

Mayor's Southern Dallas Task Force
Area #5: North Oak Cliff Team
Minutes - Meeting #6
Feb 4th, 2010
Grand Bank Conference Room. Dallas, TX

In attendance:

Linda S. Brown, Chair
Patricia Davis
Delia Jasso, City Council
Hammond Perot, Guest – Assistant Director City of Dallas OED
Tim Glass
Pam Thompson
Keith Manoy, Guest – Manager, City of Dallas Transportation Planning
Michael Amonett
Darryl Baker
Ryan Presley
Charles McElrath
Alan Hendrix – Guest – City of Dallas Dallas Transportation Planning
Pam Veshia, Dallas Office of Economic Development
Ryan Rogers Dallas Budget and Management Services
Luis Tamayo , Dallas Sustainable Development Services

Notes:

Item #1: Introduction of guest speakers

- Hammond Perot – Assistant Director City of Dallas Office Economic Development
 - o Public Private Partnership discussion
 - Incentives from City include tax abatement, loans/grants for Infrastructure development and other project related costs. General obligation bonds on of financial vehicles to help finance these tools. Other tools include TIF.
 - Criteria for assistance is a minimum of 25 jobs or one million dollar investment. Residency is consideration for approval.
 - Economic development is working to improve their small business development program. Proposals include loan funds for start up and growth capital for small businesses. Staff has formed a committee.
 - Projects are evaluated with a “But-for” clause. This means “but-for” the incentive a project would not be feasible or look the same without the incentives. It also extends to situations where you are competing with cities for the business.
 - Oak Cliff Chamber is proposing possible incentives that will be to amend the Public Private Partnership Guidelines and Criteria. Area 5 team will consider supporting this package.
 - Council will be consider new policy in April 2010.

- Department of Sustainable Development offers historic tax abatement to help owners of older buildings who want to fix up the property
 - Update on Dallas' financial health: currently industrial and retail in Dallas is struggling. However, corporate leases are holding.
 - The biggest challenges facing major employers in southern Dallas is a lack of new spec building space. It does not compare favorably with other cities.
- Keith Manoy/Alan Hendricks – Assistant Director Transportation Planning
 - Network system plan discussion
 - Scope for the project is being developed. The focus is a multi-modal study of the area. The project dovetails with an upcoming Citywide bicycle plan.
 - The network system planning study will have consider zoning and transportation planning
 - The request for proposals is scheduled to be released in April

Item #2: Other identified projects from area 5.

- Historic structure revitalization.
 - Continuing discussion if Area 5 should champion this cause.
- Education
 - Recent meeting at Dallas City Hall that focused on a sustainable portal for student incentives
 - Students would receive dollars to do what they want to do for up to ten years after college. Money could be applied to college or small business. Funds would come from corporate sponsorships
 - Plans are not finalized if this would something new for corporations or tie with their current initiatives.
- Graffiti update
 - Little progress on preventive graffiti. Councilmember Jasso will be promoting tagging ordinance that will fine the juvenile offender \$250 and the parent \$500.
- Code outreach to offenders
 - Code is working to connect those ticketed with possible non-profit organization that can help them fix their problems
- Jefferson Boulevard focus
 - Council member Jasso has a task force that has been meeting since Oct.2009. Money needs to be added in the bond program for this project to develop.
 - Work is being done to bring in a developer.

- Oak Cliff Cultural Center is getting ready to have grand opening.
- Area 5 will support councilmember Jasso's position and initiatives

Item #3: Other Announcements

- One last meeting as the Southern Dallas Task Force Group 5
 - Would like to meet in March
 - Meeting will finalize positions and initiatives to provide specific priority direction to City staff for implementation in North Oak Cliff.