

December 12, 2018

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, on June 1, 2016, the Alliance for Greater Works, representing property owners of the South Dallas/Fair Park area, delivered to the City of Dallas a petition to create the South Dallas/Fair Park Public Improvement District (the "District") in accordance with Chapter 372 of the Texas Local Government Code. City staff reviewed the petition and determined that it meets the Act's thresholds for the City Council to consider creation or renewal of the District; and

WHEREAS, on August 10, 2016, City Council authorized and established the District as a public improvement district under Chapter 372 of the Texas Local Government Code, designated the Alliance for Greater Works ("AGW"), a Texas nonprofit corporation, as the entity responsible for the management of and provision of services and improvements to the District and authorized the City Manager to enter into a contract with AGW for the management of the District by Resolution No. 16-1249; and

WHEREAS, AGW assigned the management contract to Hip Hop Government, Inc., a Texas corporation ("HHG"); and

WHEREAS, on September 22, 2017, the Office of Economic Development sent HHG a default letter citing an insurance deficiency, and on November 6, 2017, a termination letter was sent to HHG stating that the management contract was terminated effective as of October 25, 2017; and

WHEREAS, the Office of Economic Development worked with Business Development and Procurement Services Department to solicit a new manager for the District and such solicitation was closed on October 11, 2018.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a management contract with South Side Quarter Development Corporation (Vendor 520788), approved as to form by the City Attorney, to manage the existing South Dallas/Fair Park Public Improvement District for a term of five years.

SECTION 2. That the Chief Financial Officer is hereby authorized to transfer assessment funds received from Dallas County during FY 2017-18 and FY 2018-19 in General Fund, Fund 0001, Department ECO, Unit 1163, Revenue Code 7399 to the South Dallas/Fair Park PID Fund, Fund 9P09, Department ECO, Unit 1864, Revenue Code 8576, in an estimated amount of \$111,237.00.

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SECTION 3. That the City Manager is hereby authorized to establish appropriations in the amount of the transfer referenced in Section 2 in an estimated amount of \$111,237.00 in the South Dallas/Fair Park PID Fund, Fund 9P09, Department ECO, Unit 1864, Various Object Codes.

SECTION 4. That the Chief Financial Officer is hereby authorized to receive and deposit assessment funds from Dallas County (net County collection fees) in the South Dallas/Fair Park PID Fund, Fund 9P09, Department ECO, Unit 1864, Revenue Code 8576, subject to future City Council approval of the annual assessment rate and service plan budget.

SECTION 5. That as part of the assessment levied herein, and as a part of the service plan, the District shall reimburse to City, administrative costs for the day to day operations and oversight conducted by City staff for the District, which amount shall be reimbursed by the District to City through the deduction from assessment revenues received.

SECTION 6. That the Chief Financial Officer is hereby authorized to transfer annually, funds in the amounts to be determined based upon costs incurred and related rates then in effect, from Fund 9P09, Department ECO, Unit 1864, Object 3090 to General Fund, Fund 0001, Department ECO, Units Various, Object 5011, to reimburse the Office of Economic Development for administrative costs incurred for the day-to-day administrative and operational oversight of the District.

SECTION 7. That the Chief Financial Officer is hereby authorized to transfer annually, funds in amounts to be determined based upon costs incurred and related rates then in effect, from Fund 9P09, Department ECO, Unit 1864, Object 3090 to General Fund, Fund 0001, Department BMS, Unit 1272, Object 5011, to reimburse the City Controller's Office for administrative costs incurred for day-to-day accounting responsibilities associated with oversight of the District.

SECTION 8. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 9P09, Department ECO, Unit 1864, Object 3034, Vendor 520788 for assessments due the District as assessed, paid to Dallas County and transferred to the City for processing, net of City administrative fees, any retainage necessary, and any required reconciliation adjustments, related to this activity.

SECTION 9. That South Side Quarter Development Corporation may retain up to 10% of each year's total net assessment for administrative fees, estimated to be \$99,419.00 over the five-year term.

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SECTION 10. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 9P09, Department ECO, Unit 1864, Object 3549, Vendor 243282 to reimburse Dallas County for refunding assessments paid by property owners in excess of adjusted amounts resulting from successful appeal of property tax values, and for other necessary reconciliation adjustments.

SECTION 11. That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

SECTION 12. That this contract is designated as Contract No. ECO-2019-00008616.

SECTION 13. 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.

