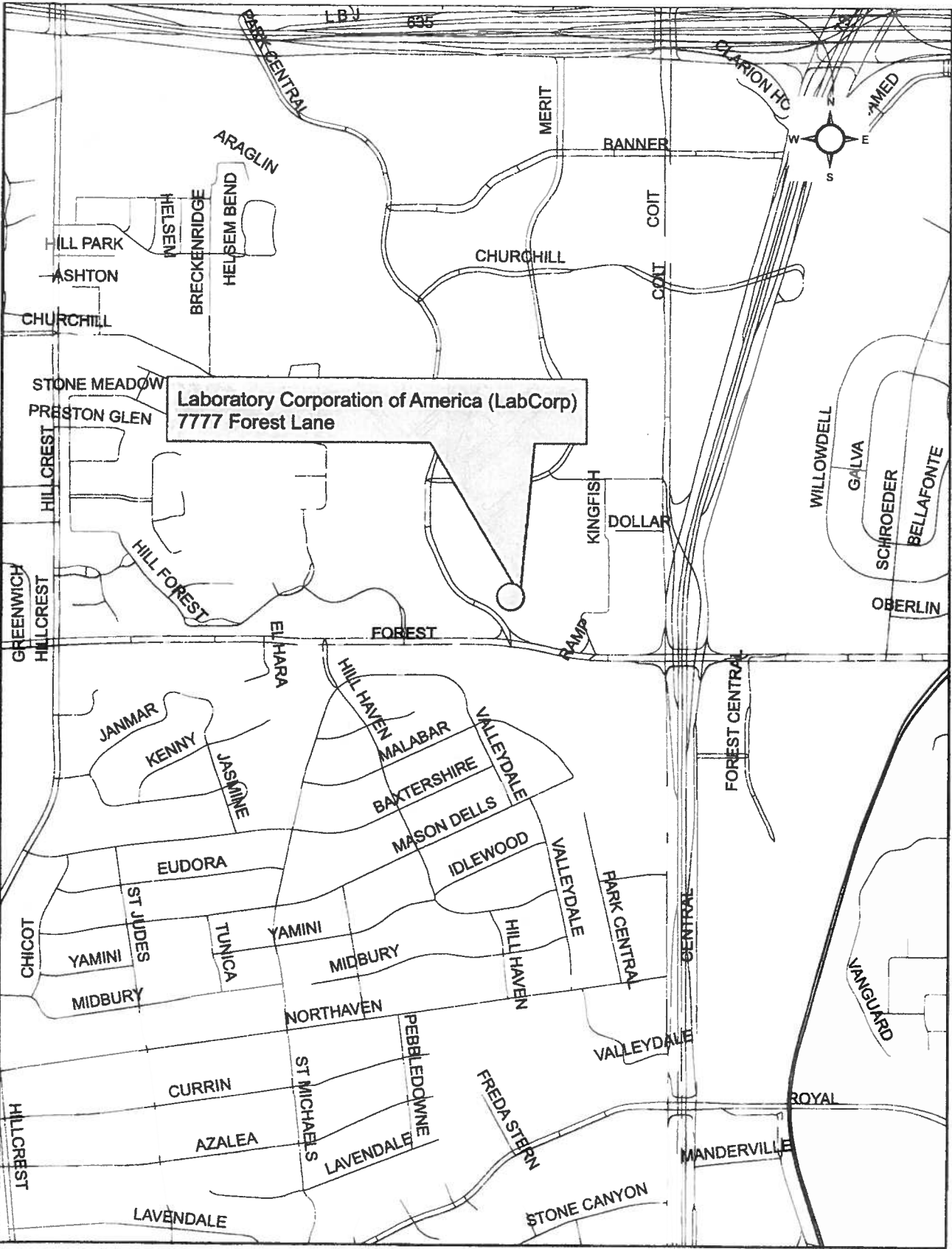
The Neiman-Marcus Group, Inc. 4121 Pinnacle Point Drive



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



Laboratory Corporation of America (LabCorp) 7777 Forest Lane



Memorandum



DATE August 13, 2010

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

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

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

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

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

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

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

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

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

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



A. C. Gonzalez
Assistant City Manager

- C: The Honorable Mayor and Members of the City Council
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Hammond Perot, Assistant Director, Office of Economic Development
Helena Stevens-Thompson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE August 13, 2010

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

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

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

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

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

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

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

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

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

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

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

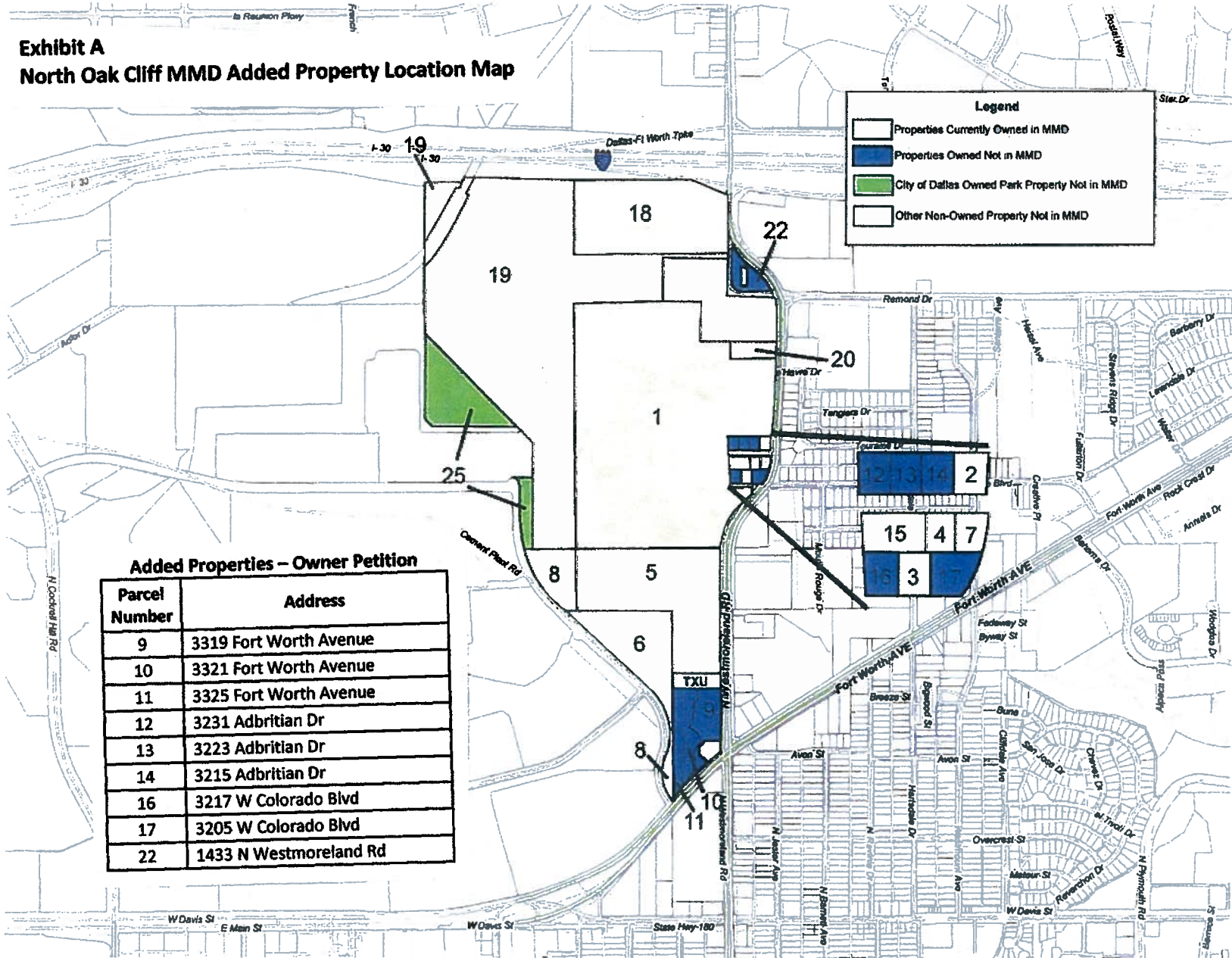
Should you have any questions, please contact me at (214) 670-3314.



A.C. Gonzalez
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Exhibit A
North Oak Cliff MMD Added Property Location Map



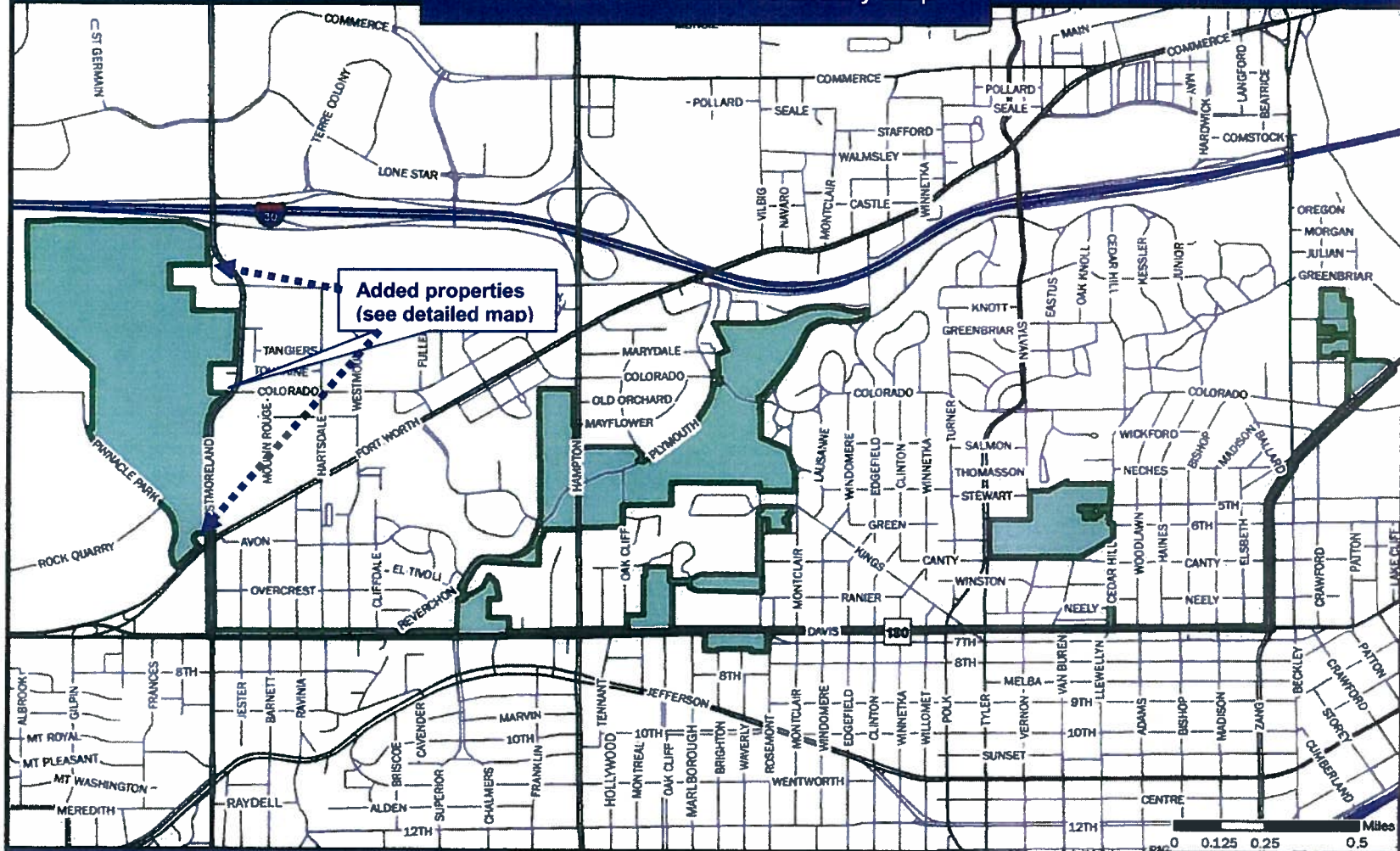
Legend

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

Added Properties - Owner Petition

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

North Oak Cliff MMD Boundary Map



Dallas Office of Economic Development

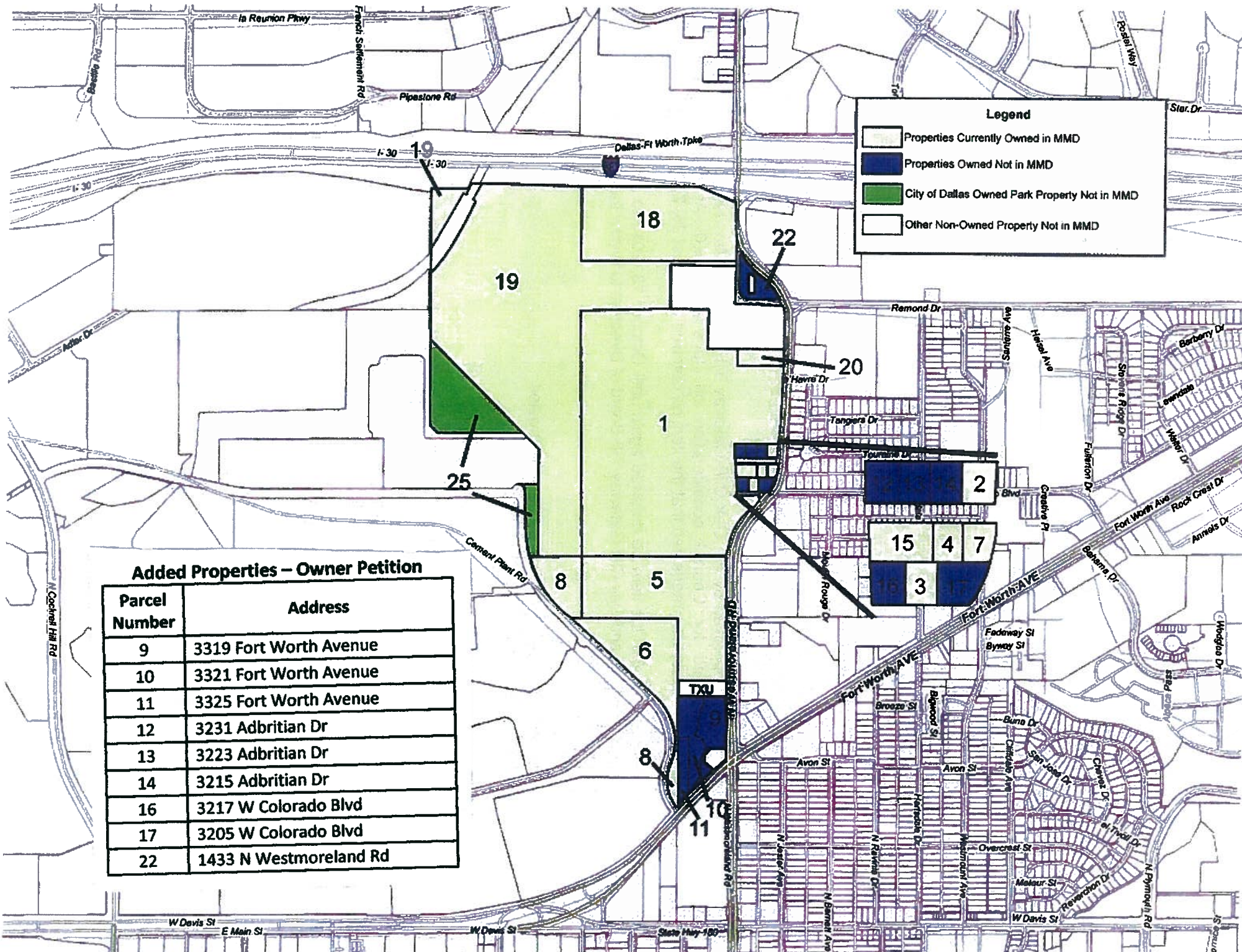


Research & Information Division
 (214) 670-1635
<http://www.Dallas-EcoDev.org>

Legend

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

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



Legend

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

Added Properties – Owner Petition

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17	3205 W Colorado Blvd
22	1433 N Westmoreland Rd

Memorandum



DATE: August 13, 2010

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

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

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

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

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

STAFF

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

RECOMMENDATION

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



A.C. Gonzalez
Assistant City Manager

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