



**SUMMARY OF MEETINGS AND ACTIVITIES
MONDAY, MARCH 31, 2014 THROUGH FRIDAY, APRIL 4, 2014**

MONDAY, MARCH 31, 2014

TIME LOCATION

No meetings

TUESDAY, APRIL 1, 2014

Legislative and Intergovernmental Affairs
Committee

CANCELED

Housing and Economic Development
Committee

1:00 p.m. Pre-Council Chamber

Housing Finance Corporation

*Immediately
Following the
Housing and
Economic
Development
Committee
Meeting* Pre-Council Chamber

Pre-Council Meeting

2:00 p.m. Pre-Council Chamber

City Council Meeting

7:00 p.m. Council Chamber

WEDNESDAY, APRIL 2, 2014

Mayor's Committee on Persons with
Disabilities

11:30 a.m. Tarrant County College
Trinity River Campus
300 Trinity Campus Circle

THURSDAY, APRIL 3, 2014

Library Advisory Board

12:30 p.m. Ridglea Branch Library
3628 Bernie Anderson Drive

FRIDAY, APRIL 4, 2014

No meetings

SATURDAY, APRIL 5, 2014

2014 Bond and CCPD Election Public
Awareness Meeting

9:00 a.m. Boswell High School
5805 W. Bailey Boswell Road,

<p>This summary is compiled from data furnished to the Office of the City Secretary by 12:00 p.m. on March 27, 2014, and may not include all meetings to be conducted during the week of March 31, 2014 through April 4, 2014. It is a summary listing only. See individual agendas which are posted in compliance with the Texas Open Meetings Act for detailed information.</p>

LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MEETING (CANCELLED)

HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

TUESDAY, APRIL 1, 2014

1:00 P.M.

PRE-COUNCIL CHAMBER, CITY HALL

1000 THROCKMORTON STREET, FORT WORTH, TEXAS

FORT WORTH HOUSING FINANCE CORPORATION MEETING

(IMMEDIATELY FOLLOWING THE HOUSING AND ECONOMIC DEVELOPMENT MEETING)

TUESDAY, APRIL 1, 2014

PRE-COUNCIL CHAMBER, CITY HALL

1000 THROCKMORTON STREET, FORT WORTH, TEXAS

PRE-COUNCIL MEETING

TUESDAY, APRIL 1, 2014

2:00 P.M.

(NOTE TIME CHANGE)

PRE-COUNCIL CHAMBER, CITY HALL

1000 THROCKMORTON STREET, FORT WORTH, TEXAS

1. Report of the City Manager - **Tom Higgins, City Manager**
 - a. Changes to the City Council Agenda
 - b. Upcoming and Recent Events
 - c. Organizational Updates and Employee Recognition(s)
 - d. Informal Reports
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week
4. Overview of Significant Zoning Cases - **Dana Burghdoff, Planning and Development**
5. Briefing on Chisholm Trail Parkway Completion - **Kenneth Barr and Elizabeth Mow, North Texas Tollway Authority**
6. Briefing on Designation of Chisholm Trail Parkway as Scenic Corridor - **Dana Burghdoff, Planning and Development**
7. Briefing on I-35W Widening and Other State Highway Projects - **Brian Barth, Texas Department of Transportation**
8. Briefing on Control of Truck Traffic Through Neighborhoods Along I-35W Corridor - **Douglas Wiersig, Transportation and Public Works**
9. Update on Construction of Trinity River Vision Bridges - **Mark Rauscher, Planning and Development and J. D. Granger, Trinity River Vision Authority**
10. City Council Requests for Future Agenda Items and/or Reports

11. Executive Session (PRE-COUNCIL CHAMBER) - **SEE ATTACHMENT A Attachment(s):**
[Executive Session Agenda - Attachment A.pdf](#)
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Fort Worth Pre-Council Chamber, is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT A
EXECUTIVE SESSION
(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, April 1, 2014

The City Council will conduct a closed meeting in order to:

1. Seek the advice of its attorneys concerning the following pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code:
 - a. Legal issues concerning Mary and Marvin Leonard Park mineral interests; and
 - b. Legal issues concerning any item listed on today's City Council meeting agendas;
2. Deliberate the purchase, sale, lease or value of real property in accordance with Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party;
3. Deliberate concerning economic development negotiations as authorized by Section 551.087 of the Texas Government Code;
4. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices, in accordance with Section 551.076 of the Texas Government Code; and
5. Deliberate issues concerning the appointment of a City Manager in accordance with Section 551.074 of the Texas Government Code.

**CITY COUNCIL AGENDA
FOR THE MEETING AT 7:00 P.M. TUESDAY, APRIL 01, 2014
CITY COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

II. INVOCATION - Rabbi Andrew Bloom, Congregation Ahavath Sholom of Fort Worth

III. PLEDGE OF ALLEGIANCE

IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF MARCH 25, 2014

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

VII. CONSENT AGENDA

Items on the Consent Agenda require little or no deliberation by the City Council. Approval of the Consent Agenda authorizes the City Manager, or his designee, to implement each item in accordance with staff recommendations.

A. General - Consent Items

1. [M&C G-18163](#) - Ratify Settlement of a Lawsuit Entitled Roy Franklin Howard v. City of Fort Worth; Cause No. 17-265127-13 in Tarrant County, Texas in the Amount of \$180,000.00 (ALL COUNCIL DISTRICTS)
2. [M&C G-18164](#) - Approve Extension of Injury Leave-of-Absence Pay Benefits in the Amount of \$30,024.00 for Police Officer Edward Parnell Beginning April 1, 2014 and Extending Through August 2, 2014 (ALL COUNCIL DISTRICTS)
3. [M&C G-18165](#) - Authorize Acceptance of Payments from the State of Texas Law Enforcement Officer Standards and Education Account in the Amount of \$1,486.61 for the Fire Department Investigations Division and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

B. Purchase of Equipment, Materials, and Services - Consent Items

1. [M&C P-11632](#) - Authorize Purchase of a ChlorKing Nex-Gen 40 Chlorine Generator from Sunbelt Pools, Inc., in the Amount Up to \$59,999.00 for the Parks and Community Services Department (COUNCIL DISTRICT 9)
2. [M&C P-11633](#) - Authorize Sole Source Purchase Agreement from Qiagen, Inc., in the Amount of \$92,961.66 for a DNA Extraction Robot System, Equipment and Accessories for the Police Department from Grant Funds (ALL COUNCIL DISTRICTS)
3. [M&C P-11634](#) - Authorize Purchase of One New Roll-Off Truck for the Code Compliance Department from The Around The Clock Freightliner Group, LLC d/b/a Fort Worth Freightliner Western Star, in the Amount of \$152,944.10, Using a Cooperative Contract (ALL COUNCIL DISTRICTS)

C. Land - Consent Items - None

D. Planning & Zoning - Consent Items - None

E. Award of Contract - Consent Items

1. [M&C C-26738](#) - Authorize Execution of Amendment No. 1 to City Secretary Contract No. 45131, a Community Facilities Agreement with Pulte Homes of Texas, L.P., to Add City Participation in an Amount Not to Exceed \$86,064.00 for the Construction of Basswood Boulevard from Almondale Drive to Candler Drive and Adopt Appropriation Ordinance (COUNCIL DISTRICT 2)
2. [M&C C-26739](#) - Authorize Amendment of a Community Facilities Agreement, City Secretary Contract No. 45101, with Elan West Seventh, L.P., and Authorize City Participation in an Amount Not to Exceed \$392,911.00 for the Relocation of a Sixty-Inch Raw Water Main to Avoid Conflict with Carroll Street Apartments, a Development Located in Fort Worth (COUNCIL DISTRICT 9)
3. [M&C C-26740](#) - Authorize Execution of an Agreement with the Texas Department of Transportation for Installation of Traffic Signal Equipment at the Intersection of US 81 and Avondale-Haslet Road and Accept Payment from Texas Department of Transportation in an Amount Not to Exceed \$7,326.00 for the Traffic Signal Equipment Furnished by the City and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)
4. [M&C C-26741](#) - Authorize Execution of Interlocal Agreement with Tarrant County for Site Preparation Work at the Mounted Patrol Equestrian Facility Project (ALL COUNCIL DISTRICTS)
5. [M&C C-26742](#) - Authorize Execution of Change Order No. 1 to City Secretary Contract No. 35219 with Sunoco Pipeline, L.P., in the Amount of \$42,283.72 for Relocation of Gas Pipelines Along John Day and Keller Haslet Roads as Part of the Runway Extension Project at Fort Worth Alliance Airport for a Revised Total Cost in the Amount of \$181,185.72 (COUNCIL DISTRICT 7)
6. [M&C C-26743](#) - Authorize Execution of Change Order No. 2 to City Secretary Contract No. 43542 with Qwest Communications Company, LLC d/b/a CenturyLink QCC., in the Amount of \$241,903.00 for Relocation of Fiber Optic Systems Along John Day and Keller Haslet Roads as Part of the Runway Extension Project at Fort Worth Alliance Airport for a Revised Total Cost in the Amount of \$1,675,816.51 (COUNCIL DISTRICT 7)
7. [M&C C-26744](#) - Authorize Execution of a Contract with Jackson Construction, Ltd., in the Amount of \$608,000.00 for Sanitary Sewer Rehabilitation, Contract No. 78, on Oakmont Lane, Pershing Avenue, Horne Street and a Sanitary Sewer Easement, Provide for Project Costs and Contingencies for a Project Total Cost in the Amount of \$670,400.00 and Adopt Appropriation Ordinances (COUNCIL DISTRICTS 4 and 7)

8. [M&C C-26745](#) - Authorize Execution of an Interlocal Agreement with Tarrant County for New Park Entry and Parking Lot Improvements at North Z. Boaz Park in the Amount Not to Exceed \$165,000.00 (COUNCIL DISTRICT 3)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. OCS - 1918 - Notice of Claims for Alleged Damages and/or Injuries

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Proclamation for Cowtown Vettes 40th Anniversary
2. Presentation of Proclamation for National Walking Day
3. Presentation of Proclamation for National Service Recognition Day
4. Presentation of Proclamation for Cesar Chavez Day

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events
2. Recognition of Citizens
3. Approval of Ceremonial Travel

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

XIII. ZONING HEARING

1. [ZC-13-174](#) - (CD 2) - H.S. Churchill Trust, 816 Churchill Road; from: "B" Two-Family and "E" Neighborhood Commercial to: "PD/SU" Planned Development/Specific Use for Mobile Home Park; site plan included **(Recommended for Denial without Prejudice by the Zoning Commission)**
2. [ZC-14-015](#) - (CD 5) - Tim Morton DVM, PLLC, 1501 Handley Drive; from: "FR" General Commercial Restricted to: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus outdoor kennels; site plan waiver recommended. **(Recommended for Approval by the Zoning Commission)**
3. [ZC-14-021](#) - (CD 8) - Korina Peterson, 1314 E. Vickery Boulevard; from: "A-5/HC" One-Family/Historic & Cultural Overlay to: "PD/E/HC" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage for catering materials, and retain Historic & Cultural Overlay; site plan waiver recommended. **(Recommended for Approval by the Zoning Commission)**
4. [SP-14-003](#) - (CD 7) - City of Fort Worth Water, Parks and Community Services Departments, 7300 - 7400 blocks SH 199; to: Amend "PD-962" site plan for "PD/G" Planned Development for all uses in "G" Intensive Commercial for retail and entertainment complex with mobile food vendors and excluding assisted living and hotels; site plan included, and "PD-963" site plan for "PD/CF" Planned Development for "CF" Community Facilities including public park and indoor and outdoor recreational and entertainment uses and events only with mobile food vendors, and with alcohol sales in the Event Center and adjacent outdoor space and at the Pavilion and adjacent lawn area to:
 - Move the road 220' to be adjacent to Tract 1;
 - Move restaurant/retail buildings closer to the waterfront;
 - Increase the building square footage for buildings 1 and 2 to total 80,000 sq ft;

- Increase number of boat slips by 3 for total of 11 covered boat slips;
- Increase parking to 877 spaces;
- Adjust the road roundabout;
- Decrease the size of the boardwalk; and
- Clarify the proposed zoning for Tracts 1 and 2

(Recommended for Approval by the Zoning Commission)

5. [ZC-14-023](#) - **(CD 4)** - Handley Oaks Apartments, LLC, 2120 Handley Drive; from: "C" Medium Density Multifamily to: "PD/D" Planned Development for all uses in "D" High Density Multifamily at 26 units per acre; site plan included. **(Recommended for Approval by the Zoning Commission)**
6. [ZC-14-024](#) - **(CD 7)** - Liberty Crossing Residential, LP, 9051 block Blue Mound Road; from: "E" Neighborhood Commercial to: "A-5" One-Family **(Recommended for Approval by the Zoning Commission)**
7. [ZC-14-025](#) - **(CD 2)** - City of Fort Worth Housing & Economic Development, 1720 NW 25th Street; from: "E" Neighborhood Commercial to: "CF" Community Facilities **(Recommended for Approval by the Zoning Commission)**
8. [ZC-14-026](#) - **(CD 5)** - City of Fort Worth, Provident Realty Advisors, Inc., 4600 Highway 360, 14105 Trinity Boulevard; from: "J" Medium Industrial to: "UR" Urban Residential **(Recommended for Denial without Prejudice by the Zoning Commission)**
9. [ZC-14-027](#) - **(CD 7)** - Jason Development Company, Inc., 1600 - 2100 blocks Blue Mound Road; from: "AG" Agricultural to: "A-5" One-Family and "C" Medium Density Multifamily **(Recommended for Approval by the Zoning Commission)**
10. [ZC-14-028](#) - **(CD 9)** - KMF Properties, 1329 College Avenue; from: "CF/HC" Community Facilities/Historic & Cultural Overlay to: "PD/MU-1/HC" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use/Historic & Cultural Overlay; site plan included. **(Recommended for Approval as Amended to exclude restaurant use; site plan included.)**
11. [ZC-14-030](#) - **(CD 8)** - City of Fort Worth Planning & Development Department, Generally bounded by the Union Pacific Rail Road, Wesleyan, Vickery, & S. Beach; from: "B" Two-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, and "PD-413" Planned Development for "I" uses with restrictions to: "A-5" One-Family, "UR" Urban Residential, "ER" Neighborhood Commercial Restricted, "MU-1" Low Intensity Mixed-Use, "I" Light Industrial, and "PD-437" Planned Development/Specific Use - Apartments for transitional housing for women & children; site plan waived. **(Recommended for Approval by the Zoning Commission)**
12. [ZC-14-031](#) - **(CD 3)** - University Plaza Inc., 3001 Lackland Road; from: "FR" General Commercial Restricted to: "E" Neighborhood Commercial **(Recommended for Denial by the Zoning Commission)**
13. [ZC-14-033](#) - **(CD 3)** - Tsou Sheng Y & Sam Huynh Etal, 9904 Camp Bowie West; from: "PD-591" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus mini-warehouse; site plan waived to "F" General Commercial **(Recommended for Denial by the Zoning Commission)**
14. [ZC-14-034](#) - **(CD 7)** - Bennett Gregory, 1700 E. Bonds Ranch Road; from: "I" Light Industrial to: "D" High Density Multifamily **(Recommended for Denial by the Zoning Commission)**

XIV. REPORT OF THE CITY MANAGER

A. Benefit Hearing - None

B. General

1. [M&C G-18166](#) - Adopt Ordinance Amending Section 30-173, Collection of Impact Fees of the Transportation Impact Fee Regulations Found in Chapter 30, Article VIII of the City of Fort Worth Code of Ordinances to Change the Order of the Application of Transportation Impact Fee Credits and Discounts to Building Permits (ALL COUNCIL DISTRICTS)
2. [M&C G-18167](#) - Adopt Ordinances Adjusting Certain Planning and Development Fees Related to the Building, Residential, Mechanical, Plumbing, Electrical and Sign Codes, Community Facility Agreements, Parkway Permits and Zoning, and Platting Applications (ALL COUNCIL DISTRICTS)
3. [M&C G-18168](#) - Adopt Resolution Expressing Official Intent to Reimburse Costs of Acquiring Approximately the Amount of \$4,000,000.00 of Fire Equipment and Vehicles (ALL COUNCIL DISTRICTS)
4. [M&C G-18169](#) - Adopt Ordinance Amending Chapter 35, Water and Sewers, Article 1, Section 23, Subsection (b) to Adopt a Revised Drought Contingency/Emergency Water Management Plan and Article VI, Section 151 to Provide for Year-Round Twice Per Week Watering and Irrigation Restrictions and Approve a Resolution Adopting a Revised Water Conservation Plan (ALL COUNCIL DISTRICTS)

C. Purchase of Equipment, Materials, and Services - None

D. Land - None

E. Planning & Zoning - None

F. Award of Contract

1. [M&C C-26746](#) - Authorize Execution of a Five-Year Tax Abatement Agreement with Richard Warren Thomas, III for the Construction of a Single-Family Dwelling at 1700 Lipscomb Street in the Magnolia Village Neighborhood Empowerment Zone (COUNCIL DISTRICT 9)

XV. CITIZEN PRESENTATIONS

XVI. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B

XVII. ADJOURNMENT

According to the City Council Rules of Procedures, individual citizen presentations shall be limited to three minutes, and group presentations shall be limited to ten minutes. At the Mayor's discretion, time limits may be reasonably extended.

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ATTACHMENT B
EXECUTIVE SESSION
(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, April 1, 2014

The City Council will conduct a closed meeting in order to:

1. Seek the advice of its attorneys concerning the following pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code:
 - a. Legal issues concerning Mary and Marvin Leonard Park mineral interests; and
 - b. Legal issues concerning any item listed on today's City Council meeting agendas;
2. Deliberate the purchase, sale, lease or value of real property in accordance with Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party;
3. Deliberate concerning economic development negotiations as authorized by Section 551.087 of the Texas Government Code;
4. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices, in accordance with Section 551.076 of the Texas Government Code; and
5. Deliberate issues concerning the appointment of a City Manager in accordance with Section 551.074 of the Texas Government Code.



CITY OF FORT WORTH
CITY COUNCIL

HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

Tuesday, April 1, 2014

1:00 PM

City Hall, Pre-Council Chamber, Second Floor
1000 Throckmorton Street, Fort Worth, Texas 76102

Housing and Economic Development Committee Members

Joel Burns, Chair	Kelly Allen Gray, Council Member	Gyna M. Bivens, Council Member
Danny Scarth, Vice Chair	Dennis Shingleton, Council Member	Sal Espino, Council Member
Jungus Jordan, Council Member	Betsy Price, Mayor	Zim Zimmerman, Mayor Pro Tem

Fernando Costa, Assistant City Manager - Staff Liaison
Peter Vaky, Deputy City Attorney

1. **Call to Order** – Joel Burns, Chair
2. **Approval of Minutes from the Meeting Held on March 4, 2014** – Joel Burns, Chair
3. **Executive Session** - The Housing and Economic Development Committee will conduct a closed meeting to:
 - A. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by section 551.071 of the Texas Government Code: legal issues related to any current agenda items; and
 - B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party; and
 - C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

4. **Written Reports** – Jay Chapa, Director, Housing and Economic Development Department
 - Memo Regarding the Extension of the Freeport Exemption for Aerospace Related Companies
 - Memo on Amending the Bell Enhanced Community Facilities Agreement to Extend the Deadline for Completion of the Reconstruction of Norwood Drive and Increase Project Budget
5. **Presentation on Proposed Amendments to Economic Development Incentives Policies in Regard to the Promotion of Affordable Housing** – Jay Chapa, Director, Housing and Economic Development Department
6. **Requests for Future Agenda Items** – Joel Burns, Chair
7. **Date of Next Regular Meeting: May 6, 2014** - Joel Burns, Chair
8. **Adjourn** – Joel Burns, Chair

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CITY OF FORT WORTH, TEXAS
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
March 4, 2014

Present:

Committee Member Joel Burns, Chairman
Committee Member Danny Scarth, Vice Chairman Arrived at (2:34 pm)
Committee Member Betsy Price (arrived at 2:35 pm)
Committee Member Salvador Espino
Committee Member Kelly Allen Gray (arrived at 2:38 pm)
Committee Member W. B. “Zim” Zimmerman
Committee Member Jungus Jordan
Committee Member Dennis Shingleton
Committee Member Gyna Bivens

City Staff:

Fernando Costa, Assistant City Manager
Peter Vaky, Deputy City Attorney
Mary J. Kayser, City Secretary
Jay Chapa, Housing and Economic Development Director
Cynthia Garcia, Assistant Director, Housing & Economic Development Department

Other City Staff in Attendance:

Tom Higgins, City Manager
LeAnn Guzman, Sr. Assistant City Attorney

1. Call to Order – Joel Burns, Chair

With a quorum of the committee members present, Chairman Joel Burns called the meeting of the Fort Worth Housing and Economic Development Committee to order at 2:32 pm, on Tuesday, March 4, 2014, in the Pre-Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas 76102.

2. Approval of Minutes from the Meeting Held on February 4, 2014 – Joel Burns, Chair

Motion was made by Committee Member Shingleton and second by Committee Member Bivens to approve the minutes of the February 4, 2014, Fort Worth Housing and Economic Development Committee meeting. Motion passed 6-0. (Scarth, Allen Gray, and Price absent)

Chairman Joel Burns adjourned the regular meeting of the Fort Worth Housing and Economic Development Committee and convened into Executive Session at 2:34 pm.

3. Executive Session - The Housing and Economic Development Committee will conduct a closed meeting to:

- Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by section 551.071 of the Texas Government Code: legal issues related to any current agenda items; and
- Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party; and
- Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

Chairman Joel Burns adjourned the Executive Session at 2: 47 pm, on Tuesday, March 4, 2014.

Chairman Joel Burns reconvened the regular session of the Housing and Economic Development Committee at 2:47 pm, on Tuesday, February 4, 2014.

4. Written Reports – Jay Chapa, Director, Housing and Economic Development Department

- Memo regarding the Use of Urban Development Action Grant Funds on the Redevelopment of 3900 Hemphill for Retail Use
- Memo on FY 2014 Contract for Homeless Services-Directions Home Program Year VI

There were no questions on the written reports.

5. Presentation on the Use of Urban Development Action Grant Funds and Tax Abatement for the Rehabilitation of a Commercial Building located at 1212 E. Lancaster Avenue – Avis Chaisson, Community Development Manager, Housing and Economic Development

Ms. Chaisson provided the following development overview of the property located at 1212 Lancaster Ave.:

- Developer proposes renovation of the historic Parker Browne Building located at 1212 Lancaster Ave. into office space
- Impact Promotional Services, LLC dba Gotcha Covered, Work Wear & Uniforms offices will move into building
- Marketocracy, Inc. will relocate offices to Parker Browne building
- BDD Enterprises, LLC dba Cheyenne Construction Co. will relocate from Keller to 1200 Lancaster Ave. (former Gotcha Covered location)
- Establish a joint skills training program for the homeless with Presbyterian Night Shelter

The Developer commits to the following:

- Invest a minimum of \$2,100,000 in real property improvements by December 31, 2015
- Issuance of Certificate of Occupancy by March 31, 2016
- 20 new or relocated employees by the end of the loan term (5-years)
- Complete and have in operation for at least 1 year the joint training program with Presbyterian Night Shelter by December 31, 2020

Recommended City Commitments:

UDAG loan in amount not to exceed \$350,000 with the following terms:

- 5 Year forgivable loan (0% interest rate)
- \$250,000 to be provided two years after receipt of certificate of occupancy
- Final \$100,000 to be paid upon meeting the 1-year training program requirement
- Loan will be forgiven if all commitments met
- If do not meet the commitments, then loan must be repaid within 24 months of the end of the loan term

5 Year tax abatement plus permit and fees waived under the NEZ program

Next Steps:

M&C for consideration of the UDAG Loan for the historic renovation of the Parker Browne building will be on the March 25, 2014 Council agenda.

M&C for consideration on NEZ tax abatement/permit and fee waivers will be on the March 25, 2014 Council agenda.

There was no action required on this item.

6. Presentation on Proposed Economic Development Incentive Agreement with MillerCoors, LLC for Expansion of the Facility located at 7001 South Freeway – Robert Sturns, Business Recruitment Manager

Mr. Sturns stated that the MillerCoors Fort Worth plant is seeking to expand operations by adding new investment in machinery and equipment to upgrade facility and increase efficiency.

The proposed incentives are:

- Incentive proposal is for 10 year Economic Development Program Agreement
- Agreement would provide grants up to a maximum of 50% of the incremental business personal property taxes
 - 40% grant with opportunity to earn 10% bonus on additional investment
- Incentive value approximately \$735,300 over the 10 year term for Phase I
 - \$2.7M over the 10-year term if Phase II and III are completed

**CITY OF FORT WORTH, TEXAS
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE**

March 4, 2014

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The Company will commit the following:

Capital Investment

- \$22.5M Real and Business Personal Property Investment (\$1M RP and \$21.5 BPP) by December 31, 2014

Job Retention

- Retain a min. of 555 FTEs by December 31, 2014

Annual Supply and Service Spending

- Greater of 30% or \$750,000 with Fort Worth Companies
- Greater of 25% or \$625,000 with Fort Worth M/WBEs

Additional Investment

Local facility competes for capital investment opportunity across the organization, if awarded:

Company will invest an additional \$24.5M in BPP per year for a two year period

Install \$24.5M by December 31, 2015 (PH II)

Install \$24.5M by December 31, 2016 (PHIII)

Staff is recommending entering into a 10-year Economic Development Program Agreement to provide grants on up to 50% of the City's incremental taxes generated from the business personal property investment. An M&C to approve Economic Development Agreement will be on the March 25, 2014 Council agenda.

There was no action required on this item.

Requests for Future Agenda Items

Update on commercial property valuations to be made to the Council.

7. Date of Next Regular Meeting: March 4, 2014

8. Adjourn – Joel Burns, Chairman

With no further presentations or discussions, Chairman Burns adjourned the regular meeting of the Housing and Economic Development Committee at 3:03 pm, on Tuesday, March 4, 2014.

These minutes approved by the Housing and Economic Development Committee on the ____ day of _____, 2014.

APPROVED:

Minutes Prepared by and Attest:

Joel Burns, Chairman

Mary J. Kayser, City Secretary



MEMORANDUM

Date: April 1, 2014

To: Chairman Burns & Members of the Housing and Economic Development Committee

From: Jay Chapa, Director of Housing and Economic Development

Subject: Potential Economic Impact of "Proposition 3" Extending Freeport Exemption on Inventory of Aircraft and Aerospace Parts in the City of Fort Worth

On November 5, 2013, the voters of Texas passed "Proposition 3" amending the Texas Constitution to extend the Freeport tax exemption on aircraft and aerospace parts, effective January 1, 2014. The amendment allows cities to extend the time period in which aircraft parts may be exempted from ad valorem taxation if transported outside the State no later than the 730th day after the date the aircraft parts were acquired or imported into the State. The previous language limited the exemption to equipment that is transported out of the State within 175 days. The purpose of this memorandum is to provide the committee with an estimate of the potential economic impact on the City of Fort Worth if the extended Freeport period for aircraft and aerospace parts were adopted and to provide a recommendation on how to proceed. This analysis was conducted by Impact DataSource, LLC using Tarrant Appraisal District data.

Analysis:

Within the City of Fort Worth, 26 aviation related business accounts were identified. All 26 of the accounts report inventories with a total value of \$179,736,607. Of the 26 business accounts, 6 currently qualify for Freeport Exemption under the current 175-day time period. The current value of Freeport Exempted aviation inventories is \$13,456,834 leaving \$166,279,773 as taxable aviation inventories.

Extending the qualifying Freeport period to 730 days for aircraft and aerospace parts may enable the additional 20 identified business accounts to qualify for the Freeport Exemption. Under the most conservative analysis conducted by DataSource, LLC, approximately 71% of the currently non-qualifying value could potentially qualify for the exemption if the qualifying period were extended. The estimated cost in existing lost taxable value to the City of Fort Worth would be \$119.2 million or approximately \$1.0 million in property tax revenue per year. This amount equates to approximately 0.277% of the total estimated property tax revenue currently collected by the City. A more realistic approach would most likely produce half of the reduction outlined above.

Although an extension of the qualifying period would impact the general fund negatively, staff believes the lost taxable value will be offset to a net positive position over time by increased economic development activity associated with expanding or relocating aviation related businesses. This expansion would be caused by opportunities the extended Freeport Exemption period presents to the cluster of aerospace business that exists in the area. Currently, Tarrant County has 217 aviation related accounts with over 27,779 employees. Using a conservative estimate of the average wage for the county, this employment represents \$1.3 billion in total

wages. Even a modest growth in overall employment in this sector of the economy would have a net positive impact to the local tax base and economy.

Consequently, staff recommends approval of a resolution to allow the extended Freeport exemption on aircraft and aerospace parts as allowed by Proposition 3.

Staff will bring forward an M&C on the April 22nd Council agenda for consideration of the resolution.

Please contact me at 817-392-5804 if you have any questions or concerns.



MEMORANDUM

Date: April 1, 2014

To: Chairman Burns & Members of the Housing and Economic Development Committee

From: Jay Chapa, Director of Housing and Economic Development

Subject: Amend Enhanced Community Facilities Agreement with Bell Helicopter Textron for Improvements on Norwood Drive.

As presented to the City Council, the expansion and consolidation by Bell Helicopter at its headquarters site requires the improvement of Norwood Drive between Trinity Blvd. and State Hwy. 10. On December 18, 2012, City Council approved the execution of an Enhanced Community Facilities Agreement (ECFA) in an amount not to exceed \$1.77 million, \$1,000,000 from Enhanced CFA funds and \$770,000 from transportation impact fee funds, for the reconstruction of Norwood Drive between Trinity Blvd and State Highway 10.

Since the approval of the ECFA by City Council, an Interlocal Agreement with the County has been negotiated to add additional funds to the overall project and Kimley-Horn and Associates, Inc (KHA) has performed studies including subsurface utility engineering. From that study, KHA discovered a water line elevation that conflicts with the project, as designed, which would require the relocation of the water line. In addition, the project costs have exceeded initial estimates including Right-of-Way acquisition, rail crossing construction, and overall escalating construction costs during the past 18 months. KHA is proposing an alternative design that would not require the relocation of the water line, limit the overall cost increases to \$175,000 and still widen Norwood Drive to a three lane undivided minor arterial. The proposal would involve changing the design of Norwood Drive from a three lane cross section with a crown to a cross section with a single slope for a minor arterial (M3U) as described in the City of Fort Worth's 2009 Street Development Standards. All three lanes would be twelve-feet in width as opposed to two thirteen-foot travel lanes and eleven-foot turn lane in the alternative cross section design.

In order to address the increased costs and move forward with the improvements, staff recommends the Enhanced CFA be amended to change the design of Norwood Drive, extend the completion deadline from October 31, 2014 to September 31, 2015, and increase the transportation impact fee funding by \$175,000 bringing the total project cost to \$2,862,500.

Staff will place an M&C on the April 15 2014 City Council agenda revising the terms of the ECFA agreement and the amount of the transportation impact fee funding for consideration

Please contact me at 817-392-5804 if you have any questions or concerns.

FORT WORTH HOUSING FINANCE CORPORATION

AGENDA

Tuesday, April 1, 2014

*Immediately Following the Fort Worth City Council
Housing and Economic Development Committee Meeting,
Scheduled to Begin at 1:00 PM*

City Hall, Pre-Council Chamber, Second Floor
1000 Throckmorton Street, Fort Worth, Texas 76102

Board of Directors

Salvador Espino, President	Dennis Shingleton, Director	Jungus Jordan, Director
Danny Scarth, Vice President	Joel Burns, Director	Betsy Price, Director
Gyna M. Bivens, Director	Kelly Allen Gray, Director	Zim Zimmerman, Director

Staff Liaison: Fernando Costa, Assistant City Manager
Vicki S. Ganske, Senior Assistant City Attorney

1. **Call to Order** – Sal Espino, President
2. **Approval of Minutes from the Meeting Held on March 4, 2014** – Sal Espino, President
3. **Written Reports** – Jay Chapa, Assistant General Manager
 - a. Financial Report through February 28, 2014
4. **Consider and Adopt Resolution Approving a Subordinate Loan of \$1,300,000.00 to Columbia Renaissance Square I, L.P., for the Development of the Columbia at Renaissance Square Apartments Located at 3801 W.G. Daniels Drive** – Jay Chapa, Assistant General Manager
5. **Executive Session:** The Fort Worth Housing Finance Corporation will conduct a closed meeting to:
 - a. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code: (i) legal issues concerning any current agenda item; and
 - b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and

- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.
- 6. **Requests for Future Agenda Items** – Sal Espino, President
- 7. **Adjourn** – Sal Espino, President

The Pre-Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**CITY OF FORT WORTH, TEXAS
FORT WORTH HOUSING FINANCE CORPORATION
TUESDAY, MARCH 4, 2014**

Present:

President Salvador Espino
Vice President Danny Scarth
Director Betsy Price
Director W. B. "Zim" Zimmerman
Director Gyna Bivens
Director Jungus Jordan
Director Dennis Shingleton
Director Kelly Allen Gray
Director Joel Burns

City staff:

Tom Higgins, City Manager
Fernando Costa, Assistant City Manager
Vickie Ganske, Senior Assistant City Attorney
Mary J. Kayser, City Secretary
Jay Chapa, Assistant General Manager

1. Call to Order.

With a quorum present, President Espino called the meeting to order for the Board of Directors of the Fort Worth Housing Finance Corporation (Corporation) at 3:03 p.m. on Tuesday, March 4, 2014, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas.

2. Approval of Minutes of the January 28, 2014, Meeting.

Motion was made by Director Jordan and second by Director Price to approve the Tuesday, January 28, 2014, minutes of the Corporation as presented. The motion passed 9-0.

3a. Written Reports: Fort Worth Housing Finance Corporation Financial Report through January 31, 2014.

President Espino referenced the Financial Report through January 31, 2014, and opened the floor for discussion on the report. There was no discussion or action on this agenda item.

4. Consider and Adopt Resolution Accepting Assignment of Option from Cypress Equities, LP to Purchase Land Located in the Evans and Rosedale Area from the City of Fort Worth for \$1,449,290.17

Mr. Jay Chapa, Assistant General Manager, provided a PowerPoint briefing entitled, “Evans-Rosedale Project Property Acquisition.” He provided the background for the project and then displayed an aerial view of the project location that reflected the properties under option with Cypress Equities, LP. He advised of the changed conditions of the project by stating that the timeline for the creation of jobs through an identified project was approaching. He added that there was interest in the property for a mix of uses which including housing and stated that the acquisition of the property outright versus an option agreement allowed for the potential elimination of the job creation requirements. He concluded his presentation with the staff recommendation that the Fort Worth Housing Finance Corporation (FWHFC) Board approve the assignment of the option agreement from Cypress Equities to the FWHFC if a project is not secured by March 31, 2014, that will meet the required job creation requirements. Mr. Chapa advised that if the project was assigned to the FWHFC, the FWHFC would expend approximately \$1.5 million for the acquisition of the property to allow for the removal of the job requirement. He further advised that if acquired, the FWHFC would seed redevelopment opportunities to either develop housing or recoup funds used to acquire the property. He noted that the FWHFC is working with Cypress Equities, LP on a potential site that would meet the job requirements.

There was no discussion by the Board on this item.

Motion was made by Director Shingleton and seconded by Director Allen Gray to approve Resolution FWHFC-2014-03 Accepting Assignment of Option from Cypress Equities, LP to Purchase Land Located in the Evans and Rosedale Area from the City of Fort Worth for \$1,449,290.17. The motion passed 9-0.

5. Consider and Adopt Resolution Authorizing an Amendment to the HOME Contract with the City of Fort Worth for the Lee Townhomes Project, Entering into a CDBG Contract with the City of Fort Worth for the Acquisition and Demolition or Removal of the Building and Approval for Use of Up to \$600,000.00 in FWHFC General Funds for the Construction of Homes.

Mr. Jay Chapa, Assistant General Manager, provided a PowerPoint briefing entitled “Lee Avenue Single Family Infill Project” and advised the Board that this presentation was an amendment to the original project brought to the Board in 2011. He displayed an aerial view of the project location then summarized issues associated with this project. He stated that the use of HOME funds required a Section 106 review since federal funds were being used and therefore, the project must be submitted to the Texas Historic Commission (THC) for review. He added that THC determined that the demolition of the single-family structures and construction of townhomes would create an adverse impact to historic resources since the area is eligible for listing in the National Register of Historic Places (*Mr. Chapa noted that the area is not currently listed*). Mr. Chapa stated that mitigation of the adverse impact to be followed in order to move forward with the proposed project was cost prohibitive and time wise was very lengthy.

Mr. Chapa advised of the revised project description broke the project into two separate projects. He stated that using Community Development Block Grant (CDBG) funds, the FWHFC would acquire 406 and 408 Central Avenue and 1402 Lee Avenue. Then demolition and asbestos abatement would be performed on a substandard commercial building known as the “Hoover Building”, followed by the construction of two single-family homes to be available to households earning at or below 80% of Area Median Income (AMI). He displayed pictures of the project location and stated that the second project would not use federal funds and that the FWHFC would acquire and demolish four single-family homes (located at 1402, 1404 and 1419 Lee Avenue) and then construct single-family homes on the sites. He added that the new homes could be sold to households earning up to 120% AMI.

Mr. Chapa informed the Board that the original architectural renderings would be used and that in October 2012, the FWHFC authorized hiring RPGA Design Group, Inc. to design houses for the Terrell Heights neighborhood. He stated that staff met with the City’s Historic Preservation Officer and determined which designs were compatible with the Northside neighborhood. He further stated that the designs were presented and endorsement by the Northside Neighborhood Association and then displayed four architectural renderings for the Board’s review. He advised that staff recommended the Board authorize the FWHFC to accept up to \$300,000.00 of CDBG funds to acquire and demolish the Hoover Building and amend the HOME contract with the City to construct two single-family homes to sell to income eligible households. Further, that the Board authorize the FWHFC to use up to \$600,000.00 in FWHFC General Funds to acquire, demolish and cause the construction of four single-family homes and to engage a construction contractor to construct the single-family homes. Mr. Chapa concluded his presentation by providing the timelines for the Federal Funds Project and the FWHFC Funds Project.

There was no discussion by the Board on this item.

Motion was made by Director Shingleton and seconded by Director Price to approve Resolution FWHFC-2014-04 Authorizing an Amendment to the HOME Contract with the City of Fort Worth for the Lee Townhomes Project, Entering into a CDBG Contract with the City of Fort Worth for the Acquisition and Demolition or Removal of the Building and Approval for Use of Up to \$600,000.00 in FWHFC General Funds for the Construction of Homes. The motion passed 9-0.

6. Executive Session.

President Espino stated that he had been advised that an Executive Session was not necessary to discuss the following items:

- A. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9, of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code: (i) legal issues concerning any current agenda item; and

- B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

7. Requests for Future Agenda Items.

President Espino opened the floor on requests for future agenda items. No requests were made by Board members.

8. Adjourn.

With no further discussion, President Espino adjourned the meeting of the Fort Worth Housing Finance Corporation Board at 3:20 p.m. on Tuesday, March 4, 2014.

These minutes approved by the Fort Worth Housing Finance Corporation Board of Directors on the ____ day of _____, 2014.

APPROVED:

Salvador Espino,
President

Gyna M. Bivens
Secretary

ATTEST:

Mary J. Kayser
City Secretary

FORT WORTH HOUSING FINANCE CORPORATION
BALANCE SHEET AS ON FEBRUARY 28, 2014
(UNAUDITED)

ASSETS

Cash, Cash Equivalents and Investments

Cash & Investments	\$	4,644,947	
Cash and cash equivalents (HTF General Fund)		1,475,887	
Cash at Bank- JP Morgan Chase - Infill		9,526	
Unrealized Gain/Loss		-	6,130,360

Restricted Assets

Restricted cash, cash equivalents & investments		1,286,781	
Restricted cash HTF		4,000,000	
			5,286,781

Other Assets

Loans receivable		18,480	
Interest Receivable		9,765	
Investments in Villas of East Wood LLC		615,000	
Advances to Villas of East Wood LLC		638,979	
Properties held for sale or construction by FWHFC (at cost or FMV)		555,203	(1) 1,837,427
			1,837,427

Total Assets

\$ 13,254,567

LIABILITIES & FUND BALANCE

Liabilities

Accounts payable	\$	-	
Escrow for loans		1,316	
Accrual - Payroll		7,176	
Deferred revenue		18,480	
Payable to CFW - Carter Metro assigned liability		2,675	(4)
Payable to CFW - Mitchell Blvd. assigned properties		21,047	(4)
Payable to CFW - Appropriation from Rental Rehab Rev.(for VOE)		615,000	665,694
			665,694

Total Liabilities

\$ 665,694

Fund Balances

Restricted for corpus		5,286,781	
Represented by HTF General Fund		1,475,887	
Represented by reserve account - operating deficits VOE		327,990	(3)
Terrell Heights - Professional Fees		28,737	
Represented by advances to VOE		638,979	
Represented by land & properties		555,203	
Legal services (Terrell Homes)		52,187	
Architectural-Lee Av. Townhomes		38,400	
Unrestricted		4,184,710	(2)
			12,588,873

Total Fund Balance

12,588,873

Total Liabilities & Fund Balance

\$ 13,254,567

Notes:

- (1) Cost of properties includes certain properties received as gift for which fair market value as on date of gift was included as cost. It also includes properties assigned to HFC.
- (2) Grants/endowments/gifts and other appropriations received and used to acquire properties or for operating expenditure forms part of the unrestricted equity balance along with surplus / loss from operations and interest income from investments.
- (3) FWHFC Board has approved a reserve fund of \$650,000.00 to VOE. Payment of \$322,010.00 were made from R109 and the balance of the reserved fund is \$327,990.00
- (4) Properties assigned to HFC in note (1) were acquired with grant funds, and the proceeds less taxes and constr. exp. incurred by HFC to be returned to CFW as program income.

Other Notes:

- A. Home warranty expenses and tax abatement refund dues are accounted on cash basis. The liability for unexpired warrantees and tax abatement refunds have not been quantified and not provided for.
- B. The Eastwood Public Facility Corporation, a single asset entity created by Fort Worth Housing Authority, purchased the Villas of Eastwood Facility by assuming it's FHA insured loan on August 9th, 2013.

FORT WORTH HOUSING FINANCE CORPORATION
REVENUES AND EXPENDITURES FOR PERIOD (5 MONTHS) ENDING FEBRUARY 28, 2014
(UNAUDITED)

Revenues

Interest earned on investments	\$ 47,017
Interest on loans	-
Revenue Land/Home sales	-
Program Income Prin. Loan	421
Contribution from HUD - HTF	-
Gas lease bonus	1,536
Gas lease royalties	17,145
Gas Well Shut In Payments	-
Holdings - SF Bond	-
Grant Revenue	(11,400)
Repayment of Loan - Windriver	-
Misc. revenue	116,527

Total Revenues \$ 171,247

Expenditures

Salary expenses	\$ 46,859
Postage	10
Misc. & other operations	-
Gas Well consultant fees	74
Engineering Services	3,213
Conference and seminars	1,448
Office Supplies	-
Travel Expenses	-
Inside printing	-
Graphics	-
Liability insurance	-
Electricity	82
Water & waste disposal	214
Dues and membership	-
Contractual services	59,785
Other professional services	13,763
Loss on asset	-
Bank Charges	-
Land purchase	-
Other expenses to be paid	-

Total Expenditures \$ 125,449

Excess of Revenues over (under) Expenditures 45,798

Other Financing Sources (Uses)

Transfers in HFC	-
Transfers in infill	-
Total Other Financing Sources (Uses)	-

Excess of Revenues over (under) Expenditures and Other Financing sources 45,798

Fund Balances (Deficit), beginning of the period 11,927,818
Fund Balances (Deficit), at the end of the period 11,973,616

Reconciliation of fund balance to Balance sheet

ADD: Loans receivable from Villas Of Eastwood	1,253,979
Wind River loan	-
Less: Liability to CFW - Assigned properties	(23,722)
Liability to CFW RRPI- Villas of Eastwood	(615,000)
Fund balance per balance sheet	\$ 12,588,872

FORT WORTH HOUSING FINANCE CORPORATION

Details of Loan Receivables & Escrow Accounts for period ending February 28, 2014

Loan Receivables

<u>Name</u>	<u>Date of Note</u>	<u>Amount</u>	<u>Status</u>
Willie Roberson	08/21/98	18,480	Active
Eastland		-	
Wind River		-	
Total		\$ 18,480	

Deferred revenue

Willie Roberson	18,480
	18,480

Escrows

Willie Roberson	08/21/98	1,316	Active
Total		\$ 1,316	

Details of Classification of Fund Balance

Represented by loans

Loans receivable from Villas of East Wood LLC	638,979
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Details of Payable to CFW (Assigned properties liability from Carter Metro)
(Properties were acquired with grant funds)

Assigned from Cartermetro	
1118 E. Tucker	1,500.00
1139 Cannon St	1,500.00
2912 Walker St	-
4521 Trueland - sold	-
4525 Trueland	-
802 E. Magnolia	1,500.00
Cash assigned to HFC	-
Total	4,500.00
Less Taxes paid when assigned	1,824.82
Total liability	2,675.18
Assigned from TCDC (Formerly Mitchell Blvd. Dev. Corp.)	
2511 Mitchell Blvd	39,220.00
3220 Thrall St	0.00
Total	39,220.00
Less Taxes paid when assigned	18,172.76
Total liability	21,047.24
G. Total Liability	23,722.42

FORT WORTH HOUSING FINANCE CORPORATION
DETAILS OF PROPERTIES HELD FOR SALE AS ON FEBRUARY 28, 2014

SQ#	Address	Status	Date of Acquisition	Value Paid	Tax Paid	Fees paid	Other Exp Capitalized	Constn Exp Capitalized	Donated Value	Total Value
NORTHSIDE (District 2)										
1	2607 Clinton District 4	L	01/07/03	3,215.00		100.00				3,315.00
SOUTHEAST (District 5)										
2	5250 Wonder Dr. & 5240 Wooten (Granbury Hills)	L	05/01/10	181,669.00						181,669.00
3	5220 Anderson St.	L	04/13/04	1,296.00		100.00				1,396.00
4	5300 Anderson St.	L	01/07/03	1,762.00		100.00				1,862.00
5	E. Berry St	L	10/10/00	28,265.70						28,265.70
6	E. Berry St	L	10/10/00	7,023.60						7,023.60
7	4700 E. Berry St	L	05/19/00	6,600.00						6,600.00
8	4700 E. Berry St	L	05/19/00	479.21						479.21
9	1604 Birdell	L	09/01/05	1,201.48	205.33				2,500.00	3,906.81
10	2803 Burger	L	01/07/03	1,116.00		100.00				1,216.00
11	2805 Burger	L	01/07/03	1,537.00		100.00				1,637.00
12	5151 Charlene St.	L	05/19/00	582.15	35.06				2,000.00	2,617.21
13	5175 Charlene St.	L	02/28/03	1,176.00		100.00				1,276.00
14	5328 Cottey	L	07/05/02	2,717.77	73.53					2,791.30
15	5400 Cottey	L	01/12/04	5,232.04	10.87					5,242.91
16	5401 Cottey	L	12/20/06	4,650.48						4,650.48
17	5402 Cottey	L	01/12/04	5,232.04	10.87					5,242.91
18	1820 S. Cravens Rd	UCH	04/17/13	1,000.00	0.00	883.95				1,883.95
19	2808 Dillard	L	04/13/04	544.32		100.00				644.32
20	3012 Dillard	L	04/13/04	1,587.00		100.00				1,687.00
21	3101 Esatcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
22	3109 Eastcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
23	3133 Eastcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
24	3137 Eastcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
25	2600 Marlin	L	04/13/04	606.00		100.00				706.00
26	2709 Marlin	L	04/13/04	1,081.00		100.00				1,181.00
27	5101 Pinson	L	01/07/03	1,660.00		100.00				1,760.00
28	5300 Pinson	L	01/06/04	4,600.00						4,600.00
29	4913 Ramey	L	07/05/02	1,582.91	43.59				2,500.00	4,126.50
30	3412 Stalcup	L	06/04/99	852.00		100.00				952.00
31	2732 Stalcup	L	06/04/99	3,202.00		100.00				3,302.00
32	5217 Turner	L	08/06/99	3,588.25	70.60					3,658.85
33	5401 Turner	L	04/13/04	3,113.00		100.00				3,213.00
34	Wills Point Ct.	L	07/05/02	1,651.37	39.76				2,000.00	3,691.13
35	2514 Wills Point Ct.	L	04/13/04	508.00		100.00				608.00
36	2929 Burger	L	12/20/06	4,650.50						4,650.50
37	2933 Burger	L	12/20/06	4,650.50						4,650.50
38	2510 Sheraton	L	03/04/08	6,100.00	552.71	1.00				6,653.71
39	2512 Sheraton	L	03/04/08	5,000.00	552.71	1.00				5,553.71
40	2514 Sheraton	L	03/04/08	5,600.00	552.71	1.00				6,153.71
41	2516 Sheraton	L	03/04/08	5,000.00	552.71	1.00				5,553.71
42	2518 Sheraton	L	03/04/08	3,300.00	552.71	1.00				3,853.71
43	1708 Talton	L	03/04/08	6,100.00	337.48	1.00				6,438.48
44	1704 Colvin	L	03/04/08	3,000.00	95.44	1.00				3,096.44
45	5600 Bong	L	05/10/08	3,000.00	48.95	573.05				3,622.00

LEGEND
L -Land
UC-Under construction
UCH -With House
VH -Vacant Structure
LL -Land & Lake
APH-Assigned Property HOUSE
APL-Assigned Property LAND

<u>SQ#</u>	<u>Address</u>	<u>Status</u>	<u>Date of Acquisition</u>	<u>Value Paid</u>	<u>Tax Paid</u>	<u>Fees paid</u>	<u>Other Exp Capitalized</u>	<u>Constn.Exp Capitalized</u>	<u>Donated Value</u>	<u>Total Value</u>
COMO (District 7)										
46	5424 Carver	L	04/28/04	2,678.52	34.62					2,713.14
47	5420 Chariot	L	04/13/04	1,745.00		100.00				1,845.00
48	5620 Chariot	L	04/21/99	1,268.00						1,268.00
49	5621 Como Dr.	L	12/16/98	1,000.00						1,000.00
50	5500 Farnsworth	L	04/28/04	2,678.52	34.62					2,713.14
51	5826 Farnsworth	L	04/28/04	2,678.52	28.05					2,706.57
52	5908 Fletcher	L	04/28/04	2,678.52	28.05					2,706.57
53	5425 Geddes	L	04/28/04	2,678.52	28.05					2,706.57
54	5336 Goodman	L	04/28/04	2,678.52	28.05					2,706.57
55	5438 Goodman	L	04/28/04	2,678.52	28.05					2,706.57
56	5515 Goodman	L	04/28/04	2,678.52	91.41					2,769.93
57	5407 Kilpatrick	L	04/28/04	2,678.52	34.62					2,713.14
58	5514 Shiloh	L	01/07/03	1,244.00		100.00				1,344.00
59	5520 Shiloh	L	01/07/03	1,244.00		100.00				1,344.00
60	5528 Shiloh	L	02/28/03	1,244.00		100.00				1,344.00
61	5532 Shiloh	L	01/07/03	1,318.00		100.00				1,418.00
62	5716 Wellesley	L	04/28/04	2,678.52						2,678.52
63	5720 Wellesley	L	04/28/04	2,678.52						2,678.52
MITCHEL BLVD (District 8)										
64	2705 Berryhill Dr.	L	04/14/04	1,031.00		100.00				1,131.00
65	1325 New York Ave	L	06/03/08	3,600.00		7.00				3,607.00
NEAR SOUTHEAST (District 8)										
66	1346 E. Jefferson	L	06/02/97	600.00		100.00				700.00
67	953 E. Powell	L	05/05/01	2,694.40						2,694.40
68	2651 Belzise Ter	L	11/12/07	4,250.00	47.27	352.50				4,649.77
69	1401 Illinois Ave	L	11/12/07	4,250.00	47.27	352.50				4,649.77
TWU (District 8)										
70	2710 Ave. C	L	03/12/99	4,760.32	24.33					4,784.65
OTHER(District 8)										
71	1321 Driess	L	04/10/07		394.95				1,500.00	1,894.95
72	2709 Ash Crescent St	L	06/05/07	3,900.00		3.50				3,903.50
73	2712 Ash Crescent (exchange w/3321&3323 NW 33rd St)	L	04/02/07				1,000.00			1,000.00
74	2713 Ash Crescent St	L	06/05/07	2,600.00		3.50				2,603.50
75	2670 Ash Crescent St	L	07/03/07	3,200.00		3.50				3,203.50
76	2771 Belzise	L	07/03/07	2,700.00		3.50				2,703.50
77	2750 Ash Crecent St.	L	08/24/07	4,000.00	48.95	561.00				4,609.94
78	2650 Ash Crecent St.	L	08/07/07	3,000.00		7.00				3,007.00
79	2770 Ash Crecent St.	L	09/29/07	4,100.00						4,100.00
80	2721 Belzise	L	09/29/07	3,100.00						3,100.00
81	929 Maddox Ave.	L	09/29/07	1,900.00						1,900.00
82	919 E. Maddox Ave.	L	03/03/08	3,500.00	(6.40)	81.65				3,575.25
83	1018 E. Myrtle	L	03/03/08	3,500.00	(6.40)	81.65				3,575.25
84	1421 Stewart	L	03/03/08	3,500.00	(6.39)	81.65				3,575.26
85	921 E. Humbolt	L	09/30/08	3,000.00						3,000.00
86	804 Kentucky	L	09/30/08	2,700.00						2,700.00
87	1301 Cannon	L	09/30/08	3,100.00						3,100.00
88	1405 & 1407 E Cannon St	L	11/17/11	20,000.00	17.49	369.00				20,386.49
89	1115 E. Humbolt	L	09/30/08	5,000.00						5,000.00
Assigned property (Cartermetro)										
							<u>TAD Appraised</u>			
90	1118 E. Tucker	APL	09/18/08			501.95	1,500.00			2,001.95
91	1139 Cannon St	APL	09/18/08			533.95	1,500.00			2,033.95
92	802 E. Magnolia	APL	09/18/08			501.95	1,500.00			2,001.95
Assigned property (TCDC) Formerly Mitchel Dev. Corp.)										
93	2511 Mitchell Blvd	APL	05/28/09			18,172.76	39,220.00			57,392.76
Total				469,680.84	5,019.46	25,282.56	44,720.00	0.00	10,500.00	555,202.85

LEGEND

L-Land	88
UC-Under construction	0
UCH-With House	1
VH-Vacant Structure	0
LL-Land & Lake	0
APL-Assigned Property LAND	4
	<u>93</u>

FORT WORTH HOUSING FINANCE CORPORATION

Details of property transactions as on February 28, 2014

<u>Status</u>	<u>Date</u> <u>Sold/</u> <u>Purchased</u>	<u>Value</u> <u>Paid</u>	<u>Tax</u> <u>Paid</u>	<u>Fees</u> <u>paid</u>	<u>Other</u> <u>Exp Capitalized</u>	<u>Constn.Exp</u> <u>Capitalized</u>	<u>Donated</u> <u>Value</u>	<u>Total</u> <u>Value</u>
Opening Balance (October 1st, 2013)		470,011.79	5,019.46	25,282.56	44,389.05	0.00	10,500.00	555,202.85
Add:								
Additions								
1820 S. Cravens						-		-
						-		-
Total Additions		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less:								
Property Sold								0.00
								0.00
								0.00
								0.00
Total cost of Properties sold		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Add: Assigned property		TAD Value						
Total		-	-	-	-	-	-	-
Balance		470,011.79	5,019.46	25,282.56	44,389.05	0.00	10,500.00	555,202.85

RESOLUTION NO. FWHFC-2014-

FORT WORTH HOUSING FINANCE CORPORATION

A RESOLUTION

APPROVING A SUBORDINATE LOAN OF \$1,300,000.00 TO COLUMBIA RENAISSANCE SQUARE I, L.P. FOR THE DEVELOPMENT OF THE COLUMBIA AT RENAISSANCE SQUARE APARTMENTS LOCATED AT 3801 W.G. DANIELS DRIVE

WHEREAS, the City Council of the City of Fort Worth (“City”) has adopted development and revitalization of the City’s neighborhoods and affordable housing stock as a strategic goal;

WHEREAS, the City Council established the Fort Worth Housing Finance Corporation (the “Corporation”) in 1979 pursuant to the Texas Housing Finance Corporations Act, Chapter 394 of the Texas Local Government Code, to facilitate neighborhood revitalization and housing initiatives in the City, including but not limited to issuing tax exempt bonds, developing, rehabilitating and promoting housing, and assisting low to moderate income City citizens in acquiring quality, accessible, affordable housing through lending and construction activities;

WHEREAS, the Corporation seeks to promote neighborhood revitalization and homeownership and foster the development of reasonably priced quality housing throughout the City, by developing partnerships among the City, the Corporation, local governments, lenders, private industry and neighborhood-based nonprofit housing organizations;

WHEREAS, on February 18, 2014, the City Council approved Resolution No. 4298-02-2014 supporting the application of Columbia Renaissance Square I, L.P. (“Columbia LP”) to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2014 Competitive 9% Housing Tax Credits for the development of the Columbia at Renaissance Square, a new 140-unit multifamily complex located at 3801 W.G. Daniels Drive in the Berry Hill-Mason Heights Neighborhood Empowerment Zone;

WHEREAS, the Council at the same time also approved \$1,200,000.00 of development funding for the project from City HOME Investment Partnerships Program grant funds, subject to further negotiation of loan terms (M&C C-26671). Columbia LP submitted its application to TDHCA for competitive housing tax credits (Application No. 14198) on February 28, 2014;

WHEREAS, on March 25, 2014, the City Council approved Resolution No. 4307-03-2014 determining that the Columbia at Renaissance Square is the development in the 2014 competitive tax credit application round that contributes most significantly to the City’s concerted revitalization efforts, specifically its revitalization efforts in the Berry Hill-Mason Heights Neighborhood Empowerment Zone;

WHEREAS, Columbia LP has applied to the Corporation for a loan of \$1,300,000.00 for the project, subordinate only to the project's construction and permanent financing and contingent upon the award of housing tax credits from the TDHCA or other acceptable financing;

WHEREAS, the Board desires to approve and accept a contract with Columbia Renaissance Square I, L.P. for a subordinate loan of \$1,300,000.00, subject to availability of funds, to develop the Columbia at Renaissance Square, a new affordable multifamily rental housing development.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT WORTH HOUSING FINANCE CORPORATION:

1. THAT the Board authorizes the execution and delivery of a contract (the "Contract") by and between the Corporation and Columbia Renaissance Square I, L. P. for a subordinate loan in the amount of \$1,300,000.00, subject to availability of funds, for a term of 5 years, to construct the Columbia at Renaissance Square, a new 140-unit affordable multifamily rental property located at 3801 W.G. Daniels Drive, Fort Worth TX 76105 (the "Loan").
2. THAT Tom Higgins, General Manager of the Corporation, or Jesus J. Chapa, Assistant General Manager of the Corporation, are authorized to execute and deliver the Contract for and on behalf of the Corporation and any related documents necessary to implement the Contract and the Loan, and each is authorized to extend, modify and amend the Contract or the Loan, provided any such extensions, modifications and amendments are within the scope of the project, and in conformance with the goals and purposes of the Corporation, as amended from time to time.
3. THAT this Resolution takes effect from the date of its adoption.

AND IT IS SO RESOLVED.

Adopted April 1, 2014.

FORT WORTH HOUSING FINANCE CORPORATION

By: _____
Salvador Espino, President



Updated March 27, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

April 1, 2014 **Monthly Zoning Meeting**

11:00 a.m. Legislative and Intergovernmental Affairs Committee (cancelled)

1:00 p.m. Housing and Economic Development Committee

Fort Worth Housing Finance Corporation

(Immediately Following the Housing and Economic Development Meeting)

2:00 p.m. Pre-Council Meeting (Please Note Time Change)

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Chisholm Trail Parkway Completion [*Kenneth Barr and Elizabeth Mow, North Texas Tollway Authority*]
- o Briefing on Designation of Chisholm Trail Parkway as Scenic Corridor [*Dana Burghdoff, Planning and Development*]
- o Briefing on I-35W Widening and Other State Highway Projects [*Brian Barth, Texas Department of Transportation*]
- o Briefing on Control of Truck Traffic Through Neighborhoods Along I-35W Corridor [*Douglas Wiersig, Transportation and Public Works*]
- o Update on Construction of Trinity River Vision Bridges [*Mark Rauscher, Planning and Development and J.D. Granger, Trinity River Vision Authority*]

April 8, 2014

10:00 a.m. Audit Committee

1:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. Pre-Council Meeting

Continued Items:

- **M&C G-18138** – Adopt Resolutions to Amend the City's General Tax Abatement Policy and the Neighborhood Empowerment Zone Tax Abatement Policy and Basic Incentives to Revise Language on Affordable Housing Commitments for Residential Tax Abatement Projects (ALL COUNCIL DISTRICTS) (**Continued from March 4, 2014 by Staff**)
- **M&C PZ-3049** - Consider Institution and Adoption of Ordinance for the Owner-Initiated Annexation of Approximately 21.0 Acres of Land in the 6900 Block of Boat Club Road (COUNCIL DISTRICT 2 – Sal Espino) (**Continued from March 18, 2014 by Staff**)
- **ZC-13-131** - Texas American Properties, 6900-7000 block of Boat Club Road; from: Unzoned and "PD-670" Planned Development for a facility to create manufactured homes to: "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial (COUNCIL DISTRICT 2 – Sal Espino) (Recommended for Denial without Prejudice by the Zoning Commission) (**Continued from March 18, 2014 by Council Member Espino**)



Updated March 27, 2014

***City of Fort Worth
City Council Pre-Council Agenda Calendar***

April 8, 2014 (continued)

- o Briefing on Valuation of Commercial Property [*Aaron Bovos, Financial Management Services and Jeff Law, Tarrant Appraisal District*]
- o Briefing on Website Enhancements and Open Data Opportunities [*Michelle Gutt, Communication and Public Engagement*]
- o Briefing on Creation of Murals to Abate Graffiti [*Martha Peters, Arts Council of Fort Worth and Tarrant County and Richard Zavala, Parks and Community Services*]
- o Future Sustainability of the Golf Enterprise Fund [*Richard Zavala, Parks and Community Services*]

April 15, 2014

8:30 a.m. Pre-Council Meeting

- o West Nile Virus Update [*Brandon Bennett, Code Compliance and Dr. Joon Lee, University of Texas Health Science Center*]
- o Briefing on Revisions to Vehicular for Hire Ordinance [*Maleshia Farmer, Law*]

April 22, 2014

8:30 a.m. Pre-Council Meeting

April 29, 2014

8:30 a.m. Pre-Council Meeting (cancelled)

May 6, 2014

Monthly Zoning Meeting

11:00 a.m. Legislative and Intergovernmental Affairs Committee

1:00 p.m. Housing and Economic Development Committee

3:00 p.m. Pre-Council Meeting

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Fort Worth Vaqueros [*Jay Chapa, Housing and Economic Development and Fort Worth Vaqueros Representative*]



Updated March 27, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

May 13, 2014

10:00 a.m. Audit Committee
1:00 p.m. Infrastructure & Transportation Committee
3:00 p.m. Pre-Council Meeting

May 15, 2014 *(Thursday)*

5:30 p.m. Fort Worth Crime Control and Prevention District Board of Directors Meeting (Pre-Council Chamber)

May 20, 2014

8:30 a.m. Pre-Council Meeting

May 26, 2014

City Hall Closed – Memorial Holiday

May 27, 2014

8:30 a.m. Pre-Council Meeting (cancelled)

June 3, 2014 *Monthly Zoning Meeting*

11:00 a.m. Legislative and Intergovernmental Affairs Committee
1:00 p.m. Housing and Economic Development Committee
3:00 p.m. Pre-Council Meeting

- o Overview of Significant Zoning Cases *[Dana Burghdoff, Planning and Development]*



Updated March 27, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

June 5, 2014 *(Thursday)*

(Time TBD) Capital Projects Planning Workshop
(Pre-Council Chamber)

5:30 p.m. Fort Worth Crime Control and Prevention District Board of Directors
Meeting (Pre-Council Chamber)

June 10, 2014

10:00 a.m. Audit Committee
1:00 p.m. Infrastructure & Transportation Committee
3:00 p.m. Pre-Council Meeting

June 17, 2014

8:30 a.m. Pre-Council Meeting (cancelled)

June 24, 2014

8:30 a.m. Pre-Council Meeting (cancelled)

No Documents for this Section

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
MARCH 25, 2014**

Present:

Mayor Betsy Price
Mayor Pro tem W.B. "Zim" Zimmerman, District 3
Council Member Salvador Espino, District 2
Council Member Daniel Scarth, District 4
Council Member Gyna M. Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Dennis Shingleton, District 7
Council Member Kelly Allen Gray, District 8
Council Member Joel Burns, District 9

Staff Present:

Tom Higgins, City Manager
Sarah Fullenwider, City Attorney
Mary Kayser, City Secretary

I. CALL TO ORDER

With a quorum of the City Council Members present, Mayor Price called the regular session of the Fort Worth City Council to order at 10:12 a.m. on Tuesday, March 25, 2014, in the City Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas.

II. INVOCATION - Pastor Todd Hearnberger, Bethesda Community Church

The invocation was provided by Pastor Todd Hearnberger, Bethesda Community Church.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF MARCH 18, 2014

Motion: Council Member Jordan made a motion, seconded by Council Member Scarth that the minutes of the Regular meeting of March 18, 2014, be approved. The motion carried unanimously 9 ayes to 0 nays.

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

There were no items to be withdrawn from the Consent Agenda.

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

There were no items to be continued or withdrawn by staff.

VII. CONSENT AGENDA

City Secretary Kayser advised that Mayor and Council Communication C-26733 was located in District 9 and not District 7.

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Zimmerman, that the Consent Agenda be approved. The motion carried unanimously 9 ayes to 0 nays.

A. General - Consent Items

1. M&C G-18162 - Adopt Ordinance Adjusting Authorized Civil Service Staffing in the Fire Department (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Adopt Ordinance No. 21178-03-2014 amending the Fire Department Staffing Ordinance No. 20522-12-2012, to restore 24 positions in the firefighter classification; providing for adoption by reference of a statement of intent and purpose in adopting this ordinance.

B. Purchase of Equipment, Materials, and Services - Consent Items

1. M&C P-11631 - Authorize Purchase Agreement with Hanson Pressure Pipe, Inc., for Emergency Concrete and Steel Pipe Repair for the Water Department for a Combined Amount Up to \$80,000.00 for the First Year (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Authorize a Purchase Agreement with Hanson Pressure Pipe, Inc., for emergency concrete and steel pipe repair for the Water Department for a combined amount up to \$80,000.00 for the first year.

C. Land - Consent Items

1. M&C L-15672 - Authorize Execution of a Lease Agreement with the Organization of Hispanic Contractors Inc. d/b/a Regional Hispanic Contractors Association, for Office Space in the Fort Worth Business Assistance Center at 1150 South Freeway (COUNCIL DISTRICT 8)

The City Council approved the following recommendation: Authorize the City Manager to execute a five-year Lease Agreement with the Organization of Hispanic Contractors Inc., d/b/a Regional Hispanic Contractors Association, for office space at the Fort Worth Business Assistance Center located at 1150 South Freeway.

2. **M&C L-15673 - Authorize Acquisition of a Fee Simple Interest in 1.051 Acres of Land Located at 12833 Timberland Drive for the Caylor Ground Storage Tank Project from North Tarrant Church of Christ, Inc., in the Amount of \$80,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$85,000.00 (COUNCIL DISTRICT 7)**

The City Council approved the following recommendation: Authorize the acquisition of a fee simple interest in 1.051 acres of land described as Abstract No. 265, Jose Chirino Survey, located at 12833 Timberland Drive, Fort Worth, Texas, for the Caylor Ground Storage Tank Project from North Tarrant Church of Christ, Inc.; find that the total purchase price in the amount of \$80,000.00 is just compensation; and authorize the City Manager or his designee to accept the conveyance, pay just compensation, record the appropriate instruments and pay estimated closing costs in the amount up to \$5,000.00 for a total costs of \$85,000.00.

E. Award of Contract - Consent Items

1. **M&C C-26724 - Authorize Execution of a Communications System Agreement with the City of Watauga for Participation in the City of Fort Worth's Two-Way Public Safety Radio System at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the execution of a Communications System Agreement with the City of Watauga for participation in the City of Fort Worth's Two-Way Public Safety Radio System. The City of Watauga will reimburse its share of operations and maintenance to ensure no cost to the City of Fort Worth with annual reimbursement estimated to be approximately \$26,496.00. In addition, the City of Watauga will reimburse the City of Fort Worth for its share of the Software Upgrade Agreement.

2. **M&C C-26725 - Adopt Resolution Determining that the Columbia at Renaissance Square Affordable Housing Development to be Located at 3801 W.G. Daniels Drive Significantly Contributes to the City's Revitalization Efforts in the Berry Hill-Mason Heights Neighborhood Empowerment Zone (COUNCIL DISTRICT 8)**

The City Council approved the following recommendation: Adopt Resolution No. 4307-03-2014 determining that the Columbia at Renaissance Square affordable housing development to be located at 3801 W.G. Daniels Drive significantly contributes to the City's revitalization efforts in the Berry Hill-Mason Heights Neighborhood Empowerment Zone.

3. **M&C C-26726 - Authorize Expenditure in the Amount of \$350,000.00 of Urban Development Action Grant Program Income in the Form of a Forgivable Loan to Precision Projects International, LLC for the Renovation of the Historic Parker Browne Building Located at 1212 East Lancaster Avenue, Authorize Execution of a Loan Agreement and Adopt Appropriation Ordinance (COUNCIL DISTRICT 8)**

The City Council approved the following recommendation: Authorize an expenditure in the amount of \$350,000.00 of Urban Development Action Grant program income in the form of a forgivable loan to Precision Projects International, LLC, for the renovation of the historic Parker Browne building located at 1212 East Lancaster Avenue; authorize the City Manager or his designee to execute a Loan Agreement and any related documents with Precision Projects International, LLC, for a five-year loan term beginning on the date of execution; authorize the City Manager or his designee to amend the Loan Agreement if necessary to achieve project goals provided that the amendment is within the scope of the project and in compliance with City policies and applicable laws and regulations governing use of federal funds; and adopt Appropriation Ordinance No. 21179-03-2014 increasing estimated receipts and appropriations in the Grants Fund in the amount of \$350,000.00, from available funds, for the same purpose as reflected above.

4. **M&C C-26727 - Authorize Execution of Amendment No. 3 to City Secretary Contract No. 39645, an Engineering Services Agreement with Dunaway Associates, LP, in the Amount of \$274,556.00 for Additional Engineering Services for Avondale Haslet Road from U.S. Highway 287 to Willow Creek Drive, Resulting in a Revised Total Contract in the Amount of \$1,432,340.00 (COUNCIL DISTRICT 7)**

The City Council approved the following recommendation: Authorize the execution of Amendment No. 3 to City Secretary Contract No. 39645 with Dunaway Associates, LP, increasing the scope of work for additional design engineering services for Avondale Haslet Road from U.S. Highway 287 to Willow Creek Drive, for a net change in the amount of \$274,556.00, thereby revising the original contract amount to \$1,432,340.00.

5. **M&C C-26728 - Authorize Execution of a Professional Services Agreement with J.S. Ground Engineering, L.L.C., in the Amount of \$250,000.00 for Design of Miscellaneous Storm Drain Improvements (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the execution of a Professional Services Agreement with J.S. Ground Engineering, L.L.C., in the amount of \$250,000.00 for the design of miscellaneous storm drain improvements.

6. **M&C C-26729 - Authorize Sole Source Purchase Agreement for Video Surveillance Equipment and Management System with TASER International, Inc., for an Initial Five Month Term in an Amount Not to Exceed \$216,490.00 and Authorize Five Annual Renewal Options in an Amount Not to Exceed \$501,000.00 Annually (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize a Sole Source Purchase Agreement for video surveillance equipment and management system with TASER International, Inc., for an initial five-month term in an amount not to exceed \$216,490.00; and authorize five annual renewal options in an amount not to exceed \$501,000.00 annually.

7. **M&C C-26730 - Authorize Execution of Amendment and Exercise the Buy-Out Option Contract with Johnson County Special Utility District for the Certificate of Convenience and Necessity, City Secretary Contract No. 33926, Provide Consent to Terminate the Agreements for Sale of Treated Water, City Secretary Contract No. 33925 and Sewer Service Billing, City Secretary Contract No. 33928 with Johnson County Special Utility District, Authorize Application for Transfer of Part of Certificate of Convenience and Necessity No. 10081 to the City, and Authorize Water and Wastewater Service at 1.25 Times the Retail Rate to the Bridges Development, Located at the Southeast Intersection of FM 1187 and Floyd Hampton Road, Pursuant to City Code Section 35-60B, Uses Outside City (Adjacent to COUNCIL DISTRICT 6)**

The City Council approved the following recommendation: Authorize amendment and exercise of the Buy-Out Option Contract with Johnson County Special Utility District for the Certificate of Convenience and Necessity, City Secretary Contract No. 33926; provide consent to terminate the agreements for sale of treated water, City Secretary Contract No. 33925 and sewer service billing, City Secretary Contract No. 33928 with Johnson County Special Utility District; authorize the application to the Texas Commission on Environmental Quality for transfer of part of Certificate of Convenience and Necessity No. 10081 to the City; and authorize water and wastewater service at 1.25 times the retail rate to the Bridges development, located at the southeast intersection of FM 1187 and Floyd Hampton Road, pursuant to City Code Section 35-60B, Uses Outside City.

8. **M&C C-26731 - Authorize Execution of an Engineering Agreement with HDR Engineering, Inc., in the Amount of \$502,532.00 for Marine Creek Drainage Basin Parallel Interceptor Improvements at Various Locations Within the Marine Creek Drainage Basin, Provide for Project Management, Real Property Acquisition and Utility Coordination Costs for a Project Total in the Amount of \$512,532.00, and Adopt Appropriation Ordinance (COUNCIL DISTRICT 2)**

The City Council approved the following recommendation: Authorize the transfer of \$512,532.00 from the Water and Sewer Fund to the Sewer Capital Projects Fund; adopt Appropriation Ordinance No. 21180-03-2014 increasing estimated receipts and appropriations in the Sewer Capital Projects Fund in the amount of \$512,532.00, from available funds, for the purpose of funding a contract with HDR Engineering, Inc., and related costs for Marine Creek Drainage Basin Parallel Interceptor improvements at various locations; and authorize execution of a contract with HDR Engineering, Inc., in the amount of \$502,532.00 for the same purpose as reflected above.

9. M&C C-26732 - Authorize Execution of an Engineering Agreement with CDM Smith, Inc., in the Amount of \$537,340.00 for the Design of the Rolling Hills Water Treatment Plant Flocculation Basins Improvements, Phase 6 (COUNCIL DISTRICT 8)

The City Council approved the following recommendation: Authorize execution of an Engineering Agreement with CDM Smith, Inc., in the amount of \$537,340.00 for the design of the Rolling Hills Water Treatment Plant Flocculation Basins Improvements, Phase 6.

10. M&C C-26733 - Authorize Execution of an Engineering Agreement with Kimley-Horn and Associates, Inc., in the Amount of \$58,400.00 for the Design of Streetscape and Trail Improvements Within the Right-of-Way of West Vickery Boulevard (COUNCIL DISTRICT 7)

The City Council approved the following recommendation: Authorize the execution of an Engineering Agreement with Kimley-Horn and Associates, Inc., in the amount of \$58,400.00 for the design of streetscape and trail improvements within the right-of-way of West Vickery Boulevard.

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. OCS - 1917 - Notice of Claims for Alleged Damages and/or Injuries

End of Consent Agenda.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

There were no special presentations, introductions, etc.

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price, Mayor Pro tem Zimmerman and Council Members Espino, Scarth, Jordan, Allen Gray and Burns announced upcoming and recent events within the City and various Council districts.

2. Recognition of Citizens

There was no recognition of citizens.

3. Approval of Ceremonial Travel

There was no approval of ceremonial travel.

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

There were no changes in membership on boards and commissions.

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

There were no presentations and/or communications from boards, commissions and/or City Council committees.

XIII. RESOLUTION

1. A Resolution Adopting the City of Fort Worth's 2014 Federal Legislative Program

It was recommended that the City Council adopt a resolution adopting the City of Fort Worth's 2014 Federal Legislative Program.

Motion: Council Member Scarth made a motion, seconded by Council Member Shingleton, that Resolution No. 4308-03-2014 be adopted. The motion carried unanimously 9 ayes to 0 nays.

XIV. REPORT OF THE CITY MANAGER

F. Award of Contract

1. M&C C-26717 - Authorize Execution of a Five-Year Tax Abatement Agreement with Paulos Properties LLC, to Redevelop an Existing Building into an Office and Treatment Center for Behavioral Health on Property Located at 1500, 1502 and 1504 E. Lancaster Avenue in the Evans and Rosedale Neighborhood Empowerment Zone (COUNCIL DISTRICT 8) (Continued from a Previous Meeting)

It was recommended that the City Council authorize the execution of a five-year Tax Abatement Agreement with Paulos Properties LLC, to redevelop an existing building into an office and treatment center for behavioral health on property described as the north part of Lot 1, and the south part of Lots 1 and 2, Block 93, Texas & Pacific Railway Addition, City of Fort Worth, Tarrant County, Texas, located 1500, 1502 and 1504 East Lancaster Avenue in the Evans and Rosedale Neighborhood Empowerment Zone, in accordance with the Neighborhood Empowerment Zone Tax Abatement Policy and Basic Incentives.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-26717 be approved. The motion carried unanimously 9 ayes to 0 nays.

2. M&C C-26734 - Authorize Execution of an Economic Development Program Agreement with The Dannon Company, Inc., for Improvements to the Manufacturing Facility Located at 1300 West Peter Smith Street (COUNCIL DISTRICT 9)

It was recommended that the City Council authorize the execution of an Economic Development Program Agreement with The Dannon Company, Inc., for the investment amount of \$21,000,000.00 in business personal property improvements to the manufacturing facility located at 1300 West Peter Smith Street.

Mr. Michael Appleman, 2600 Block of Highview Terrace, completed a comment card in opposition of Mayor and Council Communication C-26734.

Motion: Council Member Burns made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-26734 be approved with appreciation. The motion carried unanimously 9 ayes to 0 nays.

3. M&C C-26735 - Authorize Execution of an Economic Development Program Agreement with MillerCoors LLC, for Improvements to the Facility Located at 7001 South Freeway (COUNCIL DISTRICT 8)

It was recommended that the City Council authorize the execution of an Economic Development Program Agreement with MillerCoors LLC, for the investment amount of at least \$71,500,000.00 in real and business property for the improvements to the facility located at 7001 South Freeway.

Mr. Michael Appleman, 2600 Block of Highview Terrace, completed a comment card in opposition of Mayor and Council Communication C-26735.

Motion: Council Member Allen Gray made a motion, seconded by Mayor Pro tem Zimmerman, that Mayor and Council Communication C-26735 be approved with appreciation. The motion carried unanimously 9 ayes to 0 nays.

4. M&C C-26736 - Authorize Execution of an Economic Development Program Agreement with Victory Packaging, L.P., or an Affiliate for the Development of a New Production Facility Located at 15101 Grand River Road in the Centreport Business Park (COUNCIL DISTRICT 5)

It was recommended that the City Council authorize the execution of an Economic Development Program Agreement with Victory Packaging L.P., or an affiliate for the development of a new production facility located at 15101 Grand River Road in the Centreport Business Park.

Mr. Michael Appleman, 2600 Block of Highview Terrace, completed a comment card in opposition of Mayor and Council Communication C-26736.

Motion: Council Member Bivens made a motion, seconded by Mayor Pro tem Zimmerman, that Mayor and Council Communication C-26736 be approved with appreciation. The motion carried unanimously 9 ayes to 0 nays.

5. M&C C-26737 - Authorize Execution of Amendment No. 1 to City Secretary Contract No. 28571, an Interlocal Cooperative Wastewater Agreement with the City of Grand Prairie to Serve the CentrePort Area - Riverpark Industrial Development (COUNCIL DISTRICT 5)

It was recommended that the City Council authorize the execution of Amendment No. 1 to City Secretary Contract No. 28571, an Interlocal Cooperative Wastewater Agreement with the City of Grand Prairie to serve the CentrePort Area - Riverpark Industrial Development.

Motion: Council Member Bivens made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-26737 be approved. The motion carried unanimously 9 ayes to 0 nays.

XV. CITIZEN PRESENTATIONS

Ms. Diana Wilson, 5816 Village Court Circle #326, appeared before Council relative to cleanup, streetlights and sidewalks on Mansfield Highway.

XVI. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B

XVII. ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 10:31 a.m.



TO: The Honorable Mayor and City Council Members

FROM: Joel Burns, District 9 Council Member

DATE: April 1, 2014

SUBJECT: Board and Commission Appointment

Attached for your consideration is the application for appointment to Board of Adjustment-Residential for District 9:

- Darien George to Place 9 on the Board of Adjustments-Residential with a term expiring October 1, 2015.

JOEL BURNS

City Council District 9 ★1000 Throckmorton Street ★Fort Worth, Texas 76102
(817) 392-8809★FAX (817) 392-6187



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Board or Commission Name: Board of Adjustment-Residential

Name: George James Darien
 (Last) (First) (Middle)
 Home Address: 1901 Ben Hall Ct 76110 Home Phone: (817) 917-4064
 (Zip)
 Mailing Address: " " " " e-mail Address: dgeorge@eason.com
 Employer: Mackenzie Eason & Associates (Zip)
 Address 3023 S. University Dr #230 76109 Business Phone: (817) 668-5870
 Occupation/Position: Managing Partner / Executive Search (Zip) Fax Number: (800) 596-7943
 Length of time as a Fort Worth resident. 30 years I live in Council District # 9 Are you registered to vote in the City of Fort Worth? Y

- Do you, your spouse or your employers have business dealing with the City of Fort Worth that present a conflict of interest? No
Describe: _____
- Recognizing that serving on a Board or Commission is often time consuming, most meet on a monthly basis, are you committed to attending all regularly scheduled meetings? Yes
- Do you agree to complete all financial statements, if appointed to a Board or Commission that the law requires you to do so? YES

Describe any qualifications, expertise, or special interests that relate to your possible appointment.
Have sat on several local boards in Fort Worth Community. Started a 501c3 charity for inner city youth. Entrepreneur that started own business ten years ago. Have been involved in inner city and disadvantaged youth athletics, scholarships, fundraising, and mentoring.

Applicant's Signature: [Signature] Date: 3/4/14

DO NOT WRITE IN SPACE BELOW. FOR CITY COUNCIL MEMBER, STAFF OR ORGANIZATION USE ONLY

Recommended by: _____ Date: _____

It is suggested that you submit a cover letter of introduction and a resume with your application. Please return them to the City Secretary's Office for processing.

The City of Fort Worth recognizes and supports the concept of balanced representation in regard to filling vacancies on Boards and Commissions. To this end, every effort is made to appoint members who represent Fort Worth's diverse community, including citizens of all ethnic groups as well as people with disabilities.

*** ADA COMPLIANCE ***
 Reasonable accommodations and equal access to communication are provided upon request.
 Return to: Office of the City Secretary, 1000 Throckmorton, Fort Worth, TX 76102
 Phone: (817) 392-6150 Fax: (817) 392-6196

No Documents for this Section

City of Fort Worth, Texas
Mayor and Council Communication

DATE: Tuesday, April 1, 2014

LOG NAME:

REFERENCE NO.: **OCS-1918

SUBJECT:

Notices of Claims for Alleged Damages and/or Injuries

RECOMMENDATION:

It is recommended that the City Council refer the notices of claims for alleged damaged and/or injuries to the Finance Department/Risk Management for evaluation and investigation.

DISCUSSION:

The procedure for filing of claims of alleged damages and/or injuries is prescribed in Chapter XXVII, Section 25 of the Charter of the City of Fort Worth, Texas.

The attached list is a summary of the notices of claims against the City of Fort Worth received in the City Secretary's Office as of 5:00 p.m., Wednesday, March 26, 2014.

Attachment

Submitted for City Secretary's Office by:

Mary J. Kayser (6152)

Originating Department Head:

Mary J. Kayser (6152)

Additional Information Contact:

Aaron Bovos (8517)

Joey Page (7761)

CITY COUNCIL MEETING

Tuesday, April 01, 2014

RISK MANAGEMENT CLAIMS REPORT

Claims listed on this report have been received in the Risk Management Division claims office and either have been or will be thoroughly investigated. The decision whether or not to accept liability is predicated on applicable provisions of the Texas Tort Claims Act. If any claimant contacts you, please refer them to Joey Page ext 7761 or Sophia Canady ext 7784. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Carlos Perez Mendoza	3/21/2014	2/7/2014	Houston Street	Auto Damage	Struck by City vehicle	TPW	No	No
Shawn Cox	3/20/2014	3/18/2014	Old Denton Road	Auto Damage	Vehicle damaged from road construction	TPW	Yes	No
Lakeisha Jackson	3/20/2014	11/16/2013	6800 Trail Lake Drive	Auto Damage	Struck by City vehicle	The T	No	Yes
Michael Anthony Reyes	3/20/2014	3/12/2014	Henderson & Texas Street	Auto Damage	Officer struck vehicle	Police	Yes	Yes
Billy Elliott	3/19/2014	1/23/2013	Municipal Court	Bodily Injury	Excessive force & wrongfully detained	Courts	Yes	Yes
David & Valerie Wade	3/19/2014	2/17/2014	4912 Circle Ridge Drive W	Property Damage	Cement steps crushed by equipment	Water	No	No
Afreka Grady	3/19/2014	2/6/2014	6500 Brentwood Stair Road	Auto Damage	Officer struck vehicle	Police	Yes	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Phyllis & Patrick Kersh	3/25/2014	2/1/2014	8433 Asheville Lane	Property Damage	Crew damaged irrigation system	Water	No	No
Jeremy McKinney	3/25/2014	1/20/2014	7740 Skylake Drive	Property Damage	Sewer backup	Water	No	No
Alan Lora	3/25/2014	3/10/2014	4600 Ocean Drive	Auto Damage	City truck struck vehicle	Water	No	No
Nina Rogers	3/25/2014	3/6/2014	7356 Love Circle	Property Damage	Crew damaged property	Water	No	No
Renee & Clayton Odom	3/25/2014	3/18/2014	4205 Tanbark Trail	Property Damage	Crew damaged irrigation system	Water	No	No
Ida Key	3/24/2014	3/12/2014	I-30 & Henderson Street Exit	Auto Damage	Vehicle struck sign	TPW	Yes	No
Pat A. Gestring	3/24/2014	1/2/2014	2900 N. Main	Auto Damage	Vehicle slid on ice	Water	Yes	No
Steve & Michele	3/24/2014	11/1/2013	3605 Kodiak Court	Property Damage	Sunken driveway	Water	No	No

No Documents for this Section

No Documents for this Section

No Documents for this Section

No Documents for this Section