

DRAFT

Mayor's Southern Sector Dallas Task Force
Economic Development Working Group
Meeting #2
January 27, 2009
City Hall Cafeteria – South

Attendees:

Rick Garza – Chair
Bob Stimson – Vice-Chair
Clara McDade
Cindy Lutz
Eve Williams
Charles O'Neal
Jim Reid
Lee Raphael
Dejuan Collins
Brentt Shropshire
Dupree Scovell
Susan Mead
Tim Glass
Moses Pologne

Minutes:

Meeting called to order at 11:51 A.M.

Item 1: The Chair thanked everyone for coming despite the inclement weather and the group member re-introduce themselves.

Item 2: members were asked to review the minutes of January 13, 2009, ask questions, or make suggestions for revisions.

- The minutes were approved without changes and then second.

Item 3: Review ideas of possible projects for the Economic Development team aired at January 13, 2009 meeting.

The goal of initially identifying projects that can be implemented within the first six months as a means of getting started was re-articulated.

- a) The co-chair gave a brief description of all possible projects/issues worth considering as presented on an initial list. They are as follows:
 - *Economic Development Corporation* – the intention is to create a quasi operational organization, with a purpose of fostering economic development that works side by side with government.

DRAFT

- *City of Dallas Chamber of Commerce* – the chamber at other cities are not seen as playing a similar role as what exists with Dallas. Among the reasons is the marketing function role the chamber has for the City of Dallas. This new entity would advocate for policy issues beneficial to the business environment.
- *Update existing incentive package* – currently infrastructure participation, tax abatements, etc. does not exist in a manner that would attract businesses. As a result they need to be updated and revised to attract developers.
- *Implement holistic zoning cases* – at present, for all major corridors, the highways are leading away from Dallas. This is in part due to the zoning not being done in a holistic manner. Zoning practices needs to be revisited and fashioned in a manner that benefits the communities.
- *Modify the permitting process* – presently there are too many obstacles to go through when getting a permit. The process needs to be revamped, making obtaining a permit easier, especially for small businesses.
- *Modify existing tree ordinance* – there is a need to modify the tree ordinance in order to protect the trees, while encouraging development. As the ordinances currently exist, persons are by-passing them with little regard for sustainability.
- *Creation of a series of business associations* – There is no one specifically responsible for marketing the region, up-keeping the streets, etc. An organization needs to be formed that will create some form of synergy.
- *Modify the parking ordinance* – large amounts of parking space are required for doing business, and that presents some difficulties.
- *Expedite tax and lien foreclosures* – Efforts needs to be taken to bringing dilapidated properties back in good condition.
- *Create a marketing campaign* – the southern sector needs to do a better job defining and marketing itself, instead of letting the others define the region.

The chair opened the floor for discussion.

The idea that ‘Habitat’ spends a significant sum purchasing property, when there is lots of property that can be foreclosed. The response was that the problem with foreclosure is that the property has to be paid for.

It was then brought up that the city receives a grant for housing and the question was posed, why that was not used for foreclosures. The problem with the grant is that the money has to be used for housing as described by the laws. It cannot be extended to foreclosures.

It was felt that legislation should be created donating dilapidated properties towards non-profit organizations? The suggestion was well received.

DRAFT

As a matter of process, it was suggested that group members take the list and make comments. Look at the proposed projects from a short term and long term perspective and either add or delete items.

It was asked whether the Economic Development Corporation have some form of capital for small businesses. The idea should not be ruled out, but, there was uncertain whether companies would be willing.

On the issue of equity it was said that there is limited sources for equity investment in areas that need it most. An example of a source that exists is the one set up by Don Williams. At present, the Development Corporation tends to be real estate oriented and they need to look at equity issue.

There was an inquiry about what are the other committees doing, so that the economic development group does not duplicate the process. Among the responses was that the finance group will be meeting in May and is expected to make a presentation of what they will be doing. It is expected that what will be presented are projects that can be done right away. The information from the meeting will be passed on and everyone.

Also, persons will have ideas originating from outside of economic development group, for example, tackling crime, since they will be either living or working in the area. Some projects will be put out there and if developers take them up then it moves from there. There will be projects the city will be involved in and some not.

Another idea is the possibility of providing area groups with some ideas from the list developed by the economic development team, and ask them to choose what is most feasible for the region, since they know the area better.

The suggestion surfaced that if the economic development team focused on one initiative at a time, for example permits, then policy change can be affected.

The vice-chair was asked to prioritize the initial list of issues described earlier. The priorities are as follows:

1. need for economic development corporation. However that may take five years to complete. Instead a position paper can be created that may take six months.
2. incentive package
3. business associations and holistic zoning
4. permitting process – the development a position paper, essentially highlighting the difficulties with the process
5. Tree ordinance

The vice-chair felt that work should commence on the first three, and when completed the remaining projects should start.

DRAFT

b) Development Corporation for Southern Dallas Proposal/Concept

Jim Reid outlined the proposal for the development Corporation for Southern Dallas. In addition, he stated that there is a need for something to be done, since what was done in the past was not working. Questions like do you need a corporation to develop southern Dallas needs to be asked? As an initial step, we need to observe what other corporations are doing that we are not, and possibly adopt the portions that are applicable to Southern Dallas.

Jim further recommended bringing in the top person from cities that were successful in implementing such corporations. The end goal would be to pick their brains to see what we can do. Their presence would be an education process.

It was suggested that everyone submit their thoughts and recommendations to the chair on Jim's proposal.

c) No one had any other submissions

d) Other - Zoning cases and business associations were said to be best handled by area committee. The vice-chair will draft letter to send out – he will provide it for perusal first.

The question was asked whether there is a funding source we can use to help committees go through the legislation?

Item 4 - Method of interface

How does the economic development group contact other groups? The response was that there needs to be a dialogue either through internet/website, or economic development group members can go to meetings. The steering committee chairs meet monthly and the economic development group can also get person on area groups. It was said that there is no need for immediate presence.

Item 5 - The next meeting is scheduled for February 10, 2009 at 4:00 p.m. in the City Hall Cafeteria – South

Meeting ended at 1:29 PM.

DRAFT

Attendee Information

Name	Company	Email	Phone
Rick Garza	RPGA Architects	rickgarza@rpeaarchitects.com	817-793-1026
Bob Stimson	Oakcliff Chamber of Commerce	bstimson@oakcliffchamber.org	972-942-4567
Clara McDade	Howard Hills Newsletter	cmcdade58@yahoo.com	469-225-8030
Cindy Lutz	Dallas Area Habitat for Humanity	cynlutz@dallas-habitat.org	214-678-2337
Eve Williams	Dikita	ewilliams@dikita.com	214-634-8844
Charles O'Neal	Dallas Black Chamber of Commerce	cro@dbcc.org	214-421-5200
Jim Reid	Momentum Texas	jreid@momentumtexas.org	
Lee Raphael	Holt Lungford Commercial Inc.	lraphael@hldallas.com	972-280-8313
DeJuan Collins	Collins Investment	dejuancollins@collinsinvestments.net	972-941-0700
Brentt Stropshire	Oris Capital Group	b.shropshire@gmail.com	469-951-8277
Dupree Scovell	Trummell Crow	dscovell@trummellcrow.com	214-863-3641
Susan Mead	Jason Walker LLP	smead@jw.com	214-671-9817
Tim Glass	City of Dallas	timothy.glass@dallascityhall.com	214-671-9817