

DRAFT

**Mayor's Southern Dallas Task Force
Area #5: North Oak Cliff Team
Minutes - Meeting #1
January 29, 2009
Grand Bank, 305 E. Colorado Blvd.**

In attendance:

Hon. Dr. Elba Garcia, Mayor Pro-Tem, District #1

Linda S. Brown, Chair

Patricia Davis, Vice Chair

Ryan Presley

Ray Morris

Cole Daugherty

Mike Amonett

Darryl Baker

Bob Stimson

Phil Morley

Matt Holly

Pam Veshia, Dallas Office of Economic Development

Tim Glass, Dallas Office of Economic Development

Erma Saracho, Dallas Office of Economic Development

Luis Tamayo, Dallas Department of Development Services

Notes:

Item #1: Introduction of group members and present City staff, including their background, occupation, and interest in North Oak Cliff development future

Item #2: Protocol, including flow of information through the Chair or Vice Chair, distribution of information presented by City Staff at the meeting, location of future meetings and frequency of these meetings

Item #3: Bob Stimson speaking on two items of note –

Bishop/Davis Land Use Study

- Business and neighborhood initiative led by Larry Good
- 12 members, mostly local residents
- Land use plan is in second round of revision
- Once completed the document will be turned in for consideration by the City Planning Commission and then the City Council

Oak Cliff Gateway Trinity River Plan

- In second phase, led by City Trinity Office planning staff
- Far-reaching rezoning effort for the gateway area
- Charrette held a few weeks prior to the meeting date
- Next meeting – February 3rd, Hitt Auditorium, 6:30 pm

DRAFT

- Examining what planning methods work best? Other agencies processes may not be as open as the City of Dallas

Item #4: Division of Team into Committees

Economic Development
Education
Quality of Life
Transportation / Planning / Zoning

No objections were made to the design of the committee groups

Economic Development committee should consider TOD projects, Jefferson as Main Street, form-based codes, bond programs, developing the city's auto impound lot

Item #5: Trinity River District Municipal Management Districts (MMDs)

Like a PID, MMDs add an additional assessment on properties to pay for infrastructure, wastewater, environmental remediation, new streets, administration, studies, and other ways to add value

MMDs are often are used with TIF districts.

Why is there no development now? Infrastructure issues, wet/dry ordinance.

Reduce expenses to drive development, contribute equity to a deal to make it happen

Darryl commented if we set high expectations like requiring utilities to be buried, people will meet them

On Wednesday, February 11th, Dallas City Council will consider approving a Resolution requesting State Legislature to create 3 MMD's in the city of Dallas; one of which is within Area 5.

ED Committee being briefed on Monday on MMDs

Meeting on MMDs at Jack's Backyard Monday at 2 pm

No shows will be assigned to a committee

Next meeting will break into committees; Meetings will take place last Thursday of the month beginning at 4PM. Locations TBD.

Tim has a map of TRP projects

List and data will go on the website