

**APRIL 9, 2008 CITY COUNCIL ADDENDUM
CERTIFICATION**

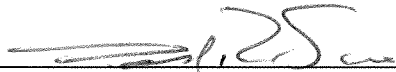
This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated April 9, 2008. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are 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



Date



Edward Scott
City Controller



Date

**ADDENDUM
CITY COUNCIL MEETING
APRIL 9, 2008
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize a professional services contract for a Storm Water Drainage Utility Fee Study - Black & Veatch Corporation, most advantageous proposer of three - Not to exceed \$96,845 - Financing: Current Funds
2. Authorize a service contract to provide supplies and train City personnel on the repair of the Aquaplay structures and waterslides at the Bahama Beach Water Park - WhiteWater West, Inc., Sole Source - Not to exceed \$35,730 - Financing: Current Funds

Code Compliance

3. Authorize moving expense and replacement housing payments for Modesto Medina and Edelmira Medina as a result of an official written offer of just compensation to purchase real property for the Topeka Avenue Voluntary Purchase Project - Not to exceed \$40,800 - Financing: 2006 Bond Funds

Department of Development Services

4. A resolution authorizing advertisement for lease with an option to purchase by sealed bid of approximately 23,670 square feet of City-owned land, improved with a former library located near the intersection of Hampton Road and Illinois Avenue - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
APRIL 9, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development

5. An ordinance amending the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) **(1)** to modify the affordable housing provision in the Davis Garden TIF District Final Plan; **(2)** to shift funds among budget categories by decreasing Infrastructure Improvements in the amount of \$6,746,733; decreasing Environmental Remediation in the amount of \$1,781,447; decreasing Historic Façade Restoration in the amount of \$155,876; decreasing Parks, Open Space, Trails, and Streetscapes in the amount of \$378,557; decreasing Administration and Implementation in the amount of \$7; and increasing the Affordable Housing category in the amount of \$9,062,620; and **(3)** amending Ordinance No. 27090 to reflect the modification in the housing provision language and the adjustments to budget categories - Financing: No cost consideration to the City

Environmental & Health Services

6. Authorize the second amendment to the lease agreement with Homer J. Rader, Jr., d/b/a Rader Properties to extend the term of the lease for one month for the Day Resource Center located at 901 South Ervay Street for the period May 1, 2008 through May 31, 2008 - Total not to exceed \$8,656 - Financing: Current Funds

Office of Environmental Quality

7. Authorize **(1)** the acceptance of a grant from the U.S. Environmental Protection Agency in the amount of \$170,000 for the purpose of implementing air quality projects under the Dallas Sustainable Skylines Initiative for the period December 12, 2007 through December 31, 2009; and **(2)** execution of the grant agreement - Not to exceed \$170,000 - Financing: U.S. Environmental Protection Agency Grant Funds

Public Works & Transportation

8. Authorize **(1)** rescinding assignment of the contract with Allied Builders, Inc. to Top Dog - Oak Cliff, L.P. for construction management for street and streetscape improvements at Zang Boulevard and Colorado Boulevard at Lake Cliff Tower; **(2)** termination for convenience of the contract with Allied Builders, Inc. for street and streetscape improvements at Zang Boulevard and Colorado Boulevard at Lake Cliff Tower; **(3)** a refund to Top Dog - Oak Cliff, L.P. in the amount of \$44,685 of private funds provided by the developer; and **(4)** the readvertisement for new bids - Not to exceed (\$44,685) - Financing: Oak Cliff Gateway TIF District Funds

**ADDENDUM
CITY COUNCIL MEETING
APRIL 9, 2008**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

Economic Development

Deep Ellum TIF District

Note: Item Nos. 9 and 10 must
must be considered collectively.

9. * Authorize **(1)** the City Manager to execute a development agreement with Margaux City Lights Partners in an amount not to exceed \$5,000,000 plus interest payable as a grant from future Deep Ellum TIF funds in consideration of Margaux City Lights Partners developing property purchased from the City that the City desires to have developed in accordance with the Deep Ellum TIF Project Plan and the design, engineering and construction of a parking structure and other improvements for the Latino Cultural Center located at the intersection of Live Oak Street and Texas Avenue in the Deep Ellum TIF District; and **(2)** the Deep Ellum TIF District Board of Directors to dedicate up to \$5,000,000, plus interest payable as a grant, from Deep Ellum TIF revenues in accordance with the development agreement - \$5,000,000 - Financing: To be funded solely from the Deep Ellum TIF District Funds

10. * A resolution declaring the intent of the Deep Ellum TIF District to reimburse Margaux City Lights Partners for eligible expenditures pursuant to the development agreement with Margaux City Lights Partners in an amount not to exceed \$5,000,000, plus interest payable as a grant, for certain TIF-eligible project costs related to the design, engineering and construction of a parking structure and other improvements for the Latino Cultural Center located at the intersection of live Oak Street and Texas Avenue in the Deep Ellum TIF District - Financing: No cost consideration to the City

CORRECTIONS:

Housing

11. Authorize **(1)** adoption of the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 to reprogram \$928,473 of HOME Investment Partnership Program Funds from the Mortgage Assistance Program to the Frazier Berean Senior Project and \$925,000 of Community Development Grant Funds from the Southern Sector Housing and Economic Development Financing for Neighborhood Investment Program public infrastructure improvements ~~and soft costs associated with property acquisitions within the Bexar Street corridor;~~ and **(2)** a public hearing to be held on May 14, 2008 to receive comments on the proposed use of funds - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
APRIL 9, 2008**

CORRECTIONS: (Continued)

Public Works & Transportation

28. **(1)** A resolution for the implementation of a citywide green building program; and **(2)** A an ordinance amending Chapter 52, Administrative Procedures for the Construction Code; Chapter 53, Dallas Building Code; and Chapter 57, Dallas One and Two-Family Dwelling Code, of the Dallas City Code; establishing a green building program; regulating construction work in the City; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

ADDENDUM DATE April 9, 2008

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			All	C	PBD, PWT	\$96,845.00	100.00%	32.89%	Authorize a professional services contract for a Storm Water Drainage Utility Fee Study
2			5	C	PBD, PKR	\$35,730.00	NA	NA	Authorize a service contract to provide supplies and train City personnel on the repair of the Aquaplay structures and waterslides at the Bahama Beach Water Park
3			6	C	CCS, PWT	\$40,800.00	NA	NA	Authorize moving expense and replacement housing payments for Modesto Medina and Edelmira Medina as a result of an official written offer of just compensation to purchase real property for the Topeka Avenue Voluntary Purchase Project
4			3	C	DDS	NC	NA	NA	A resolution authorizing advertisement for lease with an option to purchase by sealed bid of approximately 23,670 square feet of City-owned land, improved with a former library located near the intersection of Hampton Road and Illinois Avenue
5			1, 3	C	ECO	NC	NA	NA	An ordinance amending the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to modify the affordable housing provision in the Davis Garden TIF District Final Plan; to shift funds among budget categories by decreasing Infrastructure Improvements, Environmental Remediation, Historic Façade Restoration, Parks, Open Space, Trails, and Streetscapes & Administration and Implementation; and increasing the Affordable Housing category; and amending Ordinance No. 27090 to reflect the modification in the housing provision language and the adjustments to budget categories
6			2	C	EHS, DDS	\$8,655.79	NA	NA	Authorize the second amendment to the lease agreement with Homer J. Rader, Jr., d/b/a Rader Properties to extend the term of the lease for one month for the Day Resource Center located at 901 South Ervay Street for the period May 1, 2008 through May 31, 2009
7			All	C	OEQ	GT	NA	NA	Authorize the acceptance of a grant from the U.S. Environmental Protection Agency in the amount of \$170,000 for the purpose of implementing air quality projects under the Dallas Sustainable Skylines Initiative for the period December 12, 2007 through December 31, 2009 & execution of the grant agreement
8			1, 3	C	PWT, ECO	-\$44,685.00	NA	NA	Authorize rescinding assignment of the contract with Allied Builders, Inc. to Top Dog - Oak Cliff, L.P. for construction management for street and streetscape improvements at Zang Boulevard and Colorado Boulevard at Lake Cliff Tower; termination for convenience of the contract with Allied Builders, Inc. for street and streetscape improvements at Zang Boulevard & Colorado Boulevard at Lake Cliff Tower; a refund to Top Dog - Oak Cliff, L.P. of private funds provided by the developer; and the readvertisement for new bids
9			2, 7, 14	PH	ECO	\$5,000,000.00	NA	NA	Deep Ellum TIF District: Authorize the City Manager to execute a development agreement with Margaux City Lights Partners in an amount not to exceed \$5,000,000 plus interest payable as a grant from future Deep Ellum TIF funds in consideration of Margaux City Lights Partners developing property purchased from the City that the City desires to have developed in accordance with the Deep Ellum TIF Project Plan and the design, engineering and construction of a parking structure and other improvements for the Latino Cultural Center located at the intersection of Live Oak Street and Texas Avenue in the Deep Ellum TIF District; and the Deep Ellum TIF District Board of Directors to dedicate up to \$5,000,000, plus interest payable as a grant, from Deep Ellum TIF revenues in accordance with the development agreement
10			2, 7, 14	PH	ECO	NC	NA	NA	Deep Ellum TIF District: A resolution declaring the intent of the Deep Ellum TIF District to reimburse Margaux City Lights Partners for eligible expenditures pursuant to the development agreement with Margaux City Lights Partners in an amount not to exceed \$5,000,000, plus interest payable as a grant, for certain TIF-eligible project costs related to the design, engineering and construction of a parking structure and other improvements for the Latino Cultural Center located at the intersection of live Oak Street and Texas Avenue

TOTAL \$5,137,345.79

ADDENDUM ITEM # 1

KEY FOCUS AREA: Make Government More Efficient, Effective and Economical

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Public Works & Transportation

CMO: Dave Cook, 670-7804
Ramon F. Miguez, P.E., 670-3308

MAPSCO: N/A

SUBJECT

Authorize a professional services contract for a Storm Water Drainage Utility Fee Study - Black & Veatch Corporation, most advantageous proposer of three - Not to exceed \$96,845 - Financing: Current Funds

BACKGROUND

The City's Financial Management Performance Criteria (FMPC) requires the periodic review of fees and charges to determine to what extent the full cost of associated services are recovered by revenues and to identify new revenue/fee sources and/or fee increases. The Storm Water Management Section of the Public Works and Transportation Department is responsible for the implementation of the City's Storm Water Management Program (SWMP). The revenues from the City's storm water drainage utility fee supports the SWMP by reimbursing City departments that perform storm water drainage pollution prevention/reduction/elimination activities.

Proposals were solicited from firms to conduct a study of the City's storm water utility fees to evaluate the rate structure and fees and their effectiveness in recovering costs associated with the operational and capital expenses of the program.

The storm water utility fee was initially adopted by City ordinance in 1991. Since 1991 the rates have been changed five times with the most recent change occurring on September 24, 2004, by Ordinance No. 25752.

Three firms responded to the Request for Proposal (RFP). An RFP review committee reviewed each proposal, heard presentations from each firm and recommends the firm of Black & Veatch Corporation to conduct this study. Their recommendation is based on the firms qualifications, study approach and experience in conducting storm water utility fee studies.

BACKGROUND (Continued)

Proposals for this professional services contract were presented to a four member selection committee. This committee was comprised of representatives from three City departments with knowledge of the particular work areas.

- Public Works & Transportation (2)
- Water Utilities (1)
- Strategic Customer Service (1)

The successful proposer was selected by the committee on the basis of the demonstrated competence and qualifications under the following criteria:

- Qualifications of Proposed Staff 40 points
- Approach to the Study 15 points
- Experience with Storm Water Fee Credit Programs 15 points
- Schedule for Completing Scope of Work 15 points
- Local and Texas Experience 15 points

After our initial ranking, BDPS evaluated the proposals incorporated a 25% cost as a criteria consideration to insure pricing was reasonable for this procurement.

As part of the proposal process, 34 vendor notices were sent electronically by the City's web based procurement system. In an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, and two advocacy groups (i.e. DFW Minority Business Council and Women's Business Council – Southwest)

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On March 24, 2008, the Transportation and Environment Committee was briefed on the City's Storm Drainage Management Utility Fees and upcoming study of the rate structure.

On September 26, 2007, the City Council approved the final reading of the appropriation ordinances for the proposed FY 2007-08 City of Dallas Operating, Grants and Trusts, and Capital Budgets by Resolution No. 07-2834 and Ordinance No. 26957.

On September 12, 2007, the City Council approved the first reading of the appropriation ordinances for the proposed FY 2007-08 City of Dallas Operating, Grants and Trusts, and Capital Budgets by Resolution No. 07-2592.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS) (Continued)

On September 24, 2004, the City Council approved the final reading of the appropriation ordinances for the proposed FY 2004-05 City of Dallas Operating, Grants and Trusts, and Capital Budgets by Resolution No. 04-2841 and Ordinance No. 25752.

On September 4, 2004, the City Council approved the first reading of the appropriation ordinances for the proposed FY 2004-05 City of Dallas Operating, Grants and Trusts, and Capital Budgets by Resolution No. 04-2586.

FISCAL INFORMATION

\$96,845.00 - Current Funds

M/WBE INFORMATION

- 9 - Vendors contacted
- 9 - No response
- 0 - Response (Bid)
- 0 - Response (No Bid)
- 0 - Successful vendor

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

The recommended awardee has fulfilled the good faith requirements set forth in the Good Faith Effort plan adopted by Council Resolution #84-3501 as amended.

ETHNIC COMPOSITION

Black & Veatch Corporation

Hispanic Female	59	Hispanic Male	140
Black Female	75	Black Male	98
Other Female	121	Other Male	333
White Female	997	White Male	3112

PROPOSAL INFORMATION

The following proposals were received from solicitation number BWZ0817 and opened on March 5, 2008. This professional services contract is being awarded to the most advantageous proposer.

PROPOSAL INFORMATION (Continued)

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Points</u>	<u>Amount</u>
*Black & Veatch Corporation	11401 Lamar Avenue Overland Park, KS 66211	94.75	\$ 96,845.00
Camp Dresser & McKee, Inc.	8140 Walnut Hill Lane Suite #1000 Dallas, TX 75231	86.75	\$171,280.00
Burton & Associates, Inc.	200 Business Park Circle Suite #101 St. Augustine, FL 32095	65.00	\$ 37,950.00

OWNER

Black & Veatch Corporation

Len Rodman, President
J. Rowe McKinley, Vice President
G. Hedelmann, Secretary
David Kerns, Treasurer

GOOD FAITH EFFORT PLAN SUMMARY

PROJECT: Authorize a professional services contract for a Storm Water Drainage Utility Fee Study - Black & Veatch Corporation, most advantageous proposer of three - Not to exceed \$96,845 - Financing: Current Funds

Black & Veatch Corporation is a local, non-minority firm, has signed the "Good Faith Effort" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$96,845.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$96,845.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
K. Bealer Consulting	BFMB33379Y0208	\$31,850.00	32.89%
Total Minority - Local		\$31,850.00	32.89%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
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	\$31,850.00	32.89%	\$31,850.00	32.89%
Total	\$31,850.00	32.89%	\$31,850.00	32.89%

April 9, 2008

WHEREAS, the City Council approved the first reading of the appropriation ordinances for the proposed FY 2004-05 City of Dallas Operating, Grants and Trusts, and Capital Budgets on September 4, 2004 by Resolution No. 04-2586; and,

WHEREAS, the City Council approved the final reading of the appropriation ordinances for the proposed FY 2004-05 City of Dallas Operating, Grants and Trusts, and Capital Budgets on September 24, 2004 by Resolution No. 04-2841 and Ordinance No. 25752; and,

WHEREAS, the City Council approved the first reading of the appropriation ordinances for the proposed FY 2007-08 City of Dallas Operating, Grants and Trusts, and Capital Budgets on September 12, 2007 by Resolution No. 07-2592; and,

WHEREAS, the City Council approved the final reading of the appropriation ordinances for the proposed FY 2007-08 City of Dallas Operating, Grants and Trusts, and Capital Budgets on September 26, 2007 by Resolution No. 07-2834 and Ordinance No. 26957,

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a professional services contract with Black & Veatch Corporation (089539) for a Storm Water Drainage Utility Fee Study in an amount not to exceed \$96,845.00, 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 Black & Veatch Corporation shall be based only on the amount of the services directed to be performed by the City and properly performed by Black & Veatch Corporation under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed \$96,845.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>ENCUMBRANCE</u>
0001	PBW	3023	3070	\$96,845	PBW3023SW11

Section 3. 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.

DISTRIBUTION:

Business Development and Procurement Services, 3FS
Public Works & Transportation, Errick Thompson, OCMC, Room 101
Public Works & Transportation, Jean Mitchell, OCMC, Room 101

ADDENDUM ITEM # 2

KEY FOCUS AREA: Better Cultural, Arts and Recreational Amenities

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): 5

DEPARTMENT: Business Development & Procurement Services
Park & Recreation

CMO: Dave Cook, 670-7804
Paul D. Dyer, 670-4071

MAPSCO: 64-J

SUBJECT

Authorize a service contract to provide supplies and train City personnel on the repair of the Aquaplay structures and waterslides at the Bahama Beach Water Park - WhiteWater West, Inc., Sole Source - Not to exceed \$35,730 - Financing: Current Funds

BACKGROUND

This contract will allow the builder/sub-contractor of the Bahama Beach Water Park to train City personnel on all aspects of repairs, including but not limited to, pumps, drains, nets and slides. The builder/sub-contractor will provide materials needed during training. The trained City personnel will be able to provide future routine maintenance and repairs to the water park.

The Bahama Beach Water Park opened to the general public in May 2005. Operation and maintenance of the water park was assumed by the City in the spring of 2008 when the contractor abruptly terminated the contract.

Amenities of this family friendly park include:

- The Calypso Cooler, a 300-foot lazy river with waterfalls, two zero-depth entry beaches, and beach boat island
- The Coconut Cove, a massive interactive water rain-fortress with pulleys, rope ladders, water buckets, geysers, three 40-foot slides and 1,000-gallon dumping bucket
- The Tortugas Express, a headfirst, 300-foot long speed racing slide
- The Riptide Slide and Bahama Bullet, two enclosed inner tube slides for two to three riders from a 45-foot high tower
- The Bermuda Triangle, three uniquely designed close and open flume slides with rides that range from a gentle descent to a speedy drop

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 25, 2004, City Council authorized an upgrade in the children's play structure by Resolution #04-2409.

On June 9, 2004, City Council authorized an increase in the Guaranteed Maximum Price for the construction project by Resolution #04-1818.

On December 8, 2003, City Council authorized the design and construction of the Bahama Beach Water Park (Family Aquatics Center at Thurgood Marshall Park) by Resolution #03-3312.

On August 13, 2003, City Council authorized the use of the design-build delivery method for this project by Resolution #03-2108.

FISCAL INFORMATION

\$35,730.00 - Current Funds

M/WBE INFORMATION

This is a sole source procurement and requires no bidding.

ETHNIC COMPOSITION

WhiteWater West, Inc.

Hispanic Female	9	Hispanic Male	11
Black Female	18	Black Male	17
White Female	89	White Male	714
Other Female	18	Other Male	52

BID INFORMATION

<u>Bidder</u>	<u>Address</u>	<u>Amount</u>
WhiteWater West, Inc.	6700 McMillan Way Richmond, BC V6W 1J7	\$35,730.00

NOTE: The City Auditor has reviewed this sole source procurement and has no objection to awarding to WhiteWater West, Inc.

OWNER

WhiteWater West, Inc.

Geoff P. Chutter, President

April 9, 2008

WHEREAS, on August 13, 2003, City Council authorized the use of the design-build delivery method for this project by Resolution #03-2108; and,

WHEREAS, on December 8, 2003, City Council authorized the design and construction of the Bahama Beach Water Park (Family Aquatics Center at Thurgood Marshall Park) by Resolution #03-3312; and,

WHEREAS, on June 9, 2004, City Council authorized an increase in the Guaranteed Maximum Price for the construction project by Resolution #04-1818; and,

WHEREAS, on August 25, 2004, City Council authorized an upgrade in the children's play structure by Resolution #04-2409;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with WhiteWater West, Inc. (VS0000027395) to provide supplies and train City personnel on the repair of the Aquaplay structures and waterslides at the Bahama Beach Water Park, in an amount not to exceed \$35,730.00, 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 WhiteWater West, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by WhiteWater West, Inc. under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$35,730.00:

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object</u>	<u>Encumbrance</u>
0001	PKR	5164	3070	PKRCT08F014

Section 3. 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.

DISTRIBUTION:

Office of Business Development and Procurement Services
Park and Recreation

KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): 6

DEPARTMENT: Code Compliance
Public Works & Transportation

CMO: David O. Brown, 670-3390
Ramon F. Miguez, P.E., 670-3308

MAPSCO: 44L

SUBJECT

Authorize moving expense and replacement housing payments for Modesto Medina and Edelmira Medina as a result of an official written offer of just compensation to purchase real property for the Topeka Avenue Voluntary Purchase Project – Not to exceed \$40,800 – Financing: 2006 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas entitled “Relocation Assistance-Eminent Domain” provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On January 23, 2008, the City Council approved Resolution No. 08-0301 which authorized the acquisition of real property on Lot 16, Block C/7097, in the Brantley’s Junior Addition, official City numbers, and more commonly known as 3318 Topeka Avenue. Modesto Medina and Edelmira Medina will be displaced as a direct result of this property acquisition. They have qualified for moving expense and replacement housing payments pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 23, 2008, the City Council authorized the acquisition of real property for public use in conjunction with the Topeka Avenue Voluntary Purchase Project in Census Tract 101.02, by Resolution No. 08-0301.

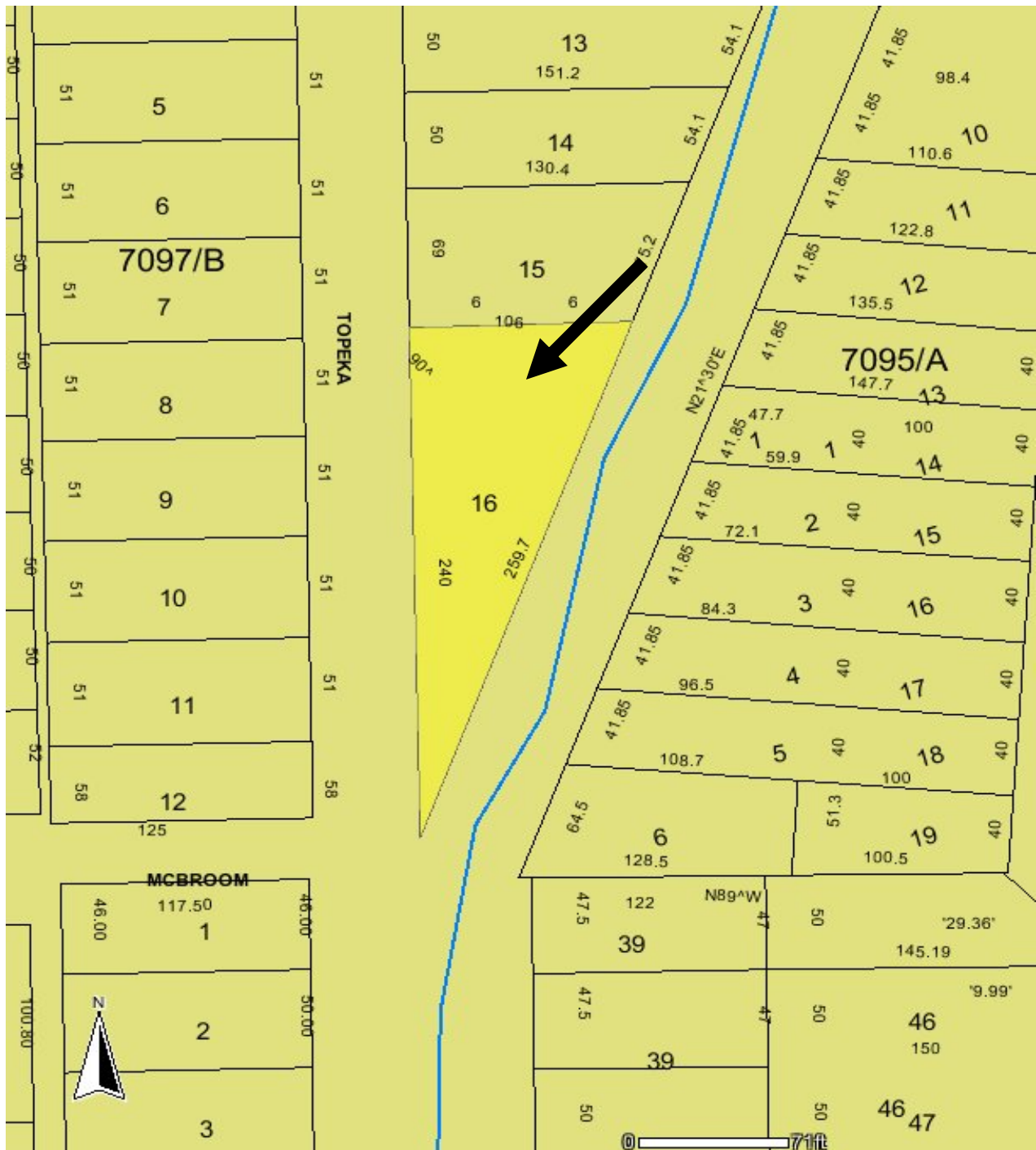
FISCAL INFORMATION

2006 Bond Funds - \$40,800

MAP

Attached

TOPEKA AVENUE FLOOD PROTECTION AND STORM DRAINAGE PROJECT RELOCATION ASSISTANCE



Lot 16, Block C/7097 — 3318 Topeka Avenue

April 9, 2008

WHEREAS, on January 23, 2008, the City Council approved Resolution No. 08-0301 authorizing the acquisition of Lot 16, Block C/7097, in the Brantley’s Junior Addition, official City numbers, and more commonly known as 3318 Topeka Avenue, to be used in conjunction with the Topeka Avenue Voluntary Purchase Project; and

WHEREAS, Modesto Medina and Edelmira Medina will be displaced as a direct result of this property acquisition and will vacate the property; and

WHEREAS, Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas entitled “Relocation Assistance-Eminent Domain” provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas property acquisition activities; and

Now Therefore,

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

Section 1. That Modesto Medina and Edelmira Medina will be displaced in conjunction with the Topeka Avenue Voluntary Purchase Project and are entitled to moving expense and replacement housing payments pursuant to Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas, entitled "Relocation Assistance-Eminent Domain".

Section 2. That Modesto Medina and Edelmira Medina are eligible to receive a moving expense payment in the amount of \$1,300 and a replacement housing payment in the amount of \$39,500.

Section 3. That the City Controller is authorized to draw warrants in favor of Modesto Medina and Edelmira Medina in the amount of \$40,800 representing moving expense and replacement housing payments.

These warrants are to be paid as follows:

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Obj</u>	<u>Act Code</u>	<u>Prog No</u>	<u>CT</u>	<u>Vendor No</u>	<u>Amount</u>
6T23	PBW	T510	4240	POFA	PB06T510	PBW06T510G1	VC0000004755	\$ 1,300
6T23	PBW	T510	4240	POFA	PB06T510	PBW06T510G2	VC0000004756	\$39,500

April 9, 2008

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

Distribution:

Code Compliance – Forest E. Turner

City Attorney – Thomas P. Perkins

Department of Development Service – Theresa O'Donnell

Public Works and Transportation – Jean Mitchell, OCMC, Room 101

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 9, 2008
COUNCIL DISTRICT(S): 3
DEPARTMENT: Department of Development Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 53V

SUBJECT

A resolution authorizing advertisement for lease with an option to purchase by sealed bid of approximately 23,670 square feet of City-owned land, improved with a former library located near the intersection of Hampton Road and Illinois Avenue – Financing: No cost consideration to the City

BACKGROUND

This item authorizes advertisement for lease with an option to purchase by sealed bid of approximately 23,670 square feet of City-owned land improved with a former library located near the intersection of Hampton Road and Illinois Avenue. The advertisement will state that the City of Dallas reserves the right to reject any and all bids received and will establish a minimum monthly rental rate of \$1,750, a minimum option purchase price of \$183,750 and a minimum estimated amount of required tenant improvements of \$700,000. The minimum rental rate and purchase price are based on an independent appraisal.

This tract of land was declared surplus to the City's needs and authorized for sale on May 23, 2007, at a minimum bid amount of \$576,000 by Resolution No. 07-1587.

This property will be advertised for lease with an option to purchase with a reservation of all oil, gas and other minerals in and under the property and a restriction prohibiting the placement of industrialized housing. The property use under the lease must be for residential and/or general office uses. The advertisement will be posted in local newspapers and on the Real Estate website. A "for sale" sign will be placed on the property with notices being sent to: (1) property owners within 300 feet of the property; (2) brokers and agents in the Dallas area; and (3) investors and citizens kept on an internal surplus property mailing list.

BACKGROUND (Continued)

The term of the lease shall be for five years and shall be on a triple net basis with the lessee responsible for providing and paying all taxes, insurance, utilities, maintenance and repairs attributable to the property and any improvements.

The lessee, at its cost shall be required to complete minimum required tenant improvements to the property during the first year of the lease term.

The current zoning for this property is R-7.5 and the tax value is \$516,750. The property will return to the tax rolls upon conveyance.

This tract of land has been reviewed by the Housing Department for infill housing and is not desired for this program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

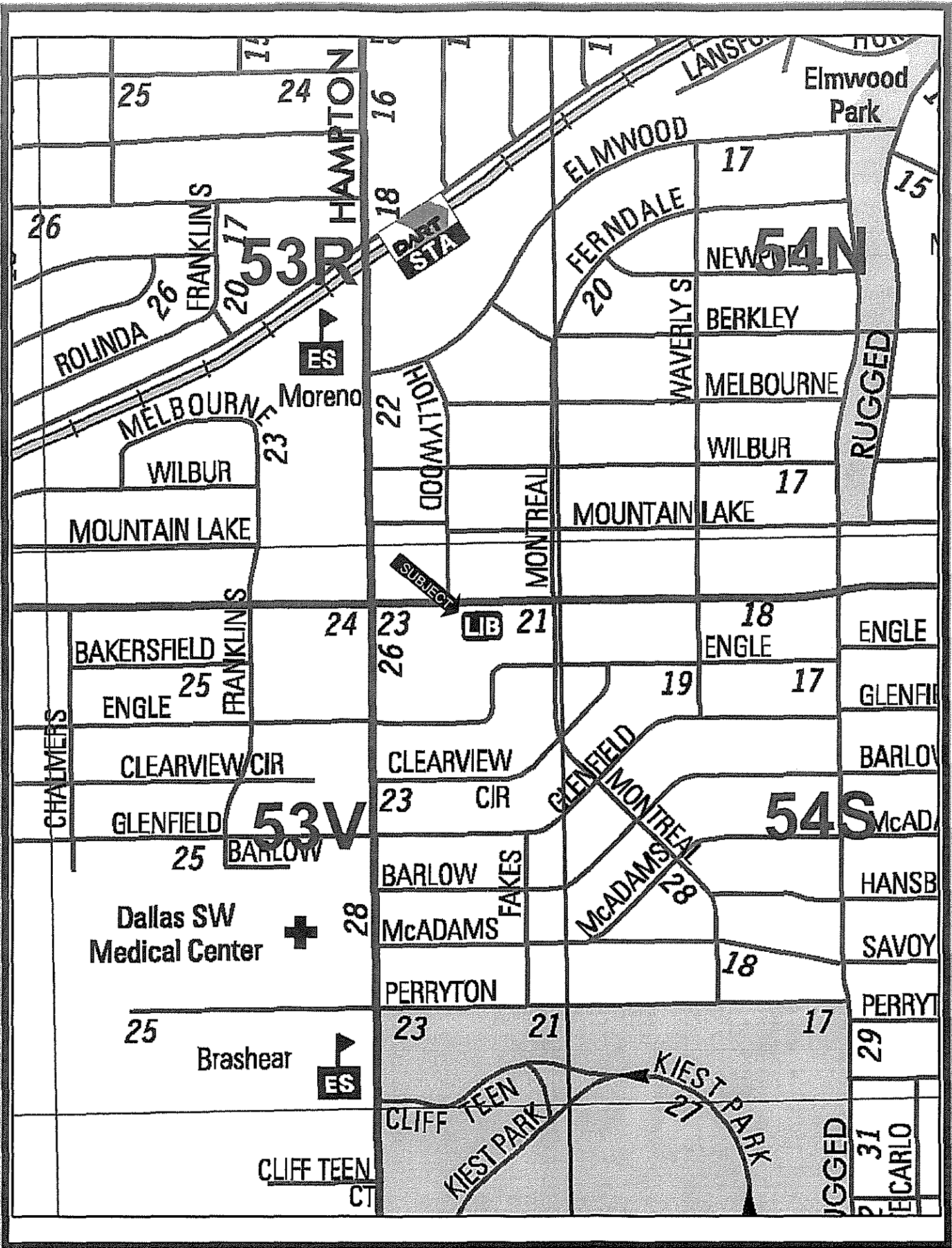
Council declared this property unwanted and unneeded on May 23, 2007 by Resolution No. 07-1587.

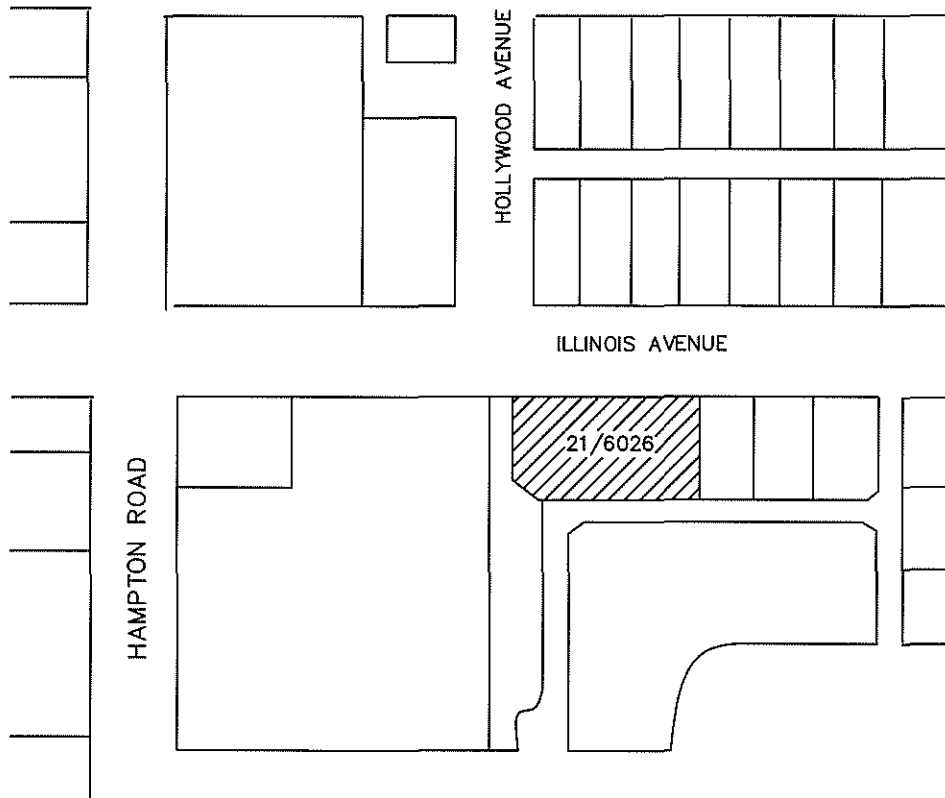
FISCAL INFORMATION

No cost consideration to the City

MAPS

Attached





 2210 W. Illinois Avenue

April 9, 2008

WHEREAS, the City of Dallas is the owner of a tract of unwanted and unneeded land located in Dallas County, Texas, in City Block 21/6026 and described below; and

WHEREAS, said City property was declared surplus to the City's needs by Council Resolution No. 07-1587 on May 23, 2007, and authorized to be offered for sale by sealed bid, with a minimum bid of \$576,000.00 specified; and

WHEREAS, the property was not advertised for sale at the minimum bid specified;

WHEREAS, an updated appraisal was requested and obtained with a market value of \$175,000.00; and

WHEREAS, the improvements on the property are in need of repair and renovation; and

WHEREAS, the City is willing to consider a lease of the City property with an option to purchase the property in favor of the lessee upon certain minimum terms and conditions; and

WHEREAS, said City property is currently developable and must be disposed of by sealed bid in compliance with State law; **Now Therefore**,

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

SECTION 1. That the tract of land containing approximately 23,670 square feet in City Block 21/6026 and located near the intersection of Hampton Road and Illinois Avenue is declared unwanted and unneeded by the City Council and is to be advertised for lease with an option to purchase in favor of the lessee, with the following minimum bid terms:

Monthly Rental Rate:	\$1,750.00
Estimated Amount of Required Tenant Improvements:	\$700,000.00
Option Purchase Price:	\$183,750.00

SECTION 2. That the Director of Development Services is authorized to advertise the above described property for lease with an option to purchase.

SECTION 3. That the advertisement of the property shall state:

- a) that the City of Dallas reserves the right to reject any and all bids received and any lease with option to purchase is subject to approval by the Dallas City Council;

April 9, 2008

- b) that the lease with option to purchase shall be in a form approved by the City Attorney and containing the following:
- i) the lease shall be of the land and any improvements currently located thereon;
 - ii) the term of the lease shall be for five (5) years;
 - iii) rent shall be due and payable in advance monthly;
 - iv) the lease shall be on a triple net basis with the lessee responsible for providing and paying all taxes, insurance, utilities, maintenance and repairs attributable to the property and any improvements;
 - v) the lessee, at the lessee's cost and expense, shall be required to complete during the first year of the lease term improvements, renovations, restoration, finish-out, and repairs to the property (Tenant Improvements) having a value of not less than the amount of required tenant improvements bid, said Tenant Improvements being subject to the review and written approval of the Directors of Equipment and Building Services and Development Services (Directors) both as to the nature of and plans and specifications for the Tenant Improvements proposed and their satisfactory completion and value;
 - vi) the property use under the lease shall be for residential and/or general office uses;
 - vii) the lessee shall have the right to terminate the lease within the first 120 days of the lease term if the lessee is not able to secure satisfactory zoning for the property; and
 - viii) the lease shall contain an option to purchase the property in favor of the lessee upon the following terms and conditions:
 - 1) the lessee may not exercise the option to purchase unless and until the lessee has completed the Tenant Improvements provided for in the lease as evidenced by the Directors' approval of same;
 - 2) the option to purchase shall expire upon the termination of the lease for whatever reason;
 - 3) the Option Purchase Price shall escalate at a rate of 1% per year from the effective date of the lease until closing and lessee/grantee shall pay the Option Purchase Price and any such escalations at closing;

April 9, 2008

- 4) the conveyance upon closing shall be by Deed Without Warranty, in a form approved by the City Attorney;
 - 5) property taxes and assessments, if any, will be prorated through the closing and assumed by the lessee/grantee; and
 - 6) all closing costs and title expenses, including without limitation the cost of title insurance, if desired, attributable to the closing of the purchase under the option shall be paid by the lessee/grantee;
- c) that both the lease and any resulting sale pursuant to the option to purchase, shall be subject to the terms, covenants, conditions, reservations, restrictions and exceptions of this authorizing resolution, including without limitation the following:
- i) a restriction prohibiting the placement of industrialized housing on the property;
 - ii) reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals;
 - iii) any and all visible and apparent easements and encroachments, whether of record or not;
 - iv) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the property or any part thereof; and
 - v) standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes, and assessments being assumed by the lessee/grantee.
- d) that, to the maximum extent allowed by law, both the lease and any resulting sale pursuant to the option to purchase shall be strictly on an "AS IS, WHERE IS, WITH ALL FAULTS" basis; and
- e) such other terms and requirements and/or disclaimers as the City deems necessary, convenient or appropriate.

April 9, 2008

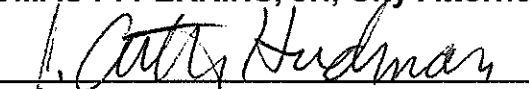
SECTION 4. That as a material part of the consideration for both the lease and any resulting sale pursuant to the option to purchase, the lessee/grantee and the City shall acknowledge and agree and provided in any relevant instrument(s) that, to the maximum extent allowed by law, (a) lessee/grantee is taking the property "AS IS, WHERE IS, WITH ALL FAULTS", (b) the City disclaims responsibility as to the accuracy or completeness of any information relating to the property, (c) lessee/grantee assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders, and (d) the City expressly disclaims and lessee/grantee expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the property. Without limiting the foregoing, the City makes no representations of any nature regarding the property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the property, including without limitation, the water, soil and geology, and the suitability thereof and the property for any and all activities and uses which lessee/grantee may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the property can be developed or utilized for any purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations, and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated.

April 9, 2008

SECTION 5. That any procedures required by Code Section 2-24 that are not required by state law are hereby waived with respect to this transaction.

SECTION 6. 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.

APPROVED AS TO FORM:
THOMAS P. PERKINS, Jr., City Attorney

BY 
Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 9, 2008
COUNCIL DISTRICT(S): 1, 3
DEPARTMENT: Office of Economic Development
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 43 T – Y; 53 B – D; and 54 A – C

SUBJECT

An ordinance amending the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) **(1)** to modify the affordable housing provision in the Davis Garden TIF District Final Plan; **(2)** to shift funds among budget categories by decreasing Infrastructure Improvements in the amount of \$6,746,733; decreasing Environmental Remediation in the amount of \$1,781,447; decreasing Historic Façade Restoration in the amount of \$155,876; decreasing Parks, Open Space, Trails, and Streetscapes in the amount of \$378,557; decreasing Administration and Implementation in the amount of \$7; and increasing the Affordable Housing category in the amount of \$9,062,620; and **(3)** amending Ordinance No. 27090 to reflect the modification in the housing provision language and the adjustments to budget categories – Financing: No cost consideration to the City

BACKGROUND

Tax Increment Financing Reinvestment Zone Number Sixteen was established as the Davis Garden Tax Increment Financing District by Ordinance No. 26799, which was approved by City Council on June 13, 2007.

The Davis Garden TIF District is located southwest of downtown Dallas near the Trinity River corridor. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property and multi-family developments. The TIF District features numerous redevelopment opportunities within the areas surrounding Coombs Creek Trail, Kidd Springs Park, Stevens Park, Stevens Park Golf Course, and the Twelve Hills Nature Center. The Davis Garden TIF District’s Final Plan, which was approved on February 27, 2008 by Ordinance No. 27090, forecasts the planned private development projects and public infrastructure improvement expenditures over its 22-year term. The City of Dallas will contribute approximately \$49,945,951 in total dollars (\$31,739,834 in 2008 dollars) to the TIF District.

BACKGROUND (continued)

It is expected that Dallas County will contribute approximately \$10,185,004 in total dollars (net present value of \$6,527,249 in 2008 dollars) to the TIF District. The TIF Project Plan Improvements include line items for infrastructure improvements; environmental remediation; affordable housing; historic façade restoration; parks, open space, trails, and streetscapes; and administration.

The proposed amendments to the Final Plan are as follows:

- Affordable Housing – the provision of affordable housing is an essential element of the Davis Garden TIF District Final Plan’s work program. The language comprising the provision is being modified to ensure fulfillment of the following objectives:
 1. 20% of all TIF increment after administrative costs is set aside for affordable housing
 2. Minimum of 50% of the required affordable housing units are supplied within the TIF District’s boundaries
 3. Developers provide at least 50% of the required affordable housing units at their own costs

- Budget Categories – the Final Plan’s initial budget:

Category	Estimated TIF Expenditure (npv)	Estimated TIF Expenditure (actual)
Infrastructure Improvement	\$26,368,323	\$41,433,848
Environmental Remediation	\$7,265,575	\$11,416,757
Affordable Housing	\$1,305,498	\$2,051,394
Historic Façade Restoration	\$635,738	\$998,966
Parks, open space, trails, streetscapes	\$1,543,935	\$2,426,061
Administration and Implementation	\$1,148,014	\$1,803,929
Total Project Costs (excluding interest)	\$38,267,083	\$60,130,955

** All values discounted to 2008 dollars at 5% annually. Actual expenditure value will depend on timing of project cost.*

*** All values in the third column are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.*

BACKGROUND (continued)

The proposed amendment to the Final Plan’s budget categories:

Category	Estimated TIF Expenditure (npv)	Estimated TIF Expenditure (actual)
Infrastructure Improvement	\$22,074,732	\$34,687,115
Environmental Remediation	\$6,131,870	\$9,635,310
Affordable Housing	\$7,072,911	\$11,114,014
Historic Façade Restoration	\$536,539	\$843,090
Parks, open space, trails, streetscapes	\$1,303,023	\$2,047,504
Administration and Implementation	\$1,148,008	\$1,803,922
Total Project Costs (excluding interest)	\$38,267,083	\$60,130,955

** All values discounted to 2008 dollars at 5% annually. Actual expenditure value will depend on timing of project cost.*

*** All values in the third column are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.*

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2007, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Ordinance No. 26799.

On February 13, 2008, the City Council approved a change in the name of Reinvestment Zone Number Sixteen, City of Dallas, Texas (the “Twelve Hills TIF District”) to Reinvestment Zone Number Sixteen, City of Dallas, Texas (the Davis Garden TIF District) by Ordinance No. 27088.

On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090.

On March 20, 2008, the Davis Garden TIF District Board of Directors adopted amendments to the Davis Garden TIF District Plan, modifying the Affordable Housing provision, and amending budget categories to facilitate an increase in Affordable Housing from \$2, 051,394 to \$11,114,014.

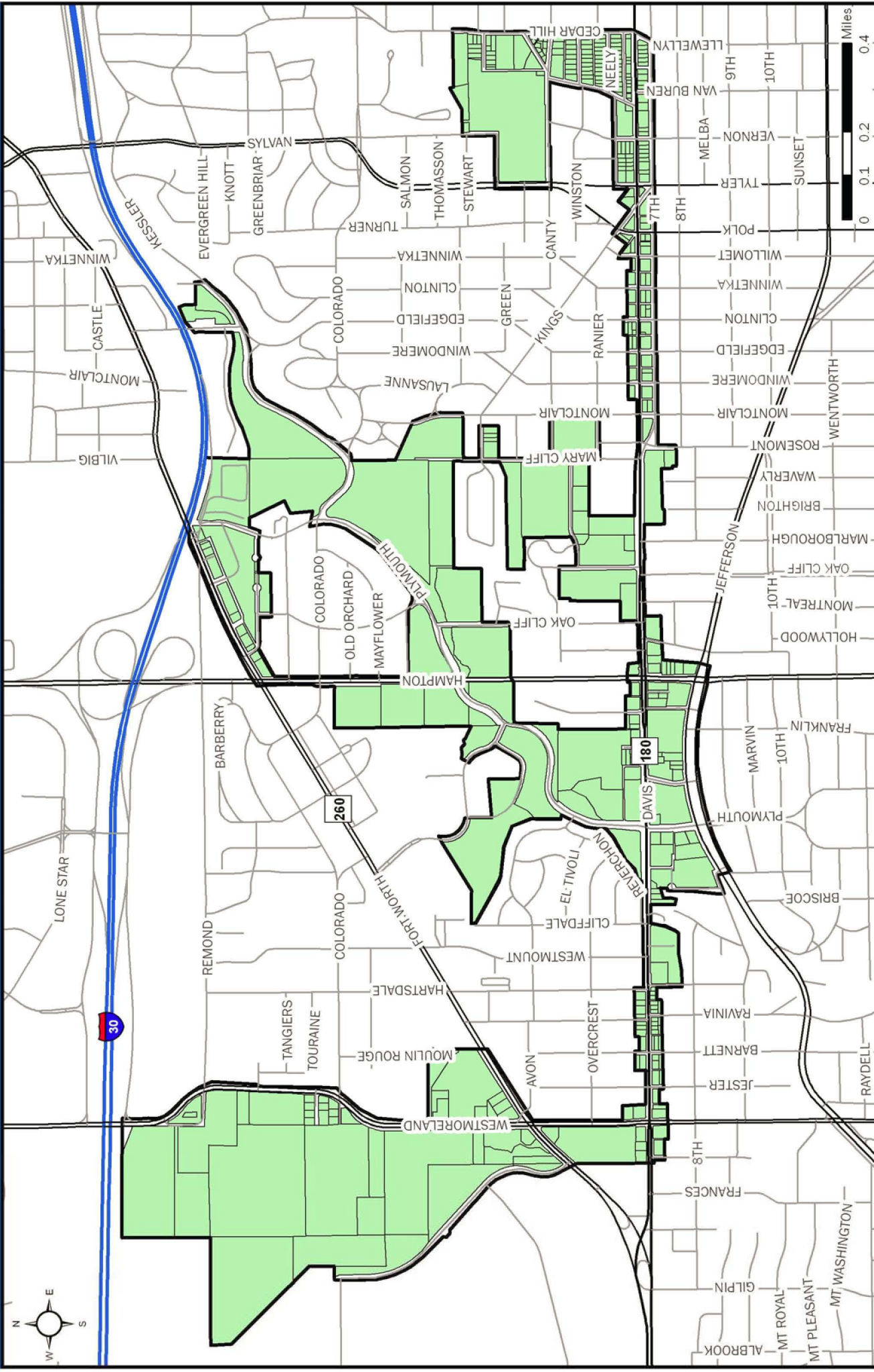
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Davis Garden TIF District



City of Dallas
RZ-16 TIF

Legend

- Primary Highway
- Secondary Highway
- Major Arterial
- Local Streets
- Davis Garden TIF Boundary
- Davis Garden TIF Parcels

Source: Parcels - DCAD, 2007.
 All Other Data - City of Dallas, 2007-08

City of Dallas - Office of Economic Development

Research & Information Division
 (214) 670-1685
<http://www.Dallas-EcoDev.org>

Created 1/16/08. Last Updated 1/25/08 - RZ16_Web_Map.TCG



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 27090 AUTHORIZED ON FEBRUARY 27, 2008, WHICH APPROVED THE FINAL PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER SIXTEEN, (DAVIS GARDEN TIF DISTRICT) TO MODIFY THE AFFORDABLE HOUSING PROVISION; TO SHIFT FUNDS AMONG BUDGET CATEGORIES; MAKING A FINDING REGARDING FEASIBILITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City established Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District or District), City of Dallas, Texas and established a Board of Directors for the District to promote development or redevelopment in the District pursuant to Ordinance No. 26799 approved by the Dallas City Council on June 13, 2007, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, V.T.C.A. (the "Act"); and

WHEREAS, the City Council in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, V.T.C.A. (the "Act") authorized the Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan (the "Plan") to promote development or redevelopment in the District on February 27, 2008, by Ordinance 27090; and

WHEREAS, on March 19, 2008, Davis Garden TIF District Board of Directors (the Board) reviewed and adopted an amendment to the affordable housing provision and budget categories in TIF District's Final Plan; and

WHEREAS, in compliance with the Act, the Board has submitted the proposed amended Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District, attached hereto as Exhibit "A" to the City Council for its approval; and

WHEREAS, the Board has respectfully adopted the amended Project Plan and Reinvestment Zone Financing Plan and recommended approval by the City Council in order to promote development or redevelopment of the District.

NOW, THEREFORE,

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

Section 1. That the City Council, hereby adopts the amendment to the Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan to (1) modify the affordable housing provision in the Davis Garden TIF District Final Plan;

Section 1 (continued)

(2) to shift funds among budget categories by decreasing Infrastructure Improvements in the amount of \$6,746,733; decreasing Environmental Remediation in the amount of \$1,781,447; decreasing Historic Façade Restoration in the amount of \$155,876; decreasing Parks, Open Space, Trails, and Streetscapes in the amount of \$378,557; decreasing Administration and Implementation in the amount of \$7; and increasing the Affordable Housing category in the amount of \$9,062,620; and (3) amending Ordinance No. 27090 to reflect the modification in the housing provision language and the adjustments to budget categories.

Section 2. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 3. That in accordance with the Act, the City Council has reviewed the amended Project Plan and Reinvestment Zone Financing Plan for the District and hereby finds the amended Project Plan and Reinvestment Zone Financing Plan (Exhibit A) to be feasible and consistent with the preliminary plans developed for the District.

Section 4. That in accordance with the Act, the amended Project Plan and Reinvestment Zone Financing Plan for the District is hereby approved.

Section 5. That if any section, paragraph, clause or provision of this ordinance shall be for any reason held to be invalid and unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

Section 6. This ordinance shall 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: _____

Exhibit A

Davis Garden
TAX INCREMENT FINANCING DISTRICT

FINAL PROJECT PLAN
AND
REINVESTMENT ZONE
FINANCING PLAN

FEBRUARY 2008

Acknowledgements

The Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan was prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Stein Planning and Management. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

City of Dallas

Mary Suhm	City Manager
A. C. Gonzalez	Assistant City Manager
Karl Zavitkovsky	Director, Office of Economic Development (OED)
Vernae Martin	Assistant Director, OED
Karl Stundins	Area Redevelopment Manager, OED
Sue Hounsel	Senior Coordinator, OED
Pam Veshia	Economic Development Analyst, OED
Telemachus Evans	Economic Development Analyst, OED
Barbara Martinez	Assistant City Attorney, City Attorney's Office
Sarah Hasib	Assistant City Attorney, City Attorney's Office

Dallas City Council

Mayor Tom Leppert
Mayor Pro Tem Elba Garcia
Deputy Mayor Pro Tem Dwaine Caraway
Jerry Allen
Tennell Atkins
Carolyn Davis
Vonciel Jones Hill
Angela Hunt
Sheffie Kadane
Linda Koop
Pauline Medrano
Ron Natinsky
Dave Neumann
Mitchell Rasansky
Steve Salazar

Previous Dallas City Council

Mayor Laura Miller
Mayor Pro Tem Don Hill
Bill Blaydes
Leo Chaney
James Fantroy
Gary Griffith
Ed Oakley
Maxine Thornton-Reese

Davis Garden TIF District Board of Directors

Mario A. Cadena	City of Dallas
Kathy Hewitt	City of Dallas
Matt Holley	City of Dallas
Joe Whitney	City of Dallas
Rick Loessberg	Dallas County
Orlando Alameda	Dallas Independent School District
David Rastellini	Dallas Independent School District

Previous Davis Garden TIF District Board of Directors

Lauren Odell	City of Dallas
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Other

Mark Stein	Stein Planning and Management
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Section 1: Project Plan

Background

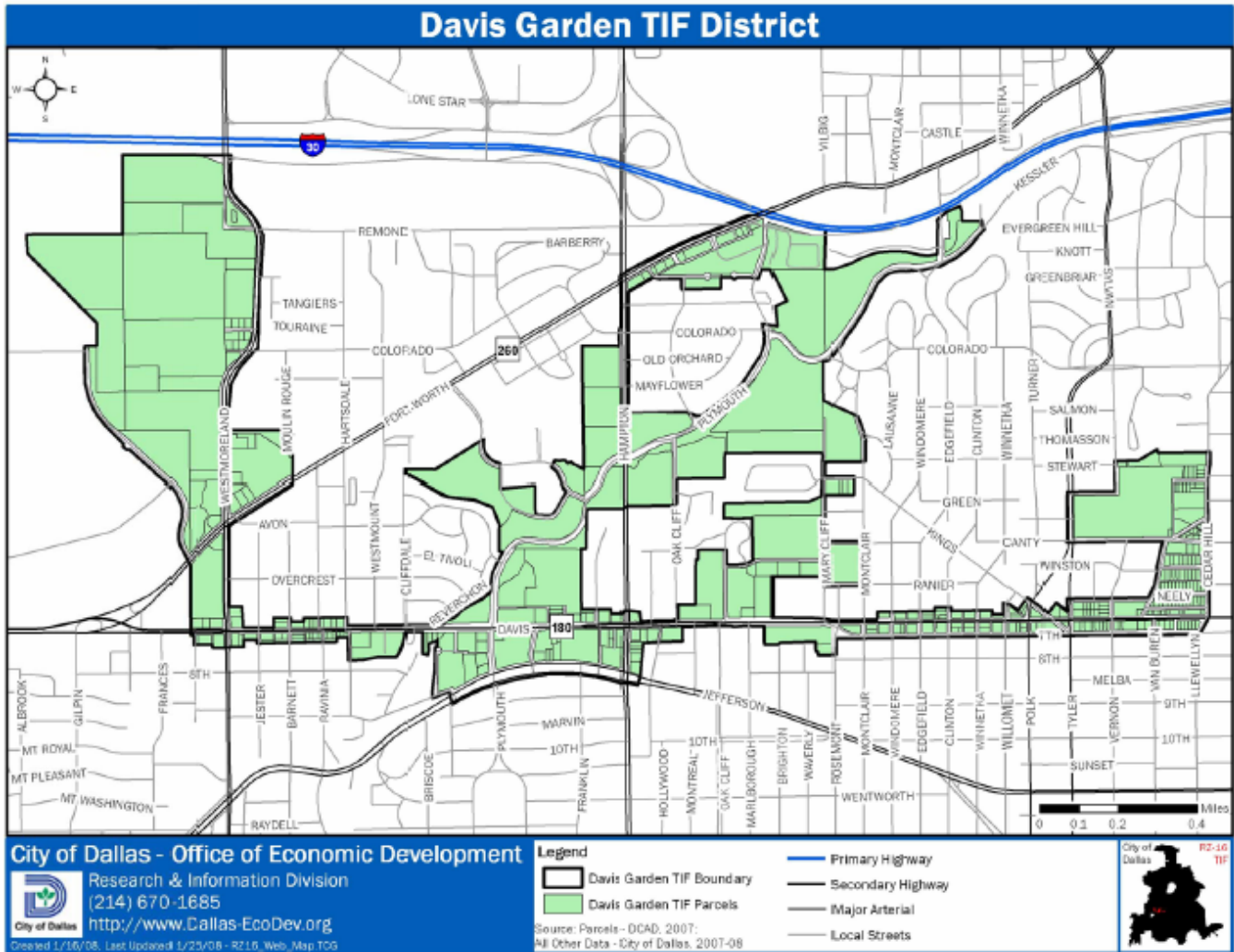
The Davis Garden Tax Increment Financing District (the “Davis Garden TIF District,” the “Davis Garden TIF,” the “TIF District,” or the “District”) was established in June 2007 to assist in the City of Dallas’ efforts to provide a model for redeveloping urban corridors, and transitioning deteriorated multi-family properties into a more sustainable mix of owner-occupied and rental housing. Anticipated projects within this District will connect to stable neighborhoods in North Oak Cliff, redevelop aging retail centers, and enhance connectivity to area trails and parks.

The Davis Garden TIF District is located in the area southwest of Downtown near the Trinity River corridor, encompassing portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors. Land adjacent to Pinnacle Park and commercial and multi-family properties with redevelopment potential surrounding Stevens Park Golf Course, Coombs Creek Trail, the Twelve Hills Nature Center, and Kidd Springs Park are also included in this TIF District. Single-family homes within the area were excluded as they are not targeted for development or redevelopment. Less than 10% of the District’s property comprises land currently used for single family housing (buildings containing fewer than five units). Kidd Springs Park, Stevens Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements to these District assets and to enhance connectivity to surrounding neighborhoods. The local elementary schools were included for similar reasons. A map of the Davis Garden TIF District is included below (see **Exhibit A**). The property that comprises the District creates a contiguous corridor that is consistent with the economic objectives of this Plan. The District contains approximately 583 acres (excluding rights-of-way).



Rendering of the Kessler Woods Community

EXHIBIT A MAP of Davis Garden TIF DISTRICT



Existing Conditions

Davis Street and Fort Worth Avenue provide direct access between downtown Dallas and residential and commercial areas to the southwest. Many of the existing multi-family and commercial buildings in the corridor are structurally and functionally obsolete. Multi-family complexes in the district were primarily built during the 1960s and 1970s. Existing retail centers are aged, not readily adaptable to current retail needs, exhibit inadequate and outdated signage, and in some cases, lack sufficient parking. As a result of these conditions, existing retail centers do not adequately serve the needs of the community. Public infrastructure in the corridor is often lacking and connections to the Coombs Creek Trail, Stevens Park, Stevens Park Golf Course, and Kidd Springs Park are limited despite their proximity. See **Exhibit B** for existing conditions within the district.

Exhibit B Existing Conditions



Retail centers are not readily adaptable to current retail needs, lack pedestrian amenities, and have limited connectivity to parks and open space



Existing Deteriorating Multi-family Properties

Redevelopment of property in the Davis Garden TIF District will require significant public expenditures for environmental remediation, demolition, façade restoration, public open space, parks and infrastructure improvements such as storm, water, and wastewater infrastructure, streets and streetscape improvements, and trail connections. The use of TIF funds will make it possible for this strategically located area to compete with other sites where development is not hampered by environmental issues and deteriorated infrastructure.

INCAP Fund (“INCAP”) commissioned a draft Preliminary TIF District Project Plan and Reinvestment Zone Financing Plan for this area. There is great potential for transitioning deteriorated multi-family properties within the proposed district into a sustainable mix of owner-occupied and rental housing. This redevelopment activity will enhance connection to stable neighborhoods in North Oak Cliff with supporting retail. Modeled on the successful renewal of the Knox-Travis area of Dallas, the objective for the Davis Garden TIF District is to replace 1,969 existing, functionally obsolete apartments and 84,524 square feet of commercial space with approximately 1,960 for-sale homes, 765 rental residences, and 472,000 square feet of improved and viable neighborhood retail services, improved/reconfigured or new retail space. These proposed activities support community objectives as outlined in the Dallas Comprehensive Plan, *forwardDallas!*

In response to this plan, the City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code), approved Ordinance No. 26799 on June 13, 2007:

- Created Tax Increment Financing Reinvestment Zone Number Sixteen, (the “Davis Garden TIF District”);
- Established the boundaries for the Davis Garden TIF District;
- Adopted a preliminary project and financing plan; and
- Established a Board of Directors for the Davis Garden TIF District

The Board of Directors can consist of up to ten members including five City of Dallas appointees, two Dallas Independent School District (DISD) appointees, one Dallas County appointee, one Dallas County Community College District (DCCCD) appointee and one Dallas County Hospital District appointee. However, DCCCD has formally waived its right to representation, allowing the city to appoint a sixth member.

Differences between the Preliminary Plan and this Final Plan reflect extensive review by City staff, the Dallas Independent School District (DISD), Dallas County, the Davis Garden TIF Board of Directors, and other stakeholders on the following points:

- Boundary issues related to the district
- Affordable housing provisions and budget
- Use of TIF funds for catalyst projects which result in the preparation of land for future development

The objectives of the Davis Garden TIF District will facilitate the development of new housing, the preservation and restoration of historic structures, new retail and other commercial uses, improved connections to public open space and trails, and upgraded public infrastructure within the community. Infrastructure improvements and other project costs resulting from anticipated redevelopment activities estimated at a present value of approximately \$38.3 million (nominal dollar need is higher due to the time value of money). Without the TIF financial incentives, it is not likely that redevelopment of the area would occur in a comprehensive manner, along with strong design standards, provisions for affordable housing, and open spaces.

The total estimated taxable appraised value of real property within the Davis Garden TIF District for 2007 is \$123,548,762. The City's base value would be 0.172% of the \$71,956,080,683 of taxable real property in the City of Dallas in 2007. The appraised value of real property in this and all other Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined is below the maximum threshold of 10% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC).

The projected duration of the Davis Garden TIF District is 22 years, beginning on January 1, 2008. It is scheduled to terminate on December 31, 2029 (including collection of the 2029 increment in calendar year 2030 and any related matters to be concluded in 2030) or when the budget of \$38.3 million (2008 dollars) has been collected, whichever occurs first. The City's participation is as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011, 2012, and 2013
- 85% in 2014 through 2020
- 70% in 2021, 2022, and 2023
- 55% in 2024 and thereafter

Based on current development projections, the TIF budget is expected to be reached by 2020, after twelve years of collections.

Development Goals and Objectives

The following development goals will meet the specific needs of the Davis Garden TIF District:

- Goal 1 – To utilize TIF funding to encourage needed horizontal development and/or site preparation in the Davis Garden TIF District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

- Goal 2 – To create additional taxable value attributed to new private projects in the Davis Garden TIF District and appreciation totaling approximately \$1.0 billion over the 22-year life of the TIF District.
- Goal 3 – To attract new private development in the Davis Garden TIF District by replacing approximately 1,969 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units, and adding approximately 700 residential units to slightly increase population density in the area. Approximately 472,000 square feet of retail space or other commercial space will also be developed.
- Goal 4 – To diversify housing options within the district, by increasing homeownership opportunities while maintaining an affordable housing component of 20% of all new units built.
- Goal 5 - To encourage the redevelopment of properties along the Davis Street, Fort Worth Avenue, and Hampton Road corridors for new residential and commercial uses with enhanced urban design standards that are complementary to the many historic districts and conservation districts in the immediate area.
- Goal 6 – To sustain the stability of local schools as redevelopment occurs in the housing market by maintaining strong communications between the Dallas Independent School District and area developers and development of relocation and retention plans for current apartment residents and management.
- Goal 7 – To diversify retail and commercial uses in the District by restoring commercial buildings with architectural and historic significance at a local, state and national level, and identifying redevelopment options for less architecturally and historically significant commercial structures.
- Goal 8 – To improve recreational opportunities for the community and connections to the City of Dallas’ trails and open space system within the Davis Garden TIF District, provide better connections to other trail systems within Dallas County, and create additional recreational amenities in the area.
- Goal 9 – To generate approximately \$38.3 million (2008 dollars) in increment over 20 years of collections. Current estimates indicate that this will bring in a total of \$60.1 million in total increment collected.

The following objectives set the framework for the planned public improvements within the Davis Garden TIF District:

- Provide funding for environmental remediation and demolition assistance to encourage redevelopment of property within the Davis Garden TIF District.

- Upgrade basic infrastructure, including, but not limited to, storm drainage, water/wastewater lines, burial of overhead utilities and streets to support redevelopment within the District.
- Encourage a higher level of streetscape and utility improvements for new development in the area.
- Improve the pedestrian environment through sidewalk improvements, landscaping, pedestrian lighting, and design standards, including improved pedestrian connections between and throughout existing park facilities and future facilities in the District and enhanced connections to pedestrian areas outside the Davis Garden TIF District.
- Direct overall development of the Davis Garden TIF District through the application of design guidelines for public improvements and private development.
- Develop programs to assist in the retention of families with school children in the corridor that may be displaced as a result of TIF-related renovations/demolitions, so that they may find housing in the area.
- Develop programs to assist in façade restoration of historic commercial structures.
- Improve and enhance connections to parks and open spaces for the neighborhood, including areas such as Stevens Park, Stevens Park Golf Course, Coombs Creek Trail, Kidd Springs Park, and the Twelve Hills Nature Center.
- Encourage development of new residential and retail uses to complement the District.

The Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan provides a long term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Davis Garden TIF District. The public improvements enumerated in the Project Plan provide for \$38,267,083 (2008 dollars) in water, wastewater, storm and other infrastructure improvements; façade restoration; parks, open space, and trail connections; environmental remediation and demolition; paving, streetscape and utility burial improvements; affordable housing; and design and engineering. Tax increment financing will be used to pay for these improvements.

Costs associated with the specific improvements that are identified in the Project Plan are eligible to be funded by tax increment revenues. These improvements may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to the following:

- Environmental remediation and demolition of existing structures and facilities

- Public infrastructure improvements (i.e. sidewalks, pedestrian lighting, streets, landscaping and utilities)
- Historic façade restoration
- Parks, open space and trail improvements;
- Design and engineering

The City will implement sufficient controls to ensure that any provided grant funding will be used to satisfy no less than one of the following objectives:

1. Develop and diversify the Davis Garden TIF District's economy
2. Eliminate unemployment or underemployment in the District
3. Develop or expand transportation, business and commercial activity in the District

This plan is intended to encourage private development and public infrastructure improvements thereby improving redevelopment opportunities for the Davis Garden TIF District.

Description of the Davis Garden TIF District

The Davis Garden TIF District is generally bounded by commercial and multi-family properties along Davis Street between Pinnacle Park Boulevard and Cedar Hill Avenue. There are approximately 583 acres in the proposed zone (excluding public rights-of-way). Zone boundaries that follow public streets and highways include the full width of such rights-of-way. Boundaries that approximate property lines follow such property lines (see **Exhibit A**).

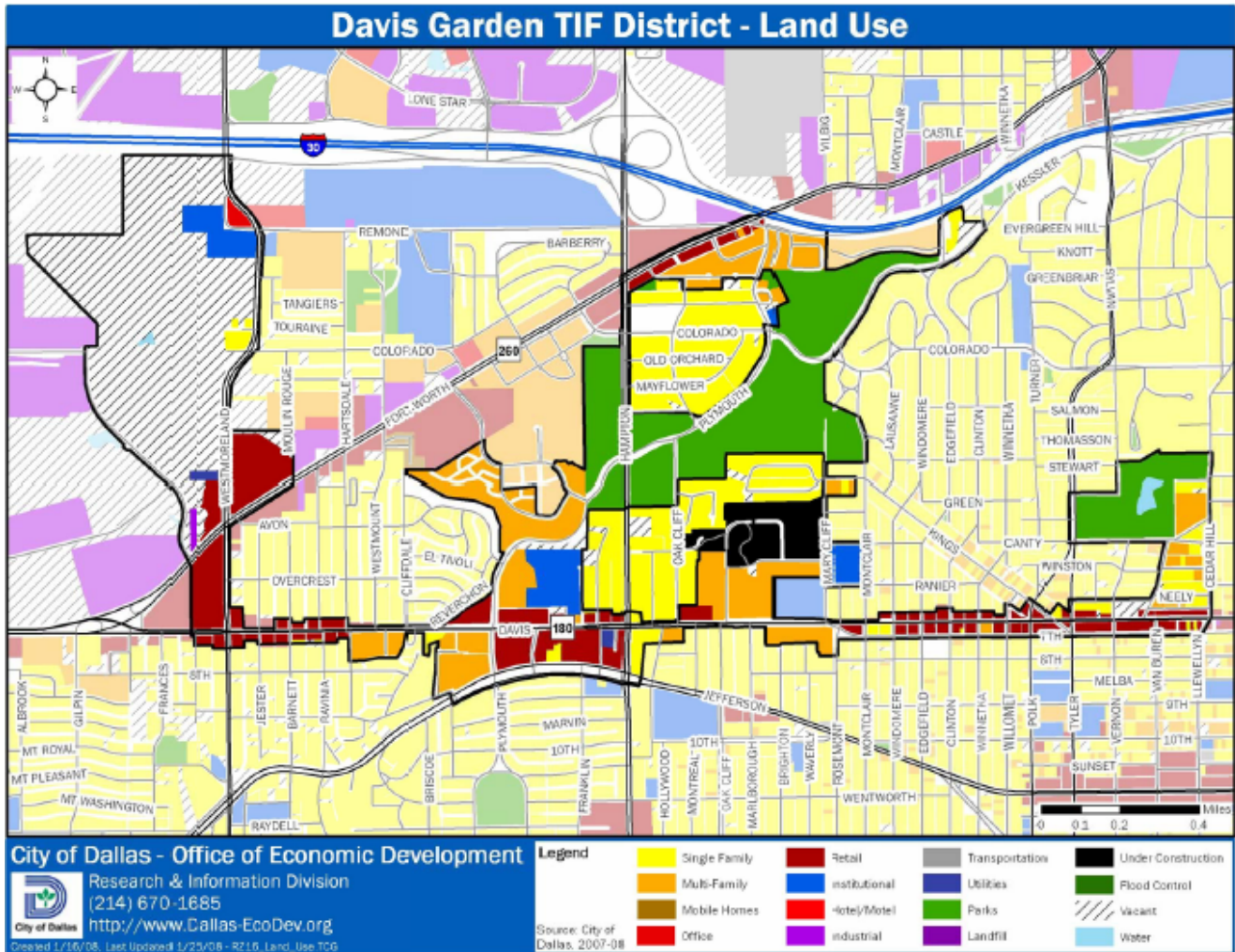
The estimated taxable value of the zone for tax year 2007 is \$123,548,762. This estimated base value is based on 2007 data from the Dallas Central Appraisal District and will be adjusted to match the tax roll certified in October 2007. It equates to 0.172% of the \$71,956,080,683 (certified 2007) of taxable real property in the City of Dallas.

Appendix A identifies all real property accounts within the Davis Garden TIF District boundary, according to 2006 Dallas Central Appraisal District records. Parcels identified as out parcels in **Exhibit A** are not within the TIF District unless the boundaries are further amended in accordance with the law (Chapter 311 of the Texas Tax Code). The base value of the District is the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District certified tax roll for 2007.

Texas cities may not create a reinvestment zone if the total appraised value of taxable real property in the proposed zone and existing reinvestment zones exceeds 15% of the total appraised value of taxable real property in the municipality and any industrial districts created by the municipality. The value of the proposed zone and all other reinvestment zones in Dallas is beneath the statutory limit.

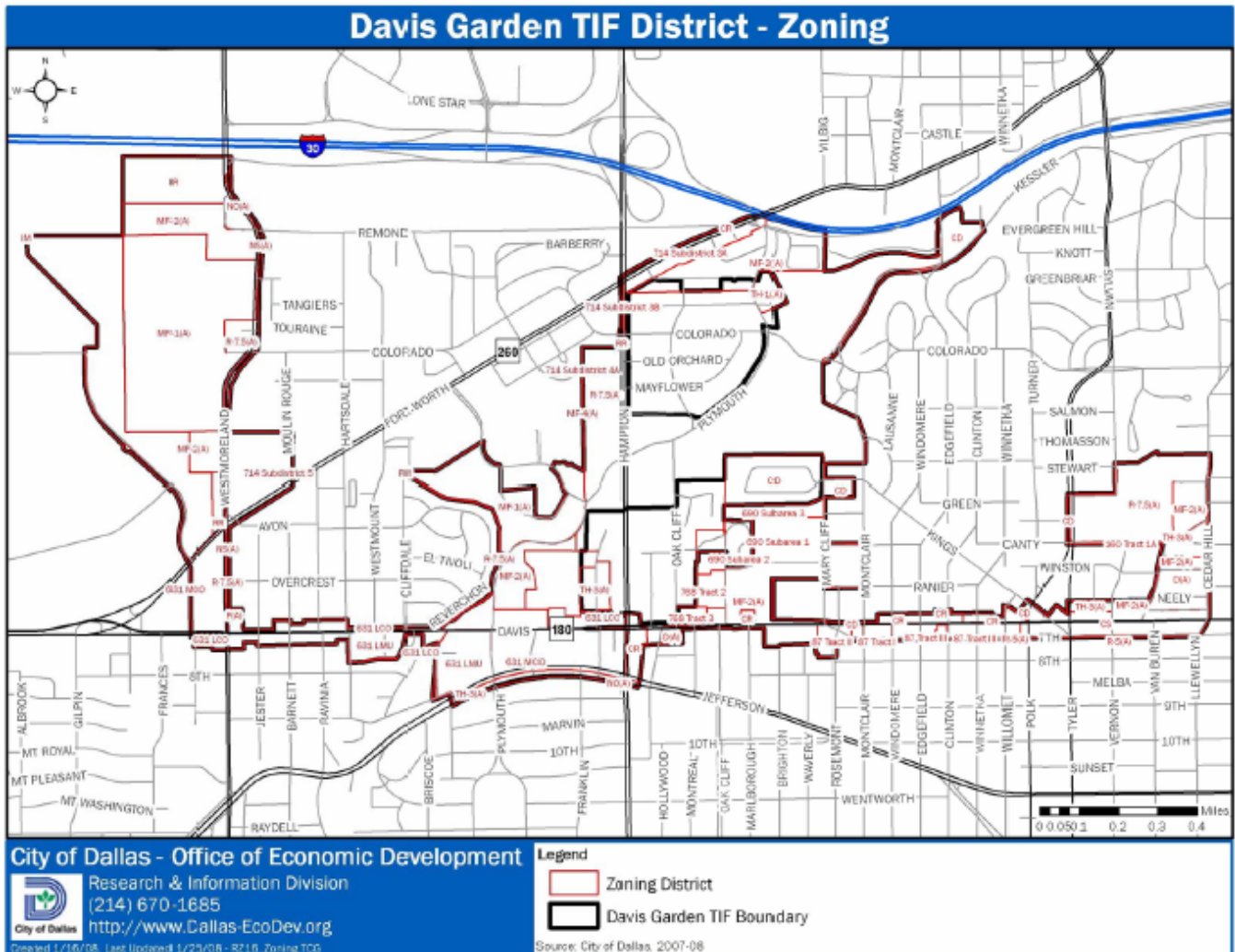
Existing Uses

The Davis Garden TIF District is a mixed-use area, primarily composed of underutilized commercial and multi-family residential properties along the West Davis Street, Hampton Road and Fort Worth Avenue corridors. **Exhibit C** shows the existing land use for the area within the Davis Garden TIF Boundary.



Existing Zoning

Exhibit D shows the existing zoning and Planned Development Districts in the Davis Garden TIF District (refer to Appendix B for a larger copy of Exhibit D and the City of Dallas' Zoning Standards).



Market Feasibility and Planned Development

The predominant land use in the Davis Garden TIF District development program is residential. If built as planned, this development program will create a more sustainable balance of owner-occupied and rental units in the district. In addition, the residential development should also drive the demand for new retail space in the area.

Planned private development includes:

- 2,725 residential units, including both for-sale and rental property.
- 472,000 square feet of retail or other commercial uses.

Several potential projects are expected to commence during the first three years of the Davis Garden TIF District. The objective of the Davis Garden TIF District is to replace 1,969 existing, functionally obsolete apartments and 84,524 square feet of commercial space with approximately 1,960 for-sale homes, 765 rental residences and 472,000 square feet of neighborhood retail services, improved/reconfigured or new retail space. In addition, twenty percent of total units to be built will be affordable to a household earning 80% of median income for the Dallas metropolitan area.

Additionally, another large site located on approximately 200 acres of land at Westmoreland Road between Interstate Highway 30 and Davis Street is anticipated to be developed as 400 homes, retail services and a nature preserve for the north tip of open land east of Pinnacle Park.

Replacement of deteriorated apartments with upscale homes is expected to spur further investment to renew the retail facilities on or near Davis Street, Hampton Road and Fort Worth Avenue to appeal to new markets. Market analyses suggests that these developments are feasible but are not likely to occur without the creation and implementation of this TIF District to fund needed TIF eligible improvements in the District.

The estimated 2007 taxable value of the entire TIF zone is approximately \$123.5 million. Upon completion of projected private development in the Davis Garden TIF district, the estimated taxable value is forecast to increase to \$971 million by 2029, more than nine times present taxable value.

Financial benefits of this TIF District:

With the tax increment financing (“TIF”) program in place, net new City of Dallas real property tax from the proposed zone is reasonably forecast at \$32.4 million (in 2008 dollars) over the 22-year life of the proposed district. These amounts are *above and beyond* all tax on the district’s base value of \$123.5 million of current real property value.

The number of dwellings in the zone will remain approximately the same. Based upon anticipated development, the total number of residential units would increase to approximately 2,725, for a net increase of approximately 750 units. Most of these net

additional units would be west of Westmoreland Road where there are fewer than ten homes today. With the number of households relatively constant, the cost of City services should not materially increase. It's possible that municipal service expenses for the area may even decrease due to lower demand for code enforcement and police responses related to deteriorated apartment units.

In the same 22-year horizon, net new real property tax forecasts (excluding annual tax from the 2007 base value) for these entities are approximately (in 2008 dollars):

Dallas County	\$13 million
Dallas County Hospital District	\$15 million
Dallas County Community College District	\$5 million
Dallas Independent School District	\$92 million

During the 22-year proposed TIF term, approximately 472,000 square feet of retail space is expected to be constructed within the boundaries of the Davis Garden TIF District for a net increase of approximately 120,000 square feet. Because the City and DART each have a one-cent sales tax, this generates municipal revenue. By 2029, the City and DART will each receive roughly \$2,128,510 million (net present value) in incremental sales tax revenue from the Davis Garden TIF District.

All jurisdictions should receive financial benefits from anticipated higher values of the existing single-family homes outside the zone but within proximity.

Benefits of this TIF District:

1. Homeownership percentages rise as developers replace approximately 1,969 existing rental units with 1,960 for-sale residences and 765 rental residences.
2. Deteriorating, functionally and structurally obsolete apartments are removed.
3. Obsolete streets and utilities are replaced at developer expense and risk until a tax stream from the development itself reimburses part of the expense for the needed public improvements.
4. Twenty percent of the new homes constructed in the zone will be affordable to households earning 80% of the median household income for the Dallas metropolitan area.
5. Oak Cliff and the southern side of the City of Dallas are re-established as stable residential communities to an economically diverse population that includes middle- and upper-income households.
6. A sizeable natural area with unique topography on land east of Pinnacle Park is preserved for present and future generations.

Renovation of the Davis Garden area is a costly proposition. Land assembly is difficult and costly relative to suburban areas. Public improvements (streets, sewers, curbs and gutters, sidewalks, water lines, buried and overhead utility lines and street lights) are obsolete and require costly removal and replacement. Existing structures in the area are themselves a deterrent to new homeowners. Unlike suburban areas where buyers are confident this demand is strong and investments are secure, buyers must be

persuaded that a trend of decline will be reversed by commitments to upgrade and maintain a community.

There is evidence that a market can be created for owner-occupied homes in older neighborhoods of quality. Townhomes in the Oak Cliff Gateway TIF zone show there is willingness to pay upwards of \$300,000 (and in a few cases, more than \$400,000) for a similar product. However, the size of the market in Oak Cliff is unproven and any developer who embarks on a large-scale project takes a large risk.

Past experience indicates that approximately 8% of the total cost of redevelopment must go for replacement of existing public improvements. There is an estimated need for public participation through TIF at a present value of approximately \$30 million (nominal dollar need is higher due to the time value of money) for much needed infrastructure improvements. But for that degree of public participation, redevelopment of deteriorating apartments and retail space is not expected to occur to same degree.

TIF District Policy Considerations

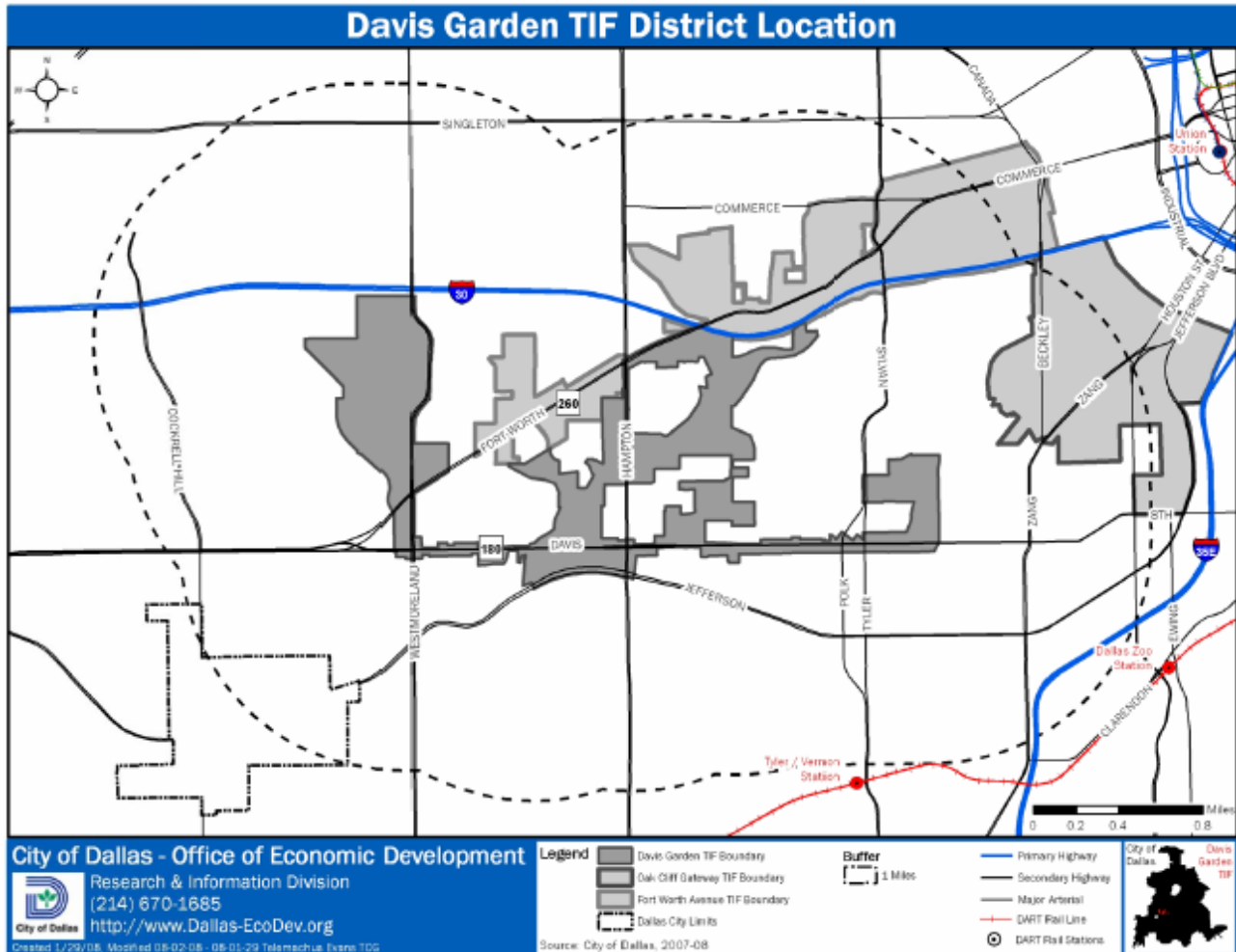
City policy for creation of new TIF Districts requires that newly created TIF District plans include public objectives such as the provision of affordable housing; high quality design of structures and infrastructure within the TIF District; utilization of minority and women owned businesses in new construction; promotion of jobs for neighborhood residents; and resolution of issues related to relocation of area residents displaced by new development. These issues are addressed specifically below.

Twenty percent of all housing units in the Davis Garden TIF, as part of projects that receive TIF funds, must meet the City and the County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area. A schedule of Area Median Income Limits is updated annually. A developer may, subject to City and County approval, propose an alternative means of fulfilling the City's and the County's affordable housing requirement.

This plan has a goal of creating 550 new affordable housing units within the Davis Garden TIF. This equates to twenty percent of projected total new residential units constructed in the Davis Garden TIF. It is also anticipated that another 150 affordable housing units will be created within one mile of the TIF District. It is important that affordable units blend with the community. Mixed-income projects will be encouraged where possible.

If affordable housing units are provided in the one-mile area adjacent to the boundaries of the Davis Garden TIF District, proportionally more units (1.5 times the required number of units if constructed within TIF boundaries) will be required to satisfy the affordable housing requirement. Furthermore, any affordable housing units that are placed within the boundaries of another TIF district must comply with the applicable TIF district's policies and Final Plan. The developer must also secure approval for the affordable housing units within the respective TIF district's boundaries from the

respective TIF District's board of directors unless the Board formally declines to review the project. **Exhibit E** shows the existing one-mile perimeter that surrounds the Davis Garden TIF District's Boundary and the two neighboring TIF districts.



With the large concentration of existing, affordable, single-family housing stock in the area, providing affordable homes within one-mile of the TIF boundaries is possible. The creation of senior housing or tax credit financed affordable units will also serve the need for additional affordable housing in the area.

High quality urban design is an objective for the Davis Garden TIF District. Prior to the approval of a development agreement for TIF reimbursement, design guidelines will be finalized. Emphasis will be on preservation of the historic street layout, integrating new construction with adjacent structures and adjacent conservation and historic districts, and building streetscape elements that provide a street-level environment that is safe, comfortable, interesting and attractive for pedestrians.

All TIF funded projects must follow the City's adopted Good Faith Effort Plan. This plan outlines the goals for certified Minority and Women Owned Business (M/WBE) participation in publicly funded infrastructure projects. The City's GFE goals are:

Construction:	25.00%
Architectural & Engineering:	25.66%
Other Professional Services:	36.30%
Other Services:	23.80%
Goods:	18.00%

In addition, developers must follow Fair Share Guidelines. That is, the private development portion of TIF funded projects must have a goal of M/WBE participation that is proportionate to the amount of TIF funding in the whole project. For example, if the TIF funding is 10 percent of the whole project, then the M/WBE participation goal on the private development portion would also be 10 percent.

TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

The process for Fair Share Compliance and City oversight will be negotiated by City staff and included in the development agreement for each individual project.

Future development projects in the Davis Garden TIF District may include demolition or extensive renovation of existing multi-family residential property. There is an abundance of available housing in the area and the current vacancy rate of rental property averages 6.3%, excluding several vacant structures where apartment units are not included in this calculation. The actual vacancy rate, including vacant apartment buildings in the area is well over 20%.

It is understood that some displacement may occur by redevelopment activity within the TIF District. The City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized. Communication will be a central element in this process.

Section 2: Project Plan Improvements

Public Improvement Plan

The public improvements enumerated in the Project Plan provide for approximately \$60.1 million for the public improvement categories listed below. State law permits the Davis Garden TIF District to consider making direct grants to accomplish any of these purposes. The Davis Garden TIF District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

I. Environmental Remediation/Demolition – The Davis Garden TIF District has several buildings that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and demolition costs. Demolition expenses are tied directly to remediation expenses. These costs are TIF eligible expenditures. Remediation of environmentally hazardous materials and associated improvements, using TIF funds, greatly improves the marketability of these buildings or can enable redevelopment of a structurally and functionally obsolete building.

It is envisioned that some of this work may take place prior to final plans being developed for vertical construction. Due to the condition of some of the structures in the Davis Garden TIF District, it will be necessary to agree to fund this work without a commitment of final development plans for associated sites. In order to accomplish the goals of this plan, such work, without a private development commitment is eligible for TIF reimbursement, subject to approval by the City Council.

It is estimated that approximately ~~\$9.644.4~~ million (NPV of ~~\$6.17.3~~ million) will be needed to accomplish the needed environmental remediation and demolition in the Davis Garden TIF District.

II. Infrastructure Improvements – This category includes TIF eligible expenditures for street paving and related items, infrastructure upgrades/relocation (water, wastewater, storm sewer), and burial of overhead utilities. These TIF expenditures will be associated with the replacement or redevelopment of some existing apartment complexes, retail centers and small office uses in the corridor. A variety of public improvement expenses will be considered as part of this line item: such as streetscape improvements including but not limited to sidewalks, pedestrian lighting, landscaping and burial of overhead utilities. In addition, other eligible TIF expenditures include street paving and related items and infrastructure upgrades/relocation (water, wastewater,

storm sewer). TIF eligible expenses for these items include all aspects of the work, including engineering, design and construction management contracted with outside sources.

It is estimated that approximately \$~~34.741.4~~ million (NPV of \$~~22.126.4~~ million) will be needed to accomplish the needed infrastructure improvements in the Davis Garden TIF District.

III. Parks, Open Space and Trails – Public open space is an important amenity in the Davis Garden TIF District. Funding under this category allows reimbursement for design, construction and land acquisition as necessary for implementation of park, open space and trail improvements in the area.

It is estimated that approximately \$~~2.02.4~~ million (NPV of \$~~1.34.5~~ million) will be needed to accomplish the needed park, open space and trails improvements in the Davis Garden TIF District.

IV. Façade Improvements – This category includes TIF eligible expenditures for façade improvements for historic retail structures in the district. These TIF expenditures will be associated with the redevelopment of retail centers and small commercial buildings in the corridor.

It is estimated that approximately \$~~0.84.0~~ million (NPV of \$~~0.50.6~~ million) will be needed to accomplish the needed facade improvements in the Davis Garden TIF District.

V. Affordable Housing – Provision of affordable housing within and adjacent to the Davis Garden TIF District is an essential element of the work program. This category includes TIF eligible expenditures for the provision of affordable for sale and rental housing in and within one-mile of the boundaries of the Davis Garden TIF District. These TIF expenditures will be associated with the provision of both for-sale and rental housing that meet affordability guidelines based on income levels for families earning no more than 80% of the area median income.~~the replacement or redevelopment of some existing apartment complexes in the corridor.~~

Until the affordable housing goals are met or this budget category's maximum funding level is set aside and prior to the funding of any other TIF obligations except administrative, Twenty percent of all remaining annual general tax increment received by the Davis Garden TIF District will be allocated to this category.~~until the category's authorized funding level is reached.~~ Developers are responsible for providing at least 50% of any required affordable housing at their own cost~~may use funding from this category to fulfill some of the City and County affordable housing requirements provided that the developer is responsible for providing from its own resources the equivalent that at least ten percent of the produced housing units are affordable.~~ In addition, a minimum of 50% of the affordable housing units must be supplied within the boundaries of the Davis Garden TIF District.

The goal for the Davis Garden TIF District is to create 700 affordable housing units within district boundaries or within one mile of the TIF District. It is estimated that

approximately \$~~11.12.4~~ million (NPV of \$~~7.14.3~~ million) will be needed to accomplish this goal.

VI. Administration and Implementation – Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Davis Garden TIF Project Plan and Reinvestment Zone Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

It is estimated that approximately \$1.8 million (NPV of \$1.1 million) will be needed for the administration and implementation of the TIF Plan by city staff.

Planned Private Development

The private development that is anticipated to occur within the Davis Garden TIF District includes:

- Approximately 2,725 residential units including townhome, multi-family, and single-family projects will replace the current housing stock of 1,969 apartment units.
- 472,000 square feet of improved retail development in the area

Several projects are expected to commence during the first three years of the TIF District. These include sites currently occupied with substandard and/or vacant apartment communities.

Section 3: Financing Plan

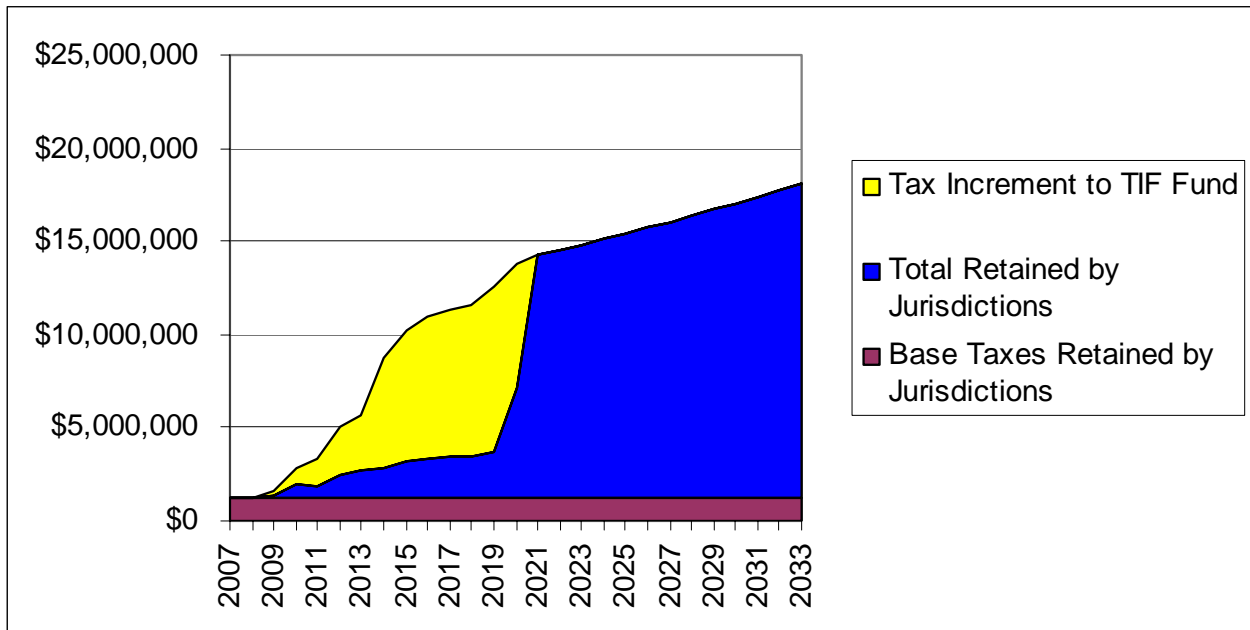
Background

Texas local governments have used tax increment financing (“TIF”) since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for development. Statutory law governing TIF is found in Chapter 311 of the Texas Tax Code (the “Act”). The public improvements facilitated by tax increment financing strengthen existing communities and attract investment.

A municipality makes an area eligible for tax increment financing by designating a TIF reinvestment zone (“TIF zone”). All or part of the increased tax revenue due to greater real property value in the zone flows to a “tax increment fund” (“TIF fund”) for a specified maximum term of years. Once established, this term may not be extended. Money flowing to the TIF fund is disbursed according to a plan approved by a Board of Directors (the “TIF Board”) and the City Council, as prescribed by the Act. With the exception of environmental remediation and demolition, historic façade restoration and funding for a TIF grant program, dollars in the TIF fund may be used only for public improvements.

Exhibit F shows how rising tax revenue from greater appraised value in a TIF zone flows over time to a taxing jurisdiction’s general fund and to a TIF fund. The irregular diagonal line of **Exhibit F** depicts values in the zone rising at various rates over time.

EXHIBIT F
Tax Flow with Tax Increment Financing



Inclusion of property in a TIF zone does not change any tax rate for the property. Tax rates in a TIF zone are the same as tax rates outside the zone.

Since 1986, Dallas has created sixteen TIF districts. Without the creation of the TIF districts, it is doubtful that Uptown, Cityplace, Victory, Downtown, and other areas would have revitalized in the manner that they have. Most of the initial TIF Districts were located in or around the downtown area or adjacent to DART light rail line stations. The Davis Garden TIF District is unique in its focus on addressing policy concerns identified in the Dallas Comprehensive Plan, *ForwardDallas!*. **Exhibit G** summarizes these issues.

**EXHIBIT G:
ForwardDallas! Policy Issues Addressed by
Davis Garden TIF District**

Encourages development south of IH-30
Replaces existing apartments with a similar number of homes for sale, plus some rental homes as a means of providing affordable housing and encouraging homeownership
Wide range of home prices
20% of residences will be affordable housing to meet Dallas County and TIF policy guidelines
Significant percentages of each annual tax increment are retained by the City General Fund
City incurs little or no material increase in expenses for service delivery; service expenses may even decrease
Private investment is large: approximately \$300 million within 5 years, ultimately approximately \$600 million
Zone includes a municipal golf course and park (Stevens Park), a mid-size city park with a lake (Kidd Springs), potential trails along the Coombs Creek waterway and preserves a major natural area near Pinnacle Park
Zone includes distressed and under-utilized areas
Zone abuts and stabilizes historic neighborhoods

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Davis Garden TIF District.

EXHIBIT H TIF Project Plan Improvements

<u>(a)</u>	<u>(b)</u>	<u>(c)</u>
<u>Category</u>	<u>Estimated TIF Expenditure (npv)</u>	<u>Estimated TIF Expenditure (actual)</u>
<u>Infrastructure Improvements</u>	<u>\$22,074,732</u>	<u>\$34,687,115</u>
<u>Environmental Remediation</u>	<u>\$6,131,870</u>	<u>\$9,635,310</u>
<u>Affordable Housing</u>	<u>\$7,072,911</u>	<u>\$11,114,014</u>
<u>Historic Façade Restoration</u>	<u>\$536,539</u>	<u>\$843,090</u>
<u>Parks, open space, trails, streetscapes</u>	<u>\$1,303,023</u>	<u>\$2,047,504</u>
<u>Administration and Implementation</u>	<u>\$1,148,008</u>	<u>\$1,803,922</u>
<u>Total Project Costs (excluding interest)</u>	<u>\$38,267,083</u>	<u>\$60,130,955</u>

** All values discounted to 2008 dollars at 5% annually. Actual expenditure value will depend on timing of project cost.*

*** All values in column (c) are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.*

<u>(a)</u>	<u>(b)</u>	<u>(c)</u>
<u>Category</u>	<u>Estimated TIF Expenditure (npv)</u>	<u>Estimated TIF Expenditure (actual)</u>
<u>Infrastructure Improvements</u>	<u>\$26,368,323</u>	<u>\$41,433,848</u>
<u>Environmental Remediation</u>	<u>\$7,265,575</u>	<u>\$11,416,757</u>
<u>Affordable Housing</u>	<u>\$1,305,498</u>	<u>\$2,051,394</u>
<u>Historic Façade Restoration</u>	<u>\$635,738</u>	<u>\$998,966</u>
<u>Parks, open space, trails, streetscapes</u>	<u>\$1,543,935</u>	<u>\$2,426,061</u>
<u>Administration and Implementation</u>	<u>\$1,148,014</u>	<u>\$1,803,929</u>
<u>Total Project Costs (excluding interest)</u>	<u>\$38,267,083</u>	<u>\$60,130,955</u>

** All values discounted to 2008 dollars at 5% annually. Actual expenditure value will depend on timing of project cost.*

*** All values in column (c) are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.*

The project principal costs in **Exhibit H** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Method. A developer will typically apply for and be authorized by the City Council for TIF improvements, then fund and build the improvements. Upon completion and acceptance of the work by the City, the developer will be reimbursed with TIF funds if and when they are available. TIF payments are made based on available increment and other conditions set forth in project development agreements. Previously, public improvements were publicly bid with private groups advancing funds for these improvements and earning applicable interest until the advance was repaid by the future cash flows to TIF District fund, if and when funds were available. However, based on legislative changes in 2005, the City may now allow for private, competitive bidding of TIF public improvements. Interest is no longer applicable with private bidding.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit to aid in the funding of projects within the TIF District. City staff may explore using various financing methods to repay TIF obligations, subject to City Council approval.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing. The goal of the Davis Garden TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues. **Exhibit I** is a list of developments anticipated in the Davis Garden TIF District through 2029. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibit I** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan.

The sites anticipated for redevelopment with the Davis Garden TIF District may constitute most of the redevelopment in the District through 2029, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2029 is likely, but is not forecasted in this analysis for two reasons: (1) tax increments are estimated to flow to the TIF zone for twelve years; (2) Forecasts further into the future are only marginally reliable.

EXHIBIT I

Anticipated Development in the Davis Garden TIF District

Assumptions

Schedule represents anticipated development. Items are subject to change.
 Estimated 2007 taxable appraisals of existing properties are the same as 2006, except exempt properties that revert to taxable status.
 All values on this sheet are expressed in 2007 dollars.

Initial DCAD "market" appraisals for new residences are 90% of total selling price.
 Initial DCAD "market" appraisals for new rental residential properties are \$55 (including land) per square foot of floor area.
 Initial DCAD "market" appraisals for new retail properties are \$120 (including land) per square foot of floor area.
 Percentage of for-sale residences with homestead exemption is based on 48 comparable homes at the intersection of Travis and Haskell.

(a) Project	(b) Residential Units	(c) Building SF	(d) Complete by Jan. 1,	(e)-(g) Proposed				(h)-(k) Existing				(l) Net Taxable Value Added
				(e) Median Selling Price per Unit	(f) Total Selling Price	(g) Total DCAD "Market" Appraisal	(h) Taxable, If 80% of Units Have Homestead Exemptions	(i) Estimated 2007 Taxable Value of Project Site	(j) Acres	(k) Existing Residential Units		
Sites owned, under purchase contract or currently in negotiation for purchase by Incap												
Acorn Tree & Gulf Latin	162		2010	\$340,000	\$55,080,000	\$49,572,000	\$41,640,480	\$4,750,000	8.97	168	\$36,890,480	
Bahama Glen	1,000		2014	\$340,000	\$340,000,000	\$306,000,000	\$257,040,000	\$8,682,310	16.25	287	\$248,357,690	
Brookwood	150		2013	\$340,000	\$51,000,000	\$45,900,000	\$38,556,000	\$4,380,160	9.67	168	\$34,175,840	
Chateau Crete & Sebastian	240		2010	\$340,000	\$81,600,000	\$73,440,000	\$61,689,600	\$2,517,870	4.40	93	\$59,171,730	
Cliffwood	94		2009	\$340,000	\$31,960,000	\$28,764,000	\$24,161,760	\$1,397,090	4.94	93	\$22,764,670	
Country Green	102		2012	\$340,000	\$34,680,000	\$31,212,000	\$26,218,080	\$1,214,950	4.97	116	\$25,003,130	
Emory Park & Virginia Manor	450		2012	\$340,000	\$153,000,000	\$137,700,000	\$115,668,000	\$4,458,080	11.55	220	\$111,209,920	
Holiday Hills 1	350		2015	\$340,000	\$119,000,000	\$107,100,000	\$89,964,000	\$2,550,000	8.87	104	\$87,414,000	
Holiday Hills 2	150		2016	\$340,000	\$51,000,000	\$45,900,000	\$38,556,000	\$1,265,000	2.55	52	\$37,291,000	
Kidd Springs	112		2011	\$340,000	\$38,080,000	\$34,272,000	\$28,788,480	\$3,019,410	5.36	123	\$25,769,070	
King's Highway	37		2009	\$340,000	\$12,580,000	\$11,322,000	\$9,510,480	\$732,363	1.66	40	\$8,778,117	
TT Apartments	20		2011	\$340,000	\$6,800,000	\$6,120,000	\$5,140,800	\$402,490	1.03	24	\$4,738,310	
Veterans Apartments	59		2016	\$340,000	\$20,060,000	\$18,054,000	\$15,165,360	\$2,270,650	2.94	85	\$12,894,710	
Subtotal or average	2,926			\$340,000	\$994,840,000	\$895,356,000	\$752,099,040	\$37,640,373	83.16	1,573	\$714,458,667	
Cantera Crossing	250	275,000	2012	rental residences		\$15,125,000	\$15,125,000	\$3,129,940	6.61	230	\$11,995,060	
North Hills	370	407,000	2010	rental residences		\$22,385,000	\$22,385,000	\$1,350,000	4.46	106	\$21,035,000	
Plymouth	65	71,500	2013	rental residences		\$3,932,500	\$3,932,500	\$900,000	2.17	60	\$3,032,500	
Subtotal or average	685	753,500				\$41,442,500	\$41,442,500	\$5,379,940	13.24	396	\$36,062,560	
Fort Worth Avenue commercial	0	77,000	2013			\$9,240,000	\$9,240,000	\$1,499,929	4.45	0	\$7,740,071	
North Hills retail	0	38,000	2011			\$4,560,000	\$4,560,000	\$1,223,630	2.98	0	\$3,336,370	
Veterans retail	0	7,019	2010			\$842,280	\$842,280	\$280,160	0.55	0	\$562,120	
Subtotal or average	0	122,019				\$14,642,280	\$14,642,280	\$3,003,719	7.98	0	\$11,638,561	
Incap total or average	3,611					\$951,440,780	\$808,183,820	\$46,024,032	104.38	1,969	\$762,159,788	
Other sites east of Hartsdale Ave. assumed redeveloped (by Incap or others)												
2800 W. Davis apartments	120	132,000	2017	rental residences		\$7,260,000	\$7,260,000	\$1,231,010	4.09	100	\$6,028,990	
2717 W. Jefferson apartments	67	73,393	2018	rental residences		\$4,036,607	\$4,036,607	\$752,110	1.29	46	\$3,284,497	
411 Plymouth apartments	28	30,722	2018	rental residences		\$1,689,743	\$1,689,743	\$280,000	0.54	20	\$1,409,743	
515 Plymouth apartments	27	30,154	2018	rental residences		\$1,658,451	\$1,658,451	\$253,000	0.53	18	\$1,405,451	
Subtotal or average	122	134,269				\$7,384,801	\$7,384,801	\$1,285,110	2.36	84	\$6,099,691	
701 W. Davis block retail	0	17,000	2013			\$2,040,000	\$2,040,000	\$175,650	1.69	0	\$1,864,350	
Davis / Hampton new retail space:												
15% of land area in Davis / Hampton commercial center	0	135,000	2015			\$16,200,000	\$16,200,000	\$5,002,518	8.81	0	\$11,197,482	
15% of land area in Davis / Hampton commercial center	0	135,000	2020			\$16,200,000	\$16,200,000	\$5,002,516	8.81	0	\$11,197,484	
Subtotal or average	0	270,000				\$32,400,000	\$32,400,000	\$10,005,035	17.63	0	\$22,394,965	
Other sites west of Hartsdale Ave. assumed redeveloped (by Incap or others)												
Future single-family residences	400		2019	\$180,000	\$72,000,000	\$64,800,000	\$54,432,000	\$4,750,000	50.00	2	\$49,682,000	
New retail w. of Westmoreland	0	50,000	2020			\$6,000,000	\$6,000,000	\$116,169	5.74	0	\$5,883,831	
Park on escarpment	0	0	2020			\$0	\$0	\$2,489,335	123.00	6	-\$2,489,335	
Westmoreland/FWA shopping	0	147,226	2021			\$17,667,120	\$17,667,120	\$7,437,870	16.83	0	\$10,229,250	
Subtotal or average	400	197,226				\$88,467,120	\$78,099,120	\$14,793,374	195.57	8	\$63,305,746	
Total or average for whole zone	4,253					\$1,088,992,701	\$935,367,741	\$73,514,211	325.72	2,161	\$861,853,530	

Annual Real Property Appraisals to the TIF Fund

Based on the development projects identified in **Exhibit I** and other stated assumptions, **Exhibit J** estimates increment projections for the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Davis Garden TIF District fund. Cumulative increased property value is expected to reach approximately \$1.6 billion during the 22-year term of the TIF District. This includes approximately \$1.1 billion in increased taxable value attributable to new private investment and \$500 million in increased taxable value due to property appreciation

EXHIBIT J

RZ 16 - PROJECTED TIF INCREMENT SCHEDULE							
Tax Year	Property Value Estimate	Cumulative Prop. Value Growth	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue into TIF CITY @ 90%	Tax Increment Revenue into TIF COUNTY @ 55%	
Base 2007	\$123,548,762						
1 2008	\$126,019,737	2.00%	\$0	\$0	\$0	\$0	
2 2009	\$162,003,875	31.13%	\$206,427	\$187,235	\$158,183	\$48,244	
3 2010	\$293,813,479	137.81%	\$913,981	\$976,767	\$700,375	\$213,606	
4 2011	\$337,781,187	173.40%	\$1,390,336	\$2,120,600	\$1,121,571	\$268,765	
5 2012	\$516,350,631	317.93%	\$2,549,225	\$4,117,984	\$2,056,436	\$492,790	
6 2013	\$582,574,528	371.53%	\$2,979,008	\$6,340,966	\$2,403,138	\$575,871	
7 2014	\$899,674,651	628.19%	\$5,907,637	\$10,539,414	\$4,933,949	\$973,689	
8 2015	\$1,042,586,220	743.87%	\$6,995,437	\$15,274,201	\$5,842,459	\$1,152,978	
9 2016	\$1,128,918,913	813.74%	\$7,652,576	\$20,207,120	\$6,391,289	\$1,261,287	
10 2017	\$1,159,599,749	838.58%	\$7,886,109	\$25,048,507	\$6,586,332	\$1,299,778	
11 2018	\$1,191,235,143	864.18%	\$8,126,908	\$29,800,142	\$6,787,442	\$1,339,466	
12 2019	\$1,285,894,499	940.80%	\$8,847,427	\$34,726,720	\$7,389,206	\$1,458,221	
13 2020	\$1,415,635,464	1045.81%	\$6,675,882	\$38,267,083	\$5,575,572	\$1,100,310	
14 2021	\$1,459,420,831	1081.25%	\$0	\$38,267,083	\$0	\$0	
15 2022	\$1,488,609,248	1104.88%	\$0	\$38,267,083	\$0	\$0	
16 2023	\$1,518,381,433	1128.97%	\$0	\$38,267,083	\$0	\$0	
17 2024	\$1,548,749,062	1153.55%	\$0	\$38,267,083	\$0	\$0	
18 2025	\$1,579,724,043	1178.62%	\$0	\$38,267,083	\$0	\$0	
19 2026	\$1,611,318,524	1204.20%	\$0	\$38,267,083	\$0	\$0	
20 2027	\$1,643,544,894	1230.28%	\$0	\$38,267,083	\$0	\$0	
21 2028	\$1,676,415,792	1256.89%	\$0	\$38,267,083	\$0	\$0	
22 2029	\$1,709,944,108	1284.02%	\$0	\$0	\$0	\$0	
23 2030	\$1,744,142,990	1311.70%	\$0	\$0	\$0	\$0	
24 2031	\$1,779,025,850	1339.94%	\$0	\$0	\$0	\$0	
25 2032	\$1,814,606,367	1368.74%	\$0	\$0	\$0	\$0	
26 2033	\$1,850,898,494	1398.11%	\$0	\$0	\$0	\$0	
27 2034	\$1,887,916,464	1428.07%	\$0	\$0	\$0	\$0	
28 2033	\$1,925,674,793	1458.64%	\$0	\$0	\$0	\$0	
29 2034	\$1,964,188,289	1489.81%	\$0	\$0	\$0	\$0	
30 2035	\$2,003,472,055	1521.60%	\$0	\$0	\$0	\$0	
Total (2008 - 2035)			\$60,130,955		\$49,945,951	\$10,185,004	
2008 NPV @ 5%			\$38,267,083	\$0	\$31,739,834	\$6,527,249	

Starting with tax year 2009 (Year 2 of the TIF zone), a portion of the real property tax collected by the City of Dallas will flow to a TIF fund. This fund will reimburse TIF project costs according to a duly adopted project plan and financing plan for the Davis Garden TIF District. Annual percentages of collected annual tax increments invested in the TIF fund by the City of Dallas follow this bell curve formula:

TIF year 1	0%
TIF years 2 and 3	55%
TIF years 4 through 6	70%
TIF years 7 through 13	85%
TIF years 14 through 16	70%
TIF year 17 and thereafter	55%

Dallas County will be asked to participate in the TIF program. This plan assumes that 55% of County tax increments from the zone will be invested in the TIF fund for the same years in which the City of Dallas invests increments. County participation will require that a participation agreement be approved by the County Commissioners Court.

The majority of tax increments generated in the Davis Garden TIF District over the District's 22 term will flow to the general operating funds of the relevant taxing jurisdictions. **Exhibit K** forecasts the annual real property tax increments that will be retained by taxing entities and the anticipated sales tax from the District's net new retail floor area. The City and DART are the only entities that will collect sales tax.

Exhibit K Retained Real Property, Sales, and BPP Tax from Net New Development in District

Tax Year	CITY Incremental General Fund Revenue (Various)	CITY Incremental General Fund Revenue (Assume 45%)	COUNTY Incremental RP Tax (Assume 100%)	DCHD Incremental RP Tax (Assume 100%)	DCCCD Incremental RP Tax (Assume 100%)	CITY Incremental BPP Tax	COUNTY Incremental BPP Tax	DCCCD Incremental BPP Tax	DISD Incremental BPP Tax	DCHD Incremental BPP Tax	CITY Incremental Sales Tax	DART Incremental Sales Tax	TOTAL Incremental Taxes Generated									
														2007	2008	2009	2010	2011	2012	2013	2014	2015
1	\$18,480	\$5,636	\$29,643	\$6,276	\$1,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,023									
2	\$129,423	\$39,472	\$461,324	\$97,676	\$30,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$758,813									
3	\$573,034	\$174,768	\$2,042,569	\$432,472	\$136,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,359,737									
4	\$480,673	\$219,899	\$2,570,024	\$544,150	\$172,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,986,990									
5	\$881,330	\$403,191	\$4,712,220	\$997,717	\$315,813	\$3,788	\$1,155	\$407	\$6,076	\$1,286	\$60,777	\$60,777	\$7,444,538									
6	\$1,029,916	\$471,167	\$5,506,670	\$1,165,925	\$389,057	\$3,902	\$1,190	\$419	\$6,258	\$1,325	\$62,601	\$62,601	\$8,681,032									
7	\$870,697	\$796,654	\$9,310,740	\$1,971,360	\$624,005	\$6,899	\$2,043	\$720	\$10,743	\$2,275	\$107,465	\$107,465	\$13,810,864									
8	\$1,031,022	\$943,346	\$11,025,169	\$2,334,355	\$738,906	\$6,899	\$2,104	\$742	\$11,066	\$2,343	\$110,689	\$110,689	\$16,317,328									
9	\$1,127,875	\$1,031,962	\$12,060,853	\$2,553,640	\$808,318	\$7,106	\$2,167	\$764	\$11,398	\$2,413	\$114,009	\$114,009	\$17,834,513									
10	\$1,162,294	\$1,063,455	\$12,428,913	\$2,631,570	\$822,985	\$7,319	\$2,232	\$787	\$11,739	\$2,486	\$117,430	\$117,430	\$18,378,638									
11	\$1,197,784	\$1,095,927	\$12,808,425	\$2,711,923	\$838,420	\$7,538	\$2,299	\$810	\$12,092	\$2,560	\$120,952	\$120,952	\$18,939,683									
12	\$1,303,978	\$1,193,090	\$13,943,999	\$2,952,358	\$934,526	\$18,635	\$5,683	\$2,003	\$29,891	\$6,329	\$298,995	\$298,995	\$20,988,481									
13	\$4,087,944	\$1,846,839	\$15,500,428	\$3,281,900	\$1,038,838	\$19,194	\$5,854	\$2,063	\$30,787	\$6,519	\$307,964	\$307,964	\$26,436,295									
14	\$9,990,987	\$3,047,124	\$16,025,686	\$3,393,115	\$1,074,041	\$19,770	\$6,030	\$2,125	\$31,711	\$6,714	\$317,203	\$317,203	\$34,231,719									
15	\$10,209,287	\$3,113,703	\$16,375,853	\$3,467,254	\$1,097,509	\$20,363	\$6,210	\$2,189	\$32,662	\$6,916	\$326,719	\$326,719	\$34,985,384									
16	\$10,431,954	\$3,181,613	\$16,733,012	\$3,542,875	\$1,121,445	\$20,974	\$6,397	\$2,255	\$33,642	\$7,123	\$336,521	\$336,521	\$35,754,332									
17	\$10,659,073	\$3,250,882	\$17,097,316	\$3,620,009	\$1,145,861	\$21,603	\$6,589	\$2,322	\$34,651	\$7,337	\$346,617	\$346,617	\$36,538,875									
18	\$10,890,735	\$3,321,536	\$17,468,905	\$3,698,685	\$1,170,765	\$22,251	\$6,786	\$2,392	\$35,691	\$7,557	\$357,015	\$357,015	\$37,339,333									
19	\$11,127,030	\$3,393,603	\$17,847,926	\$3,778,935	\$1,196,167	\$22,918	\$6,990	\$2,464	\$36,762	\$7,784	\$367,726	\$367,726	\$38,156,029									
20	\$11,368,051	\$3,467,111	\$18,234,527	\$3,860,790	\$1,222,077	\$23,606	\$7,200	\$2,538	\$37,864	\$8,017	\$378,757	\$378,757	\$38,989,296									
21	\$11,613,893	\$3,542,090	\$18,628,861	\$3,944,282	\$1,248,505	\$24,314	\$7,416	\$2,614	\$39,000	\$8,258	\$390,120	\$390,120	\$39,839,472									
22	\$11,864,651	\$3,618,568	\$19,031,081	\$4,029,444	\$1,275,462	\$25,044	\$7,638	\$2,692	\$40,170	\$8,505	\$401,824	\$401,824	\$40,706,902									
TOTAL DURING TIF	\$88,571,567	\$32,060,979	\$222,184,211	\$47,042,987	\$14,890,772	\$232,562	\$70,928	\$25,001	\$373,033	\$78,982	\$3,731,440	\$3,731,440	\$412,993,902									
2008 NPV	\$41,435,745	\$15,790,319	\$117,374,744	\$24,851,714	\$7,866,448	\$115,371	\$35,187	\$12,402	\$185,057	\$39,182	\$1,851,116	\$1,851,116	\$211,408,400									

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5% per annum.

Appreciation. Property appreciation is assumed to be 1.5% percent per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the twenty-two year development period, the financial plan conservatively assumes that the 2007 tax rate will remain constant for the life of the Davis Garden TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Davis Garden TIF District is 22 years; it is scheduled to terminate December 31, 2029. The City of Dallas will participate at a variable participation rate. Dallas County is expected to participate at a rate of 0% in 2007 and 2008 and at a rate of 55% in 2008 and thereafter. TIF collections will terminate once the TIF budget of \$38,267,083 (net present value) has been collected or December 31, 2029, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2020, after twelve years of collections.

TIF Project Costs and Debt Service

Pursuant to this Project Plan and Reinvestment Zone Financing Plan and pursuant to one or more development agreements, balances in the TIF fund will be disbursed to reimburse TIF project costs. The City will not be obligated to reimburse TIF project costs unless there are sufficient dollars in the TIF fund to reimburse them. Disbursement from the TIF fund shall be timely made and not unreasonably withheld.

If development and real property appraisals, tax levies, tax collections and project cost expenses occur according to assumptions in this plan, reimbursement of TIF project costs according to this Plan appears economically feasible.

The reinvestment zone was designated by the City Council in calendar year 2007, thus making the certified 2007 tax roll (based on January 1, 2007 conditions) the base value for the zone. The TIF zone will terminate at the end of calendar 2029 or at such other date as set by the City Council. This extended term enables the City of Dallas and other local taxing jurisdictions to allocate percentages of tax increments to the TIF fund in later years if, in their discretion, further investments are warranted. The City Council may terminate this TIF zone at an earlier date if all obligations of the TIF fund have been satisfied. The City Council may also terminate this zone within three years of the

adoption of the Final Project Plan and Reinvestment Zone Financing Plan if the TIF fund has no financial obligations.

The tax increment financing fund may have a residual balance of cash after all its financial obligations have been met. Any residual balance will be refunded to taxing entities participating in the TIF program on a pro rata basis according to their respective contributions.

No bonded indebtedness is currently anticipated for the TIF fund. The City may, however, determine at a future date that it would be advantageous to issue obligations backed by a reliable cash flow to the TIF fund and/or other sources, thus reimbursing TIF project costs at an earlier date than otherwise. The City reserves all powers to determine the appropriateness of issuing securities and to approve an issue of securities, yet it has no obligation to issue securities to prepay TIF obligations.

Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by Stein Planning and Management and the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

During the Davis Garden TIF District's 22 year term, cumulative private development is expected to increase property value to \$1.6 billion. The TIF will only receive revenue from the taxable value which exceeds the base year's value. As a result, the "captured" taxable value accruing to the Davis Garden TIF District will be approximately \$1.48 billion.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed by Year 12 of the TIF term. On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is driven by the revenues received and matched by the City's contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. However, if revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 12 of the program.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Davis Garden TIF District Board of Directors has adopted specific policies for the Davis Garden TIF District:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must sign a Development Agreement with the City.
- Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.
- Each Development Agreement is unique - that is, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - deferred until funds are available
 - constructed at the sole expense of the developer
 - constructed at developer expense, with the City reimbursing the developer as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Davis Garden TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

The Davis Garden TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

Other Financial Benefits

During the 22 year TIF term, more than 387,000 square feet of retail space is expected to be constructed within the boundaries of the Davis Garden TIF District. This will generate municipal revenue as the City and DART each have a one-cent sales tax. Forecasts indicate that by 2029, the City and DART will each receive roughly \$1.85 million (net present value) in incremental sales tax revenue as a result of the new retail development in the Davis Garden TIF District (please refer to **Exhibit K**).

Conclusion

Based upon a set of assumptions and analyses of the Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible. The success of the Davis Garden TIF District development will allow the City of Dallas to encourage a more sustainable mix of residential housing in the corridor. In addition, through adopted design standards, modifications to the zoning code for the area and incentives for more desirable development, the City of Dallas hopes that this District will serve as a model for the redevelopment of other similar areas.

Appendix A 2007 Real Property Accounts in the Davis Garden TIF District

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
00000700168003200		32 PINNACLE PARK BLVD	\$0	\$318,730	\$318,730	\$318,730	Dallas ISD
00000328810000000		408 N HAMPTON RD	\$1,000	\$324,510	\$324,510	\$324,510	Dallas ISD
00000329845000000		411 N PLYMOUTH RD	\$175,860	\$294,230	\$294,230	\$294,230	Dallas ISD
00000328813000000		414 N HAMPTON RD	\$151,200	\$361,200	\$361,200	\$361,200	Dallas ISD
00000328819000000		422 N HAMPTON RD	\$28,640	\$136,640	\$136,640	\$136,640	Dallas ISD
00000262453000000		425 N ROSEMONT AVE	\$523,990	\$633,290	\$633,290	\$633,290	Dallas ISD
00000328822000000		426 N HAMPTON RD	\$76,640	\$188,390	\$188,390	\$188,390	Dallas ISD
00000329830000000		500 BERNICE ST	\$320,100	\$576,230	\$576,230	\$576,230	Dallas ISD
00000260278000000		500 N MONTCLAIR AVE	\$105,690	\$116,232	\$116,232	\$115,761	Dallas ISD
00000259909000000		500 N WINNETKA AVE	\$121,320	\$173,930	\$173,930	\$173,930	Dallas ISD
00000257392000000		501 N POLK ST	\$0	\$20,420	\$20,420	\$20,420	Dallas ISD
00000328825000000		502 N HAMPTON RD	\$1,000	\$131,020	\$131,020	\$131,020	Dallas ISD
00000259921000000		502 N CLINTON AVE	\$15,800	\$62,680	\$62,680	\$62,680	Dallas ISD
00000260281000000		503 N WINDOMERE AVE	\$154,590	\$174,072	\$174,072	\$180,831	Dallas ISD
00000259927000000		505 N WINNETKA AVE	\$0	\$46,880	\$46,880	\$46,880	Dallas ISD
00000307408000000		508 N JESTER AVE	\$0	\$8,750	\$8,750	\$8,750	Dallas ISD
00000260275000000		508 N MONTCLAIR AVE	\$88,320	\$124,320	\$124,320	\$124,320	Dallas ISD
00000259906000000		508 N WINNETKA AVE	\$218,950	\$265,830	\$265,830	\$265,830	Dallas ISD
00000259930000000		509 N WINNETKA AVE	\$222,260	\$269,140	\$269,140	\$269,140	Dallas ISD
00000307519000000		509 N RAVINIA DR	\$0	\$15,750	\$15,750	\$15,750	Dallas ISD
00000307450000000		509 N BARNETT AVE	\$148,750	\$157,500	\$157,500	\$157,500	Dallas ISD
003268000201A0000		509 N MONTCLAIR AVE	\$45,670	\$194,900	\$194,900	\$194,900	Dallas ISD
00000329791000000		509 N HAMPTON RD	\$1,000	\$330,940	\$330,940	\$330,940	Dallas ISD
00000308011000000		510 N RAVINIA DR	\$65,100	\$74,100	\$74,100	\$74,100	Dallas ISD
00000307522000000		511 N RAVINIA DR	\$14,770	\$19,770	\$19,770	\$19,770	Dallas ISD
00000307471000000		512 N BARNETT AVE	\$25,580	\$34,330	\$34,330	\$34,330	Dallas ISD
00000307468000000		514 N BARNETT AVE	\$0	\$9,070	\$9,070	\$9,070	Dallas ISD
00000329809000000		515 N PLYMOUTH RD	\$194,560	\$309,220	\$309,220	\$309,220	Dallas ISD
00000328783000000		517 N TENNANT ST	\$2,000	\$153,220	\$153,220	\$153,220	Dallas ISD
00000329764000000		555 NORDIC ST	\$0	\$17,400	\$17,400	\$17,400	Dallas ISD
00000269911000000		600 W NEELY ST	\$57,620	\$54,247	\$54,247	\$46,028	Dallas ISD
00000253594000000		600 N TYLER ST	\$193,000	\$265,750	\$265,750	\$265,750	Dallas ISD
00346200080030000		600 N POLK ST	\$0	\$18,750	\$18,750	\$18,750	Dallas ISD
00000269989000000		600 WINSTON ST	\$116,110	\$150,110	\$150,110	\$150,110	Dallas ISD
00000273328000000		601 N WINNETKA AVE	\$13,890	\$88,890	\$88,890	\$88,890	Dallas ISD
00000273760000000		601 N CLINTON AVE	\$52,880	\$74,130	\$74,130	\$74,130	Dallas ISD
00000269866000000		601 W DAVIS ST	\$34,420	\$50,670	\$50,670	\$50,670	Dallas ISD
00000459694000000		601 N FRANKLIN ST	\$0	\$9,500	\$9,500	\$9,500	Dallas ISD
00000269950000000		601 W NEELY ST	\$58,290	\$92,290	\$92,290	\$92,290	Dallas ISD
00000459697000000		603 N FRANKLIN ST	\$0	\$9,500	\$9,500	\$9,500	Dallas ISD
00000270049000000		604 W CANTY ST	\$0	\$34,000	\$34,000	\$34,000	Dallas ISD
00000269992000001		604 WINSTON ST	\$33,120	\$0	\$0	\$0	Dallas ISD
00000269992000000		604 WINSTON ST	\$92,010	\$126,010	\$126,010	\$126,010	Dallas ISD
00000269914000000		604 W NEELY ST	\$60,040	\$94,040	\$94,040	\$94,040	Dallas ISD
00000269953000000		605 W NEELY ST	\$61,510	\$61,776	\$61,776	\$54,498	Dallas ISD
00000270025000000		605 WINSTON ST	\$109,700	\$143,700	\$143,700	\$143,700	Dallas ISD
00000253597000000		605 N VERNON AVE	\$43,530	\$77,530	\$77,530	\$77,530	Dallas ISD
00000334864500000		606 N HAMPTON RD	\$32,660	\$296,380	\$296,380	\$296,380	Dallas ISD
00000273280000000		606 N WILLOMET AVE	\$3,770	\$36,270	\$36,270	\$36,270	Dallas ISD
00000273811000000		606 N EDGEFIELD AVE	\$70,920	\$95,920	\$95,920	\$95,920	Dallas ISD
00000307264000000		607 N BARNETT AVE	\$0	\$8,750	\$8,750	\$8,750	Dallas ISD
00000273766000000		607 N CLINTON AVE	\$200,000	\$225,000	\$225,000	\$225,000	Dallas ISD
0034450A000040000		607 W CANTY ST	\$103,940	\$99,152	\$99,152	\$96,546	Dallas ISD
00000269917000000		608 W NEELY ST	\$60,620	\$56,931	\$56,931	\$49,047	Dallas ISD
00000270058000000		608 W CANTY ST	\$185,250	\$110,640	\$105,640	\$136,470	Dallas ISD
00000270028000000		609 WINSTON ST	\$116,560	\$150,560	\$150,560	\$150,560	Dallas ISD
00000266172000000	X	609 E 5TH ST	\$0	\$0	\$0	\$0	Dallas ISD
00000269956000000		609 W NEELY ST	\$58,690	\$92,690	\$92,690	\$92,690	Dallas ISD
00000253591000000		609 N VERNON AVE	\$65,160	\$79,328	\$79,328	\$74,244	Dallas ISD
005938000C0010000	X	610 N FRANKLIN AVE	\$11,160	\$0	\$0	\$0	Dallas ISD
00000269995000000		610 WINSTON ST	\$116,510	\$120,408	\$120,408	\$120,459	Dallas ISD
00000253576000000	X	610 N TYLER ST	\$91,710	\$0	\$0	\$0	Dallas ISD
00000273769000000		611 N CLINTON AVE	\$0	\$25,000	\$25,000	\$25,000	Dallas ISD
00000266209000000		612 W 5TH ST	\$62,680	\$0	\$0	\$6,312	Dallas ISD
00000269920000000		612 W NEELY ST	\$60,240	\$94,240	\$94,240	\$94,240	Dallas ISD
00000269959000000		613 W NEELY ST	\$60,610	\$55,757	\$55,757	\$47,727	Dallas ISD
00000253588000000		613 N VERNON AVE	\$86,250	\$120,250	\$120,250	\$120,250	Dallas ISD

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
00000459712000000		613 N BOULEVARD TERRACE	\$63,670	\$80,170	\$80,170	\$80,170	Dallas ISD
00000266177000000	X	613 E 5TH ST	\$0	\$0	\$0	\$0	Dallas ISD
00000269980000000		614 WINSTON ST	\$104,340	\$79,116	\$79,116	\$74,006	Dallas ISD
00000254572000000		614 W DAVIS ST	\$20,810	\$52,690	\$52,690	\$52,690	Dallas ISD
00000307315000000		614 N WESTMORELAND RD	\$0	\$101,500	\$101,500	\$101,500	Dallas ISD
00000266212000000		614 W 5TH ST	\$60,030	\$57,803	\$57,803	\$53,089	Dallas ISD
0034450A000030000		615 W CANTY ST	\$103,940	\$67,152	\$64,652	\$74,046	Dallas ISD
00000270031000000		615 WINSTON ST	\$116,860	\$150,860	\$150,860	\$150,860	Dallas ISD
00000266212000001		616 W 5TH ST	\$46,180	\$48,216	\$48,216	\$43,122	Dallas ISD
00000270061000000		616 W CANTY ST	\$0	\$34,000	\$34,000	\$34,000	Dallas ISD
00000269923000000		616 W NEELY ST	\$60,340	\$75,472	\$75,472	\$69,906	Dallas ISD
00000254569000000		617 W 7TH ST	\$0	\$31,250	\$31,250	\$31,250	Dallas ISD
00000266096000000	X	617 E 5TH ST	\$0	\$0	\$0	\$0	Dallas ISD
00000269962000000		617 W NEELY ST	\$59,010	\$64,500	\$64,500	\$57,563	Dallas ISD
00000266215000000		618 W 5TH ST	\$88,280	\$110,280	\$110,280	\$110,280	Dallas ISD
0034380A000030000		619 W DAVIS ST	\$108,100	\$182,850	\$182,850	\$182,850	Dallas ISD
00000266194000000	X	619 W 5TH ST	\$0	\$0	\$0	\$0	Dallas ISD
00000270034000000		619 WINSTON ST	\$116,460	\$150,460	\$150,460	\$150,460	Dallas ISD
00000270001000000		620 WINSTON ST	\$58,880	\$74,304	\$74,304	\$68,592	Dallas ISD
00000269926000000		620 W NEELY ST	\$60,340	\$94,340	\$94,340	\$94,340	Dallas ISD
0034450A000020000		621 W CANTY ST	\$97,610	\$94,088	\$94,088	\$90,849	Dallas ISD
00000269965000000		621 W NEELY ST	\$60,210	\$94,210	\$94,210	\$94,210	Dallas ISD
00000266218000000		622 W 5TH ST	\$79,890	\$101,890	\$101,890	\$101,890	Dallas ISD
00000269929000000		624 W NEELY ST	\$116,710	\$150,710	\$150,710	\$150,710	Dallas ISD
00000254563000000		624 W DAVIS ST	\$0	\$28,750	\$28,750	\$28,750	Dallas ISD
00000270004000000		624 WINSTON ST	\$76,220	\$87,138	\$87,138	\$83,030	Dallas ISD
00000269968000000		625 W NEELY ST	\$65,210	\$99,210	\$99,210	\$99,210	Dallas ISD
00000266222000000		626 W 5TH ST	\$56,620	\$67,620	\$67,620	\$67,620	Dallas ISD
00000254566000000		626 W DAVIS ST	\$32,040	\$60,790	\$60,790	\$60,790	Dallas ISD
0034380A000090000		627 W DAVIS ST	\$0	\$13,000	\$13,000	\$13,000	Dallas ISD
00000270037000000		627 WINSTON ST	\$101,030	\$135,030	\$135,030	\$135,030	Dallas ISD
00000269878000000		627 W DAVIS ST	\$35,170	\$35,170	\$35,170	\$35,170	Dallas ISD
0034450A000010000		627 W CANTY ST	\$95,510	\$92,408	\$92,408	\$88,959	Dallas ISD
00000306994500000		627 N WESTMORELAND RD	\$5,803,770	\$6,545,620	\$6,545,620	\$6,545,620	Dallas ISD
00000270007000000		628 WINSTON ST	\$57,620	\$0	\$0	\$1,028	Dallas ISD
00000266221000000		628 W 5TH ST	\$60,030	\$71,030	\$71,030	\$71,030	Dallas ISD
00000270040000000		629 WINSTON ST	\$110,200	\$90,953	\$90,953	\$87,322	Dallas ISD
00000269971000000		629 W NEELY ST	\$36,220	\$0	\$0	\$0	Dallas ISD
00000254557000000		629 W 7TH ST	\$23,020	\$54,270	\$54,270	\$54,270	Dallas ISD
00C11850000I00344		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00345		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00348		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000A00307		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000I00342		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000A00303		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00247		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000A00108		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000B00215		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C08300000A00001		630 W CANTY ST	\$53,370	\$46,696	\$46,696	\$37,533	Dallas ISD
00C08300000A00002		630 W CANTY ST	\$53,370	\$58,370	\$58,370	\$58,370	Dallas ISD
00C08300000A00003		630 W CANTY ST	\$67,570	\$73,900	\$73,900	\$73,900	Dallas ISD
00C11850000A00304		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00149		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000H00340		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C11850000I00142		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000I00143		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000I00144		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00145		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00146		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00249		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000I00148		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C08300000A00004		630 W CANTY ST	\$67,570	\$73,900	\$73,900	\$73,900	Dallas ISD
00C11850000I00242		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000I00243		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C11850000I00244		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00245		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C11850000I00246		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
00C1185000I00248		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000I00147		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000A00203		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C0830000A00005		630 W CANTY ST	\$67,820	\$51,530	\$51,530	\$42,971	Dallas ISD
00C0830000B00004		630 W CANTY ST	\$67,570	\$73,900	\$73,900	\$73,900	Dallas ISD
00C0830000B00005		630 W CANTY ST	\$67,820	\$74,180	\$74,180	\$74,180	Dallas ISD
00C0830000B00006		630 W CANTY ST	\$67,820	\$59,344	\$59,344	\$51,762	Dallas ISD
00C0830000B00007		630 W CANTY ST	\$67,570	\$59,120	\$59,120	\$51,510	Dallas ISD
00C0830000B00008		630 W CANTY ST	\$67,570	\$59,120	\$59,120	\$51,510	Dallas ISD
00C0830000B00002		630 W CANTY ST	\$67,820	\$74,180	\$74,180	\$74,180	Dallas ISD
00C1185000A00202		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C0830000B00001		630 W CANTY ST	\$67,820	\$74,180	\$74,180	\$74,180	Dallas ISD
00C1185000B00110		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00115		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000A00103		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000A00104		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000B00116		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000A00106		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000A00101		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000A00206		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C0830000A00006		630 W CANTY ST	\$67,820	\$59,344	\$59,344	\$51,762	Dallas ISD
00C1185000A00105		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000H00338		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000A00107		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000A00208		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00111		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C0830000B00003		630 W CANTY ST	\$67,570	\$59,120	\$59,120	\$51,510	Dallas ISD
00C1185000A00207		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000A00301		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000A00205		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000B00114		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000A00204		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
0000026990800000		630 W NEELY ST	\$90,580	\$124,580	\$124,580	\$124,580	Dallas ISD
00C0830000A00007		630 W CANTY ST	\$53,370	\$0	\$0	\$0	Dallas ISD
00C0830000A00008		630 W CANTY ST	\$53,370	\$46,696	\$46,696	\$37,533	Dallas ISD
00C1185000B00112		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00223		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00318		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00129		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00218		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00219		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00220		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000B00214		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00127		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00222		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00126		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00224		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00225		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00226		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00227		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00228		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000H00240		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00221		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00119		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000B00109		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00216		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00217		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00309		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00311		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000B00312		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00128		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00118		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00320		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00120		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00121		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00122		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00123		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
00C1185000C00124		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00125		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000B00316		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000H00139		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000C00229		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000F00234		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000F00235		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000G00136		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000G00137		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000G00236		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000F00134		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000H00138		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000E00233		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000H00140		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000H00141		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000H00238		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000A00102		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000H00239		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000A00201		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000G00237		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000B00211		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00321		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00324		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00325		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
00C1185000C00328		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000D00130		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000D00131		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000F00135		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000D00230		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000H00241		630 STEVENS VILLAGE DR	\$30,390	\$33,520	\$33,520	\$33,520	Dallas ISD
00C1185000D00231		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000E00132		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000B00210		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00209		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000B00117		630 STEVENS VILLAGE DR	\$26,570	\$29,300	\$29,300	\$29,300	Dallas ISD
00C1185000E00133		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000E00232		630 STEVENS VILLAGE DR	\$35,280	\$38,910	\$38,910	\$38,910	Dallas ISD
00C1185000B00212		630 STEVENS VILLAGE DR	\$20,160	\$22,230	\$22,230	\$22,230	Dallas ISD
0000027001000000		632 WINSTON ST	\$57,820	\$0	\$0	\$1,245	Dallas ISD
0000025456000000		632 W DAVIS ST	\$51,020	\$79,770	\$79,770	\$79,770	Dallas ISD
0000026993500000		632 W NEELY ST	\$116,710	\$150,710	\$150,710	\$150,710	Dallas ISD
0000026997400000		633 W NEELY ST	\$58,190	\$92,190	\$92,190	\$92,190	Dallas ISD
0000026988700000		633 W DAVIS ST	\$237,630	\$276,640	\$276,640	\$276,640	Dallas ISD
0000027004300000		635 WINSTON ST	\$160,130	\$194,130	\$194,130	\$194,130	Dallas ISD
0000026993800000		636 W NEELY ST	\$146,240	\$180,240	\$180,240	\$180,240	Dallas ISD
0000027001300000		636 WINSTON ST	\$60,940	\$94,940	\$94,940	\$94,940	Dallas ISD
0000026997700000		637 W NEELY ST	\$60,210	\$94,210	\$94,210	\$94,210	Dallas ISD
0000027004600000		639 WINSTON ST	\$116,460	\$158,960	\$158,960	\$158,960	Dallas ISD
0000026989000000		639 W DAVIS ST	\$43,200	\$56,200	\$56,200	\$56,200	Dallas ISD
0000026994100000		640 W NEELY ST	\$92,630	\$126,630	\$126,630	\$126,630	Dallas ISD
0000045990400000		640 N PLYMOUTH RD	\$1,645,390	\$1,830,740	\$1,830,740	\$1,830,740	Dallas ISD
0000027001600000		640 WINSTON ST	\$57,720	\$54,344	\$54,344	\$46,136	Dallas ISD
0000026998000000		641 W NEELY ST	\$59,690	\$0	\$0	\$11,010	Dallas ISD
0000025716400000		642 W DAVIS ST	\$60,530	\$123,030	\$123,030	\$123,030	Dallas ISD
0000025715800000		644 W DAVIS ST	\$55,800	\$105,800	\$105,800	\$105,800	Dallas ISD
0000027001900000		644 WINSTON ST	\$75,150	\$56,728	\$56,728	\$48,819	Dallas ISD
0000026998300000		645 W NEELY ST	\$57,790	\$91,790	\$91,790	\$91,790	Dallas ISD
0000026989300000		645 W DAVIS ST	\$0	\$13,000	\$13,000	\$13,000	Dallas ISD
0000026994400000		646 W NEELY ST	\$116,110	\$150,110	\$150,110	\$150,110	Dallas ISD
0000026998600000		649 W NEELY ST	\$0	\$3,400	\$3,400	\$3,400	Dallas ISD
0000026989600000		649 W DAVIS ST	\$0	\$13,000	\$13,000	\$13,000	Dallas ISD
0000025715500000		650 W DAVIS ST	\$30,860	\$62,110	\$62,110	\$62,110	Dallas ISD
0000026994700000		650 W NEELY ST	\$109,350	\$143,350	\$143,350	\$143,350	Dallas ISD
0000026989900000		653 W DAVIS ST	\$0	\$13,000	\$13,000	\$13,000	Dallas ISD
0000025715200000		654 W DAVIS ST	\$87,830	\$119,080	\$119,080	\$119,080	Dallas ISD
0000026993200000		654 W NEELY ST	\$0	\$3,400	\$3,400	\$3,400	Dallas ISD
00000269896009900		655 W DAVIS ST	\$14,050	\$14,050	\$14,050	\$14,050	Dallas ISD

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
0000026990200000		659 W DAVIS ST	\$1,000	\$23,750	\$23,750	\$23,750	Dallas ISD
0034380A00008000		659 W DAVIS ST	\$0	\$13,000	\$13,000	\$13,000	Dallas ISD
0000026990500000		663 W DAVIS ST	\$0	\$17,880	\$17,880	\$17,880	Dallas ISD
0000026988400000		667 W DAVIS ST	\$0	\$6,630	\$6,630	\$6,630	Dallas ISD
0000025714900000		700 W DAVIS ST	\$1,200	\$63,700	\$63,700	\$63,700	Dallas ISD
0000025721800000		701 W DAVIS ST	\$8,760	\$29,230	\$29,230	\$29,230	Dallas ISD
0000027029800000	X	709 W CANTY ST	\$0	\$0	\$0	\$0	Dallas ISD
0000026619700000	X	711 W CANTY ST	\$0	\$0	\$0	\$0	Dallas ISD
003194000701A0000		714 W DAVIS ST	\$98,470	\$160,970	\$160,970	\$160,970	Dallas ISD
0000025721500000		715 W DAVIS ST	\$0	\$209,170	\$209,170	\$209,170	Dallas ISD
0000045990100000		716 N PLYMOUTH RD	\$1,254,600	\$1,350,000	\$1,350,000	\$1,350,000	Dallas ISD
0000027751600000	X	719 N MONTCLAIR AVE	\$343,220	\$0	\$0	\$0	Dallas ISD
0000025718500000		722 W DAVIS ST	\$40,950	\$165,950	\$165,950	\$165,950	Dallas ISD
0000027002200001		723 CEDAR HILL AVE	\$63,480	\$80,480	\$80,480	\$80,480	Dallas ISD
0000027002200000		723 CEDAR HILL AVE	\$57,480	\$50,844	\$50,844	\$42,200	Dallas ISD
0000025718300000		732 W DAVIS ST	\$19,950	\$51,200	\$51,200	\$51,200	Dallas ISD
0000026616100000	X	732 STEWART DR	\$0	\$0	\$0	\$0	Dallas ISD
0000025717000000		738 W DAVIS ST	\$223,420	\$254,670	\$254,670	\$254,670	Dallas ISD
0000045990700000		800 S PLYMOUTH RD	\$0	\$21,000	\$21,000	\$21,000	Dallas ISD
0000025721200000		800 W DAVIS ST	\$8,990	\$40,240	\$40,240	\$40,240	Dallas ISD
0000033603100000	X	800 N HAMPTON RD	\$0	\$0	\$0	\$0	Dallas ISD
0000033603100000	X	800 N HAMPTON RD	\$0	\$0	\$0	\$0	Dallas ISD
0000025360000000		803 W DAVIS ST	\$0	\$51,600	\$51,600	\$51,600	Dallas ISD
0000025720900000		805 W 7TH ST	\$0	\$31,250	\$31,250	\$31,250	Dallas ISD
0034450A000050000		805 CEDAR HILL AVE	\$78,560	\$98,560	\$98,560	\$98,560	Dallas ISD
0034450A000110000		808 N VAN BUREN AVE	\$112,980	\$106,384	\$106,384	\$104,682	Dallas ISD
0000025720600000		810 W DAVIS ST	\$40,750	\$72,000	\$72,000	\$72,000	Dallas ISD
0000052876900000		811 N PLYMOUTH RD	\$1,505,350	\$2,665,000	\$2,665,000	\$2,665,000	Dallas ISD
0034450A000060000		811 CEDAR HILL AVE	\$96,720	\$93,376	\$93,376	\$90,048	Dallas ISD
0000025720300000		813 W 7TH ST	\$58,750	\$8,000	\$3,000	\$21,000	Dallas ISD
0000025360600000		814 FOURAKER ST	\$19,950	\$53,950	\$53,950	\$53,950	Dallas ISD
0000027030700000		815 N VAN BUREN AVE	\$370,190	\$385,000	\$385,000	\$385,000	Dallas ISD
0000025360900000		816 FOURAKER ST	\$22,870	\$56,870	\$56,870	\$56,870	Dallas ISD
0034450A000100000		816 N VAN BUREN AVE	\$106,040	\$100,832	\$100,832	\$98,436	Dallas ISD
0000025357900000		817 W DAVIS ST	\$41,180	\$64,430	\$64,430	\$64,430	Dallas ISD
0034450A000070000		817 CEDAR HILL AVE	\$101,070	\$96,856	\$96,856	\$93,963	Dallas ISD
0000025360300000		819 W DAVIS ST	\$0	\$23,250	\$23,250	\$23,250	Dallas ISD
0000025358500000		819 W DAVIS ST	\$36,200	\$59,450	\$59,450	\$59,450	Dallas ISD
0000025361200000		820 FOURAKER ST	\$12,230	\$46,230	\$46,230	\$46,230	Dallas ISD
0034450A000120000		820 N VAN BUREN AVE	\$0	\$20,000	\$20,000	\$20,000	Dallas ISD
0000025357300000	no	821 W DAVIS ST	\$35,250	\$58,500	\$58,500	\$58,500	Dallas ISD
0034450A000090000		824 N VAN BUREN AVE	\$113,900	\$99,148	\$99,148	\$96,542	Dallas ISD
0000025358200000		824 FOURAKER ST	\$82,750	\$38,634	\$38,634	\$28,292	Dallas ISD
0000025719400000		828 W DAVIS ST	\$0	\$31,250	\$31,250	\$31,250	Dallas ISD
0000025719700000		828 W DAVIS ST	\$31,340	\$93,840	\$93,840	\$93,840	Dallas ISD
0000026622400000		829 CEDAR HILL AVE	\$985,890	\$1,034,880	\$1,034,880	\$1,034,880	Dallas ISD
0000025720000000		830 W DAVIS ST	\$0	\$31,250	\$31,250	\$31,250	Dallas ISD
0034450A000080000		832 N VAN BUREN AVE	\$88,440	\$86,752	\$86,752	\$82,596	Dallas ISD
0000025719100000		833 W 7TH ST	\$9,580	\$72,080	\$72,080	\$72,080	Dallas ISD
0000036167800000		888 STEVENS HILLS LN	\$0	\$742,790	\$742,790	\$742,790	Dallas ISD
0000033163900000	X	900 N PLYMOUTH RD	\$0	\$0	\$0	\$0	Dallas ISD
0000033164200000	X	900 N PLYMOUTH RD	\$0	\$0	\$0	\$0	Dallas ISD
0000033164500000	X	900 N PLYMOUTH RD	\$0	\$0	\$0	\$0	Dallas ISD
0000033602800000	X	900 N HAMPTON RD	\$0	\$0	\$0	\$0	Dallas ISD
0000033602800000	X	900 N HAMPTON RD	\$0	\$0	\$0	\$0	Dallas ISD
0000029195500000	X	900 N MONTCLAIR AVE	\$28,030	\$0	\$0	\$0	Dallas ISD
0000033603400000	X	900 N OAK CLIFF BLVD	\$0	\$0	\$0	\$0	Dallas ISD
0000025738300000		900 W DAVIS ST	\$239,670	\$260,000	\$260,000	\$260,000	Dallas ISD
0000027308500000		901 W DAVIS ST	\$2,060	\$45,160	\$45,160	\$45,160	Dallas ISD
0000026620000000		901 CEDAR HILL AVE	\$1,128,040	\$1,174,460	\$1,174,460	\$1,174,460	Dallas ISD
0000026620300000		909 CEDAR HILL AVE	\$0	\$33,000	\$33,000	\$33,000	Dallas ISD
0000026620600000		915 CEDAR HILL AVE	\$45,440	\$35,313	\$35,313	\$24,141	Dallas ISD
0000026620600001		917 CEDAR HILL AVE	\$45,440	\$61,940	\$61,940	\$61,940	Dallas ISD
0000025738000000		924 W DAVIS ST	\$27,380	\$111,260	\$111,260	\$111,260	Dallas ISD
0000025738900000		936 W DAVIS ST	\$162,200	\$209,450	\$209,450	\$209,450	Dallas ISD
0000027326500000		937 W DAVIS ST	\$69,170	\$139,000	\$139,000	\$139,000	Dallas ISD
0000025738600000		938 W DAVIS ST	\$1,000	\$48,150	\$48,150	\$48,150	Dallas ISD

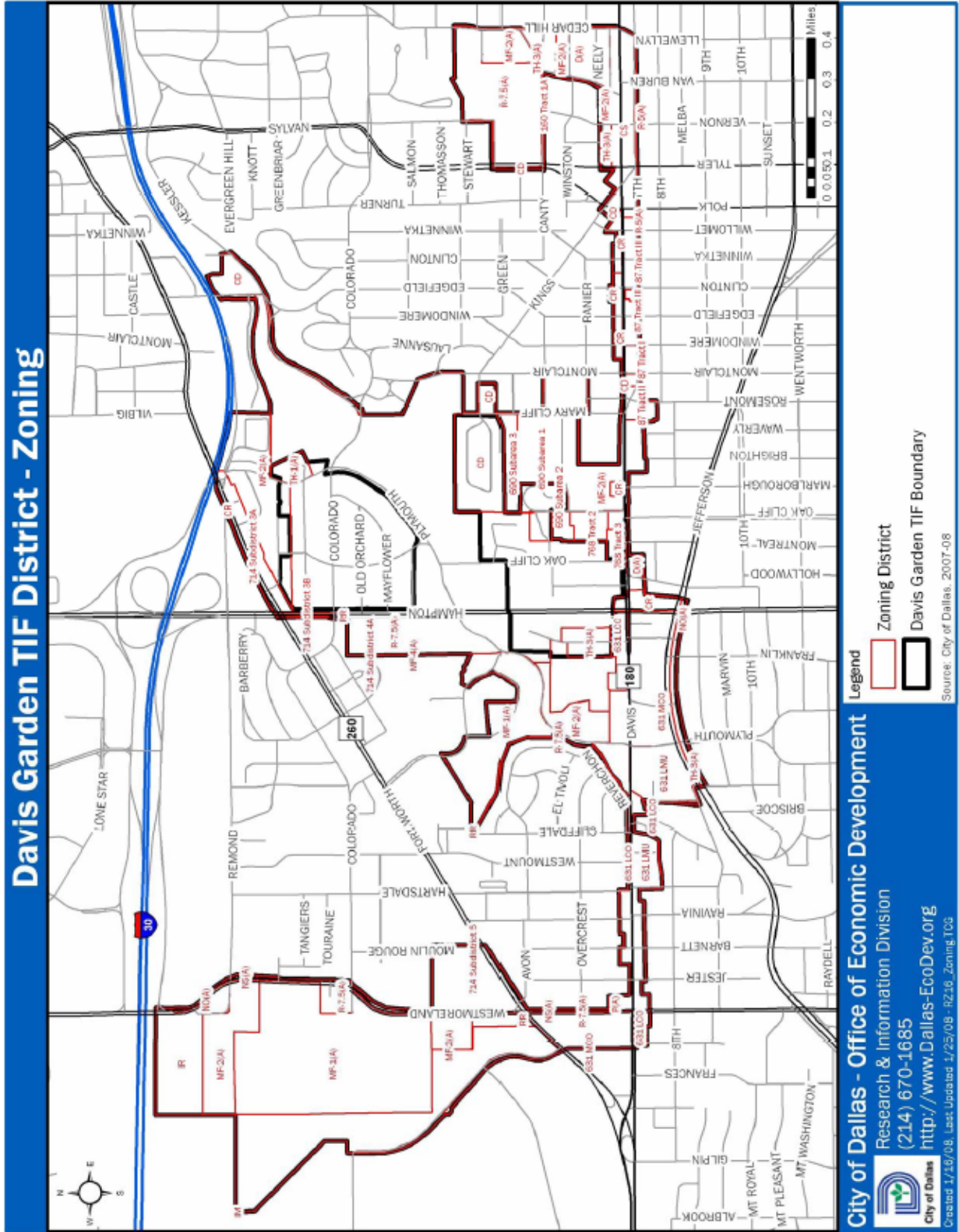
DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
0000033621700000	X	990 N OAK CLIFF BLVD	\$0	\$0	\$0	\$0	Dallas ISD
0000026619100000	X	1000 SYLVAN AVE	\$0	\$0	\$0	\$0	Dallas ISD
0000033602500000	X	1000 N HAMPTON RD	\$0	\$0	\$0	\$0	Dallas ISD
0000026617100000	X	1001 CEDAR HILL AVE	\$0	\$0	\$0	\$0	Dallas ISD
0000027308800000		1001 KINGS HWY	\$215,360	\$305,420	\$305,420	\$305,420	Dallas ISD
0000027328300000		1003 W DAVIS ST	\$265,250	\$305,880	\$305,880	\$305,880	Dallas ISD
0000026608500000	X	1003 CEDAR HILL AVE	\$0	\$0	\$0	\$0	Dallas ISD
0000025739500000		1008 W DAVIS ST	\$46,700	\$71,780	\$71,780	\$71,780	Dallas ISD
0000026608700000	X	1009 CEDAR HILL AVE	\$0	\$0	\$0	\$0	Dallas ISD
0000025990000000		1010 W DAVIS ST	\$0	\$31,250	\$31,250	\$31,250	Dallas ISD
0061720A000040000		1020 N WESTMORELAND RD	\$182,740	\$238,200	\$238,200	\$238,200	Dallas ISD
0000025990300000		1020 W DAVIS ST	\$198,810	\$261,310	\$261,310	\$261,310	Dallas ISD
0000027326800000		1026 KINGS HWY	\$159,660	\$184,660	\$184,660	\$184,660	Dallas ISD
006172000A0030000		1030 N WESTMORELAND RD	\$0	\$72,890	\$72,890	\$72,890	Dallas ISD
004152000B0010000		1045 N WESTMORELAND RD	\$0	\$46,610	\$46,610	\$46,610	Dallas ISD
006172000A0020000		1050 N WESTMORELAND RD	\$6,062,540	\$7,640,000	\$7,640,000	\$7,640,000	Dallas ISD
006172000A0010000		1060 N WESTMORELAND RD	\$0	\$137,110	\$137,110	\$137,110	Dallas ISD
006172000A08B0000		1070 N WESTMORELAND AVE	\$1,747,470	\$1,809,930	\$1,809,930	\$1,809,930	Dallas ISD
006172000A08A0000		1070 N WESTMORELAND AVE	\$0	\$82,580	\$82,580	\$82,580	Dallas ISD
00000334162000000	X	1100 N HAMPTON RD	\$0	\$0	\$0	\$0	Dallas ISD
00000291958000000	X	1100 KESSLER PKWY	\$0	\$0	\$0	\$0	Dallas ISD
00000273253000000		1101 W DAVIS ST	\$0	\$37,500	\$37,500	\$37,500	Dallas ISD
00000259912000000		1106 W DAVIS ST	\$42,790	\$136,540	\$136,540	\$136,540	Dallas ISD
00000273250000000		1123 W DAVIS ST	\$63,100	\$138,100	\$138,100	\$138,100	Dallas ISD
00000306976000000		1135 N WESTMORELAND RD	\$8,810	\$144,690	\$144,690	\$144,690	Dallas ISD
00000306970000000		1149 N WESTMORELAND RD	\$0	\$17,500	\$17,500	\$17,500	Dallas ISD
00000291952000000	X	1150 KESSLER PKWY	\$0	\$0	\$0	\$0	Dallas ISD
00000291952000000	X	1150 KESSLER PKWY	\$0	\$0	\$0	\$0	Dallas ISD
00000306982000000		1151 N WESTMORELAND RD	\$0	\$61,660	\$61,660	\$61,660	Dallas ISD
00000306961000000		1157 N WESTMORELAND RD	\$0	\$236,550	\$236,550	\$236,550	Dallas ISD
00000306973000000		1161 N WESTMORELAND RD	\$0	\$31,710	\$31,710	\$31,710	Dallas ISD
00000259918000000		1214 W DAVIS ST	\$38,120	\$85,000	\$85,000	\$85,000	Dallas ISD
00000273376000000		1215 W DAVIS ST	\$309,760	\$384,760	\$384,760	\$384,760	Dallas ISD
00000259924000000		1215 W 7TH ST	\$44,880	\$61,000	\$61,000	\$61,000	Dallas ISD
00000527674000000		1235 N WESTMORELAND RD	\$0	\$285,600	\$285,600	\$285,600	Dallas ISD
00000259936000000		1300 W DAVIS ST	\$164,270	\$250,000	\$250,000	\$250,000	Dallas ISD
00000700222000000		1300 N WESTMORELAND RD	\$0	\$467,400	\$467,400	\$467,400	Dallas ISD
00000459646000000		1305 N PLYMOUTH RD	\$3,127,610	\$3,692,870	\$3,692,870	\$3,692,870	Dallas ISD
00000273763000000		1305 W DAVIS ST	\$127,110	\$143,360	\$143,360	\$143,360	Dallas ISD
00000459607000000		1306 N PLYMOUTH RD	\$3,746,480	\$4,380,100	\$4,380,100	\$4,380,100	Dallas ISD
00000259939000000		1310 W DAVIS ST	\$26,810	\$35,130	\$35,130	\$35,130	Dallas ISD
00000273814000000		1313 W DAVIS ST	\$271,760	\$309,260	\$309,260	\$309,260	Dallas ISD
00000259933000000		1314 W DAVIS ST	\$570,550	\$664,300	\$664,300	\$664,300	Dallas ISD
00000527683000000		1333 N WESTMORELAND RD	\$0	\$103,370	\$103,370	\$103,370	Dallas ISD
006161000A0060000	X	1353 N WESTMORELAND RD	\$213,440	\$0	\$0	\$0	Dallas ISD
00000260272000000		1400 W DAVIS ST	\$658,340	\$752,090	\$752,090	\$752,090	Dallas ISD
00000273883000000		1405 W DAVIS ST	\$378,090	\$453,090	\$453,090	\$453,090	Dallas ISD
00000260266000000		1414 W DAVIS ST	\$172,760	\$204,010	\$204,010	\$204,010	Dallas ISD
00000273931000000		1417 W DAVIS ST	\$76,630	\$151,630	\$151,630	\$151,630	Dallas ISD
00000528799000100		1419 N WESTMORELAND RD	\$0	\$38,990	\$38,990	\$38,990	Dallas ISD
00000260269000000		1424 W DAVIS ST	\$33,740	\$96,240	\$96,240	\$96,240	Dallas ISD
00000527665000000		1433 N WESTMORELAND RD	\$121,080	\$222,220	\$222,220	\$222,220	Dallas ISD
00000527665000100		1433 N WESTMORELAND RD	\$0	\$17,090	\$17,090	\$17,090	Dallas ISD
00395400000010000		1500 N EDGEFIELD AVE	\$32,460	\$0	\$0	\$0	Dallas ISD
00000273997000000		1505 W DAVIS ST	\$107,610	\$165,740	\$165,740	\$165,740	Dallas ISD
00000700267000000		1600 N WESTMORELAND RD	\$0	\$385,590	\$385,590	\$385,590	Dallas ISD
00000332035000000		1610 KINGS HWY	\$304,330	\$340,800	\$340,800	\$340,800	Dallas ISD
00000332038000001		1616 KINGS HWY	\$43,780	\$62,530	\$62,530	\$62,530	Dallas ISD
00000332038000000		1618 KINGS HWY	\$45,980	\$64,730	\$64,730	\$64,730	Dallas ISD
00000332041000000		1622 KINGS HWY	\$138,950	\$176,450	\$176,450	\$176,450	Dallas ISD
00000332044000000		1630 KINGS HWY	\$407,860	\$480,910	\$480,910	\$480,910	Dallas ISD
00000361657000000		1818 STEVENS FOREST DR	\$642,200	\$763,670	\$763,670	\$763,670	Dallas ISD
00000340096000000		1830 TARRANT PL	\$0	\$9,830	\$9,830	\$9,830	Dallas ISD
00000262456000000		1836 W DAVIS ST	\$609,990	\$1,801,800	\$1,801,800	\$1,801,800	Dallas ISD
00000361660000000		1836 STEVENS FOREST DR	\$824,700	\$944,700	\$944,700	\$944,700	Dallas ISD
00000459643000000		1900 FORT WORTH AVE	\$0	\$2,580	\$2,580	\$2,580	Dallas ISD
0051270A000040000	X	1901 W DAVIS ST	\$1,822,420	\$0	\$0	\$0	Dallas ISD

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
00000340093000000		1906 TARRANT PL	\$0	\$9,240	\$9,240	\$9,240	Dallas ISD
00000459638000000		1914 FORT WORTH AVE	\$0	\$8,060	\$8,060	\$8,060	Dallas ISD
00000361663000000		1916 STEVENS FOREST DR	\$683,690	\$791,630	\$791,630	\$791,630	Dallas ISD
00000459637000000		1918 FORT WORTH AVE	\$0	\$19,050	\$19,050	\$19,050	Dallas ISD
005127000B01A0000	X	1919 STEVENS FOREST DR	\$1,000	\$0	\$0	\$0	Dallas ISD
00000459637000100		1922 FORT WORTH AVE	\$18,030	\$46,080	\$46,080	\$46,080	Dallas ISD
00000340078000000		1930 ATLANTIC ST	\$1,015,380	\$1,120,000	\$1,120,000	\$1,120,000	Dallas ISD
00000459640000000		1950 FORT WORTH AVE	\$459,100	\$547,000	\$547,000	\$547,000	Dallas ISD
00000459635000000	X	1982 FORT WORTH AVE	\$1,130	\$0	\$0	\$0	Dallas ISD
00000459634000000	X	1998 FORT WORTH AVE	\$0	\$0	\$0	\$0	Dallas ISD
005930000B0010000		2000 FORT WORTH AVE	\$19,770	\$51,770	\$51,770	\$51,770	Dallas ISD
00000361649000000		2002 STEVENS FOREST DR	\$0	\$89,340	\$89,340	\$89,340	Dallas ISD
00000291934000000	X	2003 KESSLER PKWY	\$0	\$0	\$0	\$0	Dallas ISD
00000361654000000		2003 W DAVIS ST	\$85,140	\$323,760	\$323,760	\$323,760	Dallas ISD
00000459631000000		2010 FORT WORTH AVE	\$275,960	\$317,960	\$317,960	\$317,960	Dallas ISD
00000459625000000		2028 FORT WORTH AVE	\$227,010	\$240,540	\$240,540	\$240,540	Dallas ISD
00000459616000000		2036 FORT WORTH AVE	\$0	\$27,620	\$27,620	\$27,620	Dallas ISD
00000459613000000		2052 FORT WORTH AVE	\$214,370	\$360,000	\$360,000	\$360,000	Dallas ISD
00000336220000000		2105 W DAVIS ST	\$3,990,800	\$7,000,000	\$7,000,000	\$7,000,000	Dallas ISD
00000291937000000	X	2143 KESSLER PKWY	\$0	\$0	\$0	\$0	Dallas ISD
00000336181000000	X	2211 W DAVIS ST	\$1,380	\$0	\$0	\$0	Dallas ISD
00000328537000000		2212 W DAVIS ST	\$79,670	\$531,560	\$531,560	\$531,560	Dallas ISD
00000328780000000		2316 W DAVIS ST	\$44,080	\$220,100	\$220,100	\$220,100	Dallas ISD
00454800000170000		2332 W DAVIS ST	\$358,880	\$623,510	\$623,510	\$623,510	Dallas ISD
00000528766000000		2403 BAHAMA DR	\$1,034,770	\$1,368,000	\$1,368,000	\$1,368,000	Dallas ISD
0059420G0001A0000		2407 W DAVIS ST	\$93,100	\$371,440	\$371,440	\$371,440	Dallas ISD
00000329758000000		2414 W DAVIS ST	\$0	\$18,860	\$18,860	\$18,860	Dallas ISD
00000329761000000		2418 W DAVIS ST	\$0	\$58,550	\$58,550	\$58,550	Dallas ISD
0059420G0034B0000		2419 W DAVIS ST	\$398,170	\$535,870	\$535,870	\$535,870	Dallas ISD
004569000101A0000		2427 W JEFFERSON BLVD	\$822,830	\$1,732,460	\$1,732,460	\$1,732,460	Dallas ISD
0061730A000020000		2450 BAHAMA DR	\$8,165,310	\$10,288,210	\$10,288,210	\$10,288,210	Dallas ISD
00000459706000000		2505 W DAVIS ST	\$250,060	\$318,810	\$318,810	\$318,810	Dallas ISD
004568000A01A0000		2515 W JEFFERSON BLVD	\$2,879,430	\$3,975,340	\$3,975,340	\$3,975,340	Dallas ISD
00000459709000000		2515 W DAVIS ST	\$11,410	\$47,040	\$47,040	\$47,040	Dallas ISD
00000459757000000		2525 W DAVIS ST	\$108,300	\$193,610	\$193,610	\$193,610	Dallas ISD
004568000A0020000		2531 W JEFFERSON BLVD	\$46,750	\$162,120	\$162,120	\$162,120	Dallas ISD
004568000A01B0000		2534 W DAVIS ST	\$0	\$92,410	\$92,410	\$92,410	Dallas ISD
00000329749000000		2535 W JEFFERSON BLVD	\$40,190	\$75,940	\$75,940	\$75,940	Dallas ISD
00000329728000000		2537 W JEFFERSON BLVD	\$91,460	\$128,960	\$128,960	\$128,960	Dallas ISD
00000459685000000		2539 W DAVIS ST	\$86,730	\$124,230	\$124,230	\$124,230	Dallas ISD
00000459688000000		2543 W DAVIS ST	\$0	\$25,000	\$25,000	\$25,000	Dallas ISD
00000459691000000		2547 W DAVIS ST	\$18,750	\$75,000	\$75,000	\$75,000	Dallas ISD
00000329821000000		2601 W JEFFERSON BLVD	\$2,916,220	\$3,923,770	\$3,923,770	\$3,923,770	Dallas ISD
00000459910000000		2603 W DAVIS ST	\$470,980	\$623,760	\$623,760	\$623,760	Dallas ISD
00000329833000000		2603 W JEFFERSON BLVD	\$16,000	\$96,000	\$96,000	\$96,000	Dallas ISD
00000459913000000		2643 W DAVIS ST	\$394,050	\$890,640	\$890,640	\$890,640	Dallas ISD
00000329818000000		2650 W DAVIS ST	\$3,850	\$81,980	\$81,980	\$81,980	Dallas ISD
00511900040200000		2701 W DAVIS ST	\$150,810	\$350,000	\$350,000	\$350,000	Dallas ISD
00457500000010000		2707 W JEFFERSON BLVD	\$322,810	\$414,460	\$414,460	\$414,460	Dallas ISD
00000329803000000		2716 W DAVIS ST	\$201,090	\$294,840	\$294,840	\$294,840	Dallas ISD
00000329836000000		2717 W JEFFERSON BLVD	\$470,000	\$750,000	\$750,000	\$750,000	Dallas ISD
00000329815000000		2738 W DAVIS ST	\$1,689,410	\$3,129,940	\$3,129,940	\$3,129,940	Dallas ISD
00000329815000000		2738 W DAVIS ST	\$1,689,410	\$3,129,940	\$3,129,940	\$3,129,940	Dallas ISD
00000329812000000		2744 W DAVIS ST	\$86,220	\$110,000	\$110,000	\$110,000	Dallas ISD
00000329812000100		2752 W DAVIS ST	\$54,040	\$83,620	\$83,620	\$83,620	Dallas ISD
00460000J00100000		2754 W DAVIS ST	\$96,860	\$130,920	\$130,920	\$130,920	Dallas ISD
0046000G000020000		2760 W DAVIS ST	\$41,170	\$103,620	\$103,620	\$103,620	Dallas ISD
00000330850000000		2800 W DAVIS ST	\$1,776,440	\$2,400,000	\$2,400,000	\$2,400,000	Dallas ISD
00000330853000000		2838 W DAVIS ST	\$321,850	\$481,140	\$481,140	\$481,140	Dallas ISD
00000308032000000		2900 W DAVIS ST	\$30,230	\$43,350	\$43,350	\$43,350	Dallas ISD
00000308029000000		2904 W DAVIS ST	\$38,280	\$53,160	\$53,160	\$53,160	Dallas ISD
00000308569000000		2905 W DAVIS ST	\$4,740	\$49,300	\$49,300	\$49,300	Dallas ISD
00000308572000000		2907 W DAVIS ST	\$0	\$22,280	\$22,280	\$22,280	Dallas ISD
00000308026000000		2910 W DAVIS ST	\$14,960	\$29,840	\$29,840	\$29,840	Dallas ISD
00000308023000000		2914 W DAVIS ST	\$74,460	\$91,080	\$91,080	\$91,080	Dallas ISD
00000308575000000		2919 W DAVIS ST	\$22,160	\$66,720	\$66,720	\$66,720	Dallas ISD
00000308017000000		2922 W DAVIS ST	\$0	\$16,630	\$16,630	\$16,630	Dallas ISD

DCAD Account #	Exempt	Property Address	Mkt Value	City Taxable	County Taxable	ISD Taxable	School Jurisdiction
00000308578000000		2923 W DAVIS ST	\$9,970	\$32,200	\$32,200	\$32,200	Dallas ISD
00000308014000000		2930 W DAVIS ST	\$58,700	\$75,330	\$75,330	\$75,330	Dallas ISD
00000308530000000		3001 W DAVIS ST	\$16,550	\$40,180	\$40,180	\$40,180	Dallas ISD
00000307534000000		3002 W DAVIS ST	\$0	\$12,750	\$12,750	\$12,750	Dallas ISD
00000307528000000		3004 W DAVIS ST	\$108,370	\$121,120	\$121,120	\$121,120	Dallas ISD
00000308533000000		3007 W DAVIS ST	\$10,690	\$34,320	\$34,320	\$34,320	Dallas ISD
00000307525000000		3010 W DAVIS ST	\$39,460	\$52,470	\$52,470	\$52,470	Dallas ISD
00000308536000000		3011 W DAVIS ST	\$500	\$24,130	\$24,130	\$24,130	Dallas ISD
00000307531000000		3012 W DAVIS ST	\$6,270	\$20,040	\$20,040	\$20,040	Dallas ISD
00000307225000000		3015 W DAVIS ST	\$80,690	\$127,980	\$127,980	\$127,980	Dallas ISD
00000307462000000		3022 W DAVIS ST	\$298,320	\$315,130	\$315,130	\$315,130	Dallas ISD
00000307453000000		3100 W DAVIS ST	\$35,490	\$54,100	\$54,100	\$54,100	Dallas ISD
00000307261000000		3101 W DAVIS ST	\$350,970	\$395,260	\$395,260	\$395,260	Dallas ISD
00000307456000000		3102 W DAVIS ST	\$0	\$24,810	\$24,810	\$24,810	Dallas ISD
00000307405000000		3116 W DAVIS ST	\$349,960	\$394,590	\$394,590	\$394,590	Dallas ISD
00000527716000000		3205 W COLORADO BLVD	\$73,580	\$7,664	\$2,664	\$20,622	Dallas ISD
00000527707000000		3206 ADBRITAIN DR	\$97,080	\$26,464	\$21,464	\$41,772	Dallas ISD
00000307402000000		3206 W DAVIS ST	\$187,890	\$231,470	\$231,470	\$231,470	Dallas ISD
00000527695000000		3207 ADBRITAIN DR	\$95,770	\$89,416	\$89,416	\$85,593	Dallas ISD
00000527713000000		3211 W COLORADO BLVD	\$77,670	\$74,936	\$74,936	\$69,303	Dallas ISD
00000527704000000		3214 ADBRITAIN DR	\$89,140	\$105,140	\$105,140	\$105,140	Dallas ISD
00000527692000000		3215 ADBRITAIN DR	\$0	\$16,000	\$16,000	\$16,000	Dallas ISD
00000307321000000		3217 W DAVIS ST	\$96,180	\$182,400	\$182,400	\$182,400	Dallas ISD
00000527710000000		3217 W COLORADO BLVD	\$81,890	\$14,312	\$9,312	\$28,101	Dallas ISD
0061720A000070000		3223 FORT WORTH AVE	\$167,890	\$272,870	\$272,870	\$272,870	Dallas ISD
00000527689000000		3223 ADBRITAIN DR	\$124,320	\$112,256	\$112,256	\$111,288	Dallas ISD
0061720A000060000		3225 FORT WORTH AVE	\$0	\$124,170	\$124,170	\$124,170	Dallas ISD
004159000701A0000		3228 W DAVIS ST	\$450,020	\$476,290	\$476,290	\$476,290	Dallas ISD
00000527698000000		3230 ADBRITAIN DR	\$81,450	\$89,160	\$89,160	\$85,306	Dallas ISD
00000307360000000		3230 W DAVIS ST	\$179,390	\$246,440	\$246,440	\$246,440	Dallas ISD
00000527686000000		3231 ADBRITAIN DR	\$0	\$16,000	\$16,000	\$16,000	Dallas ISD
0061720A000050000		3233 FORT WORTH AVE	\$325,000	\$459,820	\$459,820	\$459,820	Dallas ISD
00000306524000000		3301 W DAVIS ST	\$117,560	\$179,840	\$179,840	\$179,840	Dallas ISD
00415200000020000		3301 FORT WORTH AVE	\$325,020	\$463,000	\$463,000	\$463,000	Dallas ISD
00000306958000000		3308 FORT WORTH AVE	\$578,150	\$692,000	\$692,000	\$692,000	Dallas ISD
00000306532000000		3308 W DAVIS ST	\$115,720	\$211,880	\$211,880	\$211,880	Dallas ISD
750002500006FEL05		3313 FORT WORTH AVE	\$500	\$500	\$500	\$500	Dallas ISD
750002500012CAP03		3313 FORT WORTH AVE	\$510	\$510	\$510	\$510	Dallas ISD
75008500RS0050000		3313 FORT WORTH AVE	\$500	\$0	\$0	\$0	Dallas ISD
75008500CL0250000		3313 FORT WORTH AVE	\$500	\$500	\$500	\$500	Dallas ISD
750085001400DEL02		3313 FORT WORTH AVE	\$680	\$0	\$0	\$0	Dallas ISD
750002500010HER03		3313 FORT WORTH AVE	\$650	\$650	\$650	\$650	Dallas ISD
750085002000WIL96		3313 FORT WORTH AVE	\$990	\$990	\$990	\$990	Dallas ISD
750085001300DEM98		3313 FORT WORTH AVE	\$1,210	\$1,210	\$1,210	\$1,210	Dallas ISD
00000306520000000		3317 W DAVIS ST	\$59,240	\$86,880	\$86,880	\$86,880	Dallas ISD
00000306964000000		3319 FORT WORTH AVE	\$139,380	\$260,000	\$260,000	\$260,000	Dallas ISD
00000306550000000		3320 W DAVIS ST	\$19,500	\$89,050	\$89,050	\$89,050	Dallas ISD
00000306964000200		3321 FORT WORTH AVE	\$0	\$55,260	\$55,260	\$55,260	Dallas ISD
00000306988000000		3325 FORT WORTH AVE	\$38,550	\$111,780	\$111,780	\$111,780	Dallas ISD
00000306520500000		3333 W DAVIS ST	\$49,890	\$84,890	\$84,890	\$84,890	Dallas ISD
00000700168001000		3807 W DAVIS ST	\$0	\$760	\$760	\$760	Dallas ISD
00000700216000000		4300 W DAVIS ST	\$0	\$119,510	\$119,510	\$119,510	Dallas ISD
00000700217000000		4302 W DAVIS ST	\$0	\$51,470	\$51,470	\$51,470	Dallas ISD
00000700168000300		4512 W DAVIS ST	\$0	\$124,600	\$124,600	\$124,600	Dallas ISD
00000266167000000	X	6000 CEDAR HILL AVE	\$0	\$0	\$0	\$0	Dallas ISD
Total			\$89,880,520	\$123,548,762	\$123,521,262	\$123,433,301	

Appendix B

Davis Garden TIF District - Zoning



City of Dallas Zoning District Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
R-1ac(A) Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%		Single family
R-1/2ac(A) Single Family	40'	10'	1 Dwelling Unit/ 1/2 Acre	36'	40%		Single family
R-16(A) Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family
R-13(A) Single Family	30'	8'	1 Dwelling Unit/ 13,000 sq. ft.	30'	40%		Single family
R-10(A) Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
D(A) Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft	Duplex & single family
TH-1(A) Townhouse	0'	0'	6 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
TH-3(A) Townhouse	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
CH Clustered Housing	0'	0'	18 Dwelling Units/ Acre	36'	60%	Proximity Slope	Multifamily, single family
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-3(A) Multifamily	15'	10' Urban Form	Min lot 6,000 sq. ft. 450 sq ft – E 500 sq. ft – 1 BR 550 sq ft – 2 BR +50 sq ft each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily
MF-4(A) Multifamily	15'	10'	Min lot 6,000 sq. ft. 225 sq ft – E 275 sq. ft – 1 BR 325 sq ft – 2 BR +50 sq ft each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily
MH(A) Mobile Home	20'	10'	1 Dwelling Unit/ 4,000 sq. ft.	24'	20%		Manufactured homes
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
LO-1 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
LO-2 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
LO-3 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
MO-1 Mid-range office – 1	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
MO-2 Mid-range office – 1	15'	20' adjacent to residential	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
LI Light Industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
CA-1(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
CA-2(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.8 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
MC-1 Multiple commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
MC-2 Multiple commercial-2	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	90' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
MC-3 Multiple commercial-3	15' Urban form	20' adjacent to residential OTHER: No Min.	1.2 FAR base 1.5 maximum	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
MC-4 Multiple commercial-4	15' Urban form	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 maximum	135'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
UC-1 Urban Corridor-1	0' Urban form	0' adjacent to CA, MU or UC; 10' adjacent to R, TH, D or CH; 5' all others	10 DU/ acre 0.6 FAR base 2.0 maximum	30' – 55' w/parking bonus	80%	2 story min. 4 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
UC-2 Urban Corridor-2			35 DU/acre 0.85 FAR base 3.6 maximum	40' – 80' w/parking bonus	80%	3 story min. 6 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
UC-3 Urban Corridor-3			45 DU/acre 1.0 FAR base 4.5 maximum	55' – 100' w/parking bonus	80%	4 story min. 8 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
P(A) Parking							Surface parking

ADDENDUM ITEM # 6

KEY FOCUS AREA: A Cleaner, Healthier City Environment
Economic Vibrancy

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): 2

DEPARTMENT: Environmental & Health Services
Department of Development Services

CMO: David O. Brown, 670-3390
A. C. Gonzalez, 671-8925

MAPSCO: 45Q

SUBJECT

Authorize the second amendment to the lease agreement with Homer J. Rader, Jr., d/b/a Rader Properties to extend the term of the lease for one month for the Day Resource Center located at 901 South Ervay Street for the period May 1, 2008 through May 31, 2008 - Total not to exceed \$8,656 - Financing: Current Funds

BACKGROUND

This item authorizes the second amendment to the lease agreement to continue operations for one month at the Day Resource Center located at 901 South Ervay Street. The Day Resource Center is a 24-hour, 7 days a week homeless assistance facility. Additionally, the facility is used for overnight sleeping/housing for the homeless on the first floor and in the parking lots at the Day Resource Center. There is no overnight sleeping/housing on the second floor. Due to the limited nature of facilities at the Day Resource Center, minors are not housed or allowed to sleep overnight at the Day Resource Center but they are referred to other service providers by staff.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the lease agreement on December 12, 2007, by Resolution No. 07-3741.

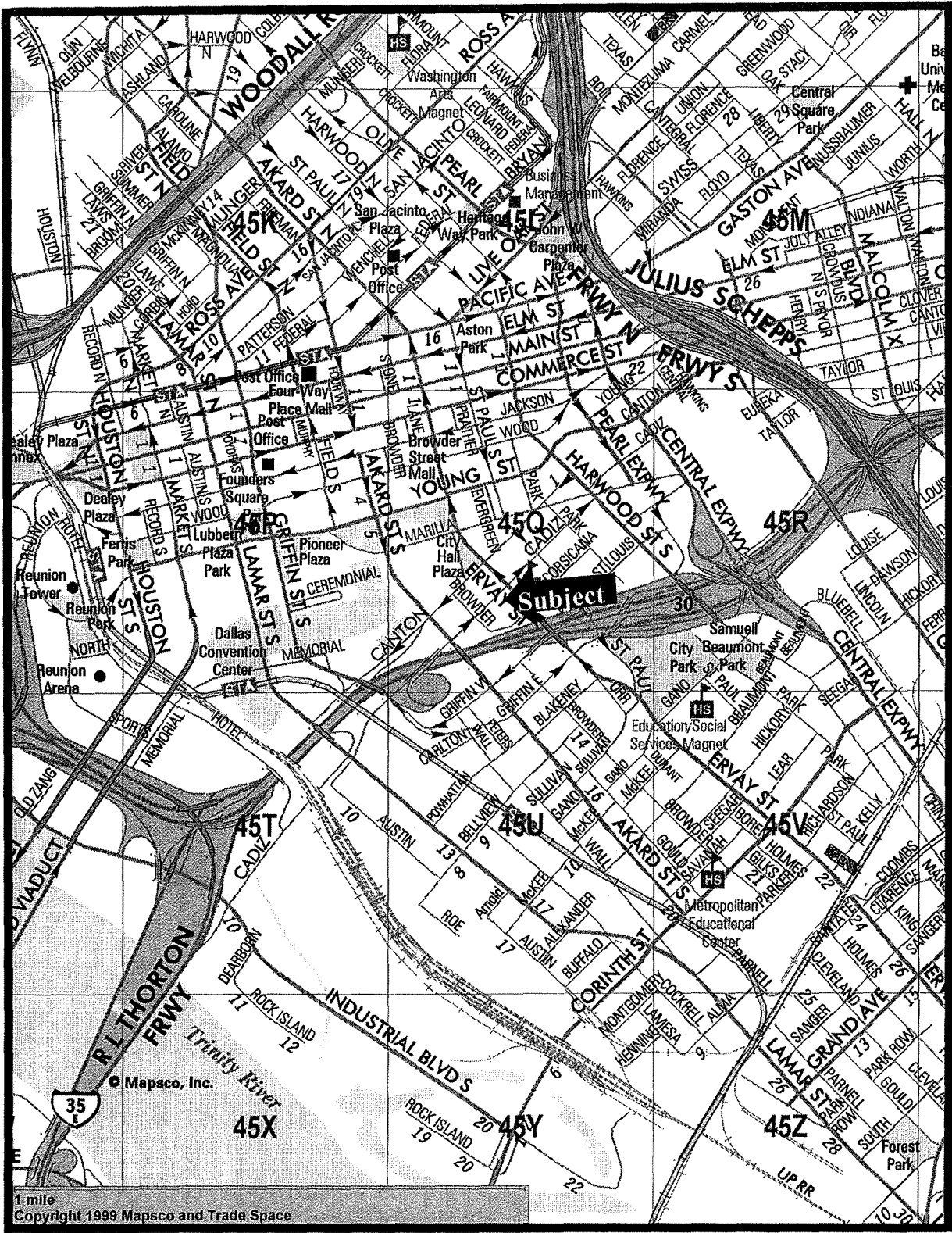
Authorized a lease agreement for leased property on January 25, 2006, by Resolution No. 06-0358.

FISCAL INFORMATION

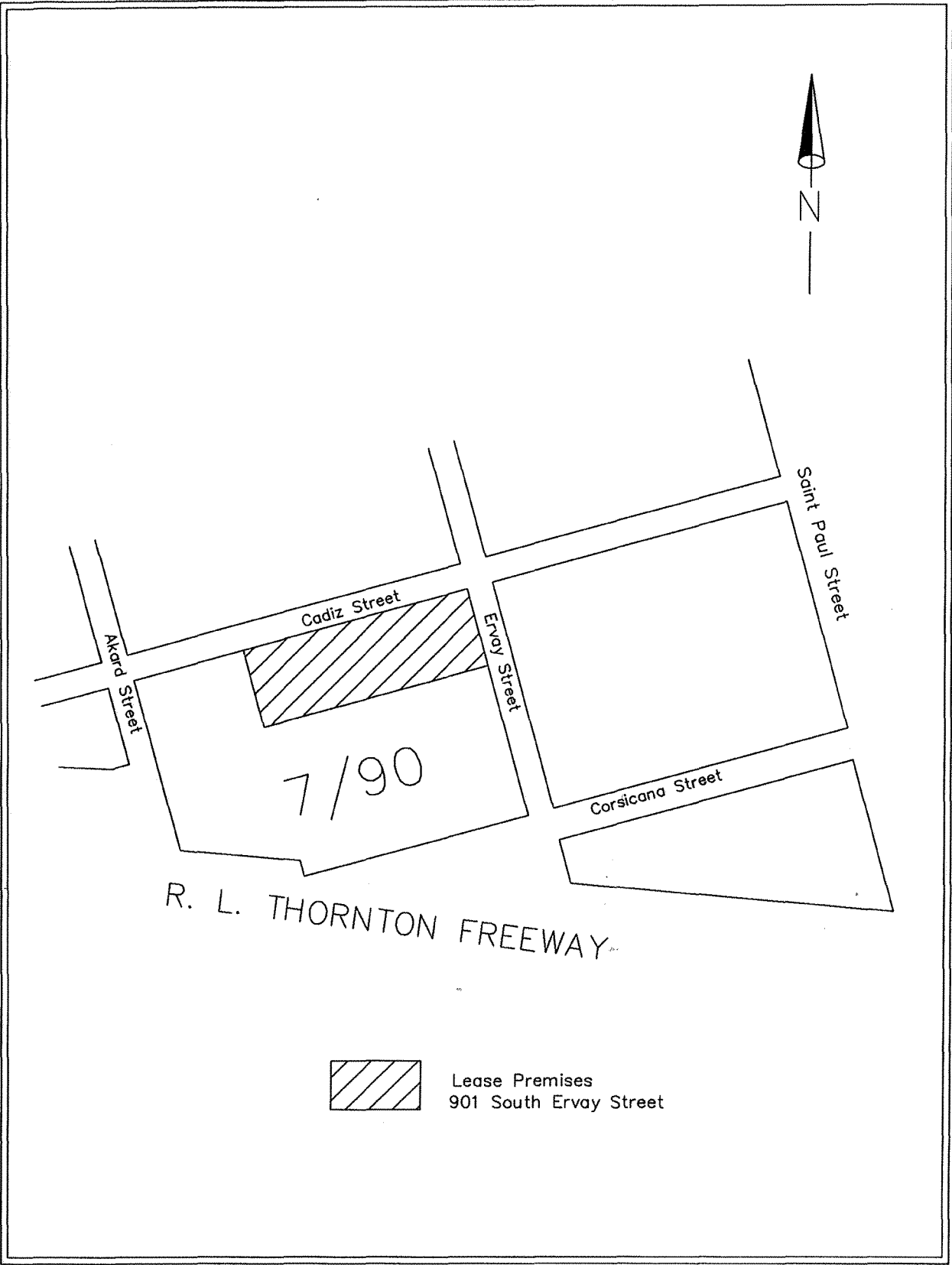
\$8,655.79 - Current Funds

MAPS

Attached



MAPSCO 45Q



Akard Street

Cadiz Street

Ervay Street

Saint Paul Street

7/90

Corsicana Street

R. L. THORNTON FREEWAY



Lease Premises
901 South Ervay Street

April 9, 2008

WHEREAS, on January 25, 2006, the City Council of the City of Dallas approved Resolution No. 06-0358, authorizing the City Manager to execute a lease agreement (the "Lease") with Homer J. Rader, Jr., d/b/a Rader Properties, as "Landlord", and City of Dallas, as Tenant, hereinafter referred to as "City", for approximately 28,000 square feet of space located at 901 South Ervay Street ("Demised Premises") in the City of Dallas, Dallas County, Texas; and

WHEREAS, the term of the Lease was renewed and extended by City to April 30, 2008, by its Written Notice dated June 29, 2007, as provided in the Lease; and

WHEREAS, on December 12, 2007, City and Landlord entered into a First Amendment to Lease Agreement to revise and amend certain provisions of the Lease, including without limitation the Use of Demised Premises provisions in Paragraph 5 and the Insurance Carried by Tenant provisions in Paragraph 16 of the Lease; and

WHEREAS, the term of the Lease, as currently amended and extended, is scheduled to expire by its own terms as of April 30, 2008; and

WHEREAS, City and Landlord desire to extend the Term of the Lease for an additional one (1) month period, upon certain amended terms provided below;

NOW, THEREFORE;

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, be and is hereby authorized to execute a Second Amendment to Lease Agreement between Homer J. Rader, Jr., d/b/a Rader Properties and the City of Dallas.

SECTION 2. That the special terms and conditions of the Second Amendment to Lease Agreement are:

- a. The term of the Lease is extended for an additional one (1) month, effective May 1, 2008 and ending May 31, 2008, provided however, that City retains the right to terminate the Lease as provided elsewhere therein.
- b. The Base Monthly Rental payment during the extended term shall be as follows:

May 1, 2008 through May 31, 2008	\$7,695.00
----------------------------------	------------

April 9, 2008

- c. City's pro rata share of general property taxes during the extended term shall be as follows:

May 1, 2008 through May 31, 2008	\$611.38
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- d. City's pro rata share of rental interruption insurance and property and casualty insurance cost during the extended term shall be as follows:

May 1, 2008 through May 31, 2008	\$349.41
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- e. All other terms of the Lease not expressly amended hereby shall remain unchanged and in full force and effect.

SECTION 3. That the City Controller is hereby authorized to draw warrants payable to Homer J. Rader, Jr., d/b/a Rader Properties on the first day of each month in advance during the lease term as extended, beginning May 1, 2008 through May 31, 2008, in an amount not to exceed \$8,655.79 per month, and charge same to Fund 0001, Dept. EHS, Unit 4311, Encumbrance CTEHS4311LEAS08, Object 3330, Commodity Code 97145, and Vendor No. 257243.

Payment will be charged as follows: (subject to annual appropriations)

May 1, 2008 - May 31, 2008	
*Rent	\$7,695.00
*Taxes	\$ 611.38
*Insurance	<u>\$ 349.41</u>
*Monthly Total	\$8,655.79


SECTION 4. That the City Controller is hereby authorized to draw warrants payable to respective utility, communication, security and janitorial companies, and Homer J. Rader, Jr., d/b/a, Rader Properties, upon receipt of a bill or services or other applicable charges throughout the term of the Lease.

April 9, 2008

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

APPROVED AS TO FORM:

Thomas P. Perkins, Jr., City Attorney

By: 
Assistant City Attorney

KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Environmental Quality

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of a grant from the U.S. Environmental Protection Agency in the amount of \$170,000 for the purpose of implementing air quality projects under the Dallas Sustainable Skylines Initiative for the period December 12, 2007 through December 31, 2009; and **(2)** execution of the grant agreement – Not to exceed \$170,000 – Financing: U.S. Environmental Protection Agency Grant Funds

BACKGROUND

As a growing area, the City of Dallas faces many environmental challenges. One particular challenge is air pollution which threatens the health and welfare of our citizens.

The City of Dallas has been picked as the first city in the country to partner with the Environmental Protection Agency and the North Central Texas Council of Governments to test a new initiative to bring cleaner air to the metro area. On March 21, 2007, the City of Dallas entered into a Memorandum of Understanding with the U.S. Environmental Protection Agency and the North Central Texas Council of Governments to establish a three-year partnership to develop and implement the Dallas Sustainable Skylines Initiative. Through public-private partnerships and voluntary projects, the Initiative aims to promote sustainability and achieve measurable environmental benefits—particularly the reduction of air emissions, but also the significant improvement of water and land quality—while simultaneously contributing to the vitality of the Dallas economy and the quality of life of Dallas’s citizens. Upon successful completion of the program, the initiative will serve as a national model for other cities.

BACKGROUND (Continued)

Utilizing these funds, the Office of Environmental Quality will work in collaboration with its partners on the implementation of the following seven projects:

Project 1 – Urban Heat Island/Stormwater Mitigation: Address the urban heat island effect and reduce stormwater runoff

Project 2 – Green Taxi Program: Replace existing fleets of taxis and rental cars with ultra-low or zero-emitting vehicles

Project 3 – Green Building Program: Assist in constructing highly energy efficient, affordable homes with partners

Project 4 – Greenhouse Gas Strategy: Complete an energy-related air emissions reduction strategy for the City of Dallas and implement energy efficiency and renewable energy measures

Project 5 – Renewable Energy/Energy Outreach: Perform various outreach efforts to promote renewable energy/energy efficiency, focusing on two different sectors: retail stores and schools

Project 6 – Site Assessment Visits Plus Program: Reduce air emissions at Dallas area industries using TCEQ's existing Site Assistance Visit+ Program

Project 7 – Small Off-Road Equipment Replacement & Retrofits: Replace small gasoline and diesel powered off-road equipment with electric-powered equipment

The Dallas-Fort Worth region does not meet the U.S. Environmental Protection Agency's (EPA) current eight hour ozone standard of 85 parts per billion. Accordingly, the Texas Commission on Environmental Quality has developed a State Implementation Plan that was submitted to the Environmental Protection Agency describing the measures that will be implemented in order to lower ozone levels in the region below the standard, by the compliance deadline of 2010. The implementation of the Dallas Sustainable Skylines Initiative is another step toward reducing air pollution in our city and helping us achieve attainment with the National Ozone Standard. The initiative is also included as a local government program in the State Implementation Plan that will achieve emission reductions.

In addition, on March 12, 2008, the EPA announced its decision to lower the ozone standard to 75 parts per billion.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Memorandum of Understanding between the City of Dallas, the U.S. Environmental Protection Agency and the North Central Texas Council of Governments was signed at the March 21st, 2007 Council Briefing.

FISCAL INFORMATION

\$170,000 – U.S. Environmental Protection Agency Grant Funds

April 9, 2008

WHEREAS, air pollution is a significant environmental issue that can threaten the health and welfare of human beings and impact the ecological system of the planet; and

WHEREAS, the Dallas-Fort Worth region is classified as a nonattainment area of the federal air quality standard for ozone and the City of Dallas is actively involved in addressing air quality issues in order to achieve emission reductions; and

WHEREAS, The City of Dallas has been picked as the first city in the country to partner with the U.S. Environmental Protection Agency and the North Central Texas Council of Governments to test a new initiative to bring cleaner air to the metro area; and

WHEREAS, on March 21, 2007, the City of Dallas entered into a Memorandum of Understanding with the U.S. Environmental Protection Agency and the North Central Texas Council of Governments to establish a three-year partnership to develop and implement the Dallas Sustainable Skylines Initiative; and

WHEREAS, the Dallas Sustainable Skylines Initiative is a three year public-private partnership aimed to promote sustainability and achieve measurable environmental benefits—particularly the reduction of air emissions; and

WHEREAS, the U.S. Environmental Protection Agency has issued a grant in the amount of \$170,000 for the purpose of implementing air quality projects under the Dallas Sustainable Skylines Initiative for the period of December 12, 2007 through December 31, 2009; and

WHEREAS, the City will utilize the grant funds from the U.S. Environmental Protection Agency to work with its partners to implement seven projects that will result in measurable emission reductions; and

WHEREAS, the implementation of the Dallas Sustainable Skylines Initiative is another step toward reducing air pollution in our city and helping us achieve attainment with the National Ozone Standard; and

WHEREAS, The Dallas Sustainable Skylines Initiative is included as a local government program in the State Implementation Plan that will achieve emission reductions;

Now, Therefore,

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

April 9, 2008

Section 1. The City Manager is hereby authorized to accept a grant from the U.S. Environmental Protection Agency in the amount of \$170,000 for the purpose of implementing air quality projects under the Dallas Sustainable Skylines Initiative for the period of December 12, 2007 through December 31, 2009, after it has been approved as to form by the City Attorney.

Section 2. That the City Manager will execute the grant agreement and any and all documents required by the grant agreement

Section 3. That the City Manager is hereby authorize to establish appropriations in an amount not to exceed \$170,000 in Fund F201, Department OEQ, Unit 4201, Object Code 3090.

Section 4. That the City Controller is hereby authorized to desposit grant funds received from the U.S. Environmental Protection Agency relating to the Dallas Sustainable Skylines Initiative in Fund F201, Department OEQ, Unit 4201, Revenue Source 6506.

Section 5. That the City Controller is hereby authorized to disburse funds from Fund F201, Department OEQ, Unit 4201, Object Code 3090 in an amount not to exceed \$170,000.

Section 6. 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.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): 1, 3

DEPARTMENT: Public Works & Transportation
Office of Economic Development

CMO: Ramon F. Miguez, P.E., 670-3308
A. C. Gonzalez, 671-8925

MAPSCO: 44Z

SUBJECT

Authorize **(1)** rescinding assignment of the contract with Allied Builders, Inc. to Top Dog - Oak Cliff, L.P. for construction management for street and streetscape improvements at Zang Boulevard and Colorado Boulevard at Lake Cliff Tower; **(2)** termination for convenience of the contract with Allied Builders, Inc. for street and streetscape improvements at Zang Boulevard and Colorado Boulevard at Lake Cliff Tower; **(3)** a refund to Top Dog - Oak Cliff, L.P. in the amount of \$44,685 of private funds provided by the developer; and **(4)** the readvertisement for new bids - Not to exceed (\$44,685) - Financing: Oak Cliff Gateway TIF District Funds

BACKGROUND

The City of Dallas and Top Dog - Oak Cliff, L.P. entered into a development agreement for the renovation of the Lake Cliff Tower. The project was successfully completed in December 2006. The City is providing up to \$4,100,000 in TIF Funds toward the abatement, demolition, facade restoration, window replacement and other public improvements at the site. Additionally, the City agreed to provide funding for streetscape improvements at Colorado and Zang Boulevards as improvements in the neighborhood.

The streetscape improvements include reconstruction of the Zang median to provide vehicular connection between the tower property and the adjacent property, landscaping with 28 trees and plant materials and enhanced paving. Additionally, 14 "acorn" style street lights are to be installed along with a masonry pilaster and ornamental iron fence, all in compliance with the zoning plan.

BACKGROUND (Continued)

On June 27, 2007, the construction contract was awarded to Allied Builders, Inc., lowest responsible bidder of three, in an amount not to exceed \$410,266. It also assigned the construction management of the contract to Top Dog - Oak Cliff, L.P. in accordance with the development agreement.

Since that time, the developer, contractor and the City have attempted to address differences with the construction documents and existing site conditions. There were issues that could not be resolved after the protracted discussions and, therefore, we recommend termination for convenience and rebidding the project.

There are several steps that will be authorized by this action to achieve the goal of rebidding the project.

The first action will rescind assignment of the contract for street and streetscape improvements on Zang Boulevard and Colorado Boulevard with Allied Builders, Inc. for the construction management to Top Dog - Oak Cliff, L.P. (This action does not change the TIF cap of \$4,100,000 established for this project.) The management of the construction contract will return to the City of Dallas. The second action will terminate the construction contract for Street and Streetscape Improvements at Zang and Colorado Boulevards with Allied Builders, Inc. for convenience, and the private funds will be released to the developer.

The last action will authorize readvertising the project. The developer is revising the bid documents for the rebid. The City will manage the construction contract. The schedule projects an award of contract in August, and project completion in December 2008.

This action will rescind the assignment of contract to the developer, terminate for convenience the contract for street and streetscape improvements on Zang and Colorado Boulevards and release encumbrances within the contract. It also will provide for rebidding the project.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized approval of Tax Increment Financing Reinvestment Zone No. 3, Oak Cliff Gateway TIF District on November 11, 1992, by Ordinance No. 21466, as amended.

Authorized approval of Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District on February 12, 1997, by Ordinance No. 23033, as amended.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized a development agreement with Top Dog - Oak Cliff, L.P. for renovation of Lake Cliff Tower and established appropriations in an amount not to exceed \$4,100,000 in Oak Cliff Gateway TIF District Fund on January 12, 2005, by Resolution No. 05-0160.

Authorized intent of TIF District Reinvestment Zone No. 3 (Oak Cliff Gateway TIF District) to reimburse Top Dog - Oak Cliff, L.P. for the funds advanced pursuant to the development agreement between the City of Dallas and Top Dog - Oak Cliff, L.P. on January 12, 2005, by Resolution No. 05-0161.

Authorized a contract for Phase I environmental abatement and selective demolition at Lake Cliff Tower and assignment of the construction management to the developer on June 22, 2005, by Resolution No. 05-1981.

Authorized the rejection of bids for Phase II Preservation at Lake Cliff Tower and authorized advertisement for new bids on June 22, 2005, by Resolution No. 05-1982.

Authorized contracts for Phase II Preservation at Lake Cliff Tower, Phase III Roofing and Flashing Removal at Lake Cliff Tower and Phase IV Concrete Coring, Cutting and Structural Modifications at Lake Cliff Tower; assignment of construction management to the developer, and provided payment for design, reimbursables and construction management to the developer, on September 28, 2005, by Resolution No. 05-2852.

Authorized a contract for Phase V Site Demolition at Lake Cliff Tower; assignment of the construction management to the developer and provided payment for design, reimbursables and construction management to the developer, on January 25, 2006, by Resolution No. 06-0305.

Authorized Change Order No. 1 for Phase II Preservation of the Lake Cliff Tower; Change Order No. 1 for Phase IV Concrete Coring, Cutting and Structural Modifications of the Lake Cliff Tower; assignment of construction management to the developer, on February 22, 2006, by Resolution No. 06-0612.

Authorized an amendment to the development agreement with Top Dog - Oak Cliff, L.P. to **(1)** allow the development of a larger mixed-use option at 1335 N. Zang Boulevard, **(2)** outline revised standards and extend the completion deadline to December 31, 2009, **(3)** reduce the requirements for infrastructure improvements, and **(4)** allow for a revised apportionment of TIF funding to \$3.6 million for the Lake Cliff Tower and \$500,000 for 1335 N. Zang Boulevard on November 8, 2006, by Resolution No. 06-3093.

Authorized an increase in the design, construction management and reimbursables for the Lake Cliff Tower facility on December 13, 2006, by Resolution No. 06-3443.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized a contract for street and streetscape improvements at Zang Boulevard and Colorado Boulevard at Lake Cliff Tower and assignment of construction management to the developer on June 27, 2007, by Resolution No. 07-2033.

FISCAL INFORMATION

Oak Cliff Gateway TIF District Funds - (\$44,685)

OWNER(S)

Allied Builders, Inc.

Philip Ogbolu, President

DEVELOPER

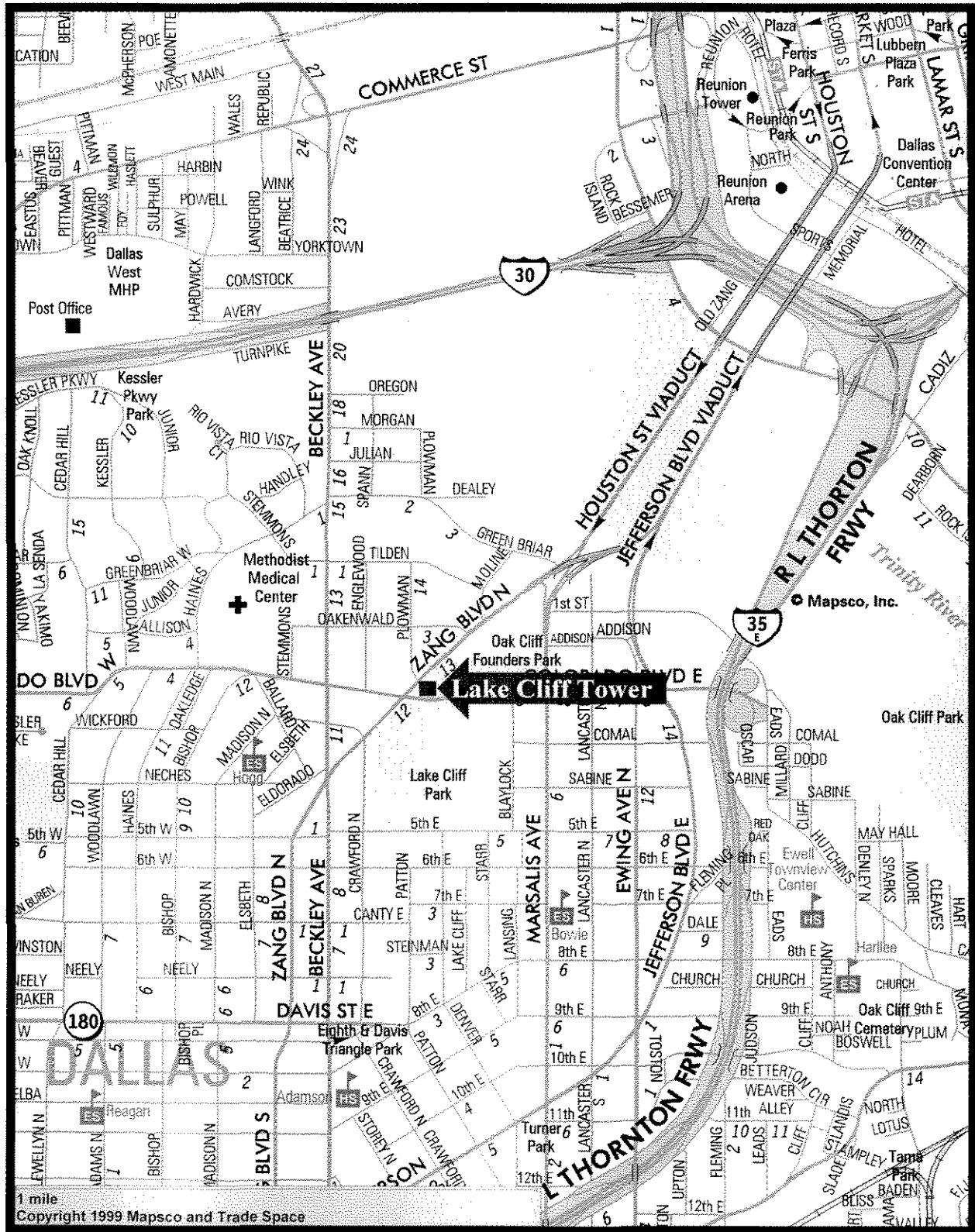
Top Dog - Oak Cliff, L.P.

Steve Everbach, President of its general partner, Lake Cliff Tower Management, LLC

MAP

Attached.

Lake Cliff Tower



April 9, 2008

WHEREAS, on November 11, 1992, City Council adopted Ordinance No. 21466, as amended, which created Tax Increment Financing (TIF) Reinvestment Zone No. 3, the Oak Cliff Gateway TIF District; and,

WHEREAS, on February 12, 1997, Ordinance No. 23033, as amended, the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District; and,

WHEREAS, on January 12, 2005, Resolution No. 05-0160, approved a development agreement with Top Dog - Oak Cliff, L.P. for the renovation of Lake Cliff Tower and established appropriations in an amount not to exceed \$4,100,000 in the Oak Cliff Gateway TIF District Fund; and,

WHEREAS, on January 12, 2005, Resolution No. 05-0161 declaring the intent of Tax Increment Financing District Reinvestment Zone No. 3 (Oak Cliff Gateway TIF District) to reimburse Top Dog - Oak Cliff, L.P. for the funds advanced pursuant to a development agreement between the City of Dallas and Top Dog - Oak Cliff, L.P.; and,

WHEREAS, on June 22, 2005, Resolution No. 05-1981, authorized a contract for Phase I, environmental abatement and selective demolition at Lake Cliff Tower to CST Environmental, Inc. for an amount not to exceed \$648,800 and assignment of the contract for construction administration to Top Dog - Oak Cliff, L.P.; and,

WHEREAS, on June 22, 2005, Resolution No. 05-1982 for the rejection of bids for Phase II, of the demolition, abatement and preservation of Lake Cliff Tower and the readvertisement for new bids; and,

WHEREAS, on September 28, 2005, Council approved three contracts to Mid-Continental Restoration Company, Inc. for Lake Cliff Tower by Resolution No. 05-2852, for Phase II Preservation in an amount not to exceed \$1,137,500 for Phase III Roofing and Flashing Renovation in an amount not to exceed \$248,825, and for Phase IV Concrete Coring and Cutting and Structural Modifications in an amount not to exceed \$798,500, and assignment of the contract for construction administration to Top Dog - Oak Cliff, L.P. and payment to Top Dog - Oak Cliff, L.P. for design, reimbursables and construction management; and,

WHEREAS, on January 25, 2006, Resolution No. 06-0305, authorized a contract for Phase V Site Demolition at Lake Cliff Tower to HZH, Inc. in an amount not to exceed \$73,260 and assignment of the contract for construction administration to Top Dog - Oak Cliff, L.P., and payment to Top Dog - Oak Cliff, L.P. for design, reimbursables and construction management; and,

April 9, 2008

WHEREAS, on February 22, 2006, Resolution No. 06-0612, authorized Change Order No. 1 for Phase II preservation of Lake Cliff Tower in an amount not to exceed \$105,000, and Change Order No. 1 for Phase IV Concrete Coring and Cutting and Structural Modifications of the Lake Cliff Tower in an amount not to exceed \$170,000, and assignment of the contracts to Top Dog - Oak Cliff, L.P.; and,

WHEREAS, on April 28, 2006, Administrative Change Order No. 06-1147 authorized **(1)** an increase in the contract for abatement and selective demolition to the Lake Cliff Tower with CST Environmental, Inc. in an amount not to exceed \$22,313.25; **(2)** a decrease in the payment to Top Dog - Oak Cliff, L.P. in the amount not to exceed \$20,000, decreasing the payment from \$395,175 to \$375,175 for design, reimbursables and construction management; **(3)** the City Controller to receive and deposit \$2,313.25; and **(4)** assignment of the contract to Top Dog - Oak Cliff, L.P.; and,

WHEREAS, on November 8, 2006, Resolution No. 06-3093 authorized an amendment to the development agreement with Top Dog - Oak Cliff, L.P. to **(1)** allow the development of a larger mixed-use option at 1335 N. Zang Boulevard, **(2)** outline revised standards and extend the completion deadline to December 31, 2009, **(3)** reduce the requirements for infrastructure improvements and **(4)** allow for a revised apportionment of TIF funding to \$3.6 million for the Lake Cliff Tower and \$500,000 for 1335 N. Zang Boulevard; and,

WHEREAS, on December 13, 2006, Resolution No. 06-3443 authorized an increase to the design, reimbursables and construction management by \$392,381, from \$375,175 to \$767,556; and,

WHEREAS, on June 27, 2007, Resolution No. 07-2033 authorized a contract for Street and Streetscape Improvements at Zang Boulevard and Colorado Boulevard to Allied Builders, Inc. in an amount not to exceed \$410,266 and assignment of the contract for construction administration to Top Dog - Oak Cliff, L.P.; and,

WHEREAS, it is now necessary to rescind the assignment of the construction management to Top Dog - Oak Cliff, L.P. for the contract for Street and Streetscape Improvements at Zang and Colorado Boulevards with Allied Builders, Inc.; and,

WHEREAS, it is now necessary to terminate for convenience the construction contract for Street and Streetscape Improvements at Zang and Colorado Boulevards with Allied Builders, Inc. and authorize readvertising the project.

Now, Therefore,

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

April 9, 2008

Section 1. That the assignment of the contract for Street and Streetscape Improvements at Zang and Colorado Boulevards at Lake Cliff Tower with Allied Builders, Inc. for construction management to Top Dog - Oak Cliff, Inc. is hereby rescinded.

Section 2. That the construction contract for Street and Streetscape Improvements at Zang and Colorado Boulevards at Lake Cliff Tower with Allied Builders, Inc. is hereby terminated for convenience.

Section 3. That the City Controller is hereby authorized to release encumbrances:

Oak Cliff Gateway TIF District Fund	
Fund 0034, Department ECO, Unit P182, Act. TOAK	
Obj. 4420, Program #PBTIF015, CT ECOP182G045-01	
Vendor #519708, in an amount not to exceed	(\$ 44,685)
Street System Facilities Improvement Fund	
Fund 0N22, Department PBW, Unit P377, Act. SSUD	
Obj. 4510, Program #PBTIF015, CT PBWTIF015H1	
Vendor #519708, in an amount not to exceed	<u>(\$365,581)</u>
Total in an amount to not exceed	(\$410,266)

Section 4. That the City Controller is hereby authorized to refund to the developer, Top Dog - Oak Cliff, L.P. funds advanced from the developer from Fund 0034 ECO, Balance Sheet Account 084P, in an amount not to exceed \$44,685.

Section 5. That the City Manager is hereby authorized to readvertise the construction project for Street and Streetscape Improvements at Zang and Colorado Boulevards at Lake Cliff Tower.

Section 6. 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.

Distribution: Public Works and Transportation, Jean Mitchell, OCMC, Room 101
Public Works and Transportation, Jay Macaulay, OCMC, Room 321
Economic Development, Tenna Kirk, 5CS
City Attorney's Office, Barbara Martinez, 7DN
Sherrian Parham, Controller's Office - 4BN

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 9, 2008
COUNCIL DISTRICT(S): 2, 7, 14
DEPARTMENT: Office of Economic Development
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 45 L M 46 J K

SUBJECT

Deep Ellum TIF District

- * Authorize **(1)** the City Manager to execute a development agreement with Margaux City Lights Partners in an amount not to exceed \$5,000,000 plus interest payable as a grant from future Deep Ellum TIF funds in consideration of Margaux City Lights Partners developing property purchased from the City that the City desires to have developed in accordance with the Deep Ellum TIF Project Plan and the design, engineering and construction of a parking structure and other improvements for the Latino Cultural Center located at the intersection of Live Oak Street and Texas Avenue in the Deep Ellum TIF District; and **(2)** the Deep Ellum TIF District Board of Directors to dedicate up to \$5,000,000, plus interest payable as a grant, from Deep Ellum TIF revenues in accordance with the development agreement - \$5,000,000 - Financing: To be funded solely from the Deep Ellum TIF District Funds
- * A resolution declaring the intent of the Deep Ellum TIF District to reimburse Margaux City Lights Partners for eligible expenditures pursuant to the development agreement with Margaux City Lights Partners in an amount not to exceed \$5,000,000, plus interest payable as a grant, for certain TIF-eligible project costs related to the design, engineering and construction of a parking structure and other improvements for the Latino Cultural Center located at the intersection of live Oak Street and Texas Avenue in the Deep Ellum TIF District - Financing: No cost consideration to the City

BACKGROUND

Margaux City Lights Partners plans to redevelop a site located at the north east corner of Good Latimer Expressway and Live Oak Street.

BACKGROUND (continued)

The City Lights project will be the first high density mixed-use development in the Deep Ellum TIF. In order to set a high standard for future mixed-use development in the Deep Ellum TIF District, pedestrian amenities, wide sidewalks, distinctive lighting, landscaping and other streetscape improvements, and the construction of a new street, buried overhead utilities and limited fencing. TIF reimbursements from future incremental revenues will be used to reimburse the developer for these highly visible improvements.

The private investment in this project will be a minimum of \$75 million based on land acquisition, site preparation, and construction hard and soft costs in the construction of a mixed-use development. The estimated appraised value of the first phase of the project, upon stabilization, is estimated to be \$120 million.

The mixed-use development will contain a minimum of 110,000 square feet of retail space, including retail, restaurant, and service uses such as a fitness facility and a minimum of 350 apartment units with at least 275,000 square feet of residential space. In addition, a 130 to 170 key hotel and an additional 200 residential units are planned which will be available for-sale.

Since no TIF funds are being used to subsidize the City Lights Project, the residential property constructed at the site will not be required to have restricted income set-aside units.

Owner will obtain a building permit and begin construction by December 31, 2008.

Owner will use reasonable efforts to obtain a final certificate of acceptance for the Latino Cultural Center public parking garage and other associated public improvements issued by the City Department of Public Works and Transportation by December 31, 2009.

The developer will execute and fund an Operating and Maintenance Agreement for all non-standard public improvements by the date of the Certificate of Occupancy for the City Lights Project but not for the parking facility.

In addition to complying with M/WBE Good Faith Effort goal of 25% for the TIF reimbursable improvements, Margaux City Lights Partners shall make a good faith effort to comply with the Deep Ellum TIF District M/WBE Fair Share policies for the private improvement construction with a participation goal in an amount of 10% of total private expenditures.

Owner will manage the construction of the parking facility and other related improvements and once inspected and accepted by the City (and all other conditions are met) will be eligible for reimbursement, if and when TIF funds are available.

BACKGROUND (continued)

The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, to promote transit oriented development, to implement appropriate urban design standards, and to improve the quality of development east of Downtown.

The Deep Ellum TIF District was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area immediately east of Downtown between Central Expressway and Fair Park. Strengths of the District include proximity to Downtown Dallas, three future DART light rail stations, the Arts District, Baylor Medical Center, and Fair Park. The District contains approximately 157 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels.

The Deep Ellum TIF District exhibits high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements.

DART is investing in the Deep Ellum TIF District with three light rail stations as part of the Southeast Corridor light rail line. The Deep Ellum light rail station will be located above Good Latimer Expressway, between Swiss Ave. and Gaston Avenue. The Baylor light rail station will be situated between Malcolm X Blvd. and Walton Street, near the Baylor Medical Center. The Fair Park light rail station is planned for Parry Avenue near 1st Avenue, adjacent to Fair Park. These stations are projected to carry over 3,000 riders per weekday because of their proximity to Baylor Medical Center, Downtown Dallas and Fair Park.

ESTIMATED SCHEDULE OF PROJECT

Begin construction	December 2008
Complete construction	December 2009

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, Deep Ellum TIF District by Ordinance No. 26043.

On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On February 22, 2008, the Deep Ellum TIF District Board of Directors reviewed the proposed Margaux City Lights project and recommended City Council authorization of a development agreement with Margaux City Lights Partners and Deep Ellum TIF District's participation in the project.

On April 9, 2008, the City Council authorized an ordinance (1) to increase the geographic area of the Deep Ellum TIF District to include the Latino Cultural Center and certain adjacent properties including property owned by the City that the City desires to have developed pursuant to the Project Plan and to increase the total estimated project costs of the Deep Ellum TIF District by \$9,484,962 (in 2005 dollars) of which \$5,000,000 for improvements to the Latino Cultural Center and the remaining increase allocated to other budget categories to accommodate additional private development; (2) specifies the necessity of the land sale for implementation of the TIF District Project Plan and all other related changes.

FISCAL INFORMATION

Deep Ellum TIF District Funds - \$5,000,000 plus interest payable as a grant

OWNER

Margaux City Lights Partners

Don Silverman, President

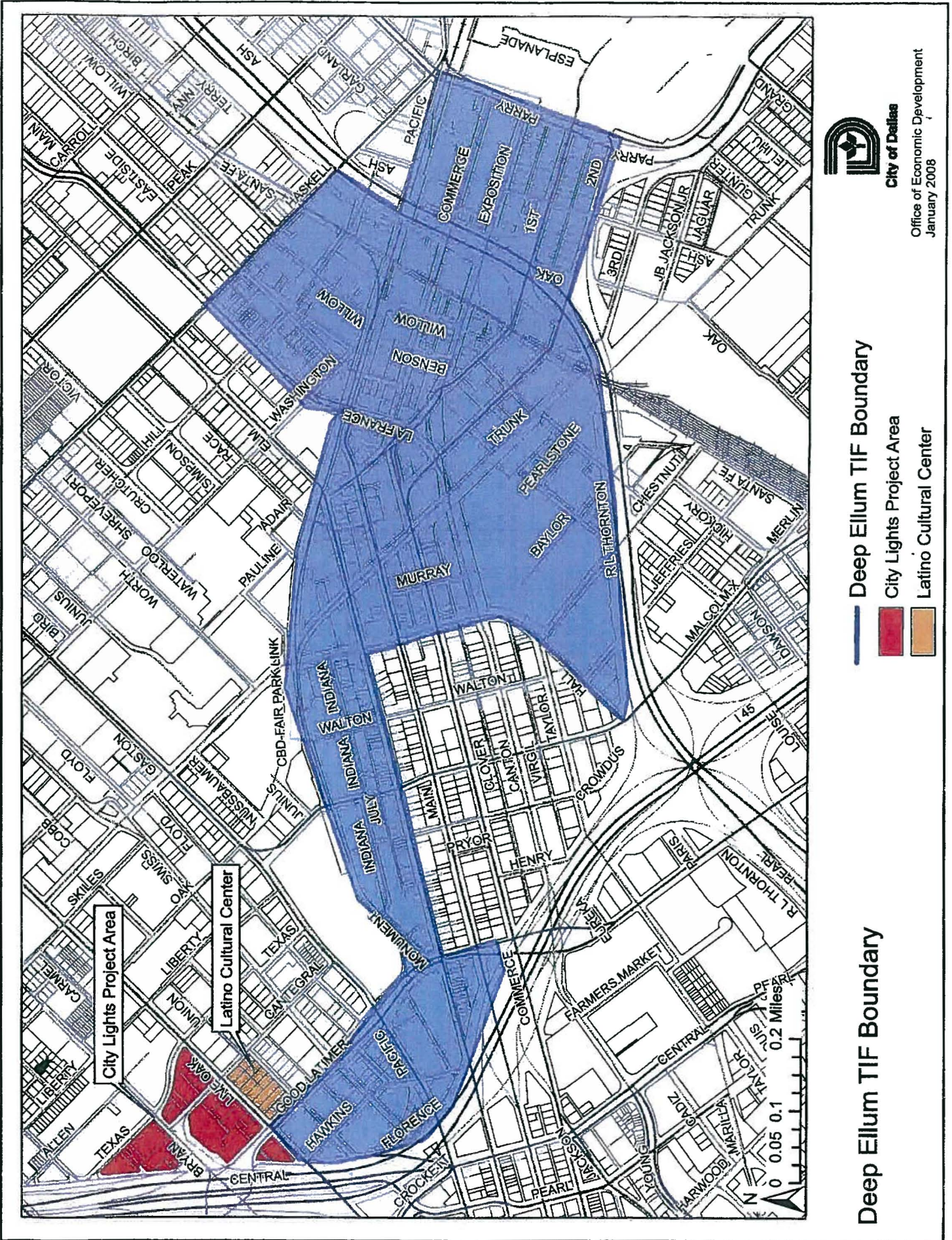
DEVELOPER

Margaux City Lights Partners

Don Silverman, President

MAP

Attached.



City of Dallas

Office of Economic Development
January 2008

Deep Ellum TIF Boundary

City Lights Project Area

Latino Cultural Center

Deep Ellum TIF Boundary

April 9, 2008

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 22, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), in accordance with the Tax Increment Financing Act, as amended V.T.C.A. Tax Code, Chapter 311, (the "Act") to promote development and redevelopment in the Deep Ellum area through the use of tax increment financing by Ordinance No. 26043; and

WHEREAS, on April 12, 2006, the City Council authorized the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 26304, as amended; and

WHEREAS, on February 22, 2008, the Deep Ellum TIF District Board of Directors (the Board) reviewed and adopted an amendment to the boundaries of the District to include the Latino Cultural Center and certain adjacent properties including property owned by the City that the City desires to have developed pursuant to the Project Plan and changes to the Project Plan and Reinvestment Zone Financing Plan to increase the total estimated project costs of the Deep Ellum TIF District by \$9,484,962 (in 2005 dollars) of which \$5,000,000 is for improvements to the Latino Cultural Center and the remaining increase is allocated to other budget categories to accommodate additional private development and providing for the sale of city-owned land at the intersection of Live Oak and Cantegral Streets (northeast corner, Block 289) to implement the TIF District Plan; and

WHEREAS, on February 22, 2008, the Board discussed the proposal by Margaux City Lights Partners to design and construct a parking garage and other improvements for the Latino Cultural Center and also the private construction of a high density mixed-use project on adjacent properties **Exhibit A**. The Board accepted the proposal and forwarded a recommendation to the City Council for a development agreement for the proposed City Lights project and the construction of the Latino Cultural Center parking garage and other improvements in an amount not to exceed \$5,000,000 plus interest payable as a grant; and

WHEREAS, on March 26, 2008, the City Council authorized a public hearing to be held on April 9, 2008 to receive comments on an amendment to the Deep Ellum TIF boundary and changes to the Project Plan and Reinvestment Zone Financing Plan and budget; and

April 9, 2008

WHEREAS, on April 9, 2008, the City Council held a public hearing to receive comments on an amendment to the Deep Ellum TIF boundary and changes to the Project plan and Financing Plan and at the close of the hearing approved an ordinance amending Ordinance Nos. 26034 and 26304 to (1) enlarge the geographic area of the TIF District to include the Latino Cultural Center and other adjacent properties including property owned by the City that the City desires to have developed pursuant to the Project Plan and (2) changes to the Project Plan and Reinvestment Zone Financing Plan to increase the total estimated project costs of the Deep Ellum TIF District by \$9,484,962 (in 2005 dollars) of which \$5,000,000 plus interest payable as a grant is for improvements to the Latino Cultural Center and the remaining increase is allocated to other budget categories to accommodate additional private development and (3) providing for the sale of city-owned land at the intersection of Live Oak and Cantegral Streets (northeast corner, Block 289) to implement the TIF District Plan; and

WHEREAS, the use of economic development incentives is a necessary tool in attracting development and new jobs to the Deep Ellum TIF District; and

WHEREAS, the Issuer (hereinafter sometimes referred to as "City") is contemplating reimbursement for the cost of construction of certain public improvements within the Deep Ellum TIF District; and

WHEREAS, the City has concluded that it does not currently desire to incur debt to finance the project costs it is about to pay; however, if doing so is in the best financial interests of the City, the City may in the future negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the District; and

WHEREAS, the City desires to reimburse Margaux City Lights Partners for the costs it is about to pay from the proceeds of obligation to be issued or Deep Ellum TIF District revenues collected, subsequent to the payment of such costs; and

WHEREAS, the City has no other funds that are, or are reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside for purposes of paying the costs the City expects to incur.

NOW, THEREFORE,

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

April 9, 2008

Section 1. That the City Manager upon approval as to form by the City Attorney is authorized to execute a development agreement with Margaux City Lights Partners to implement the Project Plan in an amount not to exceed \$5,000,000, plus interest payable as a grant, from future Deep Ellum TIF funds in consideration of Margaux City Lights Partners construction of a parking facility and other improvements for the Latino Cultural Center and for the new construction of a high density mixed-use development on adjacent properties in the Deep Ellum TIF District; and the Deep Ellum TIF District Board of Directors to dedicate up to \$5,000,000, plus interest payable as a grant, from Deep Ellum TIF revenues in accordance with the development agreement - \$5,000,000.

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That the City Controller is hereby authorized to encumber and disburse funds from future tax increments from the Deep Ellum TIF District Fund: Fund 0056, Department ECO, Unit P447, Object 4420, Activity DETI, Program No. DETIF0002, CT ECOP447F081, Vendor No. VC0000004828 in an amount not to exceed \$5,000,000 plus interest payable as a grant. The total amount shall not exceed \$5,000,000, plus interest payable as a grant, in accordance with the development agreement. Eligible TIF expenditures are shown in **Exhibit B**.

Section 4. That interest payable shall be set at a fixed rate equal to the market rate on April 9, 2008 for a TIF Bond with a 15-year payout level debt service and a "Baa" credit rating using the Delphis Hanover Curve, as determined by the City with the assistance of its official financial advisor.

Section 5. That Margaux City Lights Partners shall design, fund and construct a parking facility and other public improvements to support the Latino Cultural Center, in an amount not to exceed \$5,000,000, plus interest payable as a grant, for the costs of construction of TIF-eligible improvements in the Deep Ellum TIF District. Margaux City Lights Partners will be paid solely from the Deep Ellum TIF District Funds in accordance with the terms of the development agreement, but only to the extent such Deep Ellum TIF District Funds are available for such purpose.

Section 6. That nothing in this resolution shall be construed to require the City to approve payment from any source of City funds other than the Deep Ellum TIF District Fund. Any funds, under the development agreement, that have not been reimbursed upon termination of the Deep Ellum TIF District, due to lack of or unavailability of Deep Ellum TIF District funds shall no longer be considered project costs of the Deep Ellum TIF District, and the obligation of the Deep Ellum TIF District or the City to pay Margaux City Lights Partners shall automatically expire.

April 9, 2008

Section 7. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. The developer shall invest a minimum of \$75,000,000 in private improvements in the property for City Lights Project including all land acquisition, site preparation, construction hard and soft costs in the construction of a mixed-use development. The estimated appraised value of the first phase of the project upon stabilization is estimated to be \$120 million.
- B. The City Lights Project development shall contain a minimum of 110,000 square feet of retail space including retail, restaurant and service uses such as a fitness facility and 350 apartments with at least 275,000 square feet of residential space. Since no TIF funds are being used to subsidize the City Lights Project, the residential property constructed at the site will not be required to have restricted income set-aside units.
- C. Owner will obtain a building permit and begin construction by December 31, 2008.
- D. Owner will use reasonable efforts to obtain a final certificate of acceptance issued by the City Department of Public Works and Transportation for the public improvements by December 31, 2009.
- E. The developer will execute and fund an Operating and Maintenance Agreement for all non-standard public improvements by the date of the Certificate of Occupancy for the City Lights Project but not for the parking facility.
- F. In addition to complying with M/WBE Good Faith Effort goal of 25% for the TIF reimbursable improvements, Margaux City Lights Partners shall make a good faith effort to comply with the Deep Ellum TIF District M/WBE Fair Share policies for the private improvement construction with a participation goal in an amount of 10% of total private expenditures.
- G. Owner will manage the construction of the parking facility and other related improvements and once inspected and accepted by the City (and all other conditions are met) will be eligible for reimbursement, if and when TIF funds are available.
- H. The City Lights Project shall be submitted for design review by the Board of Directors of the Deep Ellum TIF District (Board). The intent of this review is to insure consistency with the Deep Ellum TIF District Project Plan. Margaux is encouraged, but not required, to conform to suggestions from the Board if feasible.

April 9, 2008

Section 7. (continued)

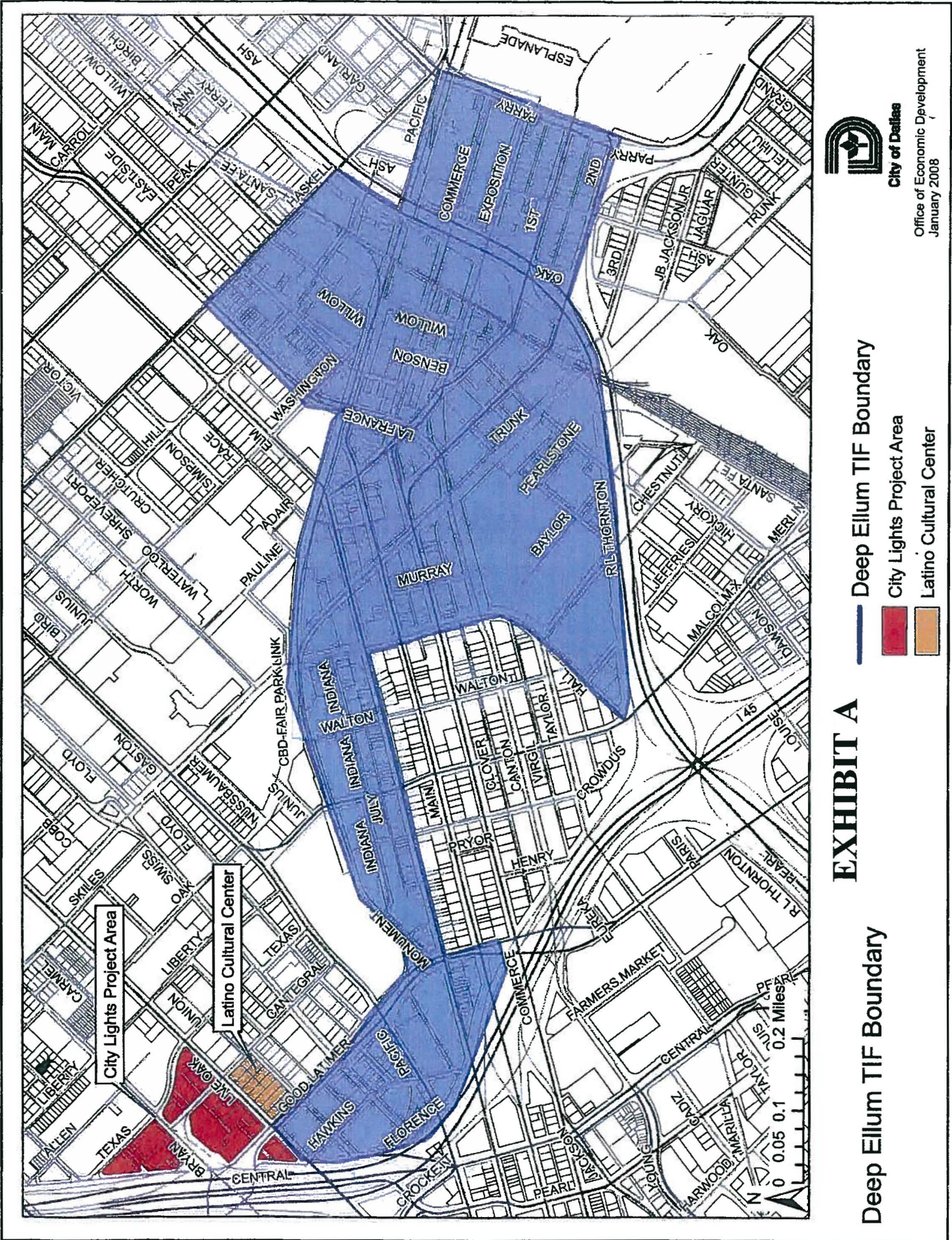
Margaux shall be required to submit a site plan for both the City Lights site and the Latino Cultural Center site. This site plan shall include the following elements:

1. A pedestrian lighting plan for the area using lighting acceptable to the City and spaced at approximately 75 feet.
2. A Sidewalk Plan for the area. Sidewalks with high anticipated levels of pedestrian traffic due to the City Lights Project, Latino Cultural Center and DART Light Rail Station shall be designed to accommodate pedestrian traffic. New sidewalks constructed as part of the parking improvements at the Latino Cultural Center shall have a minimum width of 10 feet from back of curb with landscaping and pedestrian lights placed in the 3 foot wide area closest to the back of curb for the length of the sidewalk. Any excess costs that the developer has to pay for the pedestrian improvements may be eligible for TIF reimbursement.

Section 8. That the City Manager, after approval and recommendation of the Deep Ellum TIF District Board of Directors, may authorize an extension up to 6 months.

Section 9. 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.

Distribution: Office of Economic Development – Tenna Kirk, 5CS
Office of Economic Development – Sajid Safdar, 2CN
Office of Economic Development – Stan Prichard, 2CN
City Attorney's Office - Barbara Martinez
City Attorney's Office – Sarah Hasib





**Kinney-Horn
and Associates, Inc.**
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DALLAS, TX 75241

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FAX: (972) 774-1301
WWW: WWW.KHAINC.COM
THIS FLOOR PLAN IS A PRELIMINARY
DRAWING AND IS NOT TO BE USED FOR
CONSTRUCTION OR FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN
CONSENT OF KINNEY-HORN AND ASSOCIATES,
INC.

MARGALUX
MANAGEMENT SYSTEMS
INC.
4500 MARSH CREEK DRIVE
DALLAS, TEXAS 75241
PHONE: (972) 233-2000
WWW: WWW.MARGALUX.COM

MARGALUX
MANAGEMENT SYSTEMS
INC.

**City Lights
Latin Cultural
Center
Parking Structure**
Dallas, Texas

PRELIMINARY DRAWINGS
DO NOT BE USED FOR CONSTRUCTION

REV.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN

SCHEMATIC DOCUMENTS

SITE

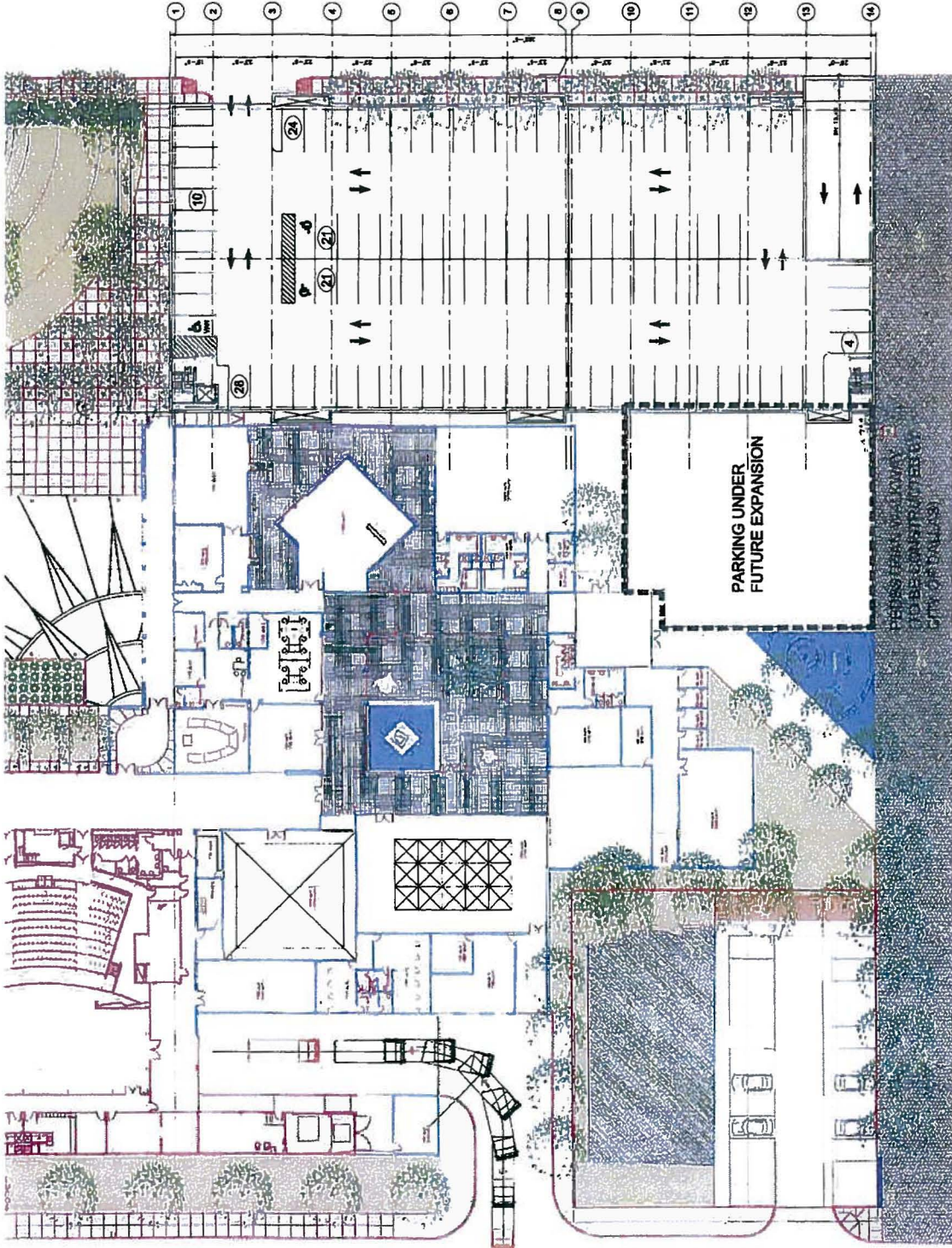


EXHIBIT B

1 SITE PLAN
SCALE: 1/8" = 1'-0"

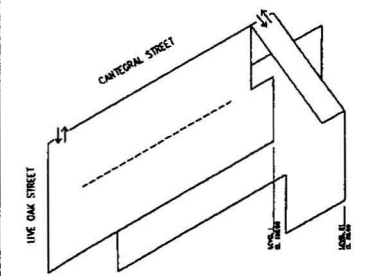
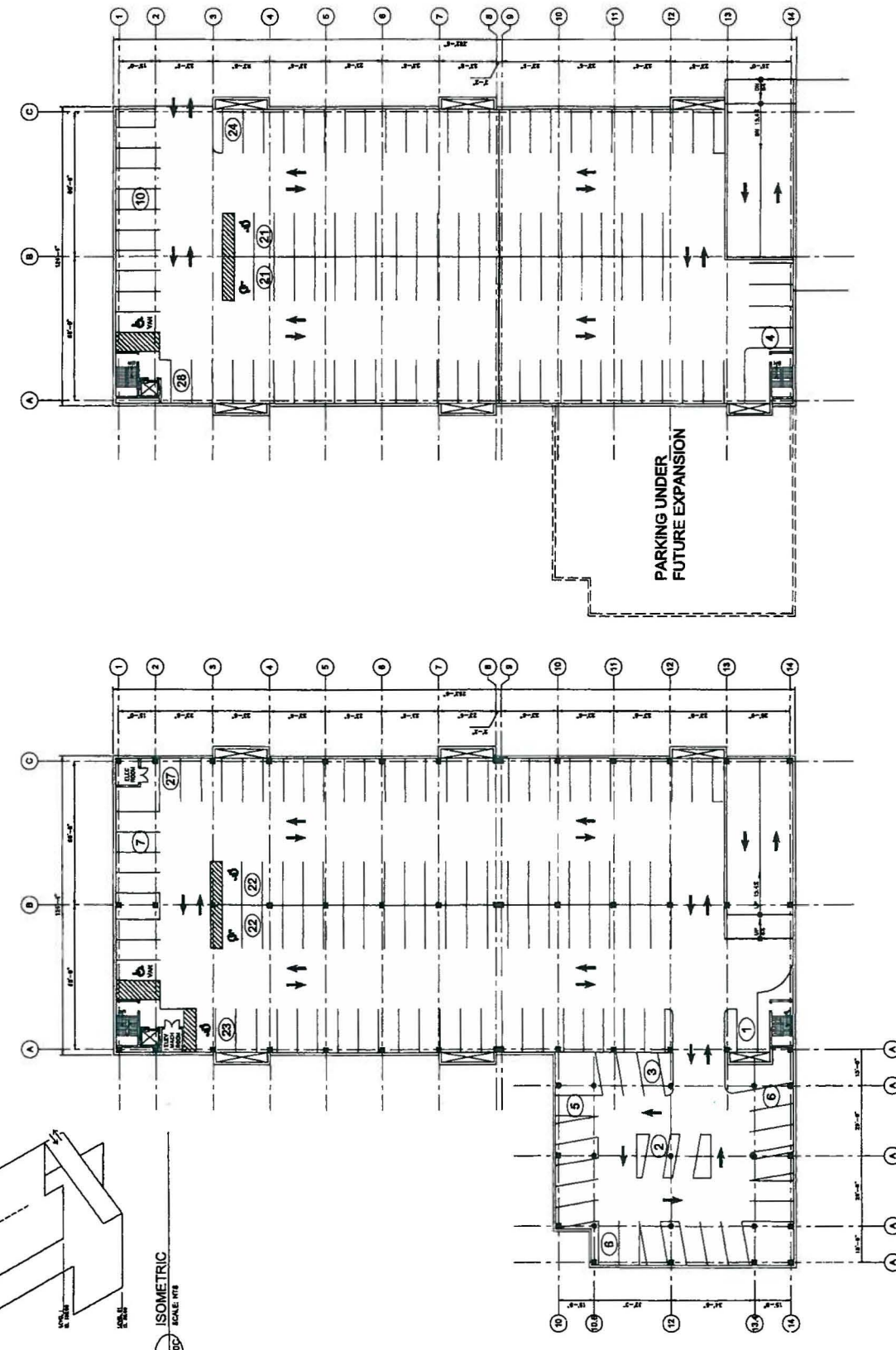


NO.	DATE	DESCRIPTION



PARKING SPACE TABULATION CHART

LEVEL	P-F WIDE SPACES			TOTAL
	STANDARD	COMPACT	VAN AREA	
B1	108	2	1	111
B2	108	2	1	111
TOTAL	216	4	2	222



ISOMETRIC
 SCALE: 1/8" = 1'-0"

1 STRIPING AND SIGNAGE PLAN - LEVEL B1
 SCALE: 1/8" = 1'-0"

2 STRIPING AND SIGNAGE PLAN - LEVEL 1
 SCALE: 1/8" = 1'-0"

April 9, 2008

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 22, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), in accordance with the Tax Increment Financing Act, as amended V.T.C.A. Tax Code, Chapter 311, (the "Act") to promote development and redevelopment in the Deep Ellum area through the use of tax increment financing by Ordinance No. 26043; and

WHEREAS, on April 12, 2006, the City Council authorized the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan, as amended by Ordinance No. 26304; and

WHEREAS, on February 22, 2008, the Board of Directors of the Deep Ellum TIF District (the Board) reviewed and adopted an amendment to the boundaries of the District to include the Latino Cultural Center and certain adjacent properties including property owned by the City that the City desires to have developed pursuant to the Project Plan and changes to the Project Plan and Reinvestment Zone Financing Plan to increase the total estimated project costs of the Deep Ellum TIF District by \$9,484,962 (in 2005 dollars) of which \$5,000,000 is for improvements to the Latino Cultural Center and the remaining increase is allocated to other budget categories to accommodate additional private development and providing for the sale of city-owned land at the intersection of Live Oak and Cantegral Streets (northeast corner, Block 289) to implement the TIF District Plan; and

WHEREAS, on February 22, 2008, the Deep Ellum TIF District Board of Directors discussed the proposal by Margaux City Lights Partners to design and construct a parking garage and other improvements for the Latino Cultural Center and also the private construction of a high density mixed-use project on adjacent properties. The Board accepted the proposal and forwarded a recommendation to the City Council for a development agreement for the proposed City Lights project and the construction of the Latino Cultural Center parking garage and other improvements in an amount not to exceed \$5,000,000 plus interest payable as a grant; and

WHEREAS, on March 26, 2008, the City Council authorized a public hearing to be held on April 9, 2008 to receive comments on an amendment to the Deep Ellum TIF boundary and changes to the Project Plan and Reinvestment Zone Financing Plan and budget, by Resolution No. 08-0873; and

April 9, 2008

WHEREAS, on April 9, 2008, the City Council held a public hearing to receive comments on an amendment to the Deep Ellum TIF boundary and changes to the Project plan and Financing Plan and at the close of the hearing approved an ordinance amending Ordinance Nos. 26034 and 26304 to (1) enlarge the geographic area of the TIF District to include the Latino Cultural Center and other adjacent properties including property owned by the City that the City desires to have developed pursuant to the Project Plan and (2) changes to the Project Plan and Reinvestment Zone Financing Plan to increase the total estimated project costs of the Deep Ellum TIF District by \$9,484,962 (in 2005 dollars) of which \$5,000,000 plus interest payable as a grant is for improvements to the Latino Cultural Center and the remaining increase is allocated to other budget categories to accommodate additional private development and (3) providing for the sale of city-owned land at the intersection of Live Oak and Cantegral Streets (northeast corner, Block 289) to implement the TIF District Plan; and

WHEREAS, the use of economic development incentives is a necessary tool in attracting a development and new jobs to the Deep Ellum TIF District; and

WHEREAS, the Issuer (hereinafter sometimes referred to as "City") is contemplating reimbursement for the cost of construction of certain public improvements within the Deep Ellum TIF District; and

WHEREAS, the City has concluded that it does not currently desire to incur debt to finance the project costs it is about to pay; however, if doing so is in the best financial interests of the City, the City may in the future negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the District; and

WHEREAS, the City desires to reimburse Margaux City lights Partners for the costs it is about to pay from the proceeds of obligation to be issued or Deep Ellum TIF District revenues collected, subsequent to the payment of such costs; and

WHEREAS, the City has no other funds that are, or are reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside for purposes of paying the costs the City expects to incur.

NOW, THEREFORE,

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

Section 1. That the findings, determinations and certifications contained in the recitals above are incorporated herein for all purposes.

April 9, 2008

Section 2. That the issuer expects to incur debt as one or more series of obligation for the purpose of paying the costs on the Projects. The following is a general functional description of the Project for which the expenditures to be reimbursed or paid and a statement of the maximum principal amount of debt expected to be issued for such reimbursement purposes.

Project Description

Design and Construction of TIF Eligible improvements to be located within Reinvestment Zone Number Twelve, (Deep Ellum TIF District") as shown on **Exhibit B**, attached hereto

Debt To Be Issued

not to exceed \$5,000,000 plus interest as provided by the Project Plan and Reinvestment Zone Financing Plan and the Development Agreement

Section 3. That the total Deep Ellum TIF District participation in the cost of design, engineering and construction of the TIF eligible improvements for the Latino Cultural Center and City Lights project shall not exceed a principle amount of \$5,000,000 plus interest payable as a grant, all in accordance with the terms of said development agreement.

Section 4. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the Deep Ellum TIF District Fund and/or issued Tax Increment Bonds. Any funds, under the development agreement, that remain unpaid upon termination of the Deep Ellum TIF District, due to lack or unavailability of Deep Ellum TIF District Funds shall no longer be considered project costs of the Deep Ellum TIF District or the City and any obligation to pay Margaux City Lights Partners shall automatically expire.

Section 5. 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.

Distribution: Office of Economic Development - Tenna Kirk - 5CS
Office of Economic Development – Sajid Safdar - 2CN
Office of Economic Development – Stan Prichard - 2CN
City Attorney's Office - Barbara Martinez
City Attorney's Office – Sarah Hasib

Kinney-Horn and Associates, Inc.
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 ARCHITECTURE
 1000 LEXINGTON AVENUE
 SUITE 2000
 NEW YORK, NY 10022
 PHONE: (212) 486-3600

City Lights Latino Cultural Center
 Parking Structure
 Dallas, Texas

PRELIMINARY DRAWINGS
 DO NOT BE USED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

SITE PLAN

SCHEMATIC DOCUMENTS
SITE

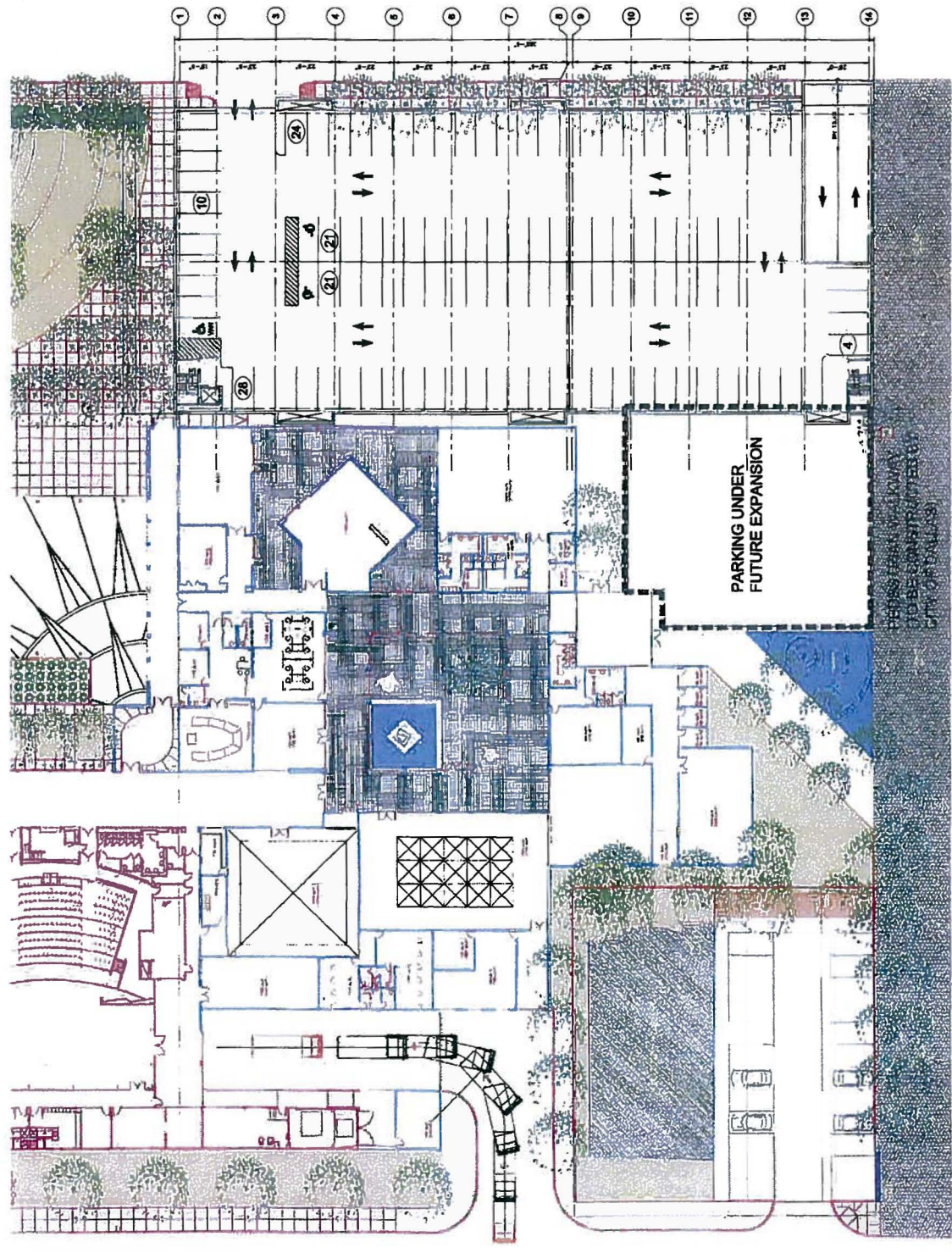
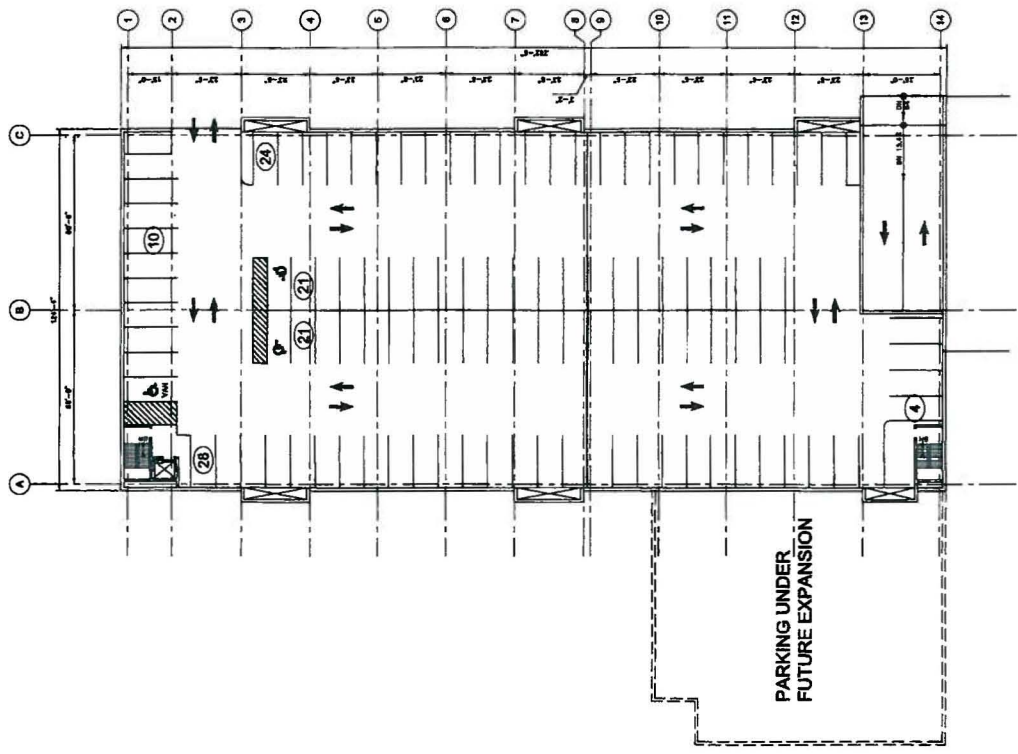


EXHIBIT B

1 SITE PLAN
 SCALE: 1/8" = 1'-0"

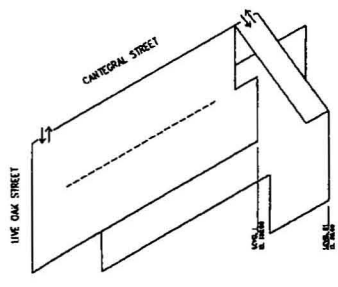
NO.	DATE	DESCRIPTION
1		CONSTRUCTION

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
PROJECT NO.:	DATE:
PROJECT NAME:	DATE:
DRAWING NO.:	DATE:

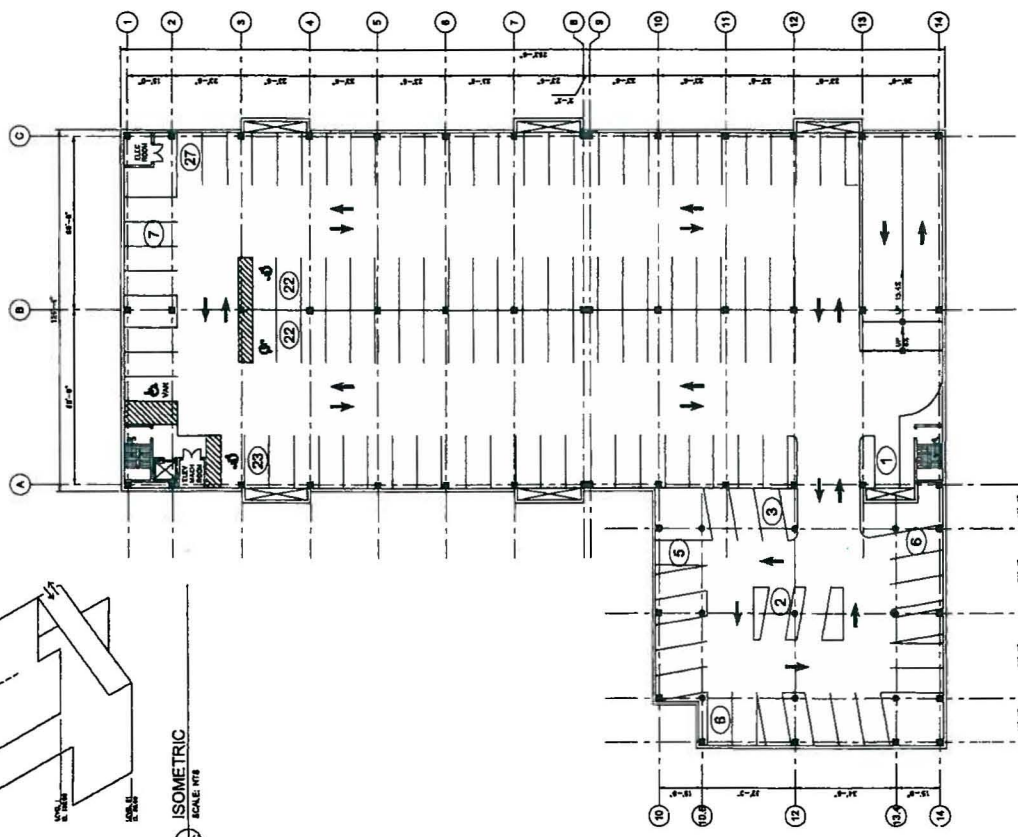


PARKING SPACE TABULATION CHART

LEVEL	P-F WIDE SPACES			TOTAL
	STANDARD	COMPACT	VAN AREA	
B1	108	2	1	111
TOTAL	255	5	2	262



3 ISOMETRIC
SCALE: 1/8" = 1'-0"



1 STRIPING AND SIGNAGE PLAN - LEVEL B1
SCALE: 1/8" = 1'-0"

2 STRIPING AND SIGNAGE PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 9, 2008
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 47N, 56C D G H

SUBJECT

Authorize **(1)** adoption of the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 to reprogram \$928,473 of HOME Investment Partnership Program Funds from the Mortgage Assistance Program to the Frazier Berean Senior Project and \$925,000 of Community Development Grant Funds from the Southern Sector Housing and Economic Development Financing for Neighborhood Investment Program public infrastructure improvements ~~and soft costs associated with property acquisitions within the Bexar Street corridor~~; and **(2)** a public hearing to be held on May 14, 2008 to receive comments on the proposed use of funds – Financing: No cost consideration to the City

BACKGROUND

This item authorizes the adoption of the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 and calls for a public hearing for May 14, 2008 to allow citizens an opportunity to comment on the proposed use of funds. Notice will be published in the official newspaper beginning a 30-day comment period. Following the 30-day citizen comment period and public hearing, final adoption by the City Council will be necessary on May 14, 2008.

On March 3, 2008, the Housing Committee was briefed on the support and final application of the Frazier Berean Senior apartment project for the 9% tax credit application for the 2008 funding year and with regard to this request for reprogramming for up to \$928,473. The City Council considered this request as part of the Low Income House Tax Credit 9% application approval of the March 26, 2008 Council agenda.

The request for a \$928,473 HOME funding commitment requires reprogramming of Mortgage Assistance Program (MAP) funds to a new use for this project.

BACKGROUND (continued)

This request is to reprogram funds as identified below:

Source of Funds:

FY 07-08	HOME	Mortgage Assistance Program	\$928,473
FY 06-07	CDBG	Southern Sector Housing and Economic Development Financing	\$925,000

Use of Funds:

FY 07-08	HOME	Frazier Berean Senior Project	\$928,473
FY 07-08	CDBG	NIP Infrastructure/ Soft Costs	\$925,000

The MAP provides principal reduction, down payment and closing cost assistance to eligible first-time homebuyers to purchase a home in the City of Dallas. On October 10, 2007, the City Council authorized \$4,497,803 in HOME Investment Partnership Program Funds for MAP. The Enterprise Community Partners, Inc. is the subrecipient running this program for the City of Dallas.

The Frazier Berean Senior Project will be located at 3326 Mingo Street, in City Council District 7. The project calls for the new construction of 127 one-bedroom and 23 two-bedroom units for seniors utilizing state tax credits. Rents will be set at tax credit rents based on income levels. The applicant for the state tax credits is Carpenter’s Point L.P. The City Council Housing Committee endorsed this project and was briefed on this reprogramming March 3, 2008.

The Southern Sector Housing and Economic Development Financing provide funds for eligible Southern Sector Housing projects. The Neighborhood Investment Program (NIP) allows for funding of public infrastructure improvements in NIP target areas ~~and soft costs associated with property acquisitions within the Bexar Street corridor.~~ These funds will be used for infrastructure improvements in NIP target areas census tract 27.01, ~~and for and soft costs associated with property acquisitions within the Bexar Street Corridor in census tracts 39.02 and 115.00 pt. in City Council District 7.~~

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2005, the City Council redesignated NIP target areas to include census tracts 25.00/27.01/27.02, 39.03/115.00 pt. and 101.01/101.02 by Resolution No. 05-2795.

On June 27, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Budget by Resolution No. 07-1978.

On December 12, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #1 by Resolution No.07-3768.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On January 22, 2008, the Housing Committee was briefed on NIP target area 25.00 / 27.02 / 27.01.

On February 4, 2008, the Housing Committee was briefed on NIP target area 39.02 / 115.00 pt.

On February 13, 2008, the City Council authorized the pre-application waiver for the Frazier Berean Senior Project by Resolution No. 08-0454.

On February 27, 2008, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #2 by Resolution No. 08-0704.

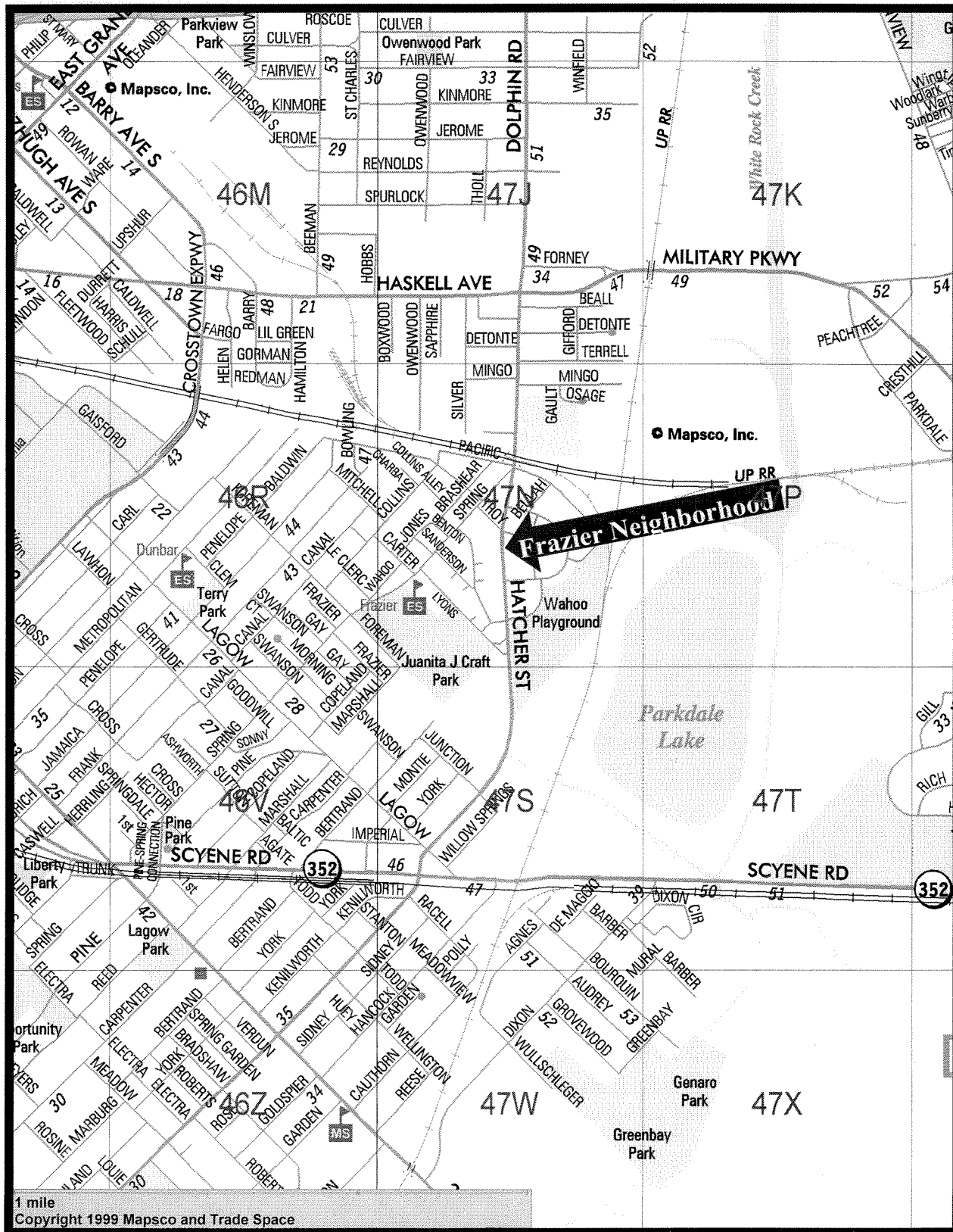
On March 3, 2008, the City Council Housing Committee was briefed on the Frazier Berean Senior Project.

FISCAL INFORMATION

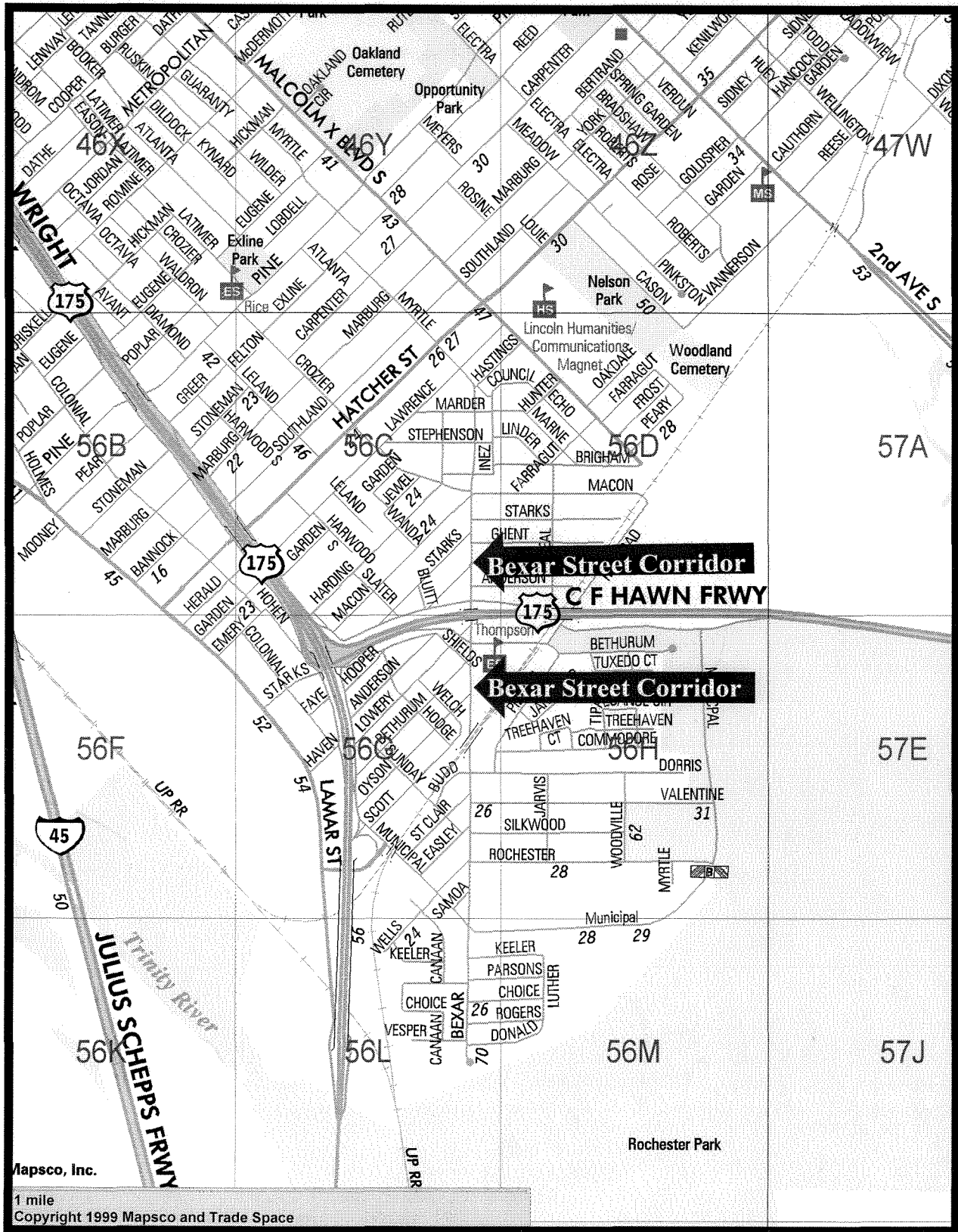
No cost consideration to the City.

MAP

Attached.



MAPSCO 47N



MAPSCO 56C D G H

April 9, 2008

WHEREAS, on September 28, 2005, the City Council redesignated NIP target areas to include census tracts 25.00/27.01/27.02, 39.03/115.00 pt. and 101.01/101.02 by Resolution No. 05-2795.; and

WHEREAS, on June 27, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Budget by Resolution No. 07-1978; and

WHEREAS, on December 12, 2007, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #1 by Resolution No. 07-3768; and

WHEREAS, on January 22, 2008, the Housing Committee was briefed on NIP target area 25.00 / 27.01 / 27.02; and

WHEREAS, on February 4, 2008, the Housing Committee was briefed on NIP target area 39.02 / 115.00 pt.; and

WHEREAS, on February 13, 2008, the City Council authorized the pre-application waiver for the Frazier Berean Senior Project by Resolution No. 08-0454; and

WHEREAS, on February 27, 2008, the City Council adopted the final FY 2007-08 Consolidated Plan Reprogramming Budget #2 by Resolution No. 08-0704; and

WHEREAS, on March 3, 2008, the City Council Housing Committee was briefed on the Frazier Berean Senior Project; and

WHEREAS, to initiate the Frazier Berean Senior Project, the reprogramming of funds is needed; and

WHEREAS, to continue public improvements to the NIP areas as part of the Public Infrastructure Program, the reprogramming of funds is needed; and

WHEREAS, the City's Citizen Participation Plan and HUD regulations require a public comment period of not less than 30 days and a public hearing to receive comments;

NOW, THEREFORE,

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

SECTION 1. That the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #3 be approved as follows:

Source of Funds:

FY 07-08	HOME	Mortgage Assistance Program	\$928,473
FY 06-07	CDBG	Southern Sector Housing and Economic Development Financing	\$925,000

April 9, 2008

SECTION 1. (continued)

Use of Funds:

FY 07-08	HOME	Frazier Berean Senior Project	\$928,473
FY 07-08	CDBG	NIP Public Infrastructure/ Soft Costs	\$925,000

SECTION 2. That a public hearing be held on May 14, 2008 to receive comments on the proposed use of funds.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FS

REVISED AGENDA ITEM # 28

KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: April 9, 2008

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works & Transportation
Office of Environmental Quality
Department of Development Services

CMO: Ramon F. Miguez, P.E., 670-3308
Jill A. Jordan, P.E., 670-5299
A. C. Gonzalez, 671-8925

MAPSCO: N/A

SUBJECT

(1) A resolution for the implementation of a citywide green building program; and **(2)** A an ordinance amending Chapter 52, Administrative Procedures for the Construction Code; Chapter 53, Dallas Building Code; and Chapter 57, Dallas One and Two-Family Dwelling Code, of the Dallas City Code; establishing a green building program; regulating construction work in the City; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Commercial and residential buildings in the U.S. are the single largest contributor to global warming in the country; 48% of all energy consumption and greenhouse gas emissions (GHG) in the U.S. annually are from buildings and 76% of all power plant generated electricity is used to operate buildings annually. It is projected that 1,300 to 1,900 new power plants will be needed over the next 20 years to provide power to these buildings, amounting to approximately one per week.

A strategy to reduce or eliminate the negative impact of buildings on the environment is "green" building. Green building refers to design and construction practices that address resource conservation, energy efficiency and increased building performance. Green building practices can significantly lower energy and water consumption in buildings, which result in reduced operating and maintenance costs; reduced demands on local infrastructure; increased worker productivity and occupant comfort; improved indoor environmental air quality and reduced natural resources consumption.

BACKGROUND (Continued)

As a regional leader, the City of Dallas is at the forefront of addressing environmental issues. In January of 2003, the City adopted a green building program based on the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, which incorporated green (sustainable) building practices into its municipal building projects beginning with the 2003 bond program.

Currently, the City has 2 gold and 2 silver city facilities that are certified by the U.S. Green Building Council, and has 22 registered facilities that will become certified after completion. The City's next step is to encourage or require the private sector to incorporate sustainable principles and strategies.

The City Manager solicited input from a wide variety of building industry representatives and building owners through a green building task force. The green building task force developed recommendations for a citywide green building program and standards for all new private development in Dallas, both residential and commercial. The recommendations from the task force were reported back to the Dallas City Council on March 5, 2008, for consideration and implementation of a green building program for all residential and non-residential projects in the City of Dallas.

The purpose of the green building program is to reduce the use of natural resources, create healthier and more sustainable living environments, and minimize the negative impacts of development in Dallas and the North Texas region. The program addresses all new residential and commercial construction within the city.

BACKGROUND (Continued)

Highlights of the proposed ordinance are as follows:

The green building program will be administered by the department of building inspection. It will consist of two phases. Phase 1 becomes effective October 1, 2009, ~~and. It~~ includes requirements for energy efficiency, and water conservation, ~~cool roofs, and outdoor light restrictions~~ for new residential projects. Specific requirements for the residential projects include: Use of 15 percent less energy than the minimum provisions of Chapter 5 of the Dallas Energy Conservation Code; and use of two out of three high-efficiency water fixture strategies for water use reduction. ~~f~~For new proposed commercial projects affecting less than 50,000 square feet of floor area, ~~in a single 12-month period.~~ the specific requirements for these projects include: energy efficiency, water conservation, cool roof requirements for low-slope roofs and an outdoor lighting restriction. ~~Specific requirements for commercial projects affecting less than 50,000 square feet of floor area include:~~ Use of 15 percent less energy than the minimum provisions of Chapter 5 of the Dallas Energy Conservation Code; use of 20 percent less water than the water use baseline calculated for the building's water fixtures, excluding irrigation, as required by the Dallas Plumbing Code; all roof surfaces with a slope of 2:12 inches or less (as defined in ASTM E 1918-97) must meet the specifications of the United States Environmental Protection Agency's (EPA) ENERGY STAR qualified low-slope roof requirements; and meet outdoor lighting restrictions, except for safety and security reasons as applicable.

Proposed projects affecting 50,000 or more square feet of floor area, ~~or more than 50 dwelling units, in a single 12-month period~~ will have to meet the following requirements, although formal certification by the USGBC or an equivalent entity is not required and equivalent green building standards may be used. For proposed projects utilizing the LEED NC (new construction) v2.2 rating system, a minimum of 22 points are required; for proposed projects utilizing the LEED CS (core and shell) v2 rating system, a minimum of 20 points are required; for proposed projects utilizing the LEED for retail v2 rating system, a minimum of 22 points are required; for proposed projects utilizing the LEED for healthcare rating system, a minimum of 25 points are required; for proposed projects utilizing the LEED for schools v2007 rating system, a minimum of 25 points are required; for proposed projects utilizing the LEED for homes rating system, a minimum of 38 points are required. In addition to the above, these projects will be required to include the following points: ~~1 point under the sustainable sites credit titled "heat Island Roof;" 1 point under the sustainable sites credit titled "Light Pollution Reduction,"~~ 1 point under the water efficiency credit titled "Water Use Reduction (20% Reduction)," and a minimum of 2 points (14 percent better than ASHRAE 90.1-2004) under the energy and atmosphere credit titled "Optimize Energy Performance." Multifamily developments have the option of using either LEED NC v2.2, LEED for homes ~~or Green Built North Texas.~~

BACKGROUND (Continued)

Phase 2 becomes effective October 1, 2011. Phase 2 applies to all new proposed projects, residential and commercial. ~~Proposed projects must be LEED certifiable, Green Built North Texas certifiable or certifiable under an equivalent green building standard.~~ All new proposed residential projects must be LEED certifiable under either the LEED for homes standard, or meet the Green Built North Texas standard, or an equivalent minimum green building standard certification level as determined by the building official, although formal certification by the USGBC or an equivalent entity is not required. For LEED projects, the point total must include: ~~1 point under the sustainable sites credit titled "Heat Island Effects;~~ 1 point under the water efficiency credit titled "Indoor Water Use;" and a minimum of 4 points (Performance of ENERGY STAR for Homes with a HERS rating of 82.53 or less) under the energy and atmosphere credit titled "Optimize Energy Performance." Green Built North Texas projects must meet equivalent point energy efficiency requirements and meet two out of three high-efficiency water fixture strategies for water use reduction.

Each proposed commercial project in Phase 2 must be certifiable ~~may apply for compliance under any of the appropriate~~ following LEED rating system products: LEED NC (new construction) v2.2, LEED for schools v2007, LEED for retail v2, LEED for healthcare, LEED CS (core and shell) v2, or LEED for homes. The point total must include: ~~1 point under the sustainable sites credit titled "Heat Island Roof;" 1 point under the sustainable sites credit titled "Light Pollution Reduction;"~~ 1 point under the water efficiency credit titled "Water Use Reduction (20% Reduction);" a minimum of 3 points (17.5 percent better than ASHRAE 90.1-2004) under the energy and atmosphere credit titled "Optimize Energy Performance."

The proposed ordinance incorporates the recommendations of the task force into the Dallas Development Code. The program will consist of two phases. The long term vision for the program is for Dallas to be carbon neutral by 2030 and for it to be the greenest city in the U.S.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the City Council on October 17, 2007.

Authorized the City Manager to solicit input from a wide variety of building industry representatives and building owners to develop a green building policy, program and standards for private development in Dallas on October 24, 2007, by Resolution No. 07-3199.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Briefed to Council Task Force green building program recommendations on March 5, 2008.

Deferred by Councilmember Sheffie Kadane on March 26, 2008.

FISCAL INFORMATION

No cost consideration to the City.

April 9, 2008

WHEREAS, commercial and residential buildings consume 40 percent of our nation's energy and are responsible for 40 percent of the greenhouse gas emissions in the United States; and,

WHEREAS, commercial and residential buildings contribute 136 million tons of construction and demolition waste annually; and,

WHEREAS, on a global scale, commercial and residential buildings use three billion tons of the planet's raw materials; and,

WHEREAS, the 300 billion square feet of buildings in the U.S. are the single largest contributor to global warming in the country; are responsible for 48% of all energy consumption and greenhouse gas emissions (GHG) in the U.S. annually is from buildings and 76% of all power plant generated electricity is used to operate buildings globally; and,

WHEREAS, the U.S. alone is projected to need 1,300 to 1,900 new power plants over the next 20 years, amounting to approximately one per week; and,

WHEREAS, the housing stock in the United States consumes roughly 20% of the country's primary energy and raw materials; and,

WHEREAS, Green Building practices can significantly lower energy and water consumption in buildings and reduce the above-mentioned negative impacts of buildings on the environment and the occupants of the buildings; and,

WHEREAS, the City of Dallas adopted a Resolution on January 22, 2003, whereby all projects over 10,000 s.f. starting with the 2003 Bond Program will be LEED Silver Certified and as of today, over 120 projects throughout DFW are seeking LEED certification and 22 of those buildings are City of Dallas projects; and,

WHEREAS, the City of Dallas desires to be at the forefront of addressing environmental issues and therefore, has implemented a City of Dallas Green Building Program to incorporate sustainable ("green") building design and construction practices into its new municipal building projects as well as those facility projects that the City may ultimately own or provide funding for the operating and maintenance costs; and,

WHEREAS, the City of Dallas established a green building task force in the spring of 2007 with members from the residential and commercial sectors to develop recommendations with the goals of advancing public policies and programs that encourage or require private sector green building practices, and to help meet the state implementation plan (SIP) for the DFW region; and,

April 9, 2008

WHEREAS, the City Council adopted Resolution No. 07-3199 on October 24, 2007 committing to a policy calling for all new buildings constructed in our City to meet "green" standards; and,

WHEREAS, the City Manager solicited input from a wide variety of building industry representatives and building owners through a green building task force (GBTf) in developing such a green building policy, program and standards for private development in Dallas; and,

WHEREAS, the GBTf developed recommendations for a citywide green building program and standards for all new private development in Dallas, both residential and commercial and these recommendations were reported back to the Dallas City Council on March 5, 2008 for consideration and implementation of a green building program for all new construction in the City of Dallas; and,

WHEREAS, the proposed ordinance will incorporate the green building program recommendations of the task force into the Dallas Development Code; and,

WHEREAS The program will consist of two phases; the first phase focusing on energy efficiency, water conservation and reduction of the heat island effect through cool roofs, and phase two will expand phase 1 to implement a comprehensive green building standard for all new construction; and,

WHEREAS, the long term vision for the program is for Dallas to be carbon neutral by 2030 and for it to be the greenest city in the U.S.

Now, Therefore,

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

Section 1. The City Council hereby adopts an ordinance establishing a green building program; regulating new construction work in the city for all residential and commercial projects, comprised of Phase 1 and Phase 2; amending Chapter 52, "Administrative Procedures for the Construction Codes," Chapter 53, "Dallas Building Code," and Chapter 57, "Dallas One and Two-Family Dwelling Code," of the Dallas City Code, as amended.

Section 2. The City Manager is hereby authorized to continue the work of the GBTf and to come back to Council with recommendations for the components of a citywide green building program for all existing buildings in Dallas, residential and commercial; and to provide further recommendations on incentives by October 1, 2008 for implementation during phase 1.

April 9, 2008

Section 3. The City Manager is to report back to Council in FY 2010/11 but not later than 6 months prior to start of phase 2 on October 1, 2011, on the progress of the green building program by providing a formal review of the program by the GBTF, including a review of the building permit process and the adequacy of building inspection staff training and resources to accommodate reviews of building permit applications upon implementation of phase 2, in order to avoid potential delays in permit process; and an assessment of the viability of implementing phase 2 as adopted.

Section 4. The City Manager is to report back on the recommendations of the GBTF for amendments to phase 2 prior to implementation for council consideration.

Section 5. 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.

Distribution: Public Works and Transportation, Jean Mitchell, OCMC, Room 101
 Public Works and Transportation, Zaida Basora, OCMC, Room 101
 City Attorney
 Office of Financial Services

ORDINANCE NO. _____

An ordinance amending Chapter 52, “Administrative Procedures for the Construction Codes,” Chapter 53, “Dallas Building Code,” and Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code, as amended; establishing a green building program; regulating construction work in the city; providing a penalty not to exceed \$2,000; 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 Subsection 102.3, “Definitions,” of Section 102, “Purpose of the Codes,” of Subchapter 1, “Title and Scope,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“**102.3 Definitions.** For the purpose of the codes:

BUILDING PERMIT means a permit issued to perform work described in Section 301, excluding permits to erect signs, barricade public property or public ways, or move or demolish structures.

BUILDING SERVICE EQUIPMENT means the plumbing, mechanical, electrical, and elevator equipment, including, but not limited to, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting, and transportation facilities essential for the occupation of the structure for its designated use and occupancy.

GREEN BUILDING means structures and their surrounding landscapes designed, constructed, and maintained to decrease energy and water usage and costs, to improve the efficiency and longevity of building systems, and to decrease the burdens imposed on the environment and public health.

GREEN BUILT NORTH TEXAS means an initiative of the Homebuilders Association of Greater Dallas that provides climate-specific guidelines and verification systems for residential and multifamily green buildings.

GREEN BUILT NORTH TEXAS-CERTIFIABLE means a proposed project that is not required to be registered with the Home Builders Association of Greater Dallas but is planned, designed, and constructed to meet or exceed a certified rating using version 2.0 of the Green Built North Texas rating system.

LEED means the Leadership in Energy and Environmental Design green building rating systems which are nationally accepted standards for green buildings developed by the USGBC.

LEED-CERTIFIABLE means a proposed project that is not required to be registered with the USGBC but is planned, designed, and constructed to meet or exceed a certified rating using LEED NC (new construction) version 2.2, LEED CS (core and shell) version 2.0, LEED CI (commercial interiors) version 2.0, LEED for schools version 2007, LEED for healthcare, LEED for retail version 2, or LEED for homes.

PROPOSED PROJECT means, for purposes of the green building program, the erection of any new structure for which a person, firm, or corporation is required to obtain a building permit.

USGBC means the U.S. Green Building Council, a nonprofit organization comprised of leaders from the building industry formed to encourage sustainability by promoting buildings that are environmentally responsible, profitable, and healthy places to live and work.”

SECTION 2. That Paragraph 301.4.7, “Plans and Specifications,” of Subsection 301.4, “Application for Permits,” of Section 301, “Permits,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Provisions for the Construction Codes,” of the Dallas City Code is amended by adding a new Subparagraph 301.4.7.7, “Green Building Standard Documentation,” to read as follows:

“301.4.7.7 Green building standard documentation. For construction activity subject to Subchapter 10, an applicant must submit documentation that:

1. demonstrates the construction activity will comply with the requirements of Subchapter 10, and
2. include any other documentation the building official deems necessary.

301.4.7.7.1 Acceptable standards. The building official may accept documentation from LEED NC (new construction) version 2.2, LEED CS (core and shell) version 2.0, LEED CI (commercial interiors) version 2.0, LEED for schools version 2007, LEED for healthcare, LEED for retail version 2, LEED for homes, Green Built North Texas version 2.0, or another approved equivalent.”

SECTION 3. That Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding a new Subchapter 10, “Green Building Program,” to read as follows:

**“SUBCHAPTER 10
GREEN BUILDING PROGRAM**

**SECTION 1001
PURPOSE; ADMINISTRATION; PHASES**

1001.1 Purpose. The purpose of the green building program is to reduce the use of natural resources, create healthier and more sustainable living environments, and minimize the negative environmental impacts of development in Dallas and the North Texas region. The program addresses all new residential and commercial buildings within the city.

1001.2 Administration. The green building program is administered by the department of building inspection.

1001.3 Phases. The green building program consists of two phases.

1001.3.1 Phase 1. Phase 1 becomes effective October 1, 2009, and includes requirements for energy efficiency, water conservation, and cool roofs for proposed projects affecting less than 50,000 square feet of floor area in a single 12 month period. Proposed projects affecting 50,000 or more square feet of floor area in a single 12 month period must meet the requirements of Section 4303.4 of the *Dallas Building Code*.

1001.3.2 Phase 2. Phase 2 becomes effective October 1, 2011. Phase 2 applies to all proposed projects. Proposed projects must be LEED-certifiable, Green Built North Texas-certifiable, or certifiable under an equivalent green building standard.

**SECTION 1002
PROGRAM REQUIREMENTS**

1002.1 One- and two-family dwellings. Proposed projects must comply with the requirements in Section 326 of the *Dallas One- and Two-Family Dwelling Code*.

1002.2 All other new construction. Proposed projects must comply with the requirements of Chapter 43 of the *Dallas Building Code*.

**SECTION 1003
EXPEDITED PLAN REVIEW**

1003.1 Expedited plan review of green building projects. An expedited plan review is available for proposed projects that meet the requirements of Sections 1003.1.1 and 1003.1.2. An applicant is not required to register a proposed project with the LEED or Green Built North Texas programs to receive an expedited plan review.

1003.1.1 Phase 1. In order to receive an expedited plan review, an applicant must provide a checklist from LEED, Green Built North Texas, or another approved green building standard demonstrating the proposed project is eligible to obtain certification under the selected standard.

1003.1.2 Phase 2. In order to receive an expedited plan review, an applicant must provide a checklist demonstrating the project is eligible to obtain a LEED silver or higher certification, or an equivalent certification under another approved green building standard.

**SECTION 1004
REGULATIONS**

1004.1 Regulations. The building official may establish regulations to administer the green building program.

**SECTION 1005
PUBLIC OUTREACH**

1005.1 Public spokesperson. The office of environmental quality serves as the city’s spokesperson regarding private sector green building issues.

1005.2 Outreach program. The office of environmental quality shall develop and maintain a public outreach program for architects, engineers, developers, land use attorneys, contractors, builders, employers, and city residents.”

SECTION 4. That Subchapter 35, “Referenced Standards,” of Chapter 53, “Dallas Building Code,” of the Dallas City Code is amended by adding ASHRAE standards to read as follows:

“**ASHRAE** American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.
1791 Tullie Circle, NE
Atlanta, GA 30329

Standard reference number	Title	Referenced in code section number
90.1—2004	Energy Standard for Buildings Except Low-Rise Residential Buildings, I-P Edition4303.4.1, 4304.2.1”

SECTION 5. That the ASTM standards of Subchapter 35, “Referenced Standards,” of Chapter 53, “Dallas Building Code,” of the Dallas City Code are amended by adding the following standard in sequential order to read as follows:

“E 1918—97 Standard Test Method for Measuring Solar Reflectance of Horizontal
and Low-Sloped Surfaces in the Field 4303.3.4”

SECTION 6. That Chapter 53, “Dallas Building Code,” of the Dallas City Code is amended by adding a new Subchapter 43, “Green Building Program,” to read as follows:

**“CHAPTER 43
GREEN BUILDING PROGRAM**

**SECTION 4301
PURPOSE**

4301.1 Purpose. The purpose of this chapter is to establish green building standards to help reduce the use of natural resources, create a healthier and more sustainable living environment and minimize the negative environmental impacts of development in Dallas and the North Texas region.

**SECTION 4302
DEFINITIONS**

4302.1 Definitions. The following terms used in this chapter shall have the meanings indicated in this section:

ENERGY SYSTEMS LABORATORY. An agency established by the Texas Legislature to assist communities in evaluating code amendments to the *International Residential Code* and the *International Energy Conservation Code* which now define the minimum energy efficiency standards for the State of Texas.

GREEN BUILDING. Structures and their surrounding landscapes designed, constructed and maintained to decrease energy and water usage and costs, to improve the efficiency and longevity of building systems and to decrease the burdens imposed on the environment and public health.

GREEN BUILT NORTH TEXAS. An initiative of the Homebuilders Association of Greater Dallas that provides climate-specific guidelines and verification systems for residential and multifamily green buildings.

GREEN BUILT NORTH TEXAS-CERTIFIABLE. A proposed project that is not required to be registered with the Home Builders Association of Greater Dallas, but is planned, designed and constructed to meet or exceed a certified rating using version 2.0 of the Green Built North Texas rating system.

LEED. The Leadership in Energy and Environmental Design green building rating systems are nationally accepted standards for green buildings developed by the USGBC.

LEED-CERTIFIABLE. A proposed project that is not required to be registered with the USGBC, but is planned, designed and constructed to meet or exceed a certified rating using LEED NC (new construction) version 2.2, LEED CS (core and shell) version 2.0, LEED CI (commercial interiors) version 2.0, LEED for schools version 2007, LEED for healthcare, LEED for retail version 2 or LEED for homes.

PROPOSED PROJECT. The erection of any new structure for which a person, firm or corporation is required to obtain a building permit.

SOLAR REFLECTANCE. The fraction of solar flux reflected by a surface expressed as a percent or within the range of 0.00 and 1.00.

USGBC. The U.S. Green Building Council, a nonprofit organization comprised of leaders from the building industry formed to encourage sustainability by promoting buildings that are environmentally responsible, profitable and healthy places to live and work.

SECTION 4303 PHASE 1

4303.1 General. The provisions of Section 4303 become effective October 1, 2009, and include requirements for energy efficiency, water conservation and cool roofs for proposed projects affecting less than 50,000 square feet of floor area in a single 12 month period. Proposed projects affecting 50,000 or more square feet of floor area in a single 12 month period must meet the requirements of Section 4303.4.

4303.2 Annual consumption data. The owner of a project subject to Section 4303 must agree that utility companies may release annual energy consumption data to the city.

Exception: Apartment houses are exempt from this requirement.

4303.3 New commercial construction under 50,000 square feet of floor area. Proposed projects affecting less than 50,000 square feet of floor area in a 12 month period must comply with the requirements of Sections 4303.3.1 through 4303.3.5.2.

4303.3.1 Checklist required. An applicant must submit a checklist from a selected green building standard, although a minimum number of points or formal certification by the USGBC, Green Built North Texas or an equivalent entity is not required.

4303.3.2 Energy use. Proposed projects must use 15 percent less energy than the minimum provisions of Chapter 5 of the *Dallas Energy Conservation Code* as shown by:

1. Energy code compliance modeling through Energy Systems Laboratory approved software or COMcheck; or
2. Installing systems that have been certified by a national, state or local accredited energy efficiency program and approved by the Energy Systems Laboratory. The United States Environmental Protection Agency's ENERGY STAR Program certification of energy code equivalency shall be considered an approved program.

4303.3.3 Water use. Proposed projects must use 20 percent less water than the water use baseline calculated for the building's total interior water fixture use as required by the *Dallas Plumbing Code*.

4303.3.4 Cool roofs. All roof surfaces with a slope of 2:12 inches or less (as defined in ASTM E 1918-97) must meet the specifications of the United States Environmental Protection Agency's ENERGY STAR qualified low-slope roof product requirements. To be considered an ENERGY STAR qualified low-slope roof product, a roof product must:

1. be the uppermost part of the roof system that is in direct contact with solar radiation;
2. have an initial solar reflectance of ≥ 0.65 ;
3. have a solar reflectance of ≥ 0.50 after 3 years; and
4. have a manufacturer warranty for defects in materials and manufacturing where each company's warranty for reflective roof products must be equal in all material respects to the product warranty offered by the same company for comparable non-reflective roof products. A company that sells only reflective roof products must offer a warranty that is equal in all material respects to the standard industry warranty for comparable non-reflective roof products.

4303.3.5 Outdoor lighting restriction.

4303.3.5.1 Area of use. For the lighting of predominately horizontal surfaces such as roadways, areas of vehicular and pedestrian passage, merchandising and storage areas, automotive fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, paths, site entrances and parking areas, light fixtures must be aimed straight down and must be full cutoff or fully shielded, unless the aggregate wattage per fixture does not exceed the output of a standard non-directional 60 watt incandescent lamp, i.e., 900 lumens, in which case non-cutoff fixtures are permitted.

4303.3.5.2 Maximum lamp wattage and required luminaire or lamp shielding. All lighting installations must be designed and installed to be fully shielded (full cutoff). Maximum lamp wattage for commercial lighting is 250 watts. Maximum lamp wattage for residential lighting is 100 watts for incandescent bulbs, and 32 watts for compact fluorescent bulbs.

Exceptions:

1. Luminaires for safety or security reasons.
2. Lighting in swimming pools and other water features governed by the *Dallas Electrical Code*.
3. Exit signs and other illumination required by the codes.
4. Lighting for stairs and ramps, as required by the codes.
5. Signs that are regulated by Article VII of the *Dallas Development Code*, however, all signs are recommended to be fully shielded.
6. Holiday and temporary lighting as governed by the *Dallas Electrical Code*.
7. Athletic field lighting if steps have been taken to minimize glare and light trespass.
8. Low voltage landscape lighting, but such lighting should be shielded to eliminate glare and light trespass.

4303.4 New construction with 50,000 or more square feet of floor area. Proposed projects affecting 50,000 or more square feet of floor area in a single 12 month period must meet the following requirements, although formal certification by the USGBC or an equivalent entity is not required and equivalent green building standards may be used:

1. For proposed projects utilizing the LEED NC (new construction) rating system, a minimum of 22 points are required.
2. For proposed projects utilizing the LEED CS (core and shell) rating system, a minimum of 20 points are required.
3. For proposed projects utilizing the LEED for retail rating system, a minimum of 22 points are required.
4. For proposed projects utilizing the LEED for healthcare rating system, a minimum of 25 points are required.
5. For proposed projects utilizing the LEED for schools rating system, a minimum of 25 points are required.

6. For proposed projects utilizing the LEED for homes rating system, a minimum of 38 points are required.

4303.4.1 Point total. The points required by Section 4303.4 must include:

1. 1 point under the water efficiency credit titled “Water Use Reduction (20% Reduction).”
2. A minimum of 2 points (14 percent better than ASHRAE 90.1-2004) under the energy and atmosphere credit titled “Optimize Energy Performance.”

4303.4.2 Multifamily developments. Multifamily developments have the option of using LEED NC, LEED for homes, Green Built North Texas, or an equivalent green building standard.

SECTION 4304 PHASE 2

4304.1 General. The provisions of Section 4304 become effective October 1, 2011. Phase 2 applies to all new proposed projects.

4304.2 All new construction. All proposed projects must be LEED-certifiable, Green Built North Texas-certifiable or certifiable under an equivalent green building standard, although formal certification by the USGBC, Green Built North Texas or an equivalent entity is not required. Each proposed project may apply for compliance under any of the following LEED rating system products: LEED NC (new construction), LEED for schools, LEED for retail, LEED for healthcare, LEED CS (core and shell) or LEED for homes.

4304.2.1 Point total. Proposed projects must achieve:

1. 1 point under the water efficiency credit titled “Water Use Reduction (20% Reduction).”
2. A minimum of 3 points (17.5 percent better than ASHRAE 90.1-2004) under the energy and atmosphere credit titled “Optimize Energy Performance.”

4304.2.2 Multifamily developments. Multifamily developments have the option of using LEED NC, LEED for homes, Green Built North Texas or an equivalent green building standard.”

SECTION 7. That Section R202, “Definitions,” of Subchapter 2, “Definitions,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended by alphabetically adding the following definitions to read as follows:

“ENERGY SYSTEMS LABORATORY. An agency established by the Texas Legislature to assist communities in evaluating code amendments to the *International Residential Code* and the *International Energy Conservation Code* which now define the minimum energy efficiency standards for the State of Texas.

GREEN BUILDING. Structures and their surrounding landscapes designed, constructed and maintained to decrease energy and water usage and costs, to improve the efficiency and longevity of building systems and to decrease the burdens imposed on the environment and public health.

GREEN BUILT NORTH TEXAS. An initiative of the Homebuilders Association of Greater Dallas that provides climate-specific guidelines and verification systems for residential and multifamily green buildings.

GREEN BUILT NORTH TEXAS-CERTIFIABLE. A proposed project that is not required to be registered with the Home Builders Association of Greater Dallas, but is planned, designed and constructed to meet or exceed a certified rating using version 2.0 of the Green Built North Texas rating system.

LEED. The Leadership in Energy and Environmental Design green building rating systems are nationally accepted standards for green buildings developed by the USGBC.

LEED-CERTIFIABLE. A proposed project that is not required to be registered with the USGBC, but is planned, designed and constructed to meet or exceed a certified rating using LEED NC (new construction) version 2.2, LEED CS (core and shell) version 2.0, LEED CI (commercial interiors) version 2.0, LEED for schools version 2007, LEED for healthcare, LEED for retail version 2 or LEED for homes.

PROPOSED PROJECT. For purposes of the green building program, the erection of any new structure for which a person, firm or corporation is required to obtain a building permit.

USGBC. The U.S. Green Building Council, a nonprofit organization comprised of leaders from the building industry formed to encourage sustainability by promoting buildings that are environmentally responsible, profitable and healthy places to live and work.”

SECTION 8. That Chapter 3, “Building Planning,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code is amended by adding a new Section 326, “Green Building Program,” to read as follows:

**“SECTION 326
GREEN BUILDING PROGRAM**

326.1 Purpose. The purpose of this section is to establish green building standards to help reduce the use of natural resources, create a healthier and more sustainable living environment and minimize the negative environmental impacts of development in Dallas and the North Texas region.

326.2 Phases. The green building program consists of two phases.

326.2.1 Phase 1. Phase 1 becomes effective October 1, 2009, and includes requirements for energy efficiency and water conservation for proposed projects. An applicant must submit a checklist from a selected green building standard, although a minimum number of points or formal certification by the USGBC, Green Built North Texas or an equivalent entity is not required.

326.2.1.1 Energy use. Proposed projects must use 15 percent less energy than the minimum provisions of Chapter 11 of this code or Chapter 4 of the *Dallas Energy Conservation Code* as shown by:

1. Use of the International Code Compliance Calculator (IC3) software by the Energy Systems Laboratory;
2. The use of accredited energy code compliance software and the result of a HERS index of 85 or less; or
3. Installing systems that have been certified by a national, state or local accredited energy efficiency program and approved by the Energy Systems Laboratory. The United States Environmental Protection Agency's ENERGY STAR Program certification of energy code equivalency shall be considered an approved program.

326.2.1.2 Water use. Proposed projects must install high-efficiency (low-flow) fixtures or fittings which meet at least two of the following requirements:

1. The average flow rate for all lavatory faucets must be ≤ 2.0 gallons per minute.
2. The average flow rate for all showers must be ≤ 2.0 gallons per minute per stall.
3. The average flow rate for all toilets must:
 - 3.1. be ≤ 1.3 gallons per flush;
 - 3.2. be dual-flush and meet the requirements of ASME A112.19.14; or
 - 3.3. meet the United States Environmental Protection Agency WaterSense specification and be certified and labeled accordingly.

326.2.2 Phase 2. Phase 2 becomes effective October 1, 2011. Phase 2 applies to all proposed projects.

326.2.2.1 All new construction. All proposed projects must be LEED-certifiable under the LEED for homes standard, Green Built North Texas-certifiable, or meet an equivalent minimum green building standard certification level as determined by the building official, although formal certification by the USGBC, Green Built North Texas or an equivalent entity is not required.

326.2.2.1.1 LEED. For proposed projects utilizing LEED for homes, the point total must include:

1. 1 point under the water efficiency credit titled “Indoor Water Use.”
2. A minimum of 4 points (performance of ENERGY STAR for homes with a HERS rating of 83 or less) under the energy and atmosphere credit titled “Optimize Energy Performance.”

326.2.2.1.2 Green Built North Texas. For proposed projects utilizing the Green Built North Texas standards, energy use requirements must be met by:

1. Providing an International Code Compliance Calculator (IC3)-Energy Systems Laboratory certificate to the building official showing 17.5 percent less energy consumption than the minimum requirements of Chapter 11 of this code or Chapter 4 of the *Dallas Energy Conservation Code*; or
2. A HERS index of 83 or less.

326.2.2.2 Water use. Proposed projects must install high-efficiency (low-flow) fixtures or fittings which meet at least two of the following requirements:

1. The average flow rate for all lavatory faucets must be ≤ 2.0 gallons per minute.
2. The average flow rate for all showers must be ≤ 2.0 gallons per minute per stall.
3. The average flow rate for all toilets must:
 - 3.1. be ≤ 1.3 gallons per flush;
 - 3.2. be dual-flush and meet the requirements of ASME A112.19.14; or
 - 3.3. meet the United States Environmental Protection Agency WaterSense specification and be certified and labeled accordingly.”

SECTION 9. That the ASME standards of Subchapter 43, “Referenced Standards,” of Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code are amended by adding the following standard in sequential order to read as follows:

“A112.19.14—06 Six-Liter Water Closets Equipped with a Dual Flushing Device326.2.1.2, 326.2.2.2”

SECTION 10. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities, penalties, and forfeitures may be instituted, and causes of action pending on the effective date of this ordinance may proceed, as if the former laws applicable at the time the offense, liability, penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or superseded, and all former laws will continue in effect for these purposes.

SECTION 11. That Chapters 52, 53, and 57 of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance. Any existing structure, system, development project, or registration that is not required to come into compliance with a requirement of this ordinance will be governed by the requirement as it existed in the former law last applicable to the structure, system, development project, or registration, and all former laws will continue in effect for this purpose.

SECTION 12. 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 13 That Phase 1 of the green building program will take effect on October 1, 2009, and Phase 2 of the green building program will take effect on October 1, 2011, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____