



**SUMMARY OF MEETINGS AND ACTIVITIES
MONDAY, MAY 5, 2014 THROUGH FRIDAY, MAY 9, 2014**

MONDAY, MAY 5, 2014

TIME LOCATION

NO MEETINGS

TUESDAY, MAY 6, 2014

Homelessness Task Force	8:30 a.m.	The "T", 1600 E. Lancaster Avenue
Fort Worth Improvement District #1 Advisory Board Meeting	9:00 a.m.	Downtown Fort Worth, Inc., Offices 777 Taylor Street, Suite 100
Legislative and Intergovernmental Affairs Committee	11:00 a.m.	Pre-Council Chamber
Housing and Economic Development Committee (HEDC)	1:00 p.m.	Pre-Council Chamber
Fort Worth Housing Finance Corporation (FWHFC)	<i>Immediately Following the FWHEDC</i>	Pre-Council Chamber
Fort Worth Local Development Corporation	<i>Immediately Following the FWHFC</i>	Pre-Council Chamber
Pre-Council Meeting	3:00 p.m.	Pre-Council Chamber
City Council Meeting	7:00 p.m.	Council Chamber

WEDNESDAY, MAY 7, 2014

NO MEETINGS

THURSDAY, MAY 8, 2014

Mayors Committee on Persons with Disabilities		Hazel Harvey Peace Center for Neighborhoods 818 Missouri Avenue
Construction & Fire Prevention Board of Appeals	2:00 p.m.	Development Conference Room 1000 Throckmorton Street Lower Level

This summary is compiled from data furnished to the Office of the City Secretary by 12:00 p.m. on May 1, 2014, and may not include all meetings to be conducted during the week of May 5, 2014 through May 9, 2014. It is a summary listing only. See individual agendas which are posted in compliance with the Texas Open Meetings Act for detailed information.



**SUMMARY OF MEETINGS AND ACTIVITIES
MONDAY, MAY 5, 2014 THROUGH FRIDAY, MAY 9, 2014**

FRIDAY, MAY 9, 2014

NO MEETINGS

This summary is compiled from data furnished to the Office of the City Secretary by 12:00 p.m. on May 1, 2014, and may not include all meetings to be conducted during the week of May 5, 2014 through May 9, 2014. It is a summary listing only. See individual agendas which are posted in compliance with the Texas Open Meetings Act for detailed information.

**LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MEETING
TUESDAY, MAY 6, 2014
11:00 A.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING
TUESDAY, MAY 6, 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, MAY 6, 2014
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**FORT WORTH LOCAL DEVELOPMENT CORPORATION MEETING
(IMMEDIATELY FOLLOWING THE HOUSING FINANCE CORPORATION MEETING)
TUESDAY, MAY 6, 2014
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**PRE-COUNCIL MEETING
TUESDAY, MAY 6, 2014
3:00 P.M.
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
 - [IR 9635](#): Neighborhood Empowerment Zone Program Public Notification Process
 - [IR 9636](#): Regulation of Payday Lenders
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week
 - a. [M&C G-18138](#) - **(Revised)** 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 April 15, 2014 by Staff)**

- b. [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 April 22, 2014 by Council Member Espino)**
 - c. [M&C C-26776](#) - Authorize Execution of an Amendment to City Secretary Contract No. 43743, an Agreement with Unified Fine Arts Services, LLC, for Transportation, Storage, Delivery, and Installation of *Tabachin Ribbon*, in an amount of \$14,663.50 for a Total Revised Contract Amount Not to Exceed \$44,663.50, Authorize Execution of an Agreement with the The Fain Group, Inc., to Oversee Site Preparation for *Tabachin Ribbon* in an Amount Up to \$41,624.70 and Provide for City Inspection Costs and Contingencies in an Amount of \$8,628.80 for a Total Project Cost in the Amount of \$137,448.32 (COUNCIL DISTRICT 9 - Joel Burns) **(Continued from April 22, 2014 by Council Member Jordan)**
 - d. [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 April 22, 2014 by Council Member Espino)**
 - e. [ZC-14-025](#) - City of Fort Worth Housing & Economic Development, 1720 NW 25th Street; from: "E" Neighborhood Commercial to: "CF" Community Facilities (COUNCIL DISTRICT 2 - Sal Espino) (Recommended for Approval by the Zoning Commission) **(Continued from April 1, 2014 by Council Member Espino)**
4. Overview of Significant Zoning Cases - **Dana Burghdoff, Planning and Development**
 5. Briefing on Fort Worth Vaqueros - **Michael Hitchcock, Fort Worth Vaqueros FC**
 6. Briefing on the *Tabachin Ribbon* (M&C C-26776) - **Martha Peters, Arts Council of Fort Worth and Tarrant County**
 7. Briefing on Revisions to Vehicles for Hire Ordinance - **Maleshia Farmer, Law**
 8. City Council Requests for Future Agenda Items and/or Reports
 9. Executive Session (PRE-COUNCIL CHAMBER) - **SEE ATTACHMENT A**
Attachment(s):
[Executive Session Agenda - Attachment A.pdf](#)

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, May 6, 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 Atmos Mid-Tex's rate-adjustment application;
 - b. Legal issues concerning the regulation of student housing;
 - c. Legal issues concerning collective bargaining, pension changes, and *Fort Worth Professional Firefighters Association v. City of Fort Worth, Texas*, Cause No. 048-270181-14, 48th District Court, Tarrant County, Texas; and
 - d. 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, MAY 06, 2014
CITY COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

II. INVOCATION - Pandit Murali Krishna, Hindu Temple of Greater Fort Worth

III. PLEDGE OF ALLEGIANCE

IV. CONSIDERATION OF MINUTES OF JOINT MEETING OF THE FORT WORTH CITY COUNCIL AND FORT WORTH ADVISORY COMMISSION ON ENDING HOMELESSNESS OF MARCH 26, 2014, AND CITY COUNCIL REGULAR MEETING OF APRIL 22, 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-18197](#) - Approve Findings of the Ground Transportation Coordinator Regarding Application of Ahmed Romadan d/b/a Kermit Transportations to Operate One Luxury Truck Limousine Within the City of Fort Worth and Adopt Ordinance Granting Such Authority (ALL COUNCIL DISTRICTS)
2. [M&C G-18198](#) - Approve Extension of Injury Leave-of-Absence Pay Benefits in the Amount of \$30,736.00 for Police Sergeant Terry Howard's Seventh Extension for the Period of April 15, 2014 Through August 14, 2014 (ALL COUNCIL DISTRICTS)

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

1. [M&C P-11646](#) - Authorize Sole Source Purchase Agreement with Life Technologies Corporation for the Police Department to Provide Consumables, Laboratory Supplies and Replacement Parts in the Amount Up to \$100,000.00 for the First Year (ALL COUNCIL DISTRICTS)
2. [M&C P-11647](#) - Authorize Amendment of Purchase Agreement with Dell Marketing, L.P., to Add SecureWorks Network Infrastructure Monitoring, Network Security Services and External Vulnerability Scan Assessment Subscription Services for the Information Technology Solutions Department in the Amount of \$265,000.00 for a New Agreement Amount of \$5,065,000.00 Annually (ALL COUNCIL DISTRICTS)

C. Land - Consent Items - None

D. Planning & Zoning - Consent Items

1. [M&C PZ-3052](#) - Adopt Ordinance Vacating a Portion of Twelfth Street and a Portion of Throckmorton Street Excess Rights-of-Way to be Replatted with the Adjoining Property Owned by the Catholic Diocese of Fort Worth for Additional Parking and Landscaping (COUNCIL DISTRICT 9)

E. Award of Contract - Consent Items

1. [M&C C-26786](#) - Authorize Execution of a Communications System Agreement with the Town of Trophy Club for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)
2. [M&C C-26787](#) - Authorize Execution of a Community Facilities Agreement with Richardson Aviation, a Texas General Partnership, for Construction of an Upsized Sixteen-Inch Water Line to Serve its New Hangar Facility and Future Development at Meacham Airport Including City Participation in an Amount Not to Exceed \$348,256.00 for the Upsizing Costs (COUNCIL DISTRICT 2)
3. [M&C C-26788](#) - Authorize Execution of a Stormwater Facility Maintenance Agreement with RJ Ft. Worth I LLC, on Property Located at 2201 Heritage Trace Parkway Containing 1.201 Acres of Land in Tract 2L, Abstract 999, William McCowen Survey, at No Expense to the City (COUNCIL DISTRICT 7)
4. [M&C C-26789](#) - Authorize Execution of Change Order No. 2 to City Secretary Contract No. 43988 with The Fain Group, Inc., in the Amount of \$314,188.89 for Construction Activities Associated with Unanticipated Conditions Along West Rosedale Street from Eighth Avenue to South Main Street, Thereby Increasing the Total Construction to the Amount of \$3,828,348.23 (COUNCIL DISTRICT 9)
5. [M&C C-26790](#) - Authorize Execution of Written Consent of Two Deed of Trust Liens by FWS Realty, LTD, in Favor of Texas Capital Bank, National Association for the Terminal Building and Lease Site W2, and for Lease Site NW-3 at Fort Worth Spinks Airport (COUNCIL DISTRICT 6)
6. [M&C C-26791](#) - Authorize Execution of Amendment No. 1 to City Secretary Contract No. 44073 with Freese & Nichols, Inc., in the Amount of \$89,110.00 for Additional Engineering Services for the Lake Worth Preliminary Trail Design, Thereby Revising the Contract Amount to \$382,438.00 and Adopt Appropriation Ordinances (COUNCIL DISTRICT 7)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. OCS - 1922 - Notice of Claims for Alleged Damages and/or Injuries

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Proclamation of Fort Worth Vaqueros FC Day
2. Presentation of Proclamation of Municipal Clerks Week
3. Presentation of Certificates of Recognition

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

1. Report by the Library Advisory Board

XIII. ZONING HEARING

1. [ZC-13-131](#) - (CD 2) - 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 **(Recommended for Denial without Prejudice by the Zoning Commission) (Continued from a Previous Meeting)**
2. [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) (Continued from a Previous Meeting)**
3. [ZC-14-037](#) - (CD 5) - Hassan Family Trust, 13400 S. Pipeline Road; from: "AG" Agricultural and "I" Light Industrial to: "E" Neighborhood Commercial **(Recommended for Approval by the Zoning Commission)**
4. [ZC-14-039](#) - (CD 2) - Ricardo Salazar, 2504 Azle Avenue; from: "A-5" One-Family to: "ER" Neighborhood Commercial Restricted **(Recommended for Approval by the Zoning Commission)**
5. [ZC-14-040](#) - (CD 2) - Sonephet & PR Rajphoumy, 6820 Bowman Roberts Road; from: "A-5" One-Family to: "E" Neighborhood Commercial **(Recommended for Denial by the Zoning Commission)**
6. [ZC-14-041](#) - (CD 7) - The Texas General Land Office/State of Texas, 11401 Timberland Boulevard; from: "I" Light Industrial to: "G" Intensive Commercial **(Recommended for Approval by the Zoning Commission)**
7. [ZC-14-042](#) - (CD 8, CD 9) - Agape Holdings, LLC, 212 & 300 E. Hattie Street; from: "D" High Density Multifamily to: "NS-T4R" Near Southside-General Urban Zone Restricted **(Recommended for Approval as Amended to NS-T4R by the Zoning Commission)**
8. [ZC-14-043](#) - (CD 9) - JNL Texas Holdings, LLC, 501-507 N. Sylvania & 2512 Akers Avenue; from: "B" Two-Family and "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus crematory; site plan waiver recommended. **(Recommended for Approval by the Zoning Commission)**
9. [ZC-14-044](#) - (CD 5) - Barbara M. Lyon & W. J. Morrison, 1125-1137 Morrison Drive, 7700 East Freeway; from: "E" Neighborhood Commercial to: "C" Medium Density Multifamily **(Recommended for Denial by the Zoning Commission)**
10. [ZC-14-045](#) - (CD 9) - Willing Smith, 3501 Hulen Street, 4529-4545 Houghton Avenue; from: "B" Two-Family and "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus semi-automatic car wash; site plan included. **(Recommended for Denial by the Zoning Commission)**

11. [ZC-14-046](#) - (CD 7) - Golden Triangle Retail Partners, Ltd., 10851 N. Beach Street; from: "E" Neighborhood Commercial to: "FR" General Commercial Restricted **(Recommended for Approval by the Zoning Commission)**
12. [ZC-14-048](#) - (CD 7) - Barrett & Chrislyn Green, 412 Ridgewood Road; from: "A-21" One-Family to: "A-10" One-Family **(Recommended for Approval by the Zoning Commission)**
13. [ZC-14-049](#) - (CD 5) - Tash, Inc., 5721 E. Berry Street; from: "MU-1" Low Intensity Mixed-Use to: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus auto detail shop; site plan waiver requested. **(Recommended for Denial by the Zoning Commission)**

XIV. REPORT OF THE CITY MANAGER

A. Benefit Hearing - None

B. General

1. [M&C G-18138](#) - **(Revised)** 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 a Previous Meeting)**
2. [M&C G-18199](#) - Authorize Submission of the City of Fort Worth's Fiscal Year 2015 Funding Application to the Crime Control and Prevention District Board of Directors in the Amount of \$62,125,285.00 (ALL COUNCIL DISTRICTS)

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

D. Land

1. [M&C L-15677](#) - Authorize Conveyance of 0.3654 Acres of Land Located in the CentrePort Area to CentrePort Venture, L.P., Accept and Record Avigation Easement and Release from CentrePort Venture, L.P. (COUNCIL DISTRICT 5)
2. [M&C L-15678](#) - Authorize Sale of City-Owned Property Located near West Vickery Boulevard and Rutledge Street to Events Facilities Fort Worth, Inc., Authorize Purchase of Property Located at Bryce Avenue near Montgomery Street from Wells Fargo Bank, Successor Trustee of the Lois Eldredge Griffin Testamentary Trust and Joan G. Gambill, Authorize License Agreement with Event Facilities Fort Worth, Inc., and Adopt Appropriation Ordinance (COUNCIL DISTRICT 9)
3. [M&C L-15679](#) - Authorize Easement to Oncor Electric Delivery Company, LLC, for Electrical Equipment and Appurtenances on a Total of 0.0766 Acres of Land at Fort Worth Meacham International Airport to Serve Lease Site 45S Located at 3800 Lincoln Avenue at No Expense to the City of Fort Worth (COUNCIL DISTRICT 2)
4. [M&C L-15680](#) - Conduct a Public Hearing and Authorize Subsurface Drilling and Extraction of Natural Gas Under Mary and Marvin Leonard Park from an Off-Site Location (COUNCIL

DISTRICT 3)
(PUBLIC HEARING)

- a. Report of City Staff
- b. Citizen Presentations
- c. Council Action

E. Planning & Zoning

- 1. [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) **(Continued from a Previous Meeting)**

F. Award of Contract

- 1. [M&C C-26776](#) - Authorize Execution of an Amendment to City Secretary Contract No. 43743, an Agreement with Unified Fine Arts Services, LLC, for Transportation, Storage, Delivery, and Installation of *Tabachin Ribbon*, in an Amount of \$14,663.50 for a Total Revised Contract Amount Not to Exceed \$44,663.50, Authorize Execution of an Agreement with the The Fain Group, Inc., to Oversee Site Preparation for *Tabachin Ribbon* in an Amount Up to \$41,624.70 and Provide for City Inspection Costs and Contingencies in an Amount of \$8,628.80 for a Total Project Cost in the Amount of \$137,448.32 (COUNCIL DISTRICT 9) **(Continued from a Previous Meeting)**
- 2. [M&C C-26792](#) - Authorize Execution of a Communications System Agreement with Cook Children's Medical Center for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)
- 3. [M&C C-26793](#) - Authorize Amendment of Mayor and Council Communication C-26736 Authorizing Execution of an Economic Development Program Agreement with Victory Packaging, L.P., or an Affiliate to Include Waiver of Certain Development Fees Associated with the Development of a New Production Facility at 15101 Grand River Road in the Centreport Business Park (COUNCIL DISTRICT 5)
- 4. [M&C C-26794](#) - Authorize Execution of a Contract with JLB Contracting, LLC, in the Amount of \$1,809,801.15 for Hot Mix Asphaltic Concrete Street Rehabilitation 2014-2 at Multiple Locations Throughout the City of Fort Worth and Adopt Appropriation Ordinances (COUNCIL DISTRICTS 3, 6, 7, 8 and 9)
- 5. [M&C C-26795](#) - Authorize Execution of a Contract with JLB Contracting, LLC, in the Amount of \$1,458,547.34 for Hot Mix Asphaltic Concrete, HMAC 2014-3 Street Rehabilitation at Multiple Locations Throughout the City of Fort Worth and Adopt Appropriation Ordinances (COUNCIL DISTRICTS 3, 5, 8 and 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.

Fort Worth 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 B
EXECUTIVE SESSION
(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, May 6, 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 Atmos Mid-Tex's rate-adjustment application;
 - b. Legal issues concerning the regulation of student housing;
 - c. Legal issues concerning collective bargaining, pension changes, and *Fort Worth Professional Firefighters Association v. City of Fort Worth, Texas*, Cause No. 048-270181-14, 48th District Court, Tarrant County, Texas; and
 - d. 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
Legislative and Intergovernmental Affairs Committee
Agenda**

**Tuesday, May 6, 2014
11:00 a.m.
Pre-Council Chamber
1000 Throckmorton Street
Fort Worth, Texas**

Councilmember Danny Scarth, Chair
Councilmember Dennis Shingleton, Vice Chair

Mayor Pro Tem Zim Zimmerman
Councilmember Gyna Bivens

Charles Daniels, Assistant City Manager
TJ Patterson, Manager, Legislative Affairs
Denis McElroy, Sr. Assistant City Attorney
Evonia Daniels, Staff Liaison

I. CALL TO ORDER

II. ACTION

- A. APPROVAL OF MEETING MINUTES FROM MARCH 4, 2014
- B. CONSIDERATION OF THE APPOINTMENT OF DUSTIN DEEL TO PLACE 5 ON THE ANIMAL SHELTER ADVISORY COMMITTEE. (MARY KAYSER, CITY SECRETARY)
- C. CONSIDERATION OF THE APPOINTMENT OF JUANITA MYERS TO PLACE 7 ON THE ANIMAL SHELTER ADVISORY COMMITTEE. (MARY KAYSER, CITY SECRETARY)

III. BRIEFINGS

- A. FEDERAL LEGISLATIVE UPDATE (KASEY PIPES, CORLEY PIPES CONSULTING, LLC)

IV. REQUEST FOR FUTURE AGENDA ITEMS

- A. THE NEXT MEETING IS SCHEDULED FOR JUNE 3, 2014, AT 11:00 A.M. IN THE PRE-COUNCIL CHAMBER.

V. EXECUTIVE SESSION

THE LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MAY CONDUCT A CLOSED MEETING TO SEEK THE ADVICE OF ITS ATTORNEYS CONCERNING LEGAL ISSUES REGARDING ANY MATTERS LISTED ON TODAY'S AGENDA, WHICH 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.

VI. ADJOURN

Please Note: A quorum of the City Council may be attending this meeting for informational purposes. Members of the City Council who are not on the Committee will not be deliberating or voting on matters before the Committee.

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.

CITY COUNCIL
Legislative and Intergovernmental Affairs Committee
Minutes
Tuesday, March 4, 2014

COUNCIL MEMBERS IN ATTENDANCE: Councilmember Danny Scarth (Chairman), Mayor Pro Tem Zim Zimmerman, Councilmember Gyna Bivens and Councilmember Dennis Shingleton.

The Legislative and Intergovernmental Affairs Committee was called to order by Chairman Danny Scarth at 1:00 p.m.

ACTION ITEMS

Chairman Scarth called for a motion for approval of the February 4, 2014 minutes. The motion was made by Councilmember Dennis Shingleton and seconded by Mayor Pro Tem Zim Zimmerman. The minutes were approved.

Scott Kasey and Corley Pipes of CorleyPipes Consulting, LLC presented for consideration the 2014 Federal Legislative Program.

GENERAL LEGISLATIVE POLICY

- As a general policy, the City of Fort Worth seeks to preserve its authority to responsibly govern the city, its citizens, and its property. The City **supports** any legislation viewed as advancing the City's Comprehensive Plan or the City's Strategic Goals; or that improves the health, safety, and welfare of its citizens; or that reduces the cost of governing the City.
- In addition, the City will **oppose** any legislation viewed as detrimental to its Comprehensive Plan or its Strategic Goals; or that is contrary to the health, safety, and welfare of its citizens; or that mandates increased costs or decreased revenues; or that would diminish the fundamental authority of the City.

2014 DEVELOPMENT PROCESS

- The Government Relations Team and Corley Pipes reviewed last year's 2013 legislative and administrative priorities with the Mayor, Councilmembers, and staff and determined that City of Fort Worth priorities before both the U.S. Congress and the Federal Administration remain largely the same for 2014.
- As such, we have prepared a slightly modified version of the federal administrative initiatives and 3 major Congressional initiatives.

THE BUDGET THAW: OPPORTUNITIES IN WASHINGTON, DC

What's working in the Post-Earmark Era

- The "Congressional Influencers" model is working
- Deepening direct contact with the agencies
- Promoting cooperation between delegation offices

FEDERAL ADMINISTRATIVE PRIORITIES FOR 2014

Pursuing Community Development and Renewal

- *Community Development Block Grant (CDBG)*
- *Community Services Block Grant (CSBG)*
- *New Markets Tax Credit (NMTC)*
- *Second Chance Act*
- *Low Income Home Energy Assistance Program (LIHEAP/WAP)*
- *HOME Grants*
- *Low Income Housing Tax Credits*
- *Education Opportunity Programs*
- *Transportation Reauthorization*
- *HHS and Community Health*
- *Urban Park and Recreation Recovery (UPARR)*
- *Land and Water Conservation Fund Reauthorization*
- *Library and Arts Funding (IMLS)*
- *Energy/Sustainability Grants*
- *Flood Insurance Premiums*
-

Exploring Economic Development Opportunities

- *Alternative Asbestos Control Method (AACM) Wet demolition*
- *Municipal Debt Income Tax Exemption*
- *Municipal Debt Liquidity (HQLA)*
- *Clean Energy and Natural Gas Initiatives*
- *Marketplace Fairness Act of 2013*
- *Wireless Tax Authority*
- *Management and Collection for use on Local Rights of Way*
- *Municipal Disclosure Regime*
- *Wet Weather Facility*
- *SEC Issues as Needed*

Fighting for Public Safety Funding and Support

- *Emergency Management Preparedness Grants (EMPG)*
- *Homeland Security Top 10 Re-Designation for Urban Areas Security Initiative (UASI) funding*
- *CASA Funding (innovative weather satellite pilot)*
- *Metropolitan Medical Response System (MMRS)*
- *Broadband Spectrum for First Responders*
- *Opposition to Collective Bargaining Issues*

FEDERAL CONGRESSIONAL PRIORITIES FOR 2014

Fighting for Transportation

Summary: TEX Rail and Highway infrastructure are essential to Fort Worth's current and planned investments in economic growth and community development. Opportunities to support the development of TEX Rail and the completion of highway projects will be continuing priorities in the 113th Congress.

Supporting Our Local Military

Summary: Fort Worth's continued growth and development is inextricably tied to the health of our nation's military and defense industries. The Naval Air Station Joint Reserve Base (NASJRB) and Fort Worth's synergistic relationship with top military contractors in the United States are models for the nation. Continuing support for NASJRB and sustaining the growth of our defense contracting industries will be a key priority.

Strengthening the Trinity River Vision

Summary: Fort Worth is the fastest growing large city in America today. The Trinity River Vision (TRV) project is a key element in flood control and in sustaining this enormous growth and capturing its full potential. The TRV will drive new economic development downtown while providing much needed urban renewal to the nearby North Side community. Ongoing support for TRV will be a key priority.

NEXT STEPS

If approved, staff will move forward to prepare a resolution for Council approval of the 2014 Federal Legislative Agenda at the March 18, 2014 Council meeting.

A motion was made to approve the 2014 Federal Legislative Program by Councilmember Gyna Bivens and seconded by Councilmember Dennis Shingleton. The motion passed.

BRIEFING

Mr. Patterson, Legislative Affairs Manager updated the committee on Texas 2015 Legislative Session and Interim Studies. Lt. Governor Dewhurst issued the following charges to the Senate Committees on State Affairs, Agriculture, Rural Affairs & Homeland Security, Business & Commerce, and Transportation:

State Affairs

- Affordable Care Act- Lt. Governor Dewhurst asked the committee to study the emerging negative impacts of the Federal Affordable Care Act and make recommendations. Dewhurst also instructed the committee to evaluate free-market alternative to the Act.
- Medical Transparency-Lt. Governor Dewhurst instructed the committee to study and make recommendation on increasing medical price transparency in Texas.

Agriculture, Rural Affairs and Homeland Security

- Second Amendment-Lt. Governor Dewhurst asked the committee to study and make recommendations on removing barriers to Second Amendment Rights, including but not limited to open carry legislation. He also asked the committee to consider other state laws related to open carry.

Business & Commerce

- Metering Infrastructure- Lt. Governor Dewhurst asked the committee to monitor the implementation of advanced metering infrastructure to ensure minimization of utility customer costs.

Transportation

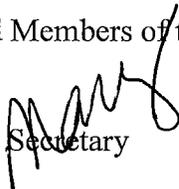
- Oil & Gas Impact- Lt. Governor Dewhurst asked the committee to examine the anticipated increased oil and gas production impact on roadways and bridges.
- Congested Roadways- Lt. Governor Dewhurst asked the committee to evaluate the Texas Department of Transportation and Metropolitan Planning Organization's progress on reducing congestion on the 100 Most Congested Roadway segments and make recommendations to advance the development of the remaining congestion relief projects.

ADJOURN

There being no further business, the Committee adjourned at 1:45 p.m.



TO: Chairman Scarth and Members of the Legislative and Intergovernmental Affairs Committee

FROM: Mary J. Kayser, City Secretary 

DATE: May 6, 2014

SUBJECT: Appointments to the Animal Shelter Advisory Committee

The following appointments to the Animal Shelter Advisory Committee are provided for your consideration. Terms will expire on October 1, 2015:

- Mr. Dustin L. Deel to Place 5 (Animal Shelter Operation)
- Ms. Juanita Myers to Place 7 (Citizen)

The applications are attached for your review.



CITY OF FORT WORTH
CITY COUNCIL

HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

Tuesday, May 6, 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 April 1, 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 on Tax Abatement Policy Renewal
 - Memo on Proposed Amendment to Economic Development Program Agreement with Wal-Mart to Extend the Construction Completion Deadline
 - Memo on Revisions to Cowtown Brush-Up Income Qualification Policy
 5. **Presentation on the Community Development Council’s Recommended Action Items for the *Analysis of Impediments to Fair Housing Choices for the City of Fort Worth*** – Cynthia Garcia, Assistant Director, Housing and Economic Development Department
 6. **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
 7. **Requests for Future Agenda Items** – Joel Burns, Chair
 8. **Date of Next Regular Meeting: June 3, 2014** - Joel Burns, Chair
 9. **Adjourn** – Joel Burns, Chair

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
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
April 1, 2014

Present:

Committee Member Joel Burns, Chairman
Committee Member Danny Scarth, Vice Chairman
Committee Member Betsy Price (arrived at 1:16 pm)
Committee Member Salvador Espino
Committee Member Kelly Allen Gray
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 1:03 pm, on Tuesday, April 1, 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 March 4, 2014 – Joel Burns, Chair

Motion was made by Committee Member Bivens and second by Committee Member Shingleton to approve the minutes of the March 4, 2014, Fort Worth Housing and Economic Development Committee meeting. Motion passed 8-0. (Price absent)

Chairman Joel Burns adjourned the regular meeting of the Fort Worth Housing and Economic Development Committee and convened into Executive Session at 1:04 pm.

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

April 1, 2014

Page 2 of 4

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 1:14 pm, on Tuesday, April 1, 2014.

Chairman Joel Burns reconvened the regular session of the Housing and Economic Development Committee at 1:14 pm, on Tuesday, March 4, 2014.

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
-

There were no questions on the written reports.

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

Mr. Chapa reviewed the recommendation previously presented to the Housing and Economic Development Committee:

- Charge \$200 per unit/per year for term of incentive agreement, to be paid directly by developer prior to receiving the annual abatement
- Total annual amount deposited directly into the housing trust fund administered by the Fort Worth Housing Finance Corporation
- Purpose of funds would be for FWHFC to fund projects that decrease disparity of affordable housing units as they exist in Fort Worth

Mr. Chapa stated the issues with the current policy:

- Policy applies a “cookie-cutter” approach to address workforce housing goals city wide
- Using the current policy, but requiring lower income level housing units eliminates the City’s ability to incent the project because of gap created by rent differential from market
- City unable to more specifically target unit mix and makeup in various parts of the city to meet identified needs of housing

He addressed the concerns with the recommendation:

- Developers will always choose the alternative option so developments receiving incentives will never have workforce housing units
- Alternative option will not allow for true mixed income developments to occur in areas of the City that need more mixed income residential

Staff proposed 2 options:

1. Move forward with the M&C as drafted
2. Amend the M&C to provide the \$200 per unit option as described, but require council consensus to utilize the payment option before finalizing the incentive terms (staff recommendation)

The committee, by consensus, preferred Option 2.

6. Requests for Future Agenda Items

Concern expressed about the erosion of the property tax base.

Information on smaller units/garage apartments and how they could impact the need for housing units as expressed by the Homelessness Commission at the joint meeting.

7. Date of Next Regular Meeting: May 6, 2014

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

April 1, 2014

Page 4 of 4

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 1:39 pm, on Tuesday, April 1, 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: May 6, 2014

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

From: Jay Chapa, Director of Housing and Economic Development

Subject: Renewal of Tax Abatement Policy

Chapter 312 of the Texas Tax Code authorizes cities to designate tax abatement reinvestment zones and to enter into tax abatement agreements only after the city elects to become eligible to participate in tax abatement and adopts a Tax Abatement Policy that establishes guidelines and criteria governing its tax abatement program. A Tax Abatement Policy adopted by a city is effective for two years from the date of adoption. The City of Fort Worth's last Tax Abatement Policy was adopted on June 12, 2012 (M&C G-17617, Resolution No. 4096-06-2012) and will expire on June 21, 2014.

Staff will bring forward an M&C and resolution to Council on May 20, 2014 to adopt the Tax Abatement Policy for 2014-2016. The proposed Tax Abatement Policy has been updated to:

1. Revise the definition of Business Expansion Project to include expansion of production capacity of an existing facility through new real property and business personal property investment;
2. Include a definition of Business Personal Property as any tangible personal property that (i) is subject to ad valorem taxation by the City; (ii) is located on the property subject to abatement; (iii) is owned or leased by the party to the Tax Abatement Agreement; and (iv) was not located in the City prior to the effective date of the Tax Abatement Agreement;
3. Revise the criterion under Section 6.1 for Business Expansion Projects located in the Central City or a CDBG Eligible Area to have a total real property and business personal property investment of at least \$250,000 (with a minimum Capital Investment of \$50,000)
4. Revise language in Section 7.5 to clarify the calculation of affordable housing rent rates; specifying that rents cannot exceed thirty percent of adjusted income without the inclusion of utility allowance.

Once adopted, the proposed Tax Abatement Policy will be effective from June 22, 2014 through June 21, 2016, unless amended or repealed by at least a three-fourths vote of the City Council. The Tax Abatement Policy does not apply to tax abatement granted pursuant to the City's Neighborhood Empowerment Zone (NEZ) Policy or the City's Relocation Incentives Policy.

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



MEMORANDUM

Date: May 6, 2014

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

From: Jay Chapa, Director of Housing and Economic Development

Subject: Completion Deadline Extension for Wal-Mart Stores Texas, LLC Economic Development Agreement to Finalize the Road Project

The City of Fort Worth approved a 3-year Economic Development Program Agreement with Wal-Mart Stores Texas, LLC for the construction of a Wal-Mart store and roadway improvements to be completed under a Community Facilities Agreement in the vicinity of Avondale-Haslet Road and State Highway 287 (M&C C-25366 later amended by M&C C-25610).

Under the proposed Economic Development Program Agreement, Wal-Mart Stores Texas, LLC, will invest a minimum of \$10,000,000 to construct at least a 140,000 square foot retail store and maintain a minimum of 50 employees on the site throughout the term of the agreement. In order to facilitate the timely opening of the store, Wal-Mart entered into a Community Facilities Agreement (CFA) to construct, at their own expense, the City's share of roadway improvements to Avondale-Haslet Road from U.S. 287 to the northeast corner of the Wal-Mart property.

Wal-Mart completed the construction of the retail store in October 2013 and the road was opened for traffic before the established completion deadline of December 31, 2013. The agreement requires that the road project be completed by the completion deadline.

Due to the volume and the high truck traffic that travels this roadway, the asphalt transition from the old road failed. City staff and Wal-Mart's contractor worked to address the issue by continually patching the asphalt, but in January 2014 it was determined by the City that the best option was to reconstruct the asphalt transition to accommodate the truck traffic. The City and Wal-Mart have been working diligently with the contractor to reconstruct the asphalt section of the road and therefore the road has not been accepted by the City as fully completed as outlined in the agreement.

Due to this delay, Wal-Mart Stores Texas, LLC is requesting an extension of the completion deadline from December 31, 2013 to July 31, 2014.

Staff will bring forward an M&C to Council on May 20, 2014 extending the completion deadline on the Economic Development Agreement with Wal-Mart Stores Texas, LLC.

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



MEMORANDUM

Date: May 4, 2014
To: Chairman Burns & Members of the Housing and Economic Development Committee
From: Jay Chapa, Director, Housing and Economic Development Department
Subject: The Cowtown Brush-Up Program Amendment to Income Guidelines

The Cowtown Brush-Up Program (CTBU) has been in existence since 1991. CTBU is a community outreach volunteer program that provides exterior painting services for low-income homeowners in Fort Worth. Funds used for the preparation of the houses are provided by the U.S. Department of Housing and Urban Development (HUD), through the Community Development Block Grant (CDBG). The Housing and Economic Development Department (HED) is responsible for identifying income eligible homeowners' homes and preparing the homes to be painted. The City partners with Trinity Habitat for Humanity (Habitat) to coordinate the volunteers to paint the homes and supply all the paint and supplies. Houses are painted in October and in April.

Since 2008, the City has allocated \$300,000.00 of CDBG funding for the program each year to paint up to 100 houses. In order to qualify for the program under the city's policy, the household annual income must be at or below 35% of the Area Median Income (AMI) as established by HUD.

Household Size	35% AMI Income
1	\$16,150
2	\$18,450
3	\$20,750
4	\$23,050

In order to identify homes for this program, staff works with the Park's Department through the Community Centers, Code Compliance Department, the Weatherization Program, the city's Neighborhood Office, Health Fairs and local social service agencies.

Over the past 2 years, staff has seen a decline in the number of homeowners who are eligible to participate in the program. In fact, in the last Cowtown Brush-Up event, staff was only able to identify 15 income eligible homeowners.

In order to continue the Cowtown Brush-Up services as envisioned, staff recommends increasing the eligible income limit to 50% of the Area Median Income.

Household Size	50% AMI Income
1	\$23,050
2	\$26,350
3	\$29,650
4	\$32,900

Staff anticipates that by increasing the income limits, the city will be able to identify and paint 100 homes per year. Please contact me at 817-392-5804 if you have any questions or concerns.

FORT WORTH HOUSING FINANCE CORPORATION

AGENDA

Tuesday, May 6, 2014

*Immediately Following the Fort Worth 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
Danny Scarth, Vice President
Gyna M. Bivens, Director

Dennis Shingleton, Director
Joel Burns, Director
Kelly Allen Gray, Director

Jungus Jordan, Director
Betsy Price, 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 April 1, 2014** – Sal Espino, President
3. **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.
4. **Written Reports** – Jay Chapa, Assistant General Manager
 - a. Financial Report through March 31, 2014
5. **Consider and Adopt Resolution Approving the Sale of Land Located at Dashwood and Missouri in the Evans and Rosedale Area to Central Southwest Texas Development, L.L.C., and Approving a Contract with Cypress Equities Managed Services, LP, to Assist with the Sale and Development of the Land** – Jay Chapa, Assistant General Manager

6. **Consider and Adopt Resolutions Approving an Agreement with RES IHS, LLC for the Development of the Enclave at Alliance Apartments and the Formation of Enclave Alliance GP, LLC to Act as the General Partner of Enclave Alliance, LP, the Partnership Developing, Owning and Managing the Project** – Avis Chaisson, Community Development Manager, Housing and Economic Development Department
7. **Consider and Adopt Resolutions Approving the Actions of the Corporation as Sole Member of Enclave Alliance GP, LLC, the General Partner of Enclave Alliance, LP, and Approving all Actions Necessary for the Acquisition, Financing, Development and Operation of the Enclave at Alliance Apartments** - Avis Chaisson, Community Development Manager, Housing and Economic Development Department
8. **Consider and Adopt Resolutions Authorizing the Acquisition of Land Located at Westport Parkway and Alta Vista Road for the Development of the Enclave at Alliance Apartments and Entering into a Long Term Ground Lease with Enclave Alliance, LP for the Land** - Avis Chaisson, Community Development Manager, Housing and Economic Development Department
9. **Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation and Enclave Alliance GP, LLC for the Development of the Enclave at Alliance Apartments** - Avis Chaisson, Community Development Manager, Housing and Economic Development Department
10. **Requests for Future Agenda Items** – Sal Espino, President
11. **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, APRIL 1, 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
Vicki 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 1:40 p.m. on Tuesday, April 1, 2014, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas.

2. Approval of Minutes of the March 4, 2014, Meeting.

Motion was made by Director Shingleton and second by Director Price to approve the Tuesday, March 4, 2014, minutes of the Corporation as presented. The motion passed 9-0.

3a. Written Reports: Fort Worth Housing Finance Corporation Financial Report through February 28, 2014.

President Espino referenced the Financial Report through February 28, 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 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.

Mr. Jay Chapa, Assistant General Manager, provided a PowerPoint briefing entitled, "Discussion and Consideration of Loan Agreement with Columbia Renaissance Square I, L.P., for the Columbia at Renaissance Square Development." He provided an overview of the development and then displayed an aerial view of the development's location, followed by two versions of the development site plan. He summarized the background of the development by stating that the original request and gap financing required was \$2.5 million. He added that on February 18, 2014, the Fort Worth City Council approved \$1,200,000.00 of development funding from HOME funds and provided a resolution of support for the 9% competitive housing tax credit application and that on February 28, 2014, the developer submitted an application to TDHCA for an award of 9% competitive housing tax credit. Mr. Chapa advised that on March 25, 2014, the Fort Worth City Council adopted a resolution determining that the Columbia at Renaissance Square development significantly contributed to the overall revitalization efforts of the City.

Mr. Chapa continued by stating that staff proposed providing a FWHFC loan of \$1.3 million on the project and then provided an explanation of the term of the loan. He concluded his presentation with the staff recommendation that the Board adopt a resolution approving a loan of \$1,300,000.00 to Columbia Renaissance Square I, L.P., for the Columbia at Renaissance Square Development.

There was no discussion by the Board on this item.

Motion was made by Director Allen Gray and seconded by Director Bivens to approve Resolution FWHFC-2014-05 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. The motion passed 9-0.

5. 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.

6. Requests for Future Agenda Items.

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

7. Adjourn.

With no further discussion, President Espino adjourned the meeting of the Fort Worth Housing Finance Corporation Board at 1:46 p.m. on Tuesday, April 1, 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 MARCH 31, 2014
(UNAUDITED)

ASSETS

Cash, Cash Equivalents and Investments

Cash & Investments	\$	4,771,901	
Cash and cash equivalents (HTF General Fund)		1,477,270	
Cash at Bank- JP Morgan Chase - Infill		13,054	
Unrealized Gain/Loss		-	6,262,225

Restricted Assets

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

Other Assets

Loans receivable		18,395	
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)		553,319	(1) 1,835,458

Total Assets

\$ 13,384,464

LIABILITIES & FUND BALANCE

Liabilities

Accounts payable	\$	76	
Escrow for loans		1,431	
Accrual - Payroll		7,299	
Deferred revenue		18,395	
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	665,923

Total Liabilities

\$ 665,923

Fund Balances

Restricted for corpus		5,286,781	
Represented by HTF General Fund		1,477,270	
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		553,319	
Legal services (Terrell Homes)		52,187	
Architectural-Lee Av. Townhomes		38,400	
Unrestricted		4,314,878	(2)

Total Fund Balance

12,718,540

Total Liabilities & Fund Balance

\$ 13,384,464

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 (6 MONTHS) ENDING MARCH 31, 2014
(UNAUDITED)

Revenues

Interest earned on investments	\$ 58,891
Interest on loans	-
Revenue Land/Home sales	(1,884)
Program Income Prin. Loan	507
Gas lease bonus	1,536
Gas lease royalties	22,078
Grant Revenue	989
Misc. revenue	240,081

Total Revenues \$ 322,198

Expenditures

Salary expenses	\$ 54,280
Postage	39
Misc. & other operations	-
Gas Well consultant fees	95
Engineering Services	3,213
Conference and seminars	4,763
Office Supplies	-
Travel Expenses	582
Inside printing	-
Graphics	-
Liability insurance	-
Electricity	99
Water & waste disposal	252
Dues and membership	1,741
Misc. expenses	25
Contractual services	71,433
Other professional services	13,763
Loss on asset	-
Land purchase	-
Other expenses to be paid	-

Total Expenditures \$ 150,286

Excess of Revenues over (under) Expenditures 171,912

Other Financing Sources (Uses)

Transfers in HFC	-
Transfers in infill	3,554
Total Other Financing Sources (Uses)	3,554

Excess of Revenues over (under) Expenditures and Other Financing sources 175,466

Fund Balances (Deficit), beginning of the period 11,927,818
Fund Balances (Deficit), at the end of the period 12,103,284

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- (VOE)	(615,000)	
Fund balance per balance sheet	615,257	\$ 12,718,540

FORT WORTH HOUSING FINANCE CORPORATION

Details of Loan Receivables & Escrow Accounts for period ending March 31, 2014

Loan Receivables

<u>Name</u>	<u>Date of Note</u>	<u>Amount</u>	<u>Status</u>
Willie Roberson	08/21/98	18,395	Active
Eastland		-	
Wind River		-	
Total		<u>\$ 18,395</u>	

Deferred revenue

Willie Roberson	18,395
	<u>18,395</u>

Escrows

Willie Roberson	08/21/98	1,431	Active
Total		<u>\$ 1,431</u>	

Details of Classification of Fund Balance

Represented by loans

Loans receivable from Villas of East Wood LLC	638,979
---	---------

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	<u>4,500.00</u>
Less Taxes paid when assigned	1,824.82
Total liability	<u>2,675.18</u>
Assigned from TCDC (Formerly Mitchell Blvd. Dev. Corp.)	
2511 Mitchell Blvd	39,220.00
3220 Thrall St	0.00
Total	<u>39,220.00</u>
Less Taxes paid when assigned	18,172.76
Total liability	<u>21,047.24</u>
G. Total Liability	23,722.42

FORT WORTH HOUSING FINANCE CORPORATION
DETAILS OF PROPERTIES HELD FOR SALE AS ON MARCH 31, 2014

SQ#	Address	Status	Date of Acquisition	Value Paid	Tax Paid	Fees paid	Other Exp Capitalized	Constrn.Expn 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	2808 Dillard	L	04/13/04	544.32		100.00				644.32
19	3012 Dillard	L	04/13/04	1,587.00		100.00				1,687.00
20	3101 Esatcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
21	3109 Eastcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
22	3133 Eastcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
23	3137 Eastcrest Ct.	L	06/15/01	2,859.02	96.96					2,955.98
24	2600 Marlin	L	04/13/04	606.00		100.00				706.00
25	2709 Marlin	L	04/13/04	1,081.00		100.00				1,181.00
26	5101 Pinson	L	01/07/03	1,660.00		100.00				1,760.00
27	5300 Pinson	L	01/06/04	4,600.00						4,600.00
28	4913 Ramey	L	07/05/02	1,582.91	43.59			2,500.00		4,126.50
29	3412 Stalcup	L	06/04/99	852.00		100.00				952.00
30	2732 Stalcup	L	06/04/99	3,202.00		100.00				3,302.00
31	5217 Turner	L	08/06/99	3,588.25	70.60					3,658.85
32	5401 Turner	L	04/13/04	3,113.00		100.00				3,213.00
33	Wills Point Ct.	L	07/05/02	1,651.37	39.76			2,000.00		3,691.13
34	2514 Wills Point Ct.	L	04/13/04	508.00		100.00				608.00
35	2929 Burger	L	12/20/06	4,650.50						4,650.50
36	2933 Burger	L	12/20/06	4,650.50						4,650.50
37	2510 Sheraton	L	03/04/08	6,100.00	552.71	1.00				6,653.71
38	2512 Sheraton	L	03/04/08	5,000.00	552.71	1.00				5,553.71
39	2514 Sheraton	L	03/04/08	5,600.00	552.71	1.00				6,153.71
40	2516 Sheraton	L	03/04/08	5,000.00	552.71	1.00				5,553.71
41	2518 Sheraton	L	03/04/08	3,300.00	552.71	1.00				3,853.71
42	1708 Talton	L	03/04/08	6,100.00	337.48	1.00				6,438.48
43	1704 Colvin	L	03/04/08	3,000.00	95.44	1.00				3,096.44
44	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

District 6
COMO (District 7)

SQ#	Address	Status	Date of Acquisition	Value Paid	Tax Paid	Fees paid	Other Exp Capitalized	Constn.Exp Capitalized	Donated Value	Total Value
45	5424 Carver	L	04/28/04	2,678.52	34.62					2,713.14
46	5420 Chariot	L	04/13/04	1,745.00		100.00				1,845.00
47	5620 Chariot	L	04/21/99	1,268.00						1,268.00
48	5621 Como Dr.	L	12/16/98	1,000.00						1,000.00
49	5500 Farnsworth	L	04/28/04	2,678.52	34.62					2,713.14
50	5826 Farnsworth	L	04/28/04	2,678.52	28.05					2,706.57
51	5908 Fletcher	L	04/28/04	2,678.52	28.05					2,706.57
52	5425 Geddies	L	04/28/04	2,678.52	28.05					2,706.57
53	5336 Goodman	L	04/28/04	2,678.52	28.05					2,706.57
54	5438 Goodman	L	04/28/04	2,678.52	28.05					2,706.57
55	5515 Goodman	L	04/28/04	2,678.52	91.41					2,769.93
56	5407 Kilpatrick	L	04/28/04	2,678.52	34.62					2,713.14
57	5514 Shiloh	L	01/07/03	1,244.00		100.00				1,344.00
58	5520 Shiloh	L	01/07/03	1,244.00		100.00				1,344.00
59	5528 Shiloh	L	02/28/03	1,244.00		100.00				1,344.00
60	5532 Shiloh	L	01/07/03	1,318.00		100.00				1,418.00
61	5716 Wellesley	L	04/28/04	2,678.52						2,678.52
62	5720 Wellesley	L	04/28/04	2,678.52						2,678.52
MITCHEL BLVD (District 8)										
63	2705 Berryhill Dr.	L	04/14/04	1,031.00		100.00				1,131.00
64	1325 New York Ave	L	06/03/08	3,600.00		7.00				3,607.00
NEAR SOUTHEAST (District 8)										
65	1346 E. Jefferson	L	06/02/97	600.00		100.00				700.00
66	953 E. Powell	L	05/05/01	2,694.40						2,694.40
67	2651 Belzise Ter	L	11/12/07	4,250.00	47.27	352.50				4,649.77
68	1401 Illinois Ave	L	11/12/07	4,250.00	47.27	352.50				4,649.77
TWU (District 8)										
69	2710 Ave. C	L	03/12/99	4,760.32	24.33					4,784.65
OTHER(District 8)										
70	1321 Driess	L	04/10/07		394.95			1,500.00		1,894.95
71	2709 Ash Crescent St	L	06/05/07	3,900.00		3.50				3,903.50
72	2712 Ash Crescent (exchange w/3321&3323 NW 33rd St)	L	04/02/07				1,000.00			1,000.00
73	2713 Ash Crescent St	L	06/05/07	2,600.00		3.50				2,603.50
74	2670 Ash Crescent St	L	07/03/07	3,200.00		3.50				3,203.50
75	2771 Belzise	L	07/03/07	2,700.00		3.50				2,703.50
76	2750 Ash Crecent St.	L	08/24/07	4,000.00	48.95	561.00				4,609.94
77	2650 Ash Crecent St.	L	08/07/07	3,000.00		7.00				3,007.00
78	2770 Ash Crecent St.	L	09/29/07	4,100.00						4,100.00
79	2721 Belzise	L	09/29/07	3,100.00						3,100.00
80	929 Maddox Ave.	L	09/29/07	1,900.00						1,900.00
81	919 E. Maddox Ave.	L	03/03/08	3,500.00	(6.40)	81.65				3,575.25
82	1018 E. Myrtle	L	03/03/08	3,500.00	(6.40)	81.65				3,575.25
83	1421 Stewart	L	03/03/08	3,500.00	(6.39)	81.65				3,575.26
84	921 E. Humbolt	L	09/30/08	3,000.00						3,000.00
85	804 Kentucky	L	09/30/08	2,700.00						2,700.00
86	1301 Cannon	L	09/30/08	3,100.00						3,100.00
87	1405 & 1407 E Cannon St	L	11/17/11	20,000.00	17.49	369.00				20,386.49
88	1115 E. Humbolt	L	09/30/08	5,000.00						5,000.00
Assigned property (Cartermetro)										
							<u>TAD Appraised</u>			
89	1118 E. Tucker	APL	09/18/08			501.95	1,500.00			2,001.95
90	1139 Cannon St	APL	09/18/08			533.95	1,500.00			2,033.95
91	802 E. Magnolia	APL	09/18/08			501.95	1,500.00			2,001.95
Assigned property (TCDC) Formerly Mitchel Dev. Corp.)										
92	2511 Mitchell Blvd	APL	05/28/09			18,172.76	39,220.00			57,392.76
Total				468,680.84	5,019.46	24,398.61	44,720.00	0.00	10,500.00	553,318.90

*LEGEND
L -Land 88
UC-Under construction 0
UCH -With House 0
VH -Vacant Structure 0
LL -Land & Lake 0
APL-Assigned Property LAND 4
92

FORT WORTH HOUSING FINANCE CORPORATION

Details of property transactions as on March 31, 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								-
								-
								-
Total Additions		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less:								
Property Sold								
1820 S. Cravens	03/27/14	1,000.00	883.95					1,883.95
								0.00
								0.00
								0.00
Total cost of Properties sold		1,000.00	883.95	0.00	0.00	0.00	0.00	1,883.95
Add: Assigned property								
Total		-	-	-	-	-	-	-
Balance		469,011.79	4,135.51	25,282.56	44,389.05	0.00	10,500.00	553,318.90

RESOLUTION NO. FWHFC-2014----

FORT WORTH HOUSING FINANCE CORPORATION

A RESOLUTION APPROVING AN AGREEMENT WITH RES IHS, LLC FOR THE DEVELOPMENT OF THE ENCLAVE AT ALLIANCE APARTMENTS, AUTHORIZING THE FORMATION OF ENCLAVE ALLIANCE GP, LLC AND APPROVING ALL RELATED ACTIONS REQUIRED TO ACT AS GENERAL PARTNER OF ENCLAVE ALLIANCE, LP, THE PARTNERSHIP CONSTRUCTING, OWNING AND MANAGING THE PROJECT, AND APPROVING ALL RELATED ACTIONS REQUIRED FOR MULTIFAMILY DEVELOPMENT

WHEREAS, the City Council of the City of Fort Worth (“City”) has adopted development and revitalization of the City’s affordable housing stock as a strategic goal and City citizens and the City Council have determined that quality accessible affordable housing is needed for moderate, low and very low income City citizens;

WHEREAS, the City Council created the Fort Worth Housing Finance Corporation (the “Corporation”) in 1979 pursuant to the Texas Housing Finance Corporation Act, to facilitate 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, RES HIS, LLC doing business as Integrated Housing Solutions, LLC (“Integrated”), a Texas limited liability company, is a developer of affordable and market rate multifamily housing and has developed over 4,000 affordable housing units in Texas since 2003;

WHEREAS, Integrated is applying for financing to develop approximately 339 units of mixed income multifamily housing to be located at the intersection of Westport Parkway and Alta Vista Road to be known as the Enclave at Alliance, and has requested the Corporation’s participation in the development by serving as co-developer and creating a single purpose entity to be the general partner of Enclave Alliance, LP, a Texas limited partnership (the “Partnership”), which will construct, own and manage the project, as well as taking other actions necessary for the development of the project;

WHEREAS, at least 50% of the units in this project will be affordable to tenants who make at or below 80% of area median income and it will provide workforce housing in an area of the City with strong middle income job growth;

WHEREAS, the Board desires to approve and accept a Master Agreement with Integrated or an affiliate for the development, ownership and management of the Enclave at Alliance, and to approve and accept other agreements with Integrated or its affiliates relating to the construction and management of the project;

WHEREAS, the Board desires to approve the creation of a single purpose entity to serve as general partner for Enclave Alliance, LP, the partnership that will own the improvements, and to approve all actions necessary to obtain financing for the project, and to approve all actions necessary to fulfill the terms of the Master Agreement;

WHEREAS, Enclave Alliance GP, LLC, will be a Texas limited liability company (the “Company”) to be formed for the transaction of any and all lawful purposes for which a limited liability company may be organized under the Texas Business Organizations Code, which are incidental, necessary or appropriate to carry out the purposes of its member including providing affordable housing to low- and moderate-income persons or families, including, but not limited to, (i) owning, developing, managing, and otherwise dealing with affordable and mixed income housing projects located in Tarrant County, Texas; and (ii) becoming a partner or member of a partnership or limited liability company formed for such purposes; and

WHEREAS, in connection with the transactions contemplated by these resolutions, the Board of the Corporation adopts the following resolutions in connection with the Master Agreement and other related agreements, the applications to lenders for financing for the project, and as the Sole Member of the Company, approves the formation of the Company and all related actions required of the Company to act as General Partner for Enclave Alliance, LP, the partnership that will develop, own and manage the Enclave at Alliance.

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

Master Agreement

RESOLVED, that the Board approves the execution and delivery of a Master Agreement by and between RES HIS, LLC doing business as Integrated Housing Solutions, LLC, and the Corporation for the purpose of developing the Enclave at Alliance, and agrees to execute such further agreements as necessary to fulfill the terms of the Master Agreement including but not limited to agreements relating to financing, development, construction, ownership, and management of the project;

Certificate of Formation

RESOLVED, that the Certificate of Formation of Enclave Alliance, LP (the “Partnership”) will be prepared and filed with the Secretary of State of the State of Texas and that the Certificate of Filing and a copy of the Certificate of Formation as returned by the Secretary of State upon filing will be inserted into the minute book of the Partnership;

RESOLVED FURTHER, that the Partnership is being formed to construct, develop, renovate, repair, improve, maintain, operate, lease, dispose of and otherwise deal with the Enclave at Alliance in accordance with any applicable regulations, and the provisions of its Agreement of Limited Partnership, as it may be amended from time to time.

Adoption of Partnership Agreement

RESOLVED, that the execution and delivery of an Agreement of Limited Partnership is hereby approved and, upon its execution and delivery, adopted as the Agreement of Limited Partnership of the Partnership;

RESOLVED FURTHER, that the Company, as general partner of the Partnership, is directed to certify a copy of the adopted Agreement of Limited Partnership, and any amendments thereto, and insert it in the minute book of the Partnership, and maintain it in the principal office of the Partnership, open for inspection by any partner of the Partnership, or by any officer or member of the Company, at all reasonable times during office hours.

Payment of Organization Fees

RESOLVED, that the Company is hereby authorized to pay all reasonable fees and expenses incident to and necessary for the organization of the Partnership up to \$20,000.00.

Banking Authority

RESOLVED, that the Company be, and it hereby is, authorized and directed to execute and deliver on behalf of the Partnership such form resolutions of any state or national banking institution that the Company may select (the "Bank"), as may be required to establish whatever checking accounts and borrowing accounts the Company shall deem necessary and appropriate for and on behalf of the Partnership;

RESOLVED FURTHER, that the Company be, and hereby is, authorized to certify to the Bank that these resolutions have been duly adopted and to verify to the Bank the names and specimen signatures of the Partnership authorized hereby to sign, and if and when any new authorized persons are elected, to verify the fact of the change and the name and specimen signature of the Partnership;

RESOLVED FURTHER, that this resolution and the form resolutions to which it is applicable shall continue in full force and effect until official written notice of the rescission thereof by the Partnership has been given to the Bank.

Management of the Partnership

RESOLVED, that the Company is hereby authorized to serve as the general partner of the Partnership and to manage the Partnership in all respects, subject to the provisions of the Texas Business Organizations Code and the Agreement of Limited Partnership, as it may be amended from time to time.

Authorization to Seek Financing

RESOLVED, that the Company, in its capacity as the general partner of the Partnership, is hereby authorized, empowered, and directed to review, approve, execute, deliver and submit any and all documents, instruments and other writings of every nature whatsoever as the Company deems necessary for the Partnership to obtain the necessary construction and permanent financing, in its own individual capacity, and on behalf of the Partnership, in order to consummate the transactions described in this resolution on behalf of the itself and the Partnership.

General Authority

RESOLVED, that the Company be, and it hereby is, authorized to do any and all acts and things and to execute and deliver any and all agreements, consents, and documents as in its opinion, or in the opinion of counsel to the Company, may be necessary or appropriate in order to carry out the purposes and intent of any of the foregoing resolutions.

Signatory Authority

RESOLVED, that T.M. Higgins, the General Manager of the Corporation, or Jesus Chapa, Assistant General Manager of the Corporation, are authorized to execute and deliver any documents or agreements necessary to implement these resolutions.

Ratification

RESOLVED, that the signing of these resolutions shall constitute full ratification of any actions taken in contemplation of these resolutions by the signatories.

BE IT FURTHER RESOLVED, that all actions heretofore taken by the Sole Member of the Company to carry out the intent of the foregoing resolutions, and the execution and delivery of such instruments and documents as believed to be necessary for that purpose, are hereby approved and confirmed in all respects.

RESOLVED, that these Resolutions shall be in full force and effect from and upon their adoption.

ADOPTED May 6, 2014.

FORT WORTH HOUSING FINANCE CORPORATION

By: _____
Salvador Espino, President

RESOLUTION NO. FWHFC-2014-

FORT WORTH HOUSING FINANCE CORPORATION

RESOLUTIONS APPROVING ACTIONS OF THE CORPORATION AS SOLE MEMBER OF ENCLAVE ALLIANCE GP, LLC, THE GENERAL PARTNER OF ENCLAVE ALLIANCE, LP, APPROVING ALL ACTIONS NECESSARY FOR THE ACQUISITION, FINANCING AND DEVELOPMENT OF THE ENCLAVE AT ALLIANCE APARTMENTS, AND RATIFYING ALL ACTS PREVIOUSLY TAKEN BY THE CORPORATION, THE GENERAL PARTNER OR THE PARTNERSHIP IN CONNECTION WITH THE PROJECT

WHEREAS, the City Council of the City of Fort Worth (“City”) has adopted the development and revitalization of the City’s affordable housing stock as a strategic goal, and the City Council has determined that quality, accessible, affordable housing is needed for moderate, low, and very low income City citizens;

WHEREAS, the City Council created the Fort Worth Housing Finance Corporation (the “Corporation”) in 1979 pursuant to the Texas Housing Finance Corporations Act, to facilitate 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 Board of the Corporation has approved an agreement with RHS HIS, LLC doing business as Integrated Housing Solutions, LLC (“Integrated”), a Texas limited liability company, to develop the Enclave at Alliance, a 339-unit mixed income multifamily housing development located at Westport Parkway and Alta Vista Road. The Corporation has agreed to participate in the project by creating a single purpose entity to serve as general partner of the partnership that will own the project. ;

WHEREAS, the Corporation created Enclave Alliance GP, LLC, a Texas limited liability company (the “GP”), to be the general partner of Enclave Alliance, LP, a Texas limited partnership (the “Partnership”), which was organized to acquire, construct, develop, improve, operate, control, maintain and own the project;

WHEREAS, the Corporation is the sole member of the GP;

WHEREAS, the Partnership has contracted to acquire 22 acres of land, more or less (the "Land"), on which improvements will be constructed and operated (the “project”) and will assign said contract to the Corporation;

WHEREAS, the Partnership desires to enter into a Ground Lease with the Corporation whereby the Partnership shall have a tenant’s leasehold estate in the Land;

WHEREAS, the Partnership desires to enter into various agreements, including a Development Fee Agreement, for the development of the Project with Integrated, an affiliate of Integrated and the Corporation;

WHEREAS, the GP desires to admit Integrated Alliance SLP, LLC, a Texas limited liability company and an affiliate of Integrated, as Special Limited Partner, and to admit an Investor Limited Partner (collectively, the “Limited Partners”) as an equity funding source for the project and to amend and restate the agreement of limited partnership agreement for the Partnership, in order to so admit the Limited Partners;

WHEREAS, the Board of the Corporation adopts the following Resolutions, as the Resolutions of the Corporation acting on behalf of the GP in its own capacity, and in its capacity as the general partner of the Partnership:

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

GROUND LEASE

RESOLVED, that the Partnership is authorized to lease the Land from the Corporation;

FURTHER RESOLVED, that the Partnership, as tenant, is authorized to negotiate, execute and deliver a Ground Lease by which the Land shall be leased by the Corporation as landlord, to the Partnership for a period of up to 99 years, as well as a Memorandum of Lease, and further, to negotiate, execute and deliver all other documentation of every nature whatsoever as the Corporation, acting on behalf of the GP and the Partnership, may deem advisable, necessary, desirable, or required for such lease (collectively, the “Lease Documents”); and that the Lease Documents in each and every respect are approved and authorized;

DEVELOPMENT AGREEMENTS

RESOLVED, that Partnership is hereby authorized to enter into a Development Fee Agreement for the project with Integrated, an affiliate of Integrated and the Corporation as co-developers;

FURTHER RESOLVED, that the Partnership, as project owner, is authorized to negotiate, execute and deliver the Development Fee Agreement along with any other documentation of every nature whatsoever as the Corporation, acting on behalf of the GP and the Partnership, may deem advisable, necessary, desirable, or required for the development of the project (collectively, the “Development Documents”); and that the Development Documents in each and every respect are approved, authorized, ratified and confirmed;

|

LOAN:

RESOLVED, that the Partnership is hereby authorized to enter into a mortgage loan for construction and permanent debt financing for the project (the “Loan”);

FURTHER RESOLVED, that the Partnership and the GP, in connection with the Loan and related transactions contemplated thereby, are each authorized to negotiate, execute and deliver the Loan Agreement, the Note, the Deed of Trust, and any other related affidavits, security instruments, notes, assignments, agreements, financing statements, documents, instruments, intercreditor agreements, subordination agreements (if any), indemnities, and all affidavits, documents, instruments, certifications, consents, and other writings of every nature whatsoever (collectively, the “Loan Documents”) as the Corporation, acting on behalf of the GP and the Partnership, may deem advisable, necessary, desirable, or required for the financing of the Loan, in the original aggregate principal amount of \$_____.00 in construction and permanent financing; and that the Loan Documents in each and every respect are approved and authorized;

PARTNERSHIP AGREEMENT:

RESOLVED, that the GP and the Partnership are hereby authorized to admit the Limited Partners to the Partnership, pursuant to the terms and conditions as set forth in the proposed Amended and Restated Limited Partnership Agreement for the Partnership;

FURTHER RESOLVED, that the GP is authorized to negotiate, execute and deliver an Amended and Restated Limited Partnership Agreement for the Partnership, by which, among other things, the Limited Partners are admitted into the Partnership and to negotiate, execute and deliver all other documents, instruments, certificates, ancillary equity agreements, consents, statements, and various other writings and documentation of every nature whatsoever as the Corporation, acting on behalf of the GP and the Partnership, may deem advisable, necessary, or desirable to carry into effect the intent of these Resolutions (collectively, the “Equity Documents”); and that the Equity Documents are hereby approved and authorized;

ALL CLOSING DOCUMENTS AND AUTHORITY:

RESOLVED, that the Corporation, acting in its own capacity and in its capacity as the sole member of the GP, the sole general partner of the Partnership, in connection with all actions authorized in these Resolutions, and related transactions contemplated thereby, is authorized to negotiate, approve, execute, and deliver the Lease Documents, the Development Documents, the Loan Documents, the Equity Documents and all such agreements, affidavits, security instruments, notes, deeds of trust, assignments, financing statements, documents, instruments, consents, applications, certifications, and other writings of every nature whatsoever as the Corporation deems necessary to consummate the closing of the transactions contemplated by these Resolutions (collectively, the “Closing Documents”), and that the Closing Documents in each and every respect are hereby authorized, ratified, and confirmed;

FURTHER RESOLVED, that T. M. Higgins, the General Manager of the Corporation, or Jesus J. Chapa, the Assistant General Manager of the Corporation, or in the absence of such officer, any other duly elected officer of the Corporation (each, the “Executing Officer”), are hereby fully authorized to negotiate and approve the terms of and to execute and deliver the Closing Documents for and on behalf of the Corporation, the GP, or the Partnership, as applicable;

FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of, the Corporation to take such other action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance of the transactions contemplated by these Resolutions, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation;

FURTHER RESOLVED, that all of the actions, documents, correspondences, recordings, instruments, or other writings that are necessary, advisable, or desirable in order to carry out the foregoing Resolutions, and for the conveyance and leasing of the Land, and the development and financing of the Project, for and on behalf of the Corporation, the GP, or the Partnership, as applicable, their approval of each to be conclusively evidenced by their execution thereof, are hereby approved;

FURTHER RESOLVED, that, to the extent any of the actions authorized by these Resolutions have already been taken by the GP, the Partnership, the Corporation, T.M. Higgins or Jesus J. Chapa, such actions are hereby ratified and confirmed as the valid actions of the Corporation, GP, and Partnership, as applicable, effective as of the date such actions were taken.

These Resolutions shall take effect on the date of their adoption.

AND IT IS SO RESOLVED.

Adopted May 6, 2014.

FORT WORTH HOUSING FINANCE CORPORATION

By: _____
Sal Espino, President

RESOLUTION NO. FWHFC-2014 -0

FORT WORTH HOUSING FINANCE CORPORATION

RESOLUTIONS AUTHORIZING THE ACQUISITION OF LAND FOR THE ENCLAVE AT ALLIANCE APARTMENTS LOCATED AT WESTPORT PARKWAY AND ALTA VISTA ROAD AND ENTERING INTO A NINETY-NINE YEAR GROUND LEASE WITH ENCLAVE ALLIANCE, LP FOR THE LAND, AND APPROVING ALL NECESSARY ACTIONS REQUIRED TO ACT AS A CO-DEVELOPER OF THE PROJECT

WHEREAS, the City Council of the City of Fort Worth (“City”) has adopted the development and revitalization of the City’s affordable housing stock as a strategic goal, and the City Council has determined that quality, accessible, affordable housing is needed for moderate, low, and very low income City citizens;

WHEREAS, the City Council created the Fort Worth Housing Finance Corporation (the “Corporation”) in 1979 pursuant to the Texas Housing Finance Corporations Act, to facilitate 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 Board approved an agreement with RES HIS, LLC doing business as Integrated Housing Solutions, LLC (“Integrated”) to develop the Enclave at Alliance Apartments, a 339-unit mixed income multifamily housing development located at Westport Parkway and Alta Vista Road. At least 50% of the units in this project will be affordable to tenants who make at or below 80% of area median income and it will provide workforce housing in an area of the City with strong middle income job growth.

WHEREAS, the Corporation agreed to participate in the project by creating a single purpose entity to serve as general partner of the partnership that will own the project;

WHEREAS, the Corporation created Enclave Alliance GP, LLC, a Texas limited liability company (the “GP”), to be the general partner of Enclave Alliance, LP, a Texas limited partnership (the “Partnership”), which was organized to acquire, construct, develop, improve, operate, control, maintain and own the project;

WHEREAS, the Corporation proposes to enter into a Master Agreement with Integrated setting forth in more detail the agreement between the Corporation and Integrated for the development of the project (the “Master Agreement”);

WHEREAS, the Corporation is the Sole Member of the GP;

WHEREAS, the Partnership proposes to acquire 22 acres of land, more or less, located at the intersection of Westport Parkway and Alta Vista Road (the "Land"), on which

improvements will be constructed and operated (the “project”) and will assign said contract to the Corporation;

WHEREAS, the Corporation desires to acquire fee ownership of the Land and, as Landlord, desires to enter into a Ground Lease with the Partnership, whereby the Partnership shall have a tenant’s leasehold estate in the Land;

WHEREAS, the Partnership desires to enter into a Ground Lease with the Corporation whereby the Partnership shall have a tenant’s leasehold estate in the Land;

WHEREAS, as a co-developer, the Corporation desires to enter into a Development Agreement with Integrated and the Partnership as well as other agreements for the development of the project as necessary or advisable;

WHEREAS, the Board of the Corporation desires to authorize the acquisition of the Land and enter into a 99 year ground lease with the Partnership for the Land; enter into certain agreements as a co-developer for the project; and take such other actions necessary or convenient to complete the project including those actions required to fulfill the Corporation’s responsibilities set forth in the Master Agreement.

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

CONVEYANCE

RESOLVED, that the Corporation is authorized to acquire fee ownership of the Land;

FURTHER RESOLVED, that the Corporation is authorized to negotiate, approve, and accept a deed conveying fee ownership of the Land to the Corporation and to negotiate, approve, execute, and deliver all related property transfer documents, including any assignments, certificates, affidavits, documents, instruments, agreements, consents, statements, and various other writings and documentation of every nature whatsoever as the Corporation may deem advisable, necessary, desirable, or required for such conveyance (collectively, the “Conveyance Documents”); and that the Conveyance Documents in each and every respect are approved and authorized;

GROUND LEASE

RESOLVED, that the Corporation is authorized to lease the Land to the Partnership;

FURTHER RESOLVED, that the Corporation, as landlord, is authorized to negotiate, execute, and deliver a Ground Lease for a period of up to 99 years by which the Land shall be leased by the Corporation to the Partnership, as tenant, as well as a Memorandum of Lease, and to negotiate, execute and deliver all other documentation of every nature whatsoever as the Corporation may deem advisable, necessary, desirable, or required for such lease (collectively,

the “Lease Documents”); and that the Lease Documents in each and every respect are approved and authorized;

DEVELOPMENT AGREEMENTS

RESOLVED, that Corporation is hereby authorized to enter into a Development Agreement for the project with RES HIS, LLC doing business as Integrated Housing Solutions, LLC and an Integrated affiliate;

FURTHER RESOLVED, that the Corporation, as co-developer, is authorized to negotiate, execute, and deliver the Development Agreement along with any other documentation of every nature whatsoever as the Corporation may deem advisable, necessary, desirable, or required for the development of the project (collectively, the “Development Documents”); and that the Development Documents in each and every respect are approved and authorized;

ALL CLOSING DOCUMENTS AND AUTHORITY:

RESOLVED, that the Corporation, in connection with all actions authorized in these Resolutions, and related transactions contemplated thereby, is authorized to negotiate, approve, execute, and deliver the Conveyance Documents, the Lease Documents, the Development Documents, and all such agreements, affidavits, security instruments, notes, assignments, financing statements, documents, instruments, consents, applications, certifications, and other writings of every nature whatsoever as the Corporation deems necessary to consummate the closing of the transactions contemplated by these Resolutions (collectively, the “Closing Documents”), and the Closing Documents in each and every respect are approved and authorized;

FURTHER RESOLVED, that T. M. Higgins, the General Manager of the Corporation, or Jesus Chapa, the Assistant General Manager of the Corporation, or in the absence of such officer, any other duly elected officer of the Corporation (each, the “Executing Officer”), are hereby fully authorized to negotiate and approve the terms of and to execute and deliver the Closing Documents for and on behalf of the Corporation;

FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of, the Corporation to take such other action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance of the transactions contemplated by these Resolutions, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation;

FURTHER RESOLVED, that all of the actions, documents, correspondences, recordings, instruments, or other writings that are necessary, advisable, or desirable in order to carry out the foregoing Resolutions, and for the conveyance and leasing of the Land, and the development of the project, for and on behalf of the Corporation, its approval of each to be conclusively evidenced by its execution thereof, are hereby approved;

FURTHER RESOLVED, that, to the extent any of the actions authorized by these Resolutions have already been taken by the Corporation or T. M. Higgins or Jesus J. Chapa, such actions are hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken.

These Resolutions shall take effect on the date of their adoption.

AND IT IS SO RESOLVED.

Adopted May 6, 2014.

FORT WORTH HOUSING FINANCE CORPORATION

By: _____
Salvador Espino, President

RESOLUTION NO. FWHFC-2014----

FORT WORTH HOUSING FINANCE CORPORATION

A RESOLUTION

TO HIRE JOHN C. SHACKLEFORD AS LEGAL COUNSEL FOR THE CORPORATION AND ENCLAVE ALLIANCE GP, LLC FOR THE DEVELOPMENT OF THE ENCLAVE AT ALLIANCE APARTMENTS

WHEREAS, the City Council of the City of Fort Worth (the “City”) created the Fort Worth Housing Finance Corporation (the “Corporation”) in 1979 pursuant to the Texas Housing Finance Corporation Act to facilitate the development of decent, safe quality, affordable, and accessible housing for low and moderate income City residents through lending and construction activities;

WHEREAS, RHS HIS, LLC doing business as Integrated Housing Solutions, LLC (“Integrated”), a Texas limited liability company, is a developer of affordable and market rate multifamily housing and has developed over 4,000 affordable housing units in Texas since 2003

WHEREAS, the Corporation has entered into certain agreements with Integrated for the development of a multifamily rental project of which at least 50% of the units will be affordable;

WHEREAS, the Corporation created Enclave Alliance GP, LLC, a Texas limited liability company and single purpose entity, to be the general partner of Enclave Alliance, LP, the Texas limited partnership created by Integrated and the Corporation to construct, own and manage the project and has agreed to undertake certain other activities in connection with the development and management of the project;

WHEREAS, the Corporation is the Sole Member of Enclave Alliance GP, LLC (the “Company”), and empowered to act on its behalf;

WHEREAS, the project consists of a new 339-unit apartment complex to be located at the corner of Westport Parkway and Alta Vista Road and will be known as the Enclave at Alliance;

WHEREAS, in order to represent the Corporation’s and the Company’s interests in the development, financing, construction and management of the project, it is advisable to obtain outside counsel with experience and special expertise in multifamily projects along with the preparation of necessary documents and advising on any other related issues; and

WHEREAS, the Board desires to approve hiring John C. Shackelford as legal counsel to assist the Corporation and the Company in connection with the development of the Enclave at Alliance apartments.

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

1. THAT the Board approves the hiring of John C. Shackelford, Shackelford, Melton & McKinley, LLP, as legal counsel for the Corporation and the Company in connection with the development of the Enclave at Alliance apartments.
2. THAT the Board approves the payment of attorney's fees of \$75,000.00 for the project.
3. THAT the Board approves the execution and delivery of an engagement letter for legal services.
4. THAT Tom Higgins, General Manager of the Corporation, or Jesus C. Chapa, Assistant General Manager of the Corporation, are authorized to execute and deliver the engagement letter for and on behalf of the Corporation and the Company along with any related documents necessary to engage John C. Shackelford, Shackelford, Melton & McKinley, LLP, as outside counsel.
5. THAT this Resolution takes effect from the date of its adoption.

AND IT IS SO RESOLVED.

Adopted May 6, 2014.

FORT WORTH HOUSING FINANCE CORPORATION

By: _____

Salvador Espino, President

FORT WORTH LOCAL DEVELOPMENT CORPORATION

AGENDA

Tuesday, May 6, 2014

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

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

Board of Directors

Danny Scarth, President
Gyna M. Bivens, Vice President
Zim Zimmerman, Treasurer

Dennis Shingleton, Secretary
Kelly Allen Gray, Trustee
Betsy Price, Trustee

Jungus Jordan, Trustee
Salvador Espino, Trustee
Joel Burns, Trustee

Staff Liaison: Fernando Costa, Assistant City Manager
Leann Guzman, Senior Assistant City Attorney

-
1. **Call to Order** – Danny Scarth, President
 2. **Approval of Minutes from the Meeting Held on February 4, 2014** – Danny Scarth, President
 3. **Written Reports** – Danny Scarth, President
 - A. Financial Report through March 31, 2014
 4. **Consider and Adopt Resolution Entering into a Lease Agreement for Integrys Transportation Fuels DBA Trillium CNG on the Property Located at 4600 Blue Mound Road** – Cynthia Garcia, Assistant Administrator
 5. **Consider and Adopt Resolution for a Loan from Southwest Bank for the Southwest Municipal Court Building Located at 3741 S.W. Loop 820** – Jay Chapa, Administrator
 6. **Consider and Adopt Resolution for a Loan from Pinnacle Bank for the Lancaster Mixed Use Project**– Jay Chapa, Administrator
 7. **Executive Session:** The Fort Worth Local Development Corporation’s Board of Trustees 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.
8. **Requests for Future Agenda Items** – Danny Scarth, President
9. **Adjourn** – Danny Scarth, 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 LOCAL DEVELOPMENT CORPORATION
TUESDAY, FEBRUARY 4, 2014**

Present:

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

City staff:

Fernando Costa, Assistant City Manager
Peter Vaky, Deputy City Attorney
Mary J. Kayser, City Secretary

1. Call to Order.

With a quorum present President Scarth called the meeting to order for the Board of Directors of the Fort Worth Local Development Corporation (Corporation) at 3:38 p.m. on Tuesday, February 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 November 5, 2013, Meeting.

President Scarth opened the floor for a motion on the approval of the minutes of the November 5, 2013, meeting.

Motion was made by Trustee Price and seconded by Trustee Bivens to approve the November 5, 2013, minutes of the Corporation as presented. The motion passed 9-0.

3. Written Reports: Fort Worth Local Development Corporation Financial Report through December 31, 2013.

There was no action or discussion on this item.

4. Consider and Adopt Resolution to Approve Acquisition of Southwest Municipal Courthouse at 3741 SW Loop 820, Accept Assignment of Lease and Other Related Documents from 3741 SW Loop 820, LLC, and Approve Assumption of a Related Loan with Southwest Bank.

Jay Chapa, Administrator, presented an overview of the current lease purchase agreement with 3741 SW Loop 820, LLC. Mr. Chapa presented the staff recommendation:

Owner of the building will:

- Deed the property to the LDC
- Assign the loan with Southwest Bank to the LDC
- Assign the lease with the City to LDC (all terms and conditions to remain the same)

Motion was made by Trustee Jordan and second by Trustee Shingleton to adopt Resolution No. FWLDC-2014-01 Approving Acquisition of Southwest Municipal Courthouse at 3741 SW Loop 820, Accepting Assignment of Lease and Other Related Documents from 3741 SW Loop 820, LLC, and Approving Assumption of a Related Loan with Southwest Bank. The motion passed 9-0.

5. Update on Lancaster Place Project – Jay Chapa, Administrator

Project Background and Updates:

- Approximately \$25M in real property improvements on Lancaster
 - 158,000+ SF mixed-use development
 - 130 residential units (including ~15% workforce housing)
 - Approximately 29,000+ SF retail space
 - Approximately 450 spaces in parking garage
- Funds derived from the project will support other economic development opportunities
- Pursuit of HUD 221(d)(4) loan
 - Invitation to Submit Firm Application
 - Full design and engineering underway

Process Next Steps:

- October 18, 2013 – Pre-Application submitted to HUD
- December 18, 2013 – LDC in Receipt of HUD Invitation for Firm Application Submission
 - Submit Final Architectural & Construction Plans, General Contractor Bids Plans & Specifications, Underwriter Review of Costs, Firm Application Submitted
 - HUD Firm Application fee
 - Deadline July 17, 2014
 -
- September 2014 – Expected HUD Firm Commitment

- October 2014 – Loan closing and rate lock
- November 2014 – Begin construction

There was no action on this item.

6. Presentation on Proposed Non Profit Economic Development Organizations Initiative Funding – Jay Chapa, Administrator

Mr. Chapa presented some background information on the economic development strategies for the Northside and Northeast Fort Worth. In October 2010, a Northside Economic Development Strategy Workshop was sponsored by the Fort Worth Hispanic Chamber of Commerce and the City of Fort Worth to develop an economic development strategy for the Northside. In fall 2012, the Northeast Fort Worth Summit commenced running through spring 2013, which developed a cohesive economic development strategy for northeast Fort Worth. Both the Northside Economic Development Strategy Workshop and the Northeast Fort Worth Summit recommended the need for a group focused on the specific area to lead overall redevelopment efforts.

In an effort to kick-start fund raising for the organizations, Staff recommends the Fort Worth LDC:

- provide a challenge grant to the two organizations;
- provide funding for a City staff position to support the organizations and projects once established
-

Next Steps:

Staff will present a policy and resolution at the next FWLDC meeting to set out:

- Eligibility requirements of non-profit economic development organizations;
- Grant match funding levels;
- Match requirements by grantee;
- Eligible use of funds;
- Costs associated with City staff position

There was no action on this item.

7. Executive Session – President Scarth 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 related to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

8. Requests for Future Agenda Items.

President Scarth opened the floor on requests for future agenda items. No requests were made.

9. Adjourn.

With no further discussion, President Scarth adjourned the meeting of the Fort Worth Local Development Corporation Board at 3:57 p.m. on Tuesday, February 4, 2014.

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

APPROVED:

Danny Scarth
President

ATTEST:

Dennis Shingleton
Secretary

Prepared and respectfully submitted by:

Mary J. Kayser, TRMC/MMC
City Secretary

Fort Worth Local Development Corporation
Balance Sheet
March 31, 2014
(Unaudited)

Assets	
Cash and cash equivalents	\$2,156,618.33
Interest Receivable	2,987.63
Note Receivable - Oliver's	435,000.00
Receivables	<u>0.00</u>
Total Assets	<u><u>\$2,594,605.96</u></u>
Liabilities and Fund Balance	
Accounts and Contracts Payable	0.00
Prepaid Rent	<u>0.00</u>
Total Liabilities	0.00
Fund Balance (Deficit)	
Designated for Authorized Expenditures	\$2,606,865.23
Net Income	(12,259.27)
Undesignated	<u>0.00</u>
Total Fund Balance	2,594,605.96
Total Liabilities and Fund Balance	<u><u>\$2,594,605.96</u></u>

Fort Worth Local Development Corporation
Statement of Revenues and Expenditures
October 1, 2013 through March 31, 2014
(Unaudited)

Revenues

Property Tax Reimbursement	\$3,934.32	
Revenue from Rents	271,339.43	
Gas Lease Royalties	115,187.26	
Gas Lease Bonus	1,290.00	
Interest Income	5,072.27	
Sale of Property	0.00	
Total Revenue	\$396,823.28	\$396,823.28

Expenditures

Bank Charges	\$130.13	
Conference, Convention, Meeting	805.00	
Commissions	26,539.40	
Contractual Services	106,078.88	
Insurance	52,771.48	
Operations	134.00	
Property Management	10,709.56	
Property Purchase	0.00	
Property Taxes	122,480.67	
Repairs	7,382.99	
Security System	2,884.33	
Storm Water Utility	17,982.00	
Transfers to City	26,000.00	
Transfer to Lancaster LLC	21,024.83	
Utilities	14,159.28	
Total Expenditures	\$409,082.55	\$409,082.55

Excess (Deficiency) of Revenues Over (Under) Expenditures (\$12,259.27)

Fort Worth Local Development Corporation
Schedule of Available Funds
March 31, 2014
(Unaudited)

Total Cash at March 31, 2014	\$2,156,618.33
Cash in Property Management Account	(57,754.29)
Cash available in City account	2,098,864.04
Commitments	
Survey Expenses	6,250.00
Oliver's Fine Foods - Attorney Fees	2,950.00
Reserves	
Maintenance Reserve	100,000.00
Property Tax Reserve	100,000.00
Total Commitments & Reserves	209,200.00
Unrestricted Cash Available	\$1,889,664.04

Other Information:

On August 21, 2007 \$275,000.00 was transferred to the City (M&C C-22334) with the understanding that it would be paid back when properties along Lancaster are sold. The transfer was made to fund an art sculpture on Lancaster Avenue.

On December 18, 2007 \$162,000.00 was transferred to the City (M&C C-22592) with the understanding that it would be paid back when properties along Lancaster are sold. The transfer was made to fund survey services and improvements on Lancaster Avenue.

In September of 2008 \$92,321.91 of the \$162,000.00 was returned to the LDC.



Updated May 1, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

May 6, 2014 **Monthly Zoning Meeting**

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

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

Fort Worth Housing Finance Corporation

(Immediately Following the Housing and Economic Development Meeting)

Fort Worth Local Development Corporation

(Immediately following Fort Worth Housing Finance Corporation)

3:00 p.m. Pre-Council Meeting

Continued Items:

- **M&C G-18138 (Revised)** - 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 April 15, 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 April 22, 2014 by Council Member Espino**)
- **M&C C-26776** - Authorize Execution of an Amendment to City Secretary Contract No. 43743, an Agreement with Unified Fine Arts Services, LLC, for Transportation, Storage, Delivery, and Installation of *Tabachin Ribbon*, in an amount of \$14,663.50 for a Total Revised Contract Amount Not to Exceed \$44,663.50, Authorize Execution of an Agreement with the The Fain Group, Inc., to Oversee Site Preparation for *Tabachin Ribbon* in an Amount Up to \$41,624.70 and Provide for City Inspection Costs and Contingencies in an Amount of \$8,628.80 for a Total Project Cost in the Amount of \$137,448.32 (COUNCIL DISTRICT 9 – Joel Burns) (**Continued from April 22, 2014 by Council Member Jordan**)
- **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 April 22, 2014 by Council Member Espino**)
- **ZC-14-025** - City of Fort Worth Housing & Economic Development, 1720 NW 25th Street; from: "E" Neighborhood Commercial to: "CF" Community Facilities (COUNCIL DISTRICT 2 – Sal Espino) (Recommended for Approval by the Zoning Commission) (**Continued from April 1, 2014 by Council Member Espino**)



Updated May 1, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

May 6, 2014 (continued)

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Fort Worth Vaqueros [*Michael Hitchcock, Fort Worth Vaqueros FC*]
- o Briefing on the *Tabachin Ribbon* (M&C C-26776) [*Martha Peters, Arts Council of Fort Worth and Tarrant County*]
- o Briefing on Revisions to Vehicles for Hire Ordinance [*Maleshia Farmer, Law*]

May 13, 2014

1:00 p.m. Audit Committee (NOTE: Time Change)

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. Pre-Council Meeting

6:00 p.m. Fort Worth Crime Control and Prevention District Board of Directors Meeting (Pre-Council Chamber)

Continued Items:

- **M&C C-26771** – Authorize Execution of Professional Services Agreement with Tax Management Associates, Inc. also Known as TMA Audit Services, Inc., in an Amount Not to Exceed \$2,742,000.00 for Homestead Exemption Audits and Adopt Supplemental Appropriation Ordinance (ALL COUNCIL DISTRICTS) (Continued from April 15, 2014 by Council Member Jordan)
- o Future Sustainability of the Golf Enterprise Fund [*Richard Zavala, Parks and Community Services*]
- o Procedures for City Code Review [*Mary Kayser, City Secretary*]

May 15, 2014 (Thursday)

2:30 p.m. Called Special Meeting (Pre-Council)

May 20, 2014

8:30 a.m. Pre-Council Meeting

- o Fiscal Year 2014 Second Quarter Results [*Aaron Bovos, Financial Management Services*]
- o Update on Anti-Litter Campaign [*Brandon Bennett, Code Compliance*]



Updated May 1, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

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*]
- o Interim Report of Homelessness Task Force [*Councilmember Kelly Allen Gray, Councilmember Danny Scarth, and Fernando Costa, City Manager’s Office*]
- o Briefing on Fort Worth’s Participation in the Better Buildings Challenge [*Doug Wiersig and Sam Steele, Transportation and Public Works*]

June 5, 2014 (*Thursday*)

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

2:00 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)



Updated May 1, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

July 1, 2014

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

1:00 p.m. Housing and Economic Development Committee (cancelled)

3:00 p.m. Pre-Council Meeting (cancelled)

July 4, 2014 *(Friday)*

City Hall Closed – Fourth of July Holiday

July 8, 2014

10:00 a.m. Audit Committee (cancelled)

2:00 p.m. Infrastructure & Transportation Committee (cancelled)

3:00 p.m. Pre-Council Meeting (cancelled)

July 15, 2014 **Monthly Zoning Meeting**

3:00 p.m. Pre-Council Meeting (NOTE: Time Change)

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

July 22, 2014

3:00 p.m. Pre-Council Meeting (NOTE: Time Change)

- o Final Report of Homelessness Task Force [*Councilmember Kelly Allen Gray, Councilmember Danny Scarth, and Fernando Costa, City Manager's Office*]

July 29, 2014

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

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
APRIL 22, 2014**

Present:

Mayor Betsy Price
Council Member Salvador Espino, District 2
Council Member Daniel Scarth, District 4
Council Member Gyna 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

Absent:

Mayor Pro tem W.B. "Zim" Zimmerman, District 3

Staff Present:

Tom Higgins, City Manager
Sarah Fullenwider, City Attorney
Mary J. 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 10:02 a.m. on Tuesday, April 22, 2014, in the City Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas, with Mayor Pro tem Zimmerman absent.

II. INVOCATION - Pastor Nathan Tucker, Alliance Community Fellowship

The invocation was provided by Pastor Nathan Tucker, Alliance Community Fellowship.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF APRIL 15, 2014

Motion: Council Member Burns made a motion, seconded by Council Member Bivens, that the minutes of the Regular meeting of April 15, 2014, be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

City Manager Higgins requested that Mayor and Council Communication C-26776 be withdrawn from the Consent Agenda for individual consideration.

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

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

VII. CONSENT AGENDA

Motion: Council Member Shingleton made a motion, seconded by Council Member Scarth, that the Consent Agenda be approved as amended. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

A. General - Consent Items

1. M&C G-18186 - Adopt Appropriation Ordinance Increasing Receipts and Appropriations in the Special Trust Fund in the Amount of \$150,000.00 for Purposes of Funding Capital Expenses Related to City Cable Facilities (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Adopt Appropriation Ordinance No. 21209-04-2014 increasing estimated receipts and appropriations in the Special Trust Fund in the amount of \$150,000.00, from available funds, for the purpose of funding certain capital costs associated with the City's cable facilities.

2. M&C G-18187 - Adopt Ordinance Updating Unit Prices for the City of Fort Worth's Unit Price Construction Contracts (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: adopt Ordinance No. 21210-04-2014 updating unit prices for City participation in certain Community Facilities Agreements.

3. M&C G-18188 - Approve Settlement of a Claim Asserted by David Underwood in the Amount of \$62,500.00 (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Approve the settlement of a claim asserted by David Underwood; authorize a payment in the amount of \$62,500.00 to David Underwood and Fillmore Law Firm, LLP, in full and complete settlement of the referenced claim; and authorize the appropriate City personnel to execute and releases and agreements necessary to complete the settlement.

4. M&C G-18189 - Approve Findings of the Ground Transportation Coordinator Regarding Application of Dooni Inc. d/b/a Dooni Limousine Transportation to Operate Three Limousines Within the City of Fort Worth and Adopt Ordinance Granting Such Authority (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Consider and adopt the following findings of the Ground Transportation Coordinator: The public necessity and convenience require the operation of three limousines upon the City streets, alleys and thoroughfares; Dooni Inc. d/b/a Dooni Limousine Transportation, is qualified and financially able to conduct a limousine service within the City; Dooni Inc. d/b/a Dooni Limousine Transportation, has complied with the requirements of Chapter 34 of the City Code; Dooni Inc. d/b/a Dooni Limousine Transportation, presented facts in support of compelling demand and necessity for three limousines; the general welfare of the citizens of the City will best be served by the addition of three limousines upon City streets, alleys and thoroughfares; and adopt Ordinance No. 21211-04-2014 granting the privilege of operating authority to Dooni Inc. d/b/a Dooni Limousine Transportation, for the use of the streets, alleys, and public thoroughfares of the City in the conduct of its limousine business, which shall consist of the operation of three limousines for a one-year period beginning on the effective date; providing for written acceptance by Dooni Inc. d/b/a Dooni Limousine Transportation, subject to and conditioned on Dooni Inc. d/b/a Dooni Limousine Transportation, complying with all requirements of Chapter 34, Article VI of the Code of the City of Fort Worth (1986), as amended.

5. M&C G-18190 - Approve Findings of the Ground Transportation Coordinator Regarding Application of Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, to Operate Two Limousines Within the City of Fort Worth and Adopt Ordinance Granting Such Authority (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Consider and adopt the following findings of the Ground Transportation Coordinator: The public necessity and convenience require the operation of two limousines upon the City streets, alleys and thoroughfares; Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, is qualified and financially able to conduct a limousine service within the City; Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, has complied with the requirements of Chapter 34 of the City Code; Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, presented facts in support of compelling demand and necessity for two limousines; the general welfare of the citizens of the City will best be served by the addition of two limousines upon City streets, alleys and thoroughfares; and adopt Ordinance No. 21212-04-2014 granting the privilege of operating authority to Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, for the use of the streets, alleys, and public thoroughfares of the City in the conduct of its limousine business, which shall consist of the operation of two limousines for a one-year period beginning on the effective date; providing for written acceptance by Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, subject to and conditioned on Jerry Andrew Harris and Ruby Gilbert Harris d/b/a Harris Limousines, complying with all requirements of Chapter 34, Article VI of the Code of the City of Fort Worth (1986), as amended.

6. **M&C G-18191 - Approve Findings of the Ground Transportation Coordinator Regarding the Renewal Application of Travis Dean Stowers d/b/a LoneStar BikeCabs to Operate Ten Pedicabs Within the City of Fort Worth and Adopt Ordinance Granting Such Authority (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Consider and adopt the following findings of the Ground Transportation Coordinator: The public necessity and convenience require the operation of 10 pedicabs upon the City streets, alleys and thoroughfares; Travis Dean Stowers d/b/a LoneStar BikeCabs, is qualified and financially able to conduct a pedicab service within the City; Travis Dean Stowers d/b/a LoneStar BikeCabs, has complied with the requirements of Chapter 34 of the City Code; Travis Dean Stowers d/b/a LoneStar BikeCabs, presented facts in support of compelling demand and necessity for 10 pedicabs; the general welfare of the citizens of the City will best be served by the addition of 10 pedicabs upon City streets, alleys and thoroughfares; and adopt Ordinance No. 21213-04-2014 granting the privilege of operating authority to Travis Dean Stowers d/b/a LoneStar BikeCabs, for the use of the streets, alleys, and public thoroughfares of the City in the conduct of its pedicab business, which shall consist of the operation of 10 pedicabs for a one-year period beginning on the effective date; providing for written acceptance by Travis Dean Stowers d/b/a LoneStar BikeCabs, subject to and conditioned on Travis Dean Stowers d/b/a LoneStar BikeCabs, complying with all requirements of Chapter 34, Article VI of the Code of the City of Fort Worth (1986), as amended.

7. **M&C G-18192 - Authorize Temporary Closure of a Segment of Varden Street from Old Denton Road to Penderly Lane Beginning May 1, 2014 Through July 25, 2014 for Construction Activities (COUNCIL DISTRICT 4)**

The City Council approved the following recommendation: Authorize the temporary closure of a segment of Varden Street from Old Denton Road to Penderly Lane beginning May 1, 2014, through July 25, 2014, for construction activities.

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

1. **M&C P-11642 - Authorize Amendment to the Purchase Agreement with AT&T Mobility National Accounts LLC, to Increase the Amount by \$1,000,000.00 for a New Total Annual Amount of \$1,500,000.00 (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize an amendment to the Purchase Agreement with AT&T Mobility National Accounts LLC, to increase the amount by \$1,000,000.00 for a new total annual amount of \$1,500,000.00.

2. **M&C P-11643 - Authorize Rejection of all Bids Received for Loop Detector Replacement Services (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the rejection of all bids received for Loop Detector Replacement Services.

3. **M&C P-11644 - Authorize Purchase Agreements with Continental Pole & Lighting and Structural & Steel Products Inc., for a Combined Amount of \$461,750.00 for Streetlight Poles for the Transportation and Public Works Department (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize Purchase Agreements with Continental Pole & Lighting and Structural & Steel Products, Inc., for a combined amount of \$461,750.00, for streetlight poles for the Transportation and Public Works Department.

4. **M&C P-11645 - Authorize Purchase Agreement for Graffiti Abatement Services with J&H Mobile Powerwashing Co., LLC, in an Annual Amount Up to \$90,000.00 for the Parks and Community Services Department (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize a Purchase Agreement for graffiti abatement services with J&H Mobile Powerwashing Co., LLC, in an annual amount up to \$90,000.00 for the Parks and Community Services Department.

E. **Award of Contract - Consent Items**

1. **M&C C-26773 - Authorize Execution of an Agreement with Voice Products, Inc., in an Amount Not to Exceed \$300,991.00 to Purchase, Implement, and Provide Training, Support and Maintenance for the NICE IEX Workforce Management Software Using State of Texas Department of Information Resources Contract No. DIR-SDD-1960 (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the execution of an agreement with Voice Products, Inc., in an amount not to exceed \$300,991.00 to purchase, implement, and provide training, support and maintenance for the NICE IEX Workforce Management software, using State of Texas Department of Information Resources Contract No. DIR-SDD-1960.

2. **M&C C-26774 - Authorize Execution of a Communications System Agreement with the Tarrant County College District 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 Tarrant County College District (TCCD) for participation in the City of Fort Worth's Two-Way Public Safety Radio System. TCCD 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 \$33,408.00. In addition, TCCD will reimburse the City of Fort Worth for its share of the Software Upgrade Agreement.

3. **M&C C-26775 - Authorize Execution of a Communications System Agreement with Texas Department of Public Safety for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations 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 Texas Department of Public Safety for participation in the City of Fort Worth's Public Safety Radio System for interoperable communications in situations involving mutual aid or other multi-agency operations at no cost to the City of Fort Worth.

4. **M&C C-26777 - Authorize Execution of a Services Agreement Between the City of Fort Worth and the U.S. Marshals Office in Fort Worth in an Estimated Amount of \$21,300.00 in Revenue for the Equipment Services Department to Provide Fuel, Vehicle Maintenance and Car Wash Services for the Marshals Fleet (COUNCIL DISTRICT 9)**

The City Council approved the following recommendation: Authorize the execution of a Services Agreement with the U.S. Marshals' Office of Fort Worth in an estimated amount of \$21,300.00 in revenue for the Equipment Services Department to provide fuel, vehicle maintenance and car wash services for the Marshals' fleet of 14 sedans and sport utility vehicles.

5. **M&C C-26778 - Apply for and Accept, if Awarded, a Grant from the Texas Department of Transportation, Aviation Division, in an Amount Up to \$3,000,000.00 for the Design and Construction of a North Perimeter Road at Fort Worth Spinks Airport, Authorize City's Ten Percent Grant Match in an Amount Up to \$300,000.00, Adopt Resolution and Appropriation Ordinances (COUNCIL DISTRICT 6)**

The City Council approved the following recommendation: Apply for and accept, if awarded, a grant from the Texas Department of Transportation (TxDOT), Aviation Division, in an amount up to \$3,000,000.00 for the design and construction of a North Perimeter Road at Fort Worth Spinks Airport; authorize the use of revenue derived from mineral leases on City-owned airports in an amount up to \$300,000.00 for the City's 10 percent grant match; adopt Appropriation Ordinance No. 21214-04-2014 increasing estimated receipts and appropriations in the Airports Gas Lease Project Fund in the amount of \$300,000.00, from available funds, for the purpose of funding a match for the design and construction of a new North Perimeter Road at Fort Worth Spinks Airport; adopt Resolution No. 4316-04-2014 authorizing funding in the amount of \$300,000.00 in available gas well revenue funds for a match for the same purpose as reflected above, and authorizing the City Manager or his designee to execute all necessary contracts associated with this project with TxDOT; authorize a transfer in an amount up to \$300,000.00 from the Airports Gas Lease Project Fund to the Airport Grants Fund for the City's 10 percent grant match; and adopt Appropriation Ordinance No. 21215-04-2014 increasing estimated receipts and appropriations in the Airport Grants Fund in the amount of \$3,300,000.00, from available funds, for the same purpose as reflected above.

6. **M&C C-26779 - Authorize Execution of an Engineering Agreement with Carollo Engineers, Inc., in the Amount of \$149,000.00 for the Village Creek Water Reclamation Facility Phase 1 - Basis of Design for Enclosure of Gaseous Chlorine and Sulfur Dioxide Storage Facilities (COUNCIL DISTRICT 5)**

The City Council approved the following recommendation: Authorize execution of an Engineering Agreement with Carollo Engineers, Inc., in the amount of \$149,000.00 for the Village Creek Water Reclamation Facility Phase 1 - Basis of Design for Enclosure of Gaseous Chlorine and Sulfur Dioxide Storage Facilities.

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. **OCS - 1921 - Notice of Claims for Alleged Damages and/or Injuries**

End of Consent Agenda.

E. Award of Contract - Removed from Consent Agenda

4. **M&C C-26776 - Authorize Execution of an Amendment to City Secretary Contract No. 43743, an Agreement with Unified Fine Arts Services, LLC, for Transportation, Storage, Delivery, and Installation of Tabachin Ribbon, in an Amount of \$14,663.50 for a Total Revised Contract Amount Not to Exceed \$44,663.50, Authorize Execution of an Agreement with The Fain Group, Inc., to Oversee Site Preparation for Tabachin Ribbon in an Amount Up to \$41,624.70 and Provide for City Inspection Costs and Contingencies in an Amount of \$8,628.80 for a Total Project Cost in the Amount of \$137,448.32 (COUNCIL DISTRICT 9)**

It was recommended that the City Council authorize execution of an amendment to City Secretary Contract No. 43743, an agreement with Unified Fine Arts Services, LLC, for transportation, storage, delivery, and installation of *Tabachin Ribbon*, for a total contract amount not to exceed \$44,663.50; and authorize execution of an agreement with The Fain Group, Inc., to oversee site preparation for *Tabachin Ribbon* in an amount up to \$41,624.70.

Motion: Council Member Jordan made a motion, seconded by Council Member Bivens, that Mayor and Council Communication C-26776 be continued to the May 6, 2014, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Proclamation on 9th Annual Fort Worth Tandy Hills Prairie Fest Day

Council Member Allen Gray presented a proclamation on 9th Annual Fort Worth Tandy Hills Prairie Fest Day to Mr. Don Young, President of Friends of Tandy Hills Natural Area.

2. Presentation to Recognize Green Off Contest Families

Mr. Brandon Bennett, Code Compliance Director recognized the following Green Off Contest families:

Ms. Ann Parker and Mr. Dan Parker, District 7

Ms. Ginger Watson and Mr. Steve Watson, District 9

Council Member Shingleton presented a Certificate of Recognition to the Parker family and Council Member Burns presented a Certificate of Recognition to the Watson family.

Mr. Bennett announced that the Watson family was the winner of the Green Off Contest and stated that they would receive an energy efficient thermostat.

City Secretary Kayser advised that Mayor and Council Communication G-18195 was a donation and would be moved up on the agenda.

B. General

3. M&C G-18195 - Authorize Acceptance of Donations from the Fort Worth Garden Club and the Moncrief Endowment Valued at \$276,000.00 for Infrastructure Repairs and Improvements in the Historic Rose Garden Colonnade and Oval Rose Garden at the Fort Worth Botanic Garden, and Authorize Acceptance of a Donation from the Fort Worth Garden Club Valued at \$37,150.00 for Upgraded Woodwork and Countertops in the Deborah Beggs Moncrief Garden Center at the Fort Worth Botanic Garden (ALL COUNCIL DISTRICTS)

It was recommended that the City Council authorize the acceptance of donations from the Fort Worth Garden Club and the Moncrief Endowment valued at \$276,000.00 for infrastructure repairs and improvements in the historic Rose Garden Colonnade and Oval Rose Garden at the Fort Worth Botanic Garden; and authorize the acceptance of a donation for the Fort Worth Garden Club valued at \$37,150.00 for upgraded woodwork and countertops in the Deborah Beggs Moncrief Garden Center at the Fort Worth Botanic Garden.

Council Member Shingleton presented a Certificate of Recognition to Ms. Maurie Reynolds, President of the Fort Worth Garden Club, and Ms. Mary Lynn Garrett, Moncrief Endowment Committee Chair.

Motion: Council Member Shingleton made a motion, seconded by Council Member Espino, that Mayor and Council Communication G-18195 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price and Council Members Espino, Jordan, Shingleton, 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. REPORT OF THE CITY MANAGER

B. General

1. [M&C G-18193 - Adopt Ordinance Expanding the Freeport Tax Exemption from Ad Valorem Taxation of Freeport Goods that are Aircraft Parts \(ALL COUNCIL DISTRICTS\)](#)

It was recommended that the City Council adopt an ordinance expanding the exemption from ad valorem taxation of Freeport Goods that are aircraft parts, as authorized by Article 8, Section 1-J of the Texas Constitution and Texas Tax Code by extending the date on which those goods must be transported outside the State of Texas from 175 to 730 days after acquisition in or importation into the State.

The following individuals appeared before Council in support of Mayor and Council Communication G-18193:

Mr. Brian Chase, 600 East Hurst Boulevard, Hurst, Texas
Mr. David Berzina, 6912 Vista Ridge Drive West
Ms. Asusena Resendiz, 1527 North Main Street

Motion: Council Member Bivens made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication G-18193 be approved and Ordinance No. 21216-04-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

2. [M&C G-18194 - Adopt Ordinance Amending Chapter 7, Article IV of the City Code to Eliminate Appeals from the Building Standards Commission to the Appeals Board \(ALL COUNCIL DISTRICTS\)](#)

It was recommended that the City Council adopt an ordinance amending Chapter 7 "Buildings", Article IV "Minimum Building Standards Code", by amending Division 2 "Administration", Section 7-78 "Appeals Board" of the Code of the City of Fort Worth, Texas (1986), as amended, to change the described purpose of the Appeals Board by eliminating appeals from the Building Standards Commission; by deleting Division 4 "Administrative and Civil Remedies", Section 7-107 "Review by Appeals Board", to remove the ability of a person to appeal a decision of the Building Standards Commission to the Appeals Board; by amending Section 7-108 "Judicial Review", to provide for judicial review of decisions of the Building Standards Commission directly to District Court.

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Mayor and Council Communication G-18194 be approved and Ordinance No. 21217-04-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

4. M&C G-18196 - Conduct a Public Hearing, Adopt Resolution Re-Designating the Oakland Corners Area as a Neighborhood Empowerment Zone and Adopt Ordinance Re-Designating Fort Worth Neighborhood Empowerment Reinvestment Zone No. 36 (COUNCIL DISTRICTS 5 and 8) (PUBLIC HEARING)

It was recommended that the City Council conduct a public hearing regarding the re-designation of the Oakland Corners area as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 36, pursuant to the Texas Property Redevelopment and Tax Abatement Act, Tax Code Chapter 312; adopt a resolution to re-designate the Oakland Corners area as a Neighborhood Empowerment Zone; and adopt an ordinance renewing and re-designating a certain area in the City of Fort Worth as "Neighborhood Empowerment Reinvestment Zone No. 36, City of Fort Worth, Texas"; providing the effective and expiration dates for the Zone and a mechanism for renewal of the Zone; and containing other matters related to the Zone, pursuant to the Texas Property Redevelopment and Tax Abatement Act, Tax Code, Chapter 312.

Mayor Price opened the public hearing.

a. Report of City Staff

Ms. Sarah Odle, Administrative Assistant, Housing and Economic Development Department, appeared before Council and provided a staff report.

b. Citizen Presentations

There were no citizen presentations.

c. Council Action

Motion: Council Member Allen Gray made a motion, seconded by Council Member Bivens, that the public hearing be closed, Mayor and Council Communication G-18196 be approved and Resolution No. 4317-04-2014 and Ordinance No. 21218-04-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

E. Planning & Zoning - None

1. M&C PC-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) (Continued from a Previous Meeting)

It was recommended that the City Council consider instituting and adopting an ordinance declaring certain findings; providing for the extension of certain boundary limits of the City of Fort Worth; providing for the annexation of an approximately 21.0 acre tract of land situated in the William E. Conwill Survey, Abstract No. 342, situated about 8.7 miles north 35 degrees west of the Courthouse, Tarrant County, Texas (Case No. AX-13-006), in the 6900 block of Boat Club Road, which said territory lies adjacent to and adjoins the present corporate boundary limits of Fort Worth, Texas; providing that the territory annexed shall bear its pro rata part of taxes; providing that the inhabitants thereof shall have all the privileges of all the citizens of Fort Worth, Texas.

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication PZ-3049 be continued to the May 6, 2014, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

F. Award of Contract

1. [M&C C-26780 - Adopt Ordinance Amending Chapter 15 Gas of the City Code, Article II, Section 15-40 Periodic Reports to Require Notice of a Transfer by Gas Well Operators and Line Compressor Site Operators and Amending Article III, Section 15-51 Gas Well Fees to Provide for an Annual Inspection Fee for Line Compressor Sites \(ALL COUNCIL DISTRICTS\)](#)

It was recommended that the City Council adopt an ordinance amending the Code of Ordinances of the City of Fort Worth (1986), as amended, by amending Chapter 15 "Gas", Article II "Gas Well Drilling and Production", Section 15-40 "Periodic Reports", to require gas well operators and line compressor operators to notify the gas inspector of any transfer of operations, and amending Article III "Gas Drilling and Production Fees", Section 15-51 "Gas Well Fees", to provide a fee for the annual inspection of line compressor sites.

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Mayor and Council Communication C-26780 be approved and Ordinance No. 21219-04-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

2. [M&C C-26781 - Authorize Execution of Amendment No. 4 to City Secretary Contract No. 43762 with The Cornell FW Company, LLC, in the Amount of \\$4,316,336.00 from Federal Asset Forfeiture Funds for Additional Features at the New Public Safety Training Center as Requested by the Police and Fire Departments, Approve the Guaranteed Maximum Price for the Design-Build of the New Public Safety Training Center in the Amount of \\$101,406,033.00 and Adopt Appropriation Ordinances \(COUNCIL DISTRICT 9\)](#)

It was recommended that the City Council adopt an appropriation ordinance increasing appropriations in the High Intensity Drug Trafficking Area Asset Forfeiture Fund in the amount of \$2,357,000.00 and decreasing the restricted fund balance by the same amount, for the purpose of executing Amendment No. 4 to the City Secretary Contract No. 43762 with The Cornell FW Company, LLC, to complete the design and construction of the new Public Safety Training Center; authorize the transfer of \$2,357,000.00 from the High Intensity Drug Trafficking Area Asset Forfeiture Fund to the Federal Asset Forfeiture Fund; adopt an appropriation ordinance increasing estimated receipts and appropriations in the Federal Asset Forfeiture Fund in the amount of \$2,568,116.70 (which includes \$211,116.70 in current year revenue), increasing appropriations in the Federal Asset Forfeiture Fund in the amount of \$3,974,924.00 and decreasing the Federal Asset Forfeiture Fund restricted fund balance in the amount of \$1,262,924.07, the committed fund balance in the amount of \$108,022.87 and the assigned fund balance in the amount of \$35,860.36 for the same purpose as reflected above; adopt an appropriation ordinance increasing appropriations in the Treasury Asset Forfeiture Fund in the amount of \$341,412.00 and decreasing the restricted fund balance by the same amount, for the same purpose as reflected above; authorize execution of Amendment No. 4 to City Secretary Contract No. 43765 with The Cornell FW Company, LLC, in the amount of \$4,316,336.00 for the same purpose as reflected above; and approve the Guaranteed Maximum Price for the design-build of the Public Safety Training Center in the amount of \$101,406,033.00.

Motion: Council Member Burns made a motion, seconded by Council Member Jordan, that Mayor and Council Communication C-26781 be approved and Appropriation Ordinance Nos. 21220-04-2014, 21221-04-2014 and 21222-04-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

3. M&C C-26782 - Authorize Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator for an Election to be Held on May 10, 2014 for the 2014 Bond Program Election, the Crime Control and Prevention District Continuation Election and for the Special Election for the Purpose of Electing a Council Member for City Council District 9 to Serve the Remainder of an Unexpired Term and Authorize Estimated Seventy-Five Percent Down Payment in the Amount of \$352,600.00 (ALL COUNCIL DISTRICTS)

It was recommended that the City Council authorize the execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator for election services for the 2014 Bond Program Election, Crime Control and Prevention District Continuation Election, and the Special Election for the purpose of electing a City Council Member for City Council District 9 to be held on Saturday, May 10, 2014; and authorize an estimated 75 percent down payment in the amount of \$352,600.00 to the Tarrant County Elections Administrator.

Motion: Council Member Burns made a motion, seconded by Council Member Espino, that Mayor and Council Communication C-26782 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

4. M&C C-26783 - Authorize Execution of a Contract with Advanced Paving Acquisition, Ltd., in the Amount of \$1,972,174.45 for Street Rehabilitation Hot Mix Asphaltic Concrete 2014-1 at Multiple Locations Throughout the City of Fort Worth and Adopt Appropriation Ordinances (COUNCIL DISTRICTS 3, 6 and 9)

It was recommended that the City Council authorize the transfer of funds in the total amount of \$986,087.22 from the Water and Sewer Fund to both the Water Capital Projects Fund in the amount of \$493,043.62 and the Sewer Capital Projects Fund in the amount of \$493,043.60; adopt an appropriation ordinance increasing estimated receipts and appropriations in the Water Capital Projects Fund in the amount of \$493,043.62, from available funds, for the purpose of funding Street Rehabilitation Hot Mix Asphaltic Concrete 2014-1 at multiple locations; and authorize the execution of a contract with Advanced Paving Acquisition, Ltd., in the amount of \$1,972,174.45 for the same purpose as reflected above.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-26783 be approved and Appropriation Ordinance Nos. 21223-04-2014 and 21224-04-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

5. M&C C-26784 - Authorize Execution of a Contract with S.J. Louis Construction of Texas, Ltd, in the Amount of \$8,525,144.45 for Northside II 48-Inch Water Main, Phase I, Part 1 from Old Denton Road to Alta Vista Road, Provide for Project Costs and Contingencies for a Project Total in the Amount of \$8,925,459.45 (COUNCIL DISTRICT 7)

It was recommended that the City Council authorize the execution of a contract with S.J. Louis Construction of Texas, Ltd., in the amount of \$8,525,144.45 for Northside II 48-inch Water Main, Phase I, Part 1 from Old Denton Road to Alta Vista Road, provide for project costs and contingencies for a project total in the amount of \$8,925,459.45.

Motion: Council Member Shingleton made a motion, seconded by Council Member Espino, that Mayor and Council Communication C-26784 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

6. M&C C-26785 - Authorize Execution of an Agreement with James M. Williamson in an Amount Not to Exceed \$144,000.00 for Consulting Services Related to the City of Fort Worth's SPARC Initiative (ALL COUNCIL DISTRICTS)

It was recommended that the City Council authorize the execution of an agreement with James M. Williamson in an amount not to exceed \$144,000.00 for consulting services related to the City of Fort Worth's Strengthening Programs Through Advocacy, Resources and Collaboration (SPARC) initiative for a term not to exceed two years effective March 10, 2014.

Motion: Council Member Espino made a motion, seconded by Council Member Jordan, that Mayor and Council Communication C-26785 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

XIV. ZONING HEARING

The City Council, at its meeting of April 8, 2014, continued Zoning Docket ZC-13-131:

1. ZC-13-131 - (CD 2) - 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 (Recommended for Denial without Prejudice by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Espino made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-13-131 be continued to the May 6, 2014, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Zimmerman absent.

XV. CITIZEN PRESENTATIONS

There were no Citizen Presentations.

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

XVII. ADJOURNMENT

There being no further business, Mayor Priced adjourned the Regular meeting at 10:42 a.m., in memory of Mr. Lindy Berry, former TCU quarterback and stand out All-American football player in 1949.

CITY OF FORT WORTH, TEXAS
JOINT MEETING OF THE FORT WORTH CITY COUNCIL AND THE FORT
WORTH ADVISORY COMMISSION ON ENDING HOMELESSNESS
MARCH 26, 2014

Council Members 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 Kelly Allen Gray, District 8
Council Member Joel Burns, District 9

Absent:

Council Member Dennis Shingleton, District 7

Staff Present:

Fernando Costa, Assistant City Manager
Vicki Ganske, Senior Assistant City Attorney
Otis Thornton, Homelessness Program Director

Fort Worth Advisory Commission on Ending Homelessness Members Present:

Mark C. Hill, Chair
Jason Hall, place 3
Greg Scott, Place 4
Yolanda Rodela, Place 5
Andy Taft, Place 6
Jesse Aguilera, Place 8
Carol Klocek, Place 10
James Tapscott, Place 12
Sheryl Kenny, Place 15
Paul Paine, Place 16
Vicki Nejteck, Place 17
Reverend Melinda Veatch, Place 18
Barbara Holston, Place 19
Suzy Rhodes, Place 20
Susan Blue, Place 21

1. Welcome and Introductions – Mayor Betsy Price

Mayor Price welcomed all the citizens in attendance. She thanked the First United Methodist Church for hosting the meeting. Mayor Price welcomed Chair Hill and the Commission and thanked them for their commitment to ending homelessness. Everyone introduced themselves. Mayor Price spoke about the importance of the issue of homelessness and the human aspect of homelessness.

She noted that in 2008 the Directions Home Plan was created but it may be time to look at the Plan again, revisit providers and funders. Mayor Price noted that there are concerns about homelessness from Eastside neighborhoods, service providers and businesses on Lancaster. She stated that we need to talk about what is working and what is not working. After the presentations, the Mayor asked for an open and frank dialogue on next steps. At this time, Mayor Price recognized Chair Mark Hill.

2. Commission Chair Report – Mark C. Hill, Commission Chair

Mr. Hill noted that the attendance at the meeting showed the care and concern about homelessness and recognition of the impact of homelessness in the community. He noted that in 2008 the City Council approved a plan called Directions Home. It was a 10 year plan that said that in 10 years we would end chronic homelessness; making homelessness rare, short term and non-recurring. The plan contained 7 strategies and 92 action items that have been monitored by the Commission since its inception. Only 6 of the action items are ones that either the City Council or the Commission could directly impact. Directions Home is based on the concept of housing first. Housing first gets the people most at risk and most consumptive of our services off the street and into a place where supportive services can be delivered to them and hopefully rehabilitate them so they can be meaningful members of society,

Chair Hill noted that we are in year 6 of the plan and there are many successes. He also noted that some of the negative aspects of homelessness are amplified. He noted that the problems we are facing now are not the result of the solutions presented in the plan but it is the scale and level of commitment of resources we as a community are willing to commit to implement the solution. Chair Hill addressed the impact of budget cuts in previous years and he noted that they have exacerbated some of the negative impacts of homelessness in our community, including the industrial warehousing of our homeless in a very concentrated area of our city. Mr. Hill stated that there is much we can do if we are committed. He noted that this is not easy but we can do it. Mr. Hill introduced Otis Thornton, Homelessness Program Director.

3. Report of the City Staff on Homelessness, Directions Home, and the Work of Fort Worth Advisory Commission on Ending Homelessness – M. Otis Thornton, Homelessness Program Director

Mr. Thornton reviewed the purpose and structure of the Fort Worth Advisory Commission on Ending Homelessness. He noted that the top reasons for homelessness were: 1) Inability to afford rent; 2) Domestic violence (women); 3) Unemployment (men). Focus is on the 1500 individuals that are on the streets. He noted that the average length of stay in an emergency shelter is 33 days. Mr. Thornton also noted that those who are homeless for long periods have more health issues and other problems. By housing the long-term homeless first, more resources are available to rapidly rehouse the newly homeless. He noted that the Directions Home approach is cost effective and compassionate. It invests in housing and services that link accountability and opportunities to end homelessness, save lives and improve neighborhoods.

He also noted that service utilization post-housing is reduced 36%, which is a savings to taxpayers and a better return on investment.

He noted that there are many programs and services being offered that help with the mission of Directions Home. We can adopt the proven best practices to reduce the number of people on our streets and in our shelters. He stated that Directions Home is a Plan created to implement the vision that homelessness will be rare, short term and non-recurring in Fort Worth, Texas by 2018. Mr. Thornton reviewed the Directions Home Strategies:

1. Increase the supply of Permanent Supportive Housing
2. Expand opportunities and services linked with accountability
3. Develop and operate a central resource facility
4. Coordinate and expand homelessness prevention initiatives
5. Support and strengthen existing public, private, and faith-based efforts
6. Mitigate the negative community impacts of homelessness
7. Lead, educate, and advocate for change

Mr. Thornton introduced Sheryl Kenny to report on Community Engagement.

4A Community Engagement – Sheryl Kenny, Commissioner

Ms. Kenny reviewed the charge for the Community Engagement Committee – “To promote and encourage community participation in efforts to end homelessness”. The campaign was designed to dispel myths about homelessness and encourage community participation through volunteerism, donations and support.

She reviewed the activities of the Committee:

- Guerrilla Art - placing the Directions Home logo in various venues in the city
- Street Teams and bus ads advertising directions home
- Directions Home website and social media – where current information can be found on the programs and how to get involved
- Team Home Run – fun runs raising awareness about ending homelessness in Fort Worth. Fort Worth Running Co. will outfit a group of Directions Home Participants for the runs.
- Geocaching event, Clean for a cause and Partner agency Drives to raise awareness
- Paracord Bracelets
- Homeless Connect 2014 – one-day, one-stop service and hospitality fair for those who are homeless

4B Plan, Policy, and Budget – Paul Paine, Commissioner

Paul Paine noted that the Directions Home Plan has helped the community come together around a goal of making homelessness rare, short term and non-recurring. He reviewed the impacts of the Directions Home plan:

- Changed the system – promoted Housing First service delivery
- Increased employment
- Positive image for Fort Worth
- Special Giving Designation by the United Way
- Increased collaboration, program innovations and survive expansion

He noted that because of the Directions Home plan Cook Children’s Health Care System has made it a mission that every homeless child in Tarrant County will have a medical home. Cook’s has invested \$1.1 million in the program.

He noted that as a result of the plan there have been legislative successes and more strategic use of city funding. He reviewed lessons learned:

- Comprehensive, strategic plans create real changes when implemented
- City Council needs to be engaged as a leader and funder of pro-active efforts to end chronic homelessness
- The City will benefit from an action plan that is aligned with the Continuum of Care Strategic Plan
- Municipal policies and initiatives should support the Council’s Strategic Goals
- Prioritize supportive housing

4C. Supportive Housing – Andy Taft, Commissioner

Mr. Taft noted that he would be summarizing where we are related to homelessness today, what has been done and what more there is to do. He noted that supportive housing is a complex issue. Mr. Taft defined the committee’s premises:

- Homelessness is a tragic condition that the Directions Home Plan addresses in a comprehensive manner.
- Many parties are needed to fulfill the objectives of the plan.
- The concentration of homeless people on Lancaster has become a serious detriment to the economic vitality of Fort Worth and the adjacent neighborhoods. It’s not what we want as a community.

Mr. Taft noted that the chronically homeless (10% of the homeless population) are consuming 50% of the resources. Any reduction of this population frees up resources to cycle the rest out of homelessness more quickly and reduce the perpetual homeless society we created on Lancaster. He noted that the homelessness problem needs to be treated seriously and have resources committed to it.

The return on investment in ending homelessness is:

- Saved lives, people treated humanely
- Violence and abuse of homeless reduced
- Resources freed to cycle people out of homelessness quickly
- Homeless families with children stabilized
- Reduced Police, Fire, EMS, Emergency Room costs
- Elimination of “shelter culture” and attendant negative effects along Lancaster and all Fort Worth

Mr. Taft noted that homelessness is concentrated in the Near Eastside; the service providers are there and they have invested in land, buildings and people. If there is to be a new model, we have to reduce the number of chronically homeless; provide residences and services and change the homeless business model. Since 2008 we have added 450 new supportive housing units, the goal is 1088 by 2017. Mr. Taft summarized as follows:

1. The City should prioritize homelessness as if your loved ones were homeless.
2. Create a special funding task force similar to that of the Arts Funding Task Force - charge them with finding up to \$6M *more* per year for this issue.
3. Embrace dispersed, scattered site housing unanimously – and engage countywide partners.
4. Encourage and support developers to build new housing units via policy and incentives.
5. Affirmatively further fair housing and support new scattered developments AND recognize that affected colleagues may have to vote no...to get to Yes.

5. Discussion on the City’s Efforts to Address Homelessness

The Commission and Council had discussion on the City’s efforts to address Homelessness

- Funding – current and future
- Education of the public on homelessness
- City needs to step up
- Request for metrics related to the dollars expended.
- How do we measure success?
- Concern about the disjointedness of the programs
- Everyone has to be involved
- Agree we need to end homelessness in Fort Worth
- East Lancaster has all the service providers – stifling economic growth
- Need to get children out of shelters
- Permanent supportive housing
- Keep the funding in the budget

6. Public Comment

The following individuals addressed the Joint Meeting:

Trudy Davis
Patrick D. Murphy
Bob Gallant
Ms. Wesley
Kathryn Kroll
Flora Brewer
Toby Owen
Wanda Conlin
Douglas Henderson
Cindy Crain
Janet Kennedy
Dan Freemeyer
Debby Stein
Anna Henson
Bobby Henson
Michael Phipps
Tim Woody
Bill Lanford

7. Future Agenda Item(s)

Mayor Price proposed the formation of a taskforce, chaired by Councilmembers Scarth and Allen Gray and including Mark Hill and service providers, neighborhood representatives and someone from the county to take what was heard at this meeting and find the best model for service delivery and the best funding solution. The task force will report back in 6 months.

8. Adjournment

There being no further business, Mayor Price adjourned the Joint meeting of the Fort Worth City Council and Fort Worth Commission on Ending Homelessness at 9:02 p.m.

To the Mayor and Members of the City Council**May 6, 2014**

Page 1 of 2

**SUBJECT: NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM PUBLIC NOTIFICATION PROCESS**

The purpose of this Informal Report is to provide information regarding the Neighborhood Empowerment Zone Program public notification process.

When the Neighborhood Empowerment Zone program was adopted in 2000, a public notification process was not required to receive NEZ incentives. Since its adoption the program has been amended several times. In 2003, the policy was amended to require public notification for projects located only in the Woodhaven NEZ. In 2004, the policy was amended to require all applicants to meet with the Councilmember and neighborhood associations before they received NEZ incentives. In 2005, the policy was amended again to require a plan for each NEZ that would take the place of the public notification. In 2009, the requirement for NEZ plans was removed due to staff cuts and the policy was amended to require applicants to meet or attempt to meet with the neighborhood associations within 300 feet of the project.

In 2013, the policy was amended to define "attempt to meet". This policy is currently in use and is defined below.

Public Notification

- a. Subject to subsection (b), in order for an owner/developer to apply to receive any incentives provided for under the NEZ Tax Abatement Policy and Basic Incentives, an owner/developer must meet with the following persons and organizations to discuss the Project:
 1. the Council Member for the District the Project is located; and
 2. the neighborhood associations or community based organizations registered with the city that are within 300 feet of the proposed Project. The measurement of the distance between the proposed project and Neighborhood Associations or Community Based Organizations shall be along the property lines of the street fronts and from front door to front door, and in direct line across the intersections.
- b. Subsection (a) shall be satisfied upon:
 1. the owner/developer meeting with the City Council Member for the District the Project is located and the neighborhood associations or community based organizations registered with the city that are within 300 feet of the proposed Project; or
 2. meeting with the City Council Member for the District the Project is located and upon the owner/developer providing proof that the owner/developer attempted to meet with the neighborhood associations and the community based organizations registered with the city within 300 feet of where the proposed Project is located and the associations or organizations failed to arrange a meeting with the owner/developer within two weeks of initial contact.

To the Mayor and Members of the City Council

May 6, 2014

Page 2 of 2



SUBJECT: NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM PUBLIC NOTIFICATION PROCESS

- c. Accepted proof of “attempt to meet” with the registered organizations will be satisfied with the following:
1. a copy of a certified letter sent to the registered organization describing the project and requesting a meeting and the green card from the post office; or
 2. a copy of the e-mail sent to the registered organization describing the project and requesting a meeting and the response from the organization.

The current policy requires approval from the City Councilmember for certification, but does not require neighborhood association approval.

If you have any questions related to this information, please contact Jay Chapa at 817-392-5804.

**Tom Higgins
City Manager**

To the Mayor and Members of the City Council**May 6, 2014**

Page 1 of 3

**SUBJECT: REGULATION OF PAYDAY LENDERS**

The purpose of this report is to provide the City Council with requested information concerning the zoning and regulation of payday lenders and similar businesses.

The City of Fort Worth regulates payday lenders, title loan companies, and similar establishments as financial institutions in the Zoning Ordinance. These uses are allowed in all commercial and industrial zoning districts. Staff considers this the correct land use classification because the general operation of the business, i.e. financial services in an office environment, is similar to that of a bank or credit union.

The City of Fort Worth requires that financial institutions, including payday lending businesses comply with commercial development standards for banks. These include: parking of 4 spaces per 1,000 square feet when within 250 feet of one- or two-family residential use; bufferyard and supplemental building setback when adjacent to one- or two-family residential use (width depends on the district), typically with landscaping and a screening fence for new construction; and a maximum 8 foot by 16 foot monument sign.

Irving and other cities in Texas, including Brownsville, Missouri City, Watauga, Mesquite, Sachse, Richardson, Garland and Little Elm, have passed zoning regulations preventing payday lenders from expanding into new locations without a special use permit. Most of these cities are classifying check cashing businesses/payday advance-loan businesses, non-depository financial institutions, or a car title loan business as non-traditional banking institutions. The regulations most commonly include the requirement that each business obtain a special use permit and establish distance regulations from other payday lenders such as 1,000 feet from another payday lender business, 500 feet from highway right-of-way, and 200 feet from residential zoning.

Austin, Dallas, San Antonio, Denton, Houston, El Paso, Balcones Heights and eight other cities in Texas have enacted business regulations over payday lenders. Such business regulations include limiting the size of the loan to a percentage of the borrower's income; limiting the number of times a loan can be rolled over; applying for and receiving a certificate of registration from the municipality. All of the named cities with the exception of Balcones Heights have been sued by the credit access business industry (payday lenders, etc.). The industry is claiming that the cities are preempted from regulating credit access businesses since the Legislature gave the Texas Office of Consumer Credit Commissioner some authority to regulate them in the 2011 Legislative Session. Balcones Heights has suspended enforcement of its ordinance pending the outcome of the City of San Antonio lawsuit. The City of Dallas lawsuit was argued on appeal on March 25th to the Fifth District Court of Appeals.

There is no case law or Attorney General opinion regarding a city's ability to regulate the location of these businesses through zoning. Generally, zoning regulations that require distance and separation restrictions are upheld by the courts as reasonably related to promoting the public welfare if a city can demonstrate the regulation controls harmful secondary effects related to the

To the Mayor and Members of the City Council**May 6, 2014**

Page 2 of 3

**SUBJECT: REGULATION OF PAYDAY LENDERS**

restricted use. Before adopting an ordinance, the City would need to justify the purposes for regulating payday lenders by showing the proliferation and the negative or potentially negative secondary impacts from the number, location and/or clustering of these businesses. The reasons would be similar to those used by the City when it adopted its regulations for sexually oriented businesses, such as the impact that the location of these businesses have on nearby property values, the contribution to crime, the effect of the viability of commercial areas in which they are located, their tendency to provide for an unattractive appearance, and displacement of conventional and traditional banks. Existing payday lenders, title loan companies and associated businesses would be grandfathered upon adoption of a zoning ordinance amendment. It is estimated that there are over 80 businesses that would have legal non-conforming status.

Several federal and state regulations have been proposed in recent years, but none have been approved. On the federal level H.R. 1214, called the Payday Loan Reform Act, was proposed in Congress in February 2009 as an amendment to the Truth in Lending Act (enforced by the Federal Trade Commission). The proposal required a payday lender to make specified disclosures, set prohibited practices, and set cancellation procedures. The bill did not regulate annual loan percentages but included a loan renewal ban. The bill was not enacted. During the current 2013-2015 federal legislative session, H.R. 3691, the Transparency Military Lending Act of 2013, has been filed and proposes to require additional disclosures from payday lenders when lending to military members and their dependents. This bill is currently pending in committee.

Texas regulates payday lenders as a Credit Service Organization (CSO). Over the last seven years several bills have been filed during the Legislative Sessions to impose regulations on payday lenders and auto title lenders such as a limit on lending fees, limits on loan rollovers and disclosure requirements. SB 189 was proposed during the Texas Legislative Session in 2009 to enforce the federal law rate cap of 36 percent on payday lenders who conduct business with military members and their dependents. This bill, passed by the Senate but left pending in committee in the House, would have exempted banks and credit unions, while the federal law includes these depository institutions. SB 3744 was proposed during the Legislative Session but was not voted upon. The bill proposed to close a loophole in state law that allows payday and auto title lenders to operate as credit service organizations (CSOs) and thereby avoid regulatory oversight, licensing and other consumer protections. Separate bills were also filed to license CSOs and to allow the State of Texas to help enforce federal interest rate caps on payday loans to the military.

In 2011 the Legislature passed two bills, H.B. 2592 and 2594, regulating certain CSOs as a Credit Access Business (CAB) by requiring the Texas Finance Commission to implement reporting and disclosure rules. HB 2592, effective January 1, 2012, required the Finance Commission to adopt rules regarding disclosure of fees and interest rates that credit access business will charge for deferred presentment transactions or vehicle title loans and authorizes other rules as well. H.B. 2594 required the licensing and the regulation of certain extensions of

To the Mayor and Members of the City Council**May 6, 2014**

Page 3 of 3

**SUBJECT: REGULATION OF PAYDAY LENDERS**

consumer credit obtained by CABs. The two bills established a three-party model upon which the CAB transaction is based and requires separation between the lender and the CAB. Under the three-party model the CAB discloses to the consumer the services to be provided by the CAB, the fees for those services and the name of the lender providing the extension of consumer credit. A third bill, HB 2593, would have limited the number of times that fees can be charged and would have required payday lenders to accept partial payments to the principal, was not voted on by the House.

During the 2013 Legislative Session S.B. 1247 was approved by the Senate after several amendments, one of which was to strike a provision which would have preempted municipal ordinances regulating payday lenders and auto title lenders. Other amendments included limits on fees and interest rates and civil penalty against payday or auto title lenders who try to offer products not authorized in the proposed law. The bill was left pending in committee in April 2013 and died.

Staff does not recommend an amendment to the Zoning Ordinance to change the regulation and classification of payday lenders, since the zoning regulations are appropriate for the bank/office type of business activity and there are no notable adverse or secondary land use effects, unlike those similar to sexually oriented businesses.. Staff recommends continuing to support state legislative efforts to regulate these types of financial services and the interest rate structure.

Staff will monitor the Dallas and San Antonio lawsuits and determine if it is practical to adopt an ordinance to regulate the business practices of payday lenders. Alternatively if the City Council desires to adopt an ordinance regulating business practices of payday lenders, staff recommends adopting the example ordinance provided by the Texas Municipal League which is uniform with other cities regulating payday lenders and suspending enforcement until the conclusion of the aforementioned lawsuits.

If you have any questions, please contact Melinda Ramos, Senior Assistant City Attorney, City Attorney's Office, at 817-392-7631.

Tom Higgins
City Manager

No Documents for this Section

No Documents for this Section

No Documents for this Section

City of Fort Worth, Texas
Mayor and Council Communication

DATE: Tuesday, May 6, 2014

LOG NAME:

REFERENCE NO.: **OCS-1922

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, April 30, 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, May 06, 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
Georgena Dalley	4/14/2014	3/4/2014	I-20 Off Ramp Helend Road Exit	Auto Damage	Struck by City vehicle	TPW	Yes	No
John & Candice Stinnett	4/16/2014	4/1/2014	4420 Statesman Lane	Property Damage	Heavy equipment damaged fence	TPW	No	No
Catholic Mutual Group	4/18/2014	4/4/2014	Immaculate Heart of Mary Church	Property Damage	Sewer backup	Water	No	No
Andrew Reidinger	4/18/2014	3/1/2014	2623 6th Avenue	Property Damage	Crew damaged sprinkler system	Water	No	No
ATMOS energy	4/18/2014	4/8/2014	2333 Hemphill Street	Property Damage	Crew damaged gas line	Water	Yes	No
Ester Ward	4/21/2014	3/25/2014	7508 Natalie Drive	Property Damage	Officer broke door	Police	Yes	No
Tera Burns	4/21/2014	4/16/2014	E. Berry Street	Auto Damage	Struck by City vehicle	Fire	Yes	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Jonathan Bondank	4/23/2014	12/4/2013	Jones Street & W Lancaster	Auto Damage	Officer struck vehicle	Police	Yes	Yes
Joseph Buggs	4/24/2014	3/12/2014	3913 E. Lancaster	Auto Damage	Vehicle struck pothole	TPW	No	No
Robert Westberry	4/24/2014	4/9/2014	Corner of Rosedale & Beach Street	Auto Damage	Vehicle struck object on road	TPW	Yes	No
G.D. & Nancy Higgins	4/24/2014	4/14/2014	3321 Rogers Avenue	Property Damage	Equipment damaged sidewalk & steps	Water	No	No
Magnolia May, LLC (Renee Massey)	4/25/2014	4/25/2014	Magnolia Avenue	Property Damage	Crew damaged lanscaping	Water	Yes	No
Linda R. Landrum	4/21/2014	6/1/2013	Accounting	EEOC	Charge of Discrimination	Finance	Yes	No
Freedom Chevrolet	4/29/2014	4/25/2014	1101 Hemphill Street	Auto Damage	Struck by City vehicle	TPW	Yes	No
Cairo Warley	4/28/2014	4/11/2014	9th & Main Street	Bodily Injury	Trip & fall from ramp	TPW	No	Yes
Marshall & April Tomlinson	4/28/2014	4/24/2014	5116 Locke Avenue	Property Damage	Crew damaged fence	Water	No	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Sara L. Thomas	4/28/2014	3/27/2014	Will Rogers Memorial Ctr.	Bodily Injury	Table fell on foot	Public Events	Yes	Yes
David Davis	4/28/2014	4/1/2014	7012 Norma	Property Damage	Top soil missing	TPW	No	No
Vera Fortman	4/28/2014	12/1/2013	601 Cattlemans Way	Property Damage	Top soil missing	Water	No	No
Birdie Siu Yuen	4/28/2014	11/17/2013	FW Convention Center	Reimbursement	Stolen computer	Public Events	Yes	No
Sandra Williams	4/30/2014	4/7/2014	Heritage & Wichita Street	Auto Damage	Officer struck vehicle	Police	Yes	Yes

No Documents for this Section

No Documents for this Section

No Documents for this Section

No Documents for this Section