

Memorandum



CITY OF DALLAS

DATE October 9, 2009

TO Members of the Transportation and Environment Committee:
Linda Koop (Chair), Sheffie Kadane (Vice Chair), Jerry R. Allen, Tennell Atkins,
Carolyn R. Davis, Angela Hunt, Delia Jasso, Pauline Medrano, Ron Natinsky,
Vonciel Jones Hill

SUBJECT Streetcar Business Plan Briefing

Attached is the "Streetcar Business Plan" briefing that will be presented to you on October 12, 2009.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.
Assistant City Manager

c: The 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
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Forest Turner, Assistant City Manager
David K. Cook, Chief Financial Officer
Jeanne Chipperfield, Director, Official of Financial Services
Edward Scott, City Controller
Helena Stevens-Thompson, Assistant to the City Manager
Rick Galceran, P.E., Director, Public Works and Transportation
Theresa O'Donnell, Director, Sustainable Development and Construction Department



DART

Downtown Dallas Transit Study

*Dallas CBD Alternatives Analysis/Draft
Environmental Impact Statement (AA/DEIS)*

Dallas Streetcar Business Plan

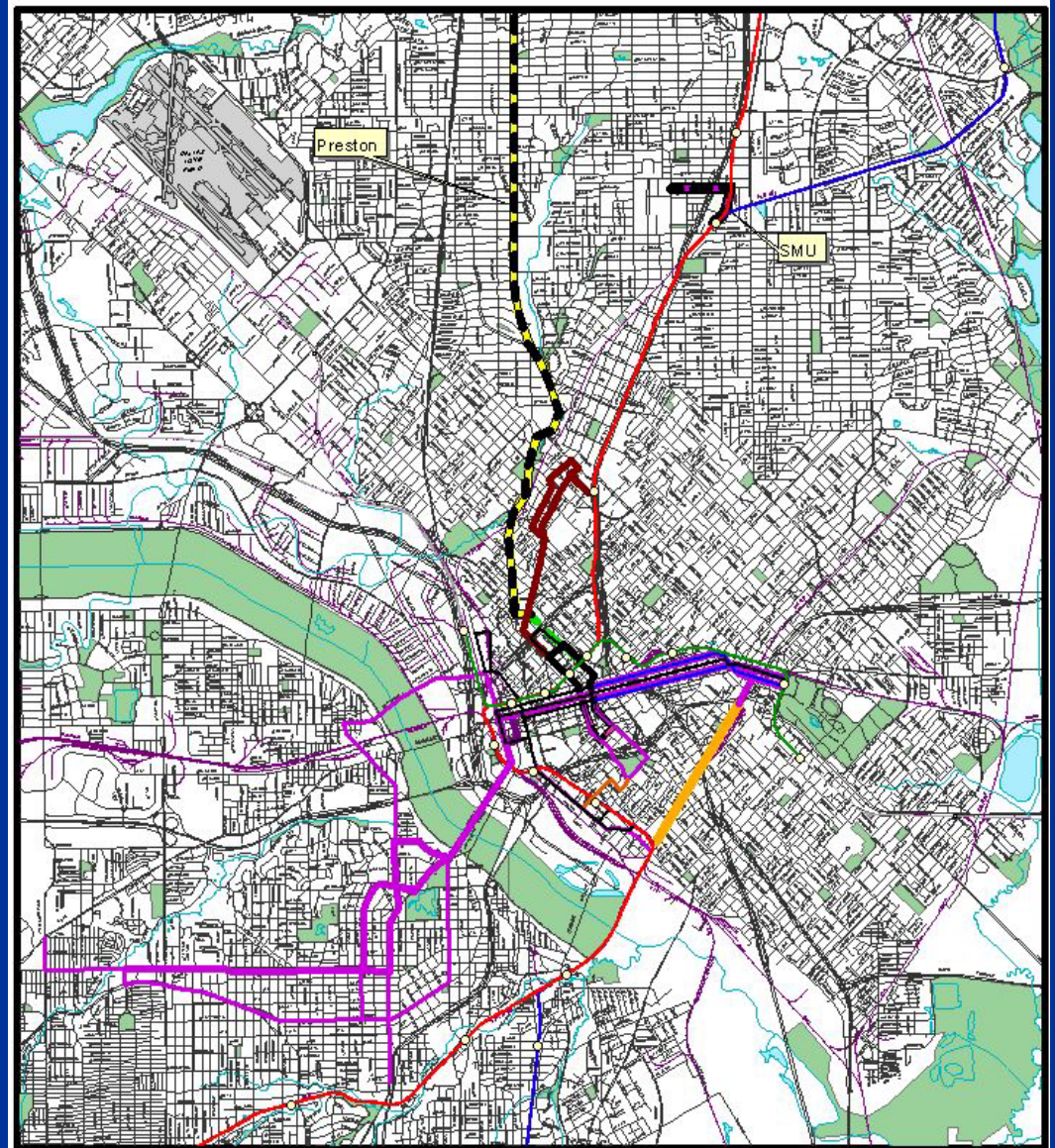
Transportation and Environment Committee Briefing

October 12, 2009



Dallas Streetcar Business Plan

- Part of D₂ Study
 - Public Involvement
 - CBD Focus
 - Coordination with CBD LRT
- Expansion Potential
 - Initiate Streetcar System Plan (Nov.)



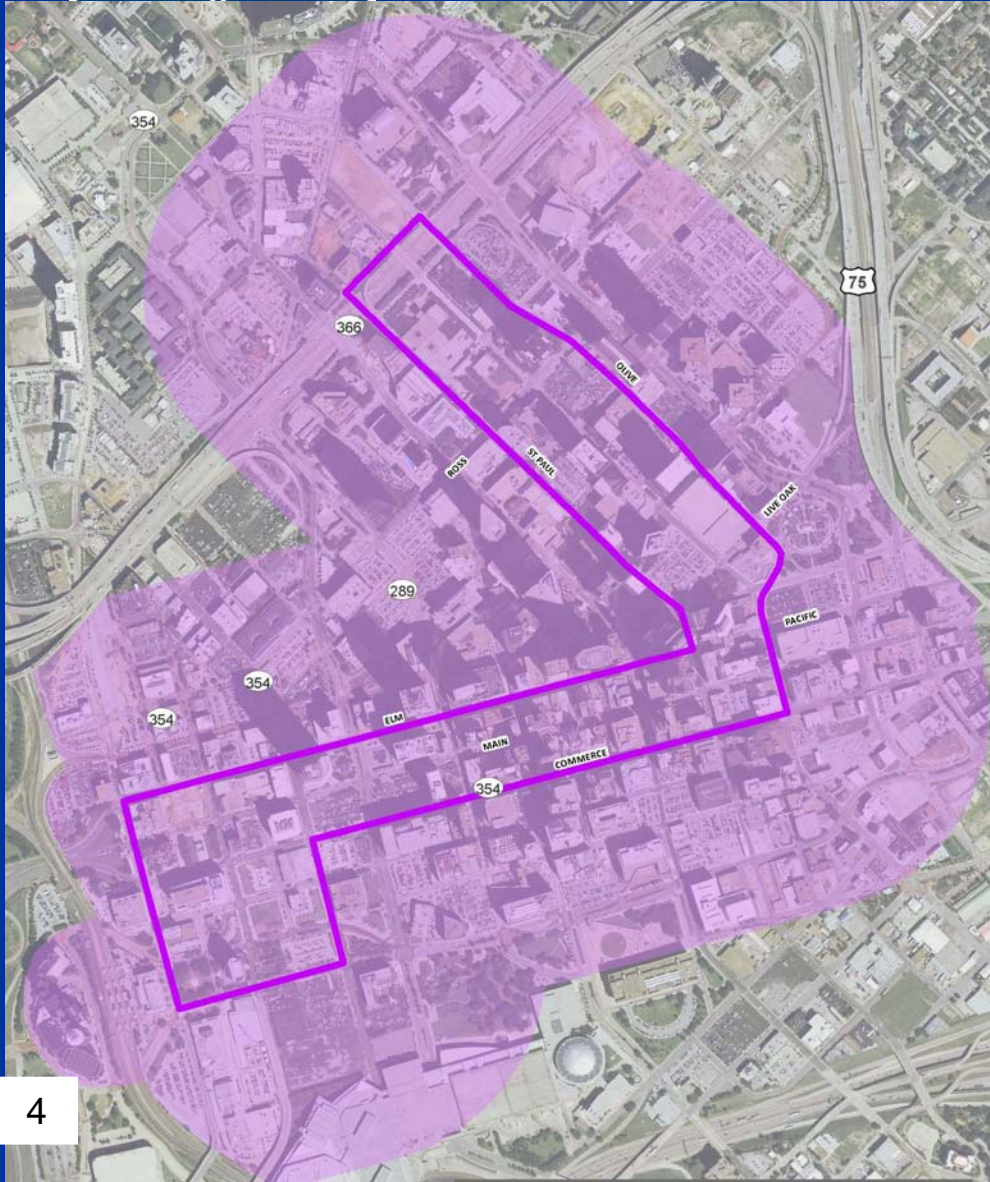


Dallas Streetcar Business Plan

- Proposed Initial Project
- Funding
- Governance
- Implementation



Proposed Initial Project

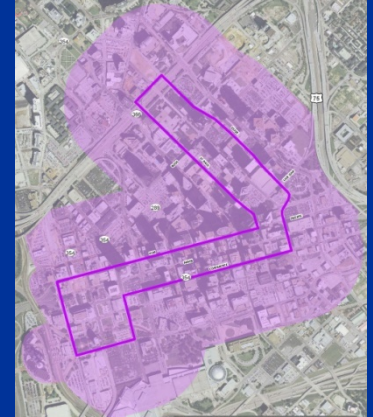




Proposed Initial Project

The Hybrid Alignment :

- Connects the most hotels and venues
- Serves the most existing residents, and employees
- Passes the most existing Assessed Value
- Captures the most growth potential for next 15 years
- Provides adequate development capacity for at least 25 years





Funding

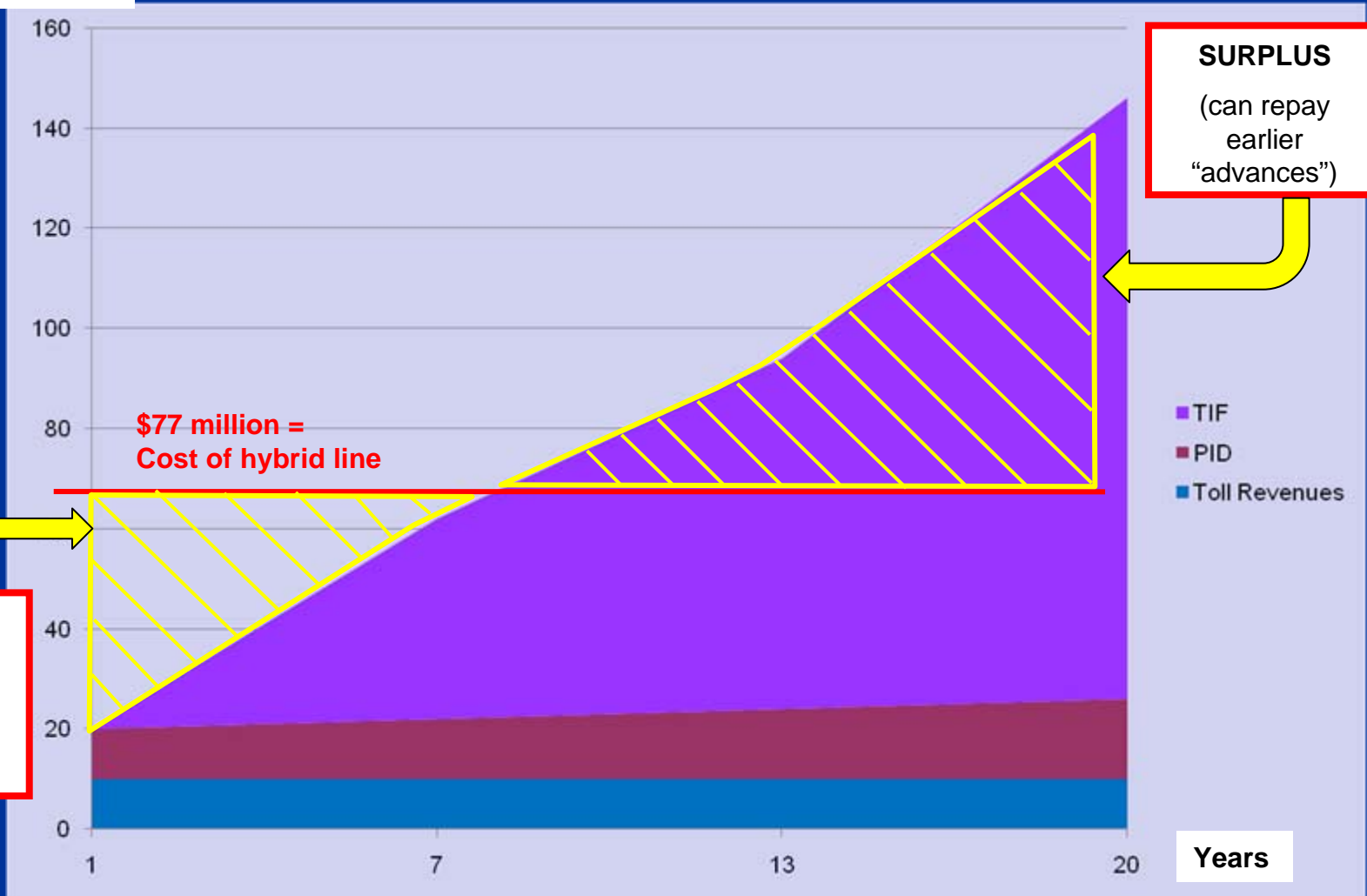
Using entire Downtown resource base inside the freeway box:

- During the first 6 - 10 years, “gap” financing assistance will be needed (TIFIA Loan, SIB, Regional funds, bonds, etc.)
- In possibly 6 to 10 years, property value increase tools (PID, TIF, value increases on public land sales), if implemented NOW, could yield enough ongoing revenues to service debt needed to build Phase 1 and even contribute towards operations.



Gap Financing Example

\$ Millions



SURPLUS
(can repay earlier
"advances")

\$77 million =
Cost of hybrid line

Gap to be filled with funds
(e.g. TIFIA and SIB)



Roles and Responsibilities



The City of Dallas



DART



Private Sector

Dallas Streetcar
Inc. (LGC)

**Working together to implement
the initial phase of streetcar and
secure funding from a variety of
sources**



Roles and Responsibilities



City of Dallas:

- Establish Dallas Streetcar, Inc. Local Government Corporation (LGC)
The LGC would assume the following responsibilities
 - Provide professional staff to administer streetcar program
 - Provide funding for planning, design, vehicle acquisition and construction
 - Provide funds to support operations and maintenance
- Provide street right-of-way for streetcar system
- Appoint representatives to the Dallas Streetcar Inc. Board of Directors
- Assist LGC with financial support utilizing future funding sources (bonds, parking revenues, taxes, TIF, etc) – these funding sources are not currently in place for a streetcar program



Roles and Responsibilities



Dallas Area Rapid Transit:

- Executes an ILA with Dallas Streetcar Inc.
- Provides technical support and program management
- Provides contract and procurement services
- Operates and maintains the streetcar line
- Integrates the streetcar into the operation of regional transit system
- Provides professional staff dedicated to the streetcar program
- Appoints representatives to the Dallas Streetcar, Inc. Board of Directors



Roles and Responsibilities



Private Sector:

- Supports the operation through PIDs
- Supports the operation through private funding, such as advertising and sponsorships
- Provides representatives to the Dallas Streetcar, Inc. Board of Directors - appointed by the City Council



Roles and Responsibilities

Dallas Streetcar, Inc.

- Prepares work program and budget proposal for implementation of Streetcar System Plan (subject to City Council approval)
- Manages funding for capital design / construction and vehicle acquisition (in coordination with DART)
- Provides professional staff to support the streetcar program
- Pursues federal, state, regional, local and private funding for construction/operations



Dallas Streetcar, Inc.

Board of Directors

Structure of the Board of Directors - consistent with the level of project responsibility

- **City of Dallas**
 - Four members
 - Appointed by City Council
- **DART**
 - Two members of DART Board of Directors appointed by Chairperson
 - President/Executive Director
- **Private Sector**
 - Three members appointed by City Council
 - Preference to entities with financial interest in the construction/operation of the streetcar system



Next Two Months

- Briefing to Transportation and Environment Committee meeting today
- Consultant to provide the Dallas Streetcar Business Plan to Streetcar Steering Committee for review
- Briefing to DART Planning Committee
- Streetcar Steering Committee endorses the Business Plan and transmits to the Council and DART
- Transportation and Environment Committee Recommendation
- Initiate Streetcar System Plan