



GARLAND

AGENDA

CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Monday, December 11, 2023
6 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;

- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. **Public Comments on Work Session Items**

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda -- any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. **Consider the Consent Agenda**

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. **Written Briefings:**

a. **Approval to Execute a Resolution of no Objection for Dominion Acquisition, LLC's application for 4% Low-Income Tax Credits**

The council is asked to consider authorizing the execution of an amended Resolution of No Objection for the Cesera Multifamily Development low-income housing 4% tax credit application. The property is located at 202 Belt Line Road and is a partnership project with the Garland Housing Finance Corporation. This item was initially approved by the Council during the September 20, 2022, Regular Council meeting. Texas Department of Housing and Community Affairs has requested an amended Resolution of No Objection containing the required language.

b. **Ongoing Support for System Implementations and Process Transformations**

As the City continues to implement new enterprise systems, ongoing support is needed to guide Team Garland through significant process changes. Dillon Morgan Consulting (DMC) has been assisting staff with reviewing and transforming business processes, and an agreement with DMC is proposed for ongoing support. Unless otherwise directed by Council, an agreement with DMC will be placed on the December 12, 2023 regular meeting agenda for consideration.

c. **Amendments to the PSL Garland MOB, LP Tenant Improvement Incentive Agreement**

Council is asked to consider an amendment to an Incentive Agreement with PSL. Garland MOB, LP (Prevarian).

4. **Verbal Briefings:**

a. **Introduce Municipal Court Director Kimberly Jozwiak**

Kevin Slay, Managing Director, will introduce newly hired Municipal Court Director Kimberly Jozwiak.

b. **Lou Huff Park revitalization project**

Staff will provide an update on the Lou Huff Park project to include a summary of the public engagement efforts along with the proposed concept that was developed in response to the feedback received.

5. **Announce Future Agenda Items**

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

6.

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

The City Council will adjourn into executive session pursuant to Sections 551.072, 551.087, and 551.071 of the Texas Government Code to deliberate or discuss the following:

- 1. The purchase of real property within the downtown district (551.072) and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).**
- 2. Economic development matters related to commercial or financial information that the City has received from one or more business prospects that the City seeks to have locate, stay, or expand in the vicinity of South Garland Avenue and I-635 and with which the City is conducting economic development negotiations (551.087), including possible purchases of real property (551.072), and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).**

7. **Adjourn**



GARLAND
POLICY REPORT

City Council Work Session Agenda

3. a.

Meeting Date: December 11, 2023

Item Title: Approval to Execute a Resolution of no Objection for Garland Leased Housing Associates I, Limited Partnership application for 4% Low-Income Tax Credits

Submitted By: Mona Woodard, Neighborhood Services Administrator

Council Goal: Sustainable Quality Development and Redevelopment

ISSUE

Written staff presentation regarding authorizing the execution of an amended previously approved Resolution of No Objection supporting a submitted application for 4% low-income tax credits to the Texas Department of Housing and Community Affairs. Garland Leased Housing Associates I, Limited Partnership submitted request was for a Resolution of No Objection for the acquisition and renovation of the Cesera multifamily complex located at 202 Belt Line Rd using 4% Tax Credits. This item was formally approved during the September 20, 2022, City Council meeting.

As part of an administrative review by the Texas Department of Housing and Community Affairs, it was discovered that the initial Resolution of No Objection did not meet the requirements issued by the agency. TDHCA is requesting a revised document citing specific language. The City Attorney's office reviewed the language and has amended the Resolution for Council's review.

OPTIONS

1. Approve the execution of the revised Resolution of No Objection
2. Deny the execution of the revised Resolution of No Objection

RECOMMENDATION

Staff recommends approving the execution of the revised Resolution of No Objection.

BACKGROUND

The Council approved a Resolution of No Objection for the Cesera multifamily project acquisition and renovation on September 20, 2022 using 4% Tax Credits. The property is a 204-unit age-restricted multifamily complex located at 202 Belt Line Rd that was built in 2006, using 4% low-income housing tax credits as part of the financing. Garland Leased Housing Associates I, Limited Partnership has applied for tax credits from the Texas Department of Housing and Community Affairs (TDHCA) for project funding. The Garland Housing Finance Corporation is one of the financing partners for this project.

During a recent administrative review of the application by TDHCA, it was discovered that the original Resolution of No Objection did not contain some of the required language. Council is being asked to authorize the execution of the amended Resolution of No Objection.

This item will be scheduled for formal consideration at the December 12, 2023 Regular Meeting.

Attachments

Resolution of No Objection for Dominion Acquisition LLC

RESOLUTION NO.

A RESOLUTION OF NO OBJECTION TO THE APPLICATION OF GARLAND LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP, OR ITS AFFILIATES OR ASSIGNS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS IN THE NAME OF THE CESERA TO ACQUIRE AND REHABILITATE 204 RESIDENTIAL UNITS AT 202 BELT LINE ROAD, IN GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Garland Leased Housing Associates, I Limited Partnership has proposed the rehabilitation of 204 affordable rental housing units located at 202 Belt Line Rd, in the City of Garland in Dallas County, and

WHEREAS, Garland Leased Housing Associates I Limited Partnership intends to submit an application to the Texas Department of Housing and Community Affairs for Non-Competitive 2023 4% Housing Tax Credits for the Cesera.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

Notice has been provided to the Governing Body in accordance with the Texas Government code, 2306.67-71(a); and

Section 2

The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

Section 3

The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code 2306.67071(b); and

Section 4

After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application; and

FURTHER RESOLVED that for and on behalf of the City of Garland, Judson Rex, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of December, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3. b.

Meeting Date: December 11, 2023

Item Title: Ongoing Support for System Implementations and Process Transformations

Submitted By: Phillip Urrutia, Assistant City Manager

Summary of Request/Problem

As the City continues to implement new enterprise systems, ongoing support is needed to guide Team Garland through significant process changes. Dillon Morgan Consulting (DMC) has been assisting staff with reviewing and transforming business processes, and an agreement with DMC is proposed for ongoing support. Unless otherwise directed by Council, an agreement with DMC will be placed on the December 12, 2023 regular meeting agenda for consideration.

Recommendation/Action Requested and Justification

Dillon Morgan Consulting (DMC) is a firm comprised of six sigma black belt professionals who assist organizations in improving existing processes and workflows as well as provide training for organizations to frame their future success with transformation competence tools. DMC joined the City of Garland's development staff in July of this year to review the development process and make improvement in the transition to a new software package. The development process review has reduced over 50% of the manual internal processes and helped to create a new zoning path to help improve developer interactions. DMC joined the City's Financial and Procurement team in September to map current processes and create new processes for transactions, which resulted in a reduction of over 30% in financial steps. DMC is currently engaged in a project to improve the City Council, Board and Committee agenda process with an improved form, standardized language and reduced steps in producing a final document.

Staff has recognized the benefit of support provided by DMC and identified the need for further process improvement within City departments. With the successes realized in process improvement engagements, it is recommended that a not to exceed agreement of \$2,000,000 be executed with DMC to further improve department processes and training staff to guide future improvements.

Unless otherwise directed by Council, an agreement with Dillon Morgan Consulting will be on the December 12, 2023 Council meeting agenda for approval.

Attachments

Transformation Worksession item

An aerial photograph of a city skyline, likely New York City, featuring prominent skyscrapers like the Empire State Building. The image is overlaid with a semi-transparent blue filter. The text 'City of Garland Transformation Office - Proposal' is written in white, sans-serif font across the upper left portion of the image.

City of Garland Transformation Office - Proposal

City of Garland



DILLON MORGAN
CONSULTING.

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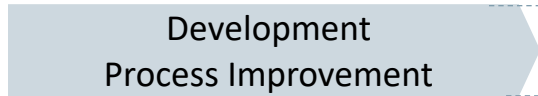
- 01 ● Introduction
- 02 ● Our Understanding and Approach
- 03 ● Key Deliverables & Dillon Morgan Portfolio Management tool

City of Garland Completed and Ongoing Process Improvement Projects

2023



9 weeks



Impact

Over 50% of manual steps eliminated, New Zoning paths defined, pioneering a developer friendly Garland, process committee for continuous improvement established

8 weeks



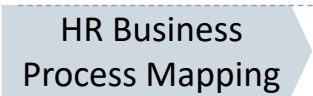
Over 30% of manual steps eliminated, modernizing process flows to match the organization needs, process committee for continuous improvement established

8 weeks



Redesigned Agenda creation and management process reducing errors, standardize language where needed, encouraging a culture of accountability and ownership

4 weeks



Alleviate role alignment concerns post Workday implementation and Streamline key HR Business processes for a shared understanding

Over the course of 2023 City of Garland has witnessed a direct impact on service excellence, efficiencies in internal processes and engaged staff. City Leadership at various levels attribute process improvement initiatives taken up during the period as one of the key drivers.

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03 ● Key Deliverables & Dillon Morgan Portfolio Management tool

04 ● Financials

Using Our Industry-Leading Experience, We Developed An Approach To Fulfill Your Vision & Needs

Our understanding on the situation



The City of Garland is currently driving multiple cross-departmental initiatives to progress toward its goals



Efficiently managing cross-departmental initiatives, including idea capture, fund allocation, implementation monitoring, and progress tracking, is essential for maximizing the City's value



What is a Transformation Office? A Transformation Office, **comprising change leaders across the organization, orchestrates and implements change initiatives within a unified framework to ensure governance, accountability**, and alignment with the City's strategic goals, often delivering substantial value



Establishing a Transformation Office in Garland **enables prioritization and execution of critical change initiatives**, promoting internal alignment and a focus on high-impact changes



The City plans to create a **Placemaking strategy framework** within the Transformation Office to effectively drive Placemaking initiatives



The Transformation will leverage the Process Governance Committee to advance CoG initiatives further



In implementing the Transformation Office, we offer training to empower CoG employees with the tools and knowledge for self-sustaining improvement, ensuring Garland has the resources and support for lasting change

Our approach, based on the Dillon Morgan Business Transformation Execution Methodology, ensures successful, sustainable change by establishing a self-governance mechanism for ongoing process excellence, taking the engagement from alignment to vision, goals, and delivering value through ongoing execution support

Approach will include

- 01 Strategic Alignment/ Establishment:** Entails identifying stakeholders, introducing the Transformation Office to Garland, forming a diverse transformation team, and collectively creating a charter in alignment with the city's vision and goals
- 02 Establish Improvement Portfolio Management: (Start/Stop/Prioritize)** Includes a systematic approach for identifying and prioritizing transformation opportunities, implementing a portfolio management tool for streamlined tracking, and setting up governance structures and meetings to ensure continuous oversight and alignment with city goals
- 03 Business Transformation Leadership Development: Identify transformers (Hubs)** Provide training to the Garland transformation team, with a focus on empowering change leaders with the knowledge and resources for effective change management
- 04 Establish Process Governance:** We will establish governance structures, building on the Process Council Committee, to promote a culture of continuous improvement in Garland
- 05 Provide Ongoing Transformation Execution Support: DMC Driving/Implement** backlog management for ongoing initiative tracking and prioritization, and DMC stands ready to provide continuous support for lasting success once Garland's change leaders have the essential tools and resources

Three Dimensions of a Transformation Office

In the transformation journey, the city has flexibility to choose the phases based on the city's needs and priorities



Strategy Execution

- Translate Strategy to Objectives and Key Results (OKRs)
- Enable tracking of target vs actual
- Facilitate identification and prioritization of initiatives



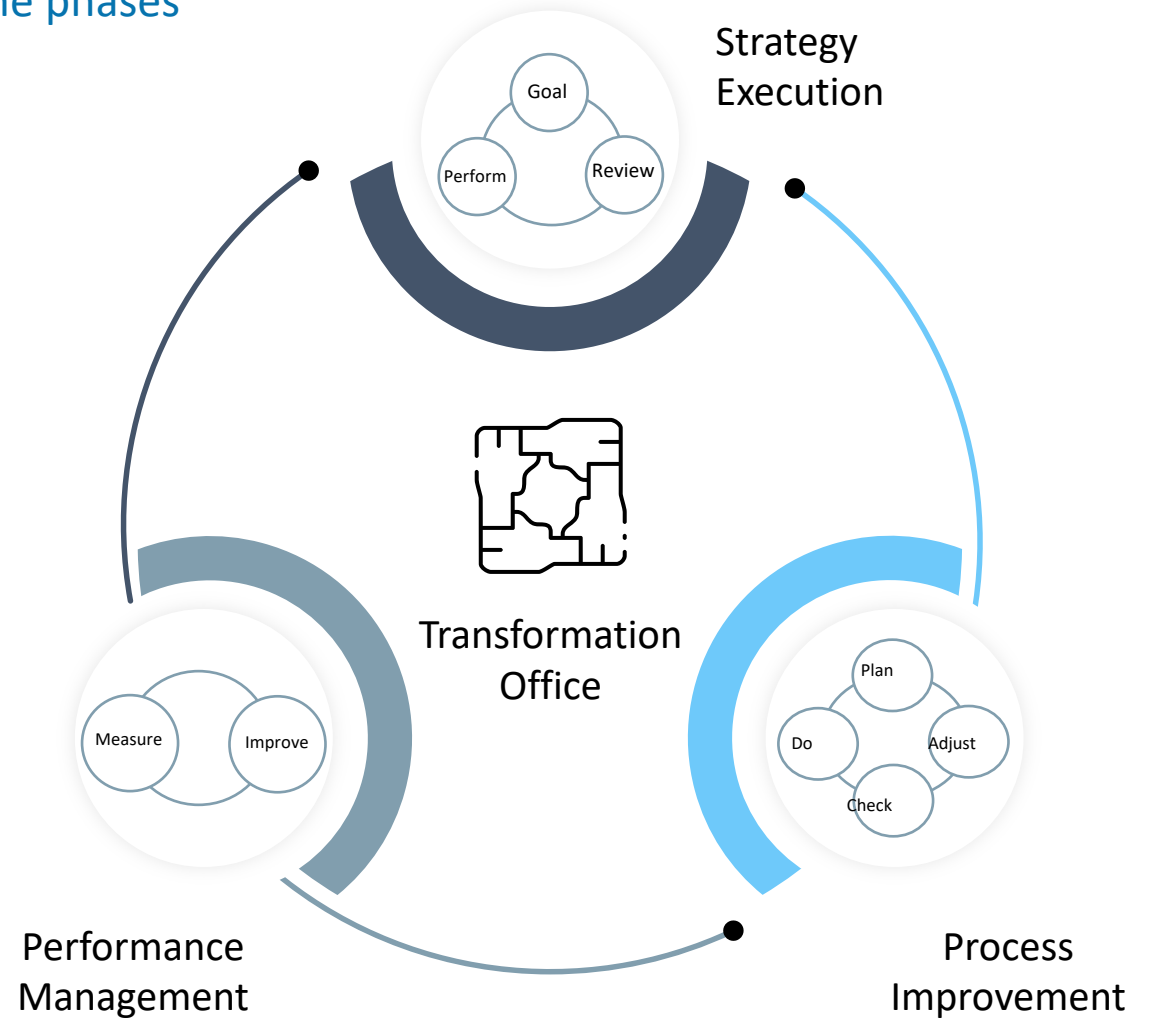
Performance Management

- Identify meaningful metrics to drive key results
- Baseline performance and provide dashboard view
- Facilitate leadership to make data driven decisions



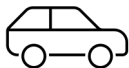
Process Improvement

- Identify opportunities that add value to citizens and staff
- Drive opportunities to implementation
- Create a culture of continuous improvement



A Transformation Office will elevate the City of Garland toward its goals

The start of a transformation journey



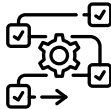
Each department of the City of Garland is near the start of its transformation journey. In the metaphor below, each department is a car, and the road is Garland's path forward toward its goals. Each department is at a different point on the road.

Transformation Office is the ramp



To get to the next level in the path forward, the City of Garland needs a ramp. Transformation Office is the ramp that will accelerate the city to the next level through continuous improvement and innovative solutions, pushing it further towards achieving its goals and ultimately delivering to its vision.

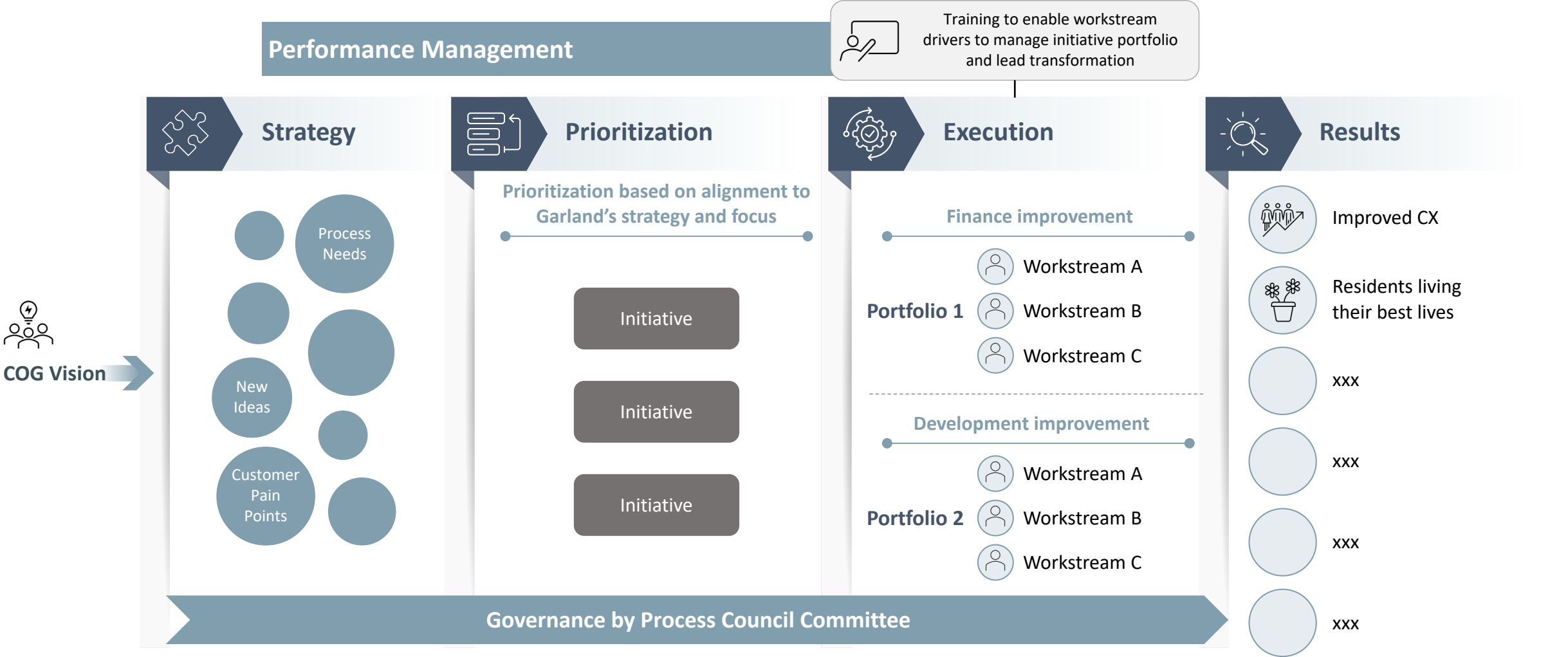
The road to Garland's future



The elevated road represents Garland's future - deploying best of solutions and delivering highest citizen satisfaction; the road that leads to achieving the city's vision.



Transformation Office will equip the City of Garland to Drive its Strategic Goals with a Mechanism for Identifying, Prioritizing, and Executing on Initiatives



1. Workstreams driven by CoG; 2. Overarching project portfolios driven by DMC

Transition Out Plan: Leading City of Garland to Self Manage Transformation Office



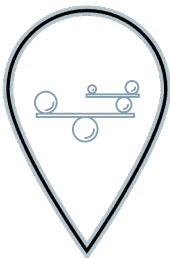
Consult & Demonstrate

Consult to ensure specific characteristics of transformation are understood and get the ball rolling



High Impact Training

Build mindset and capabilities by imparting technical and soft skills training to members of the CoG Transformation Office



Coaching into Practice

Provide guidance, reassurance and practical help to turn actions into reality – Coach the Coaches



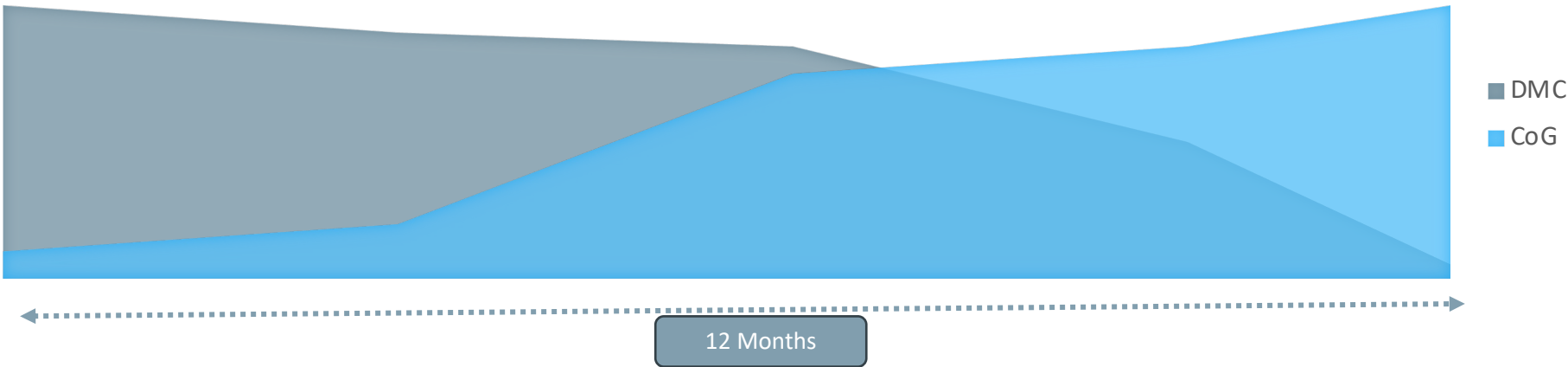
Shadow & Support

Reverse shadow to provide feedback and support as CoG Transformation Office executes process improvements

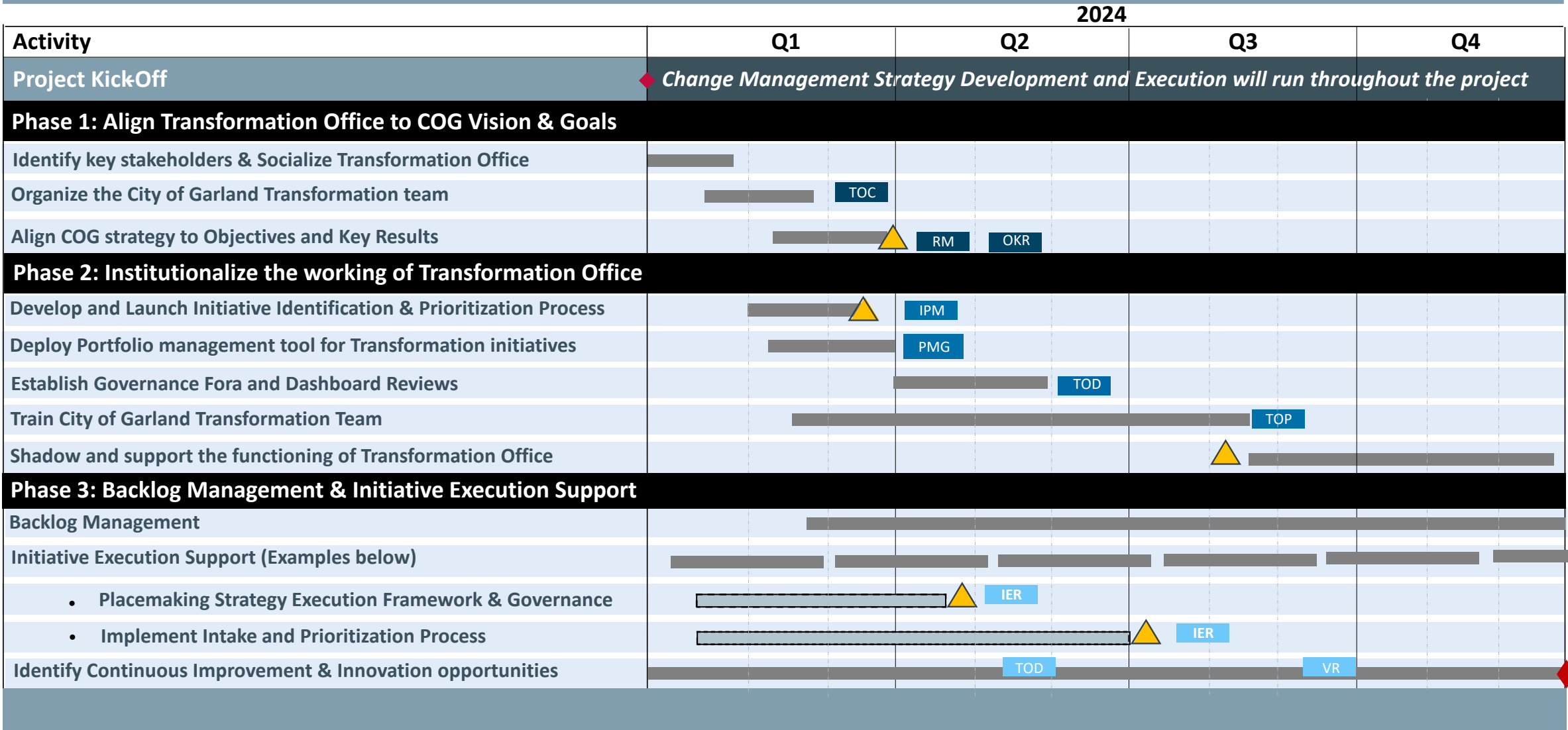


Handoff

CoG Transformation team is self managing and DMC acts as an extended arm to support initiatives only on demand



Project Plan & Timeline



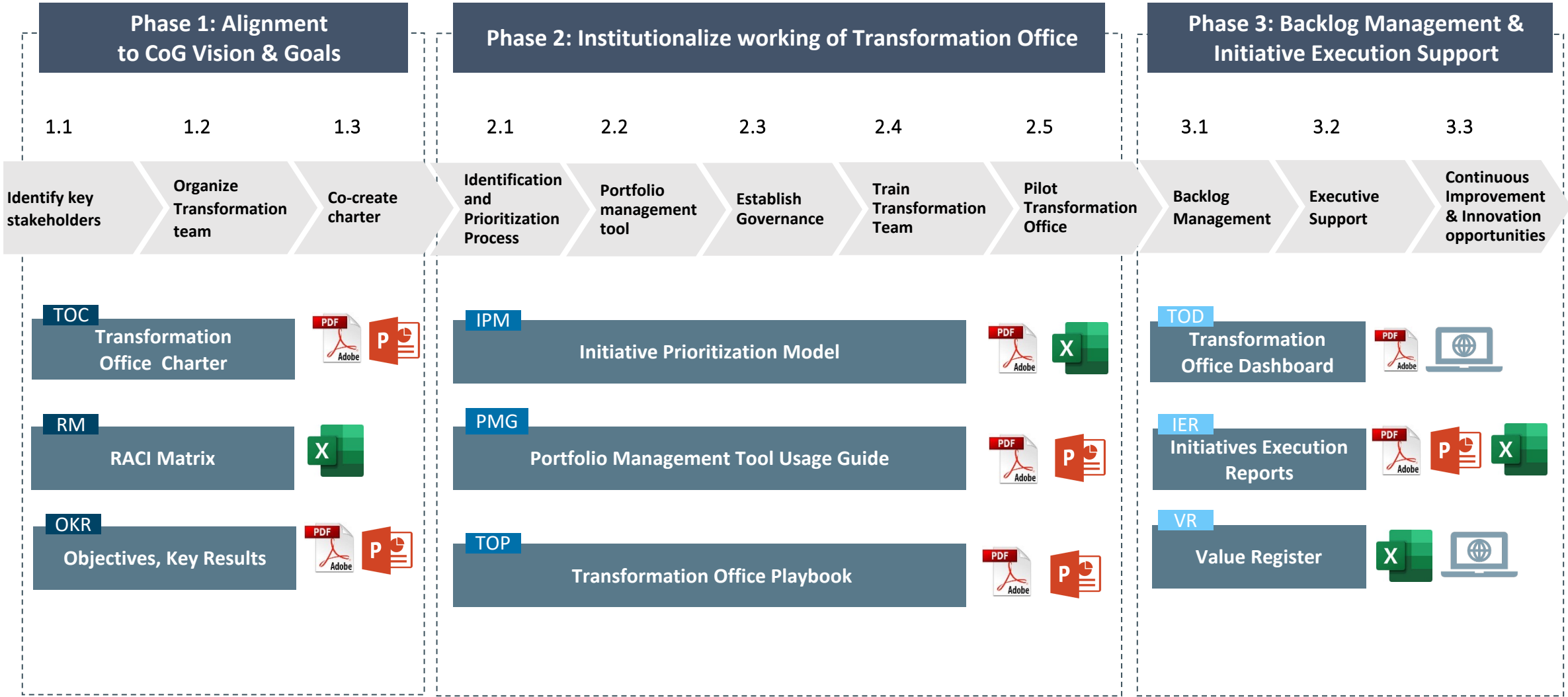
◆ Project start/end ▲ Tollgate/ Decision Points

*Project plan and timeline is dependent on City of Garland resource availability.

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Key Deliverables



The City of Garland Transformation Office will Leverage a Portfolio Management Tool to Drive Successful Transformation Initiatives

DMC

DILLON MORGAN

CONSULTING.

Search Accelo

Companies

Sales

Projects

Tickets

Retainers

Work

Billing

Reports

Collapse

Help

Feedback

All Open Projects

Export

Configure

Project Title	Project Id	Project Company Name	Project Type	Project Manager	Project Stat...	Project Ea
Alternate Zoning Paths	17	City of Garland	Client Work - Standard	Will Guerin	Active	
Informational Process	16	City of Garland	Client Work - Standard	Samantha Morrow	Active	
Incomplete Submittals	15	City of Garland	Client Work - Standard	Rahman Kafray	Active	
Developers Not Responding to Comments	14	City of Garland	Client Work - Standard	Chris Cox	Active	
RUN Developer Assistant	13	City of Garland	Client Work - Standard	Will Guerin	Active	
Comment Comprehension & Intent	12	City of Garland	Client Work - Standard	Ziad Kharrat	Active	
Poor Submittal Quality	11	City of Garland	Client Work - Standard	Will Guerin	Active	
Coordination Within City of Garland	10	City of Garland	Client Work - Standard	Brita Van Horne	Active	
City of Garland Council Agenda Process Improvement	9	City of Garland	Client Work - Standard	Solomon Israel	Active	
City of Garland Development Process Improvement	8	City of Garland	Client Work - Standard	Mzee Dillon	Active	
CoG Finance Process Improvement	5	City of Garland	Client Work - Standard	Christopher Mazuk	Active	

DMC

DILLON MORGAN

CONSULTING.

13



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Appendix

- 01 ● Five levers to achieve desired & sustainable outcomes
- 02 ● Strategic alignment with citizen centricity
- 03 ● Ways of working with data driven decision
- 04 ● Capability building with tools of the trade ✓
- 05 ● Process governance with change management
- 06 ● Execution support with thought leadership

Transformation Office: Five levers to Achieve Desired & Sustainable Outcomes

Dillon Morgan based on its experience of standing up transformation teams and executing large scale transformations with good success, recommends 5 levers to achieve the same for the City of Garland

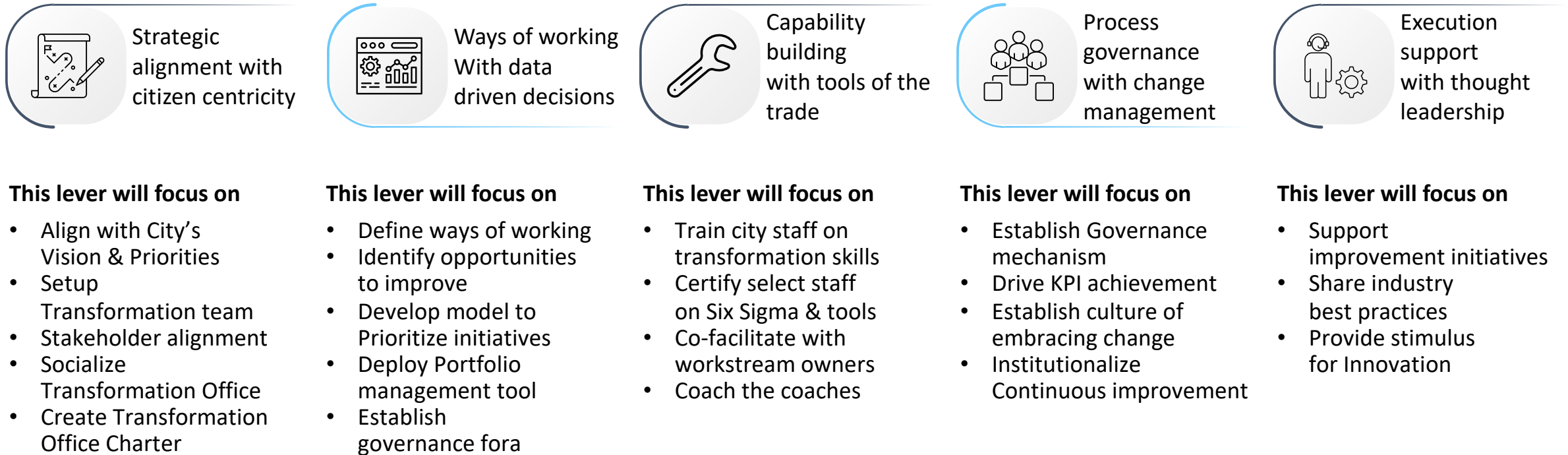
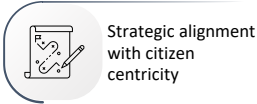


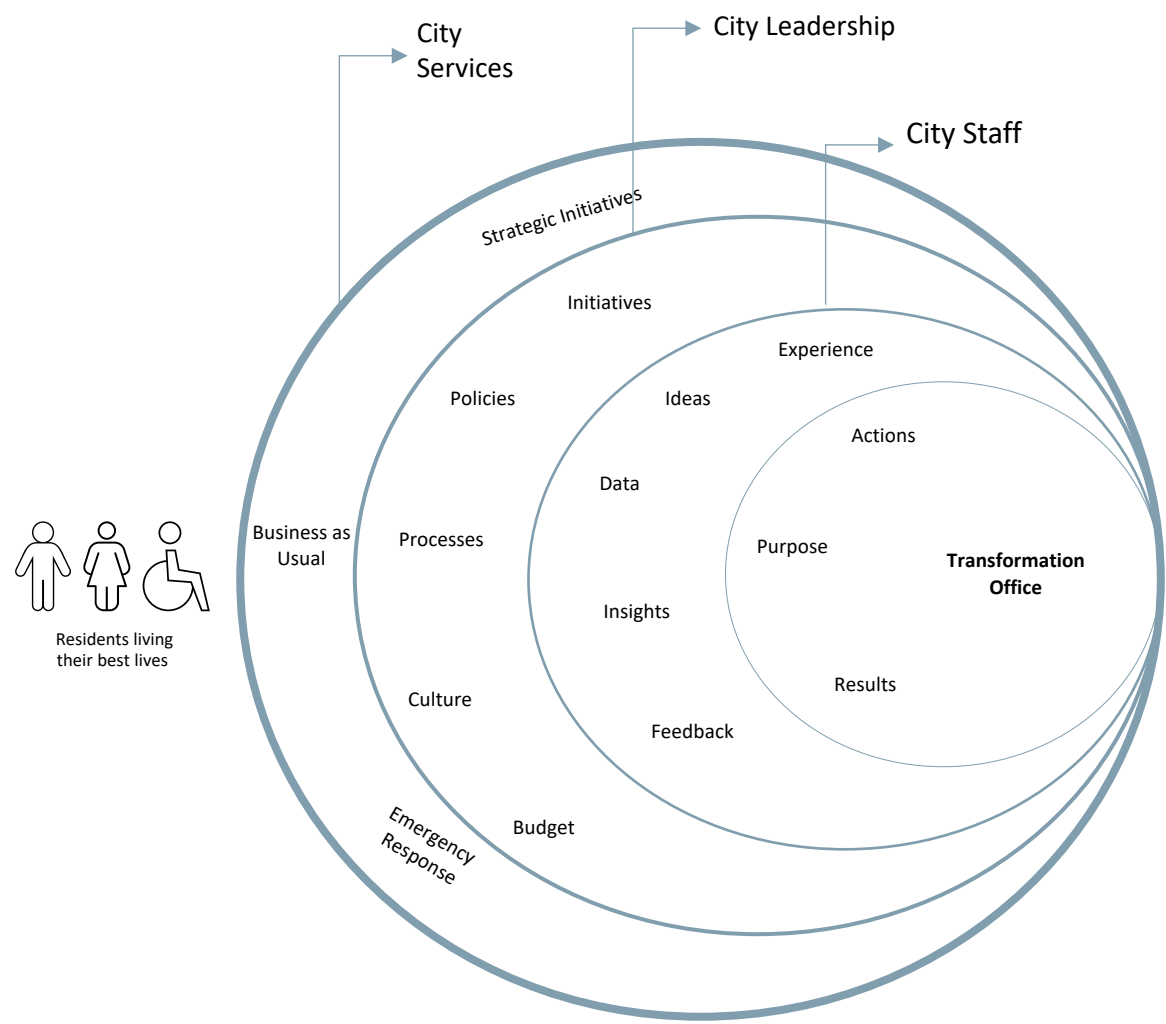
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Transformation Office aligned to Strategy and Citizen Centricity



Citizen centricity at the core



Key actions	Outputs & outcomes
-------------	--------------------

- | | |
|---|--|
| <ul style="list-style-type: none">• Seek executive direction on City's Vision & Strategic Goals• Onboard Transformation team• Workshops with Process Owners• Facilitate setting up objectives and key result areas• Socialize Transformation Office | <ul style="list-style-type: none">• Transformation team Kickoff• Strategy Alignment with Defined Goals• Prioritized Initial Backlog• Process Insights |
|---|--|

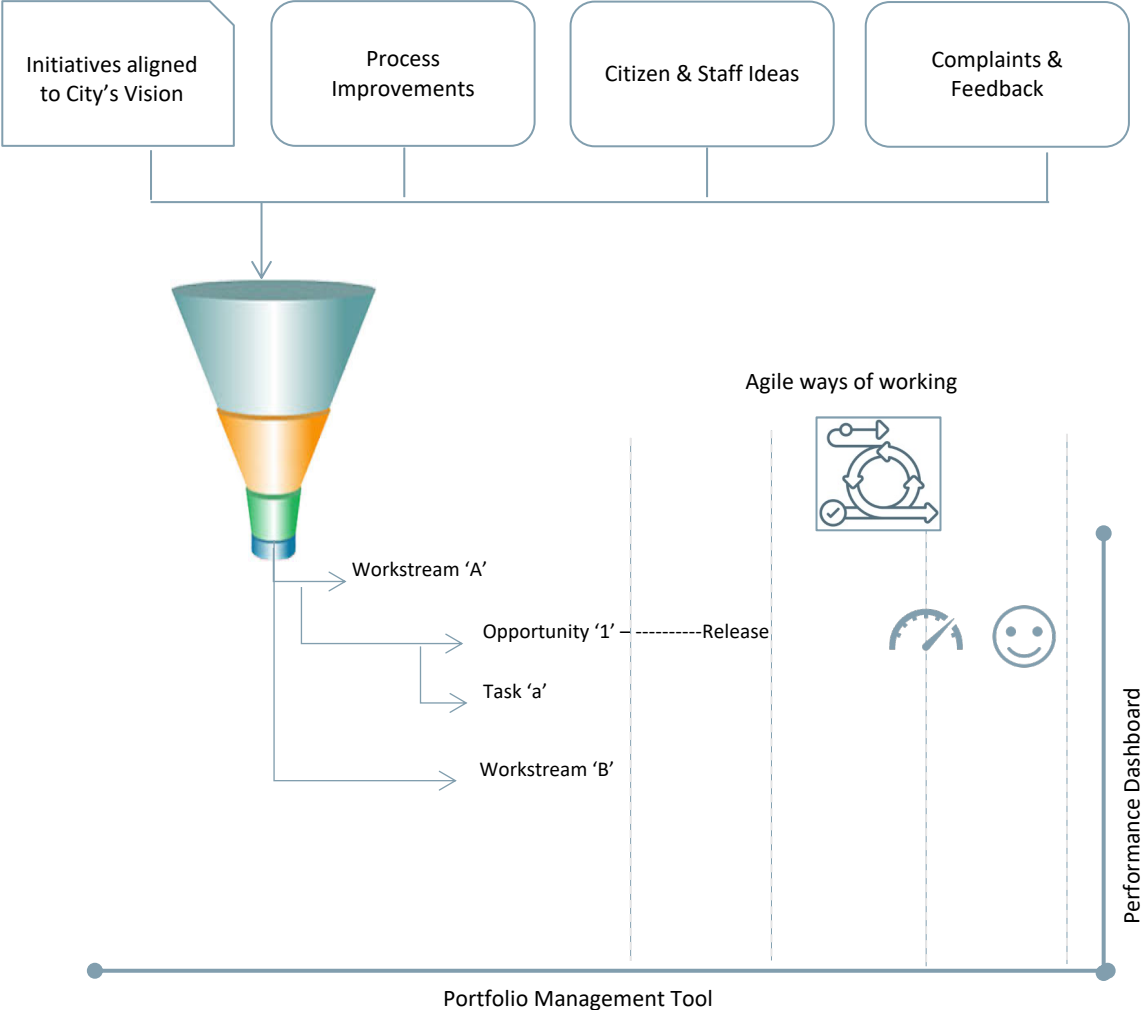
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Applying Data Driven Approach and Delivering in Iterations

Agile ways of working & data driven



Key actions	Outputs & outcomes
-------------	--------------------

- | | |
|--|--|
| <ul style="list-style-type: none">• Establish model to deliver iteratively• Publish key metrics• Deliver Portfolio management tool usage training• Establish governance for transparency, tracking and reporting• Facilitate transformation initiatives prioritization workshops | <ul style="list-style-type: none">• Standard operating procedure/playbook• Prioritized initiatives backlog• Metrics to measure |
|--|--|

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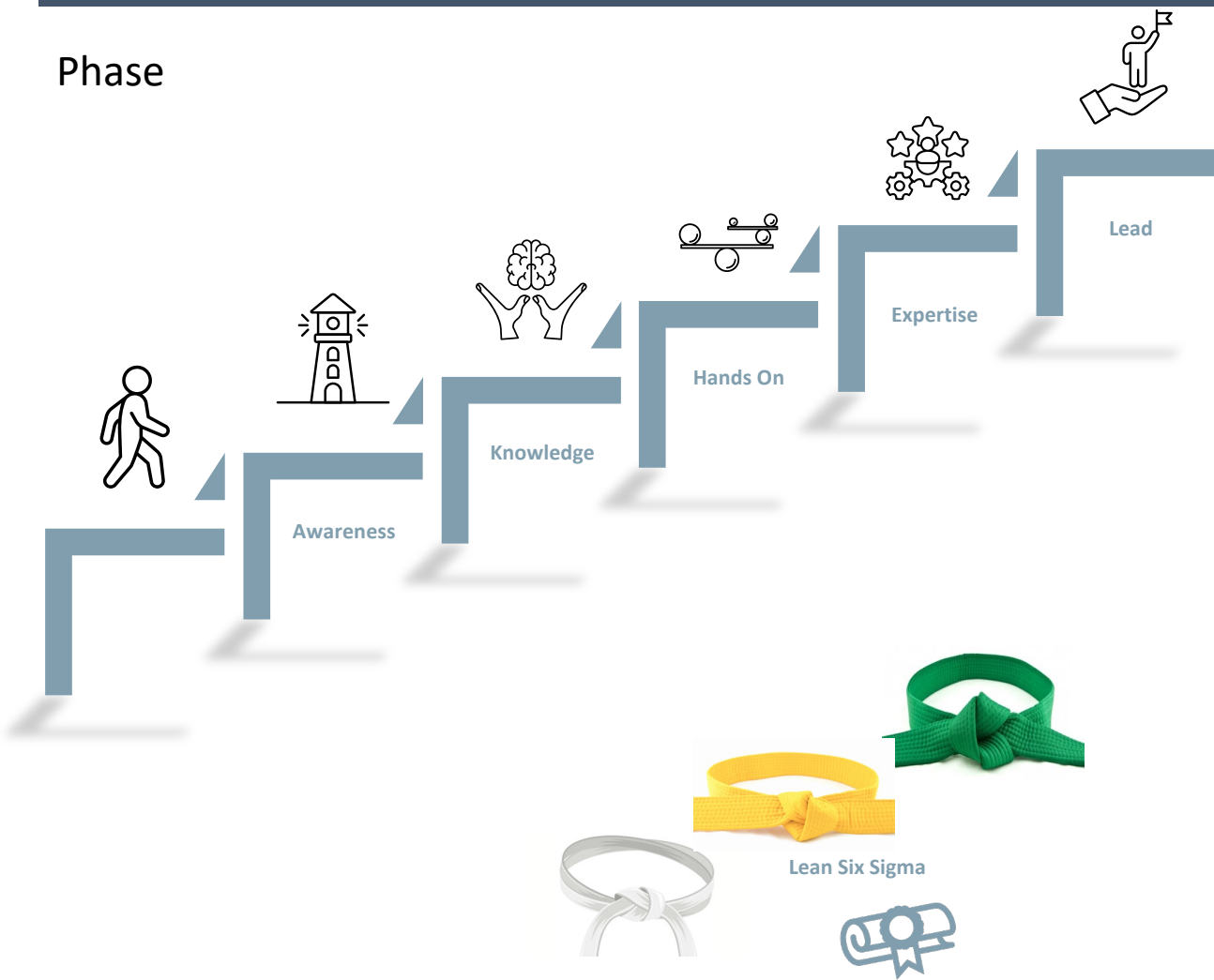
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Enabling Transformation Team to be Self-Sustained and Champion Improvement Efforts

Enabling teams & coaching

Phase



Key actions	Outputs & outcomes
-------------	--------------------

- | | |
|--|---|
| <ul style="list-style-type: none">• Deliver training on process improvement methodologies and tools• Co-facilitate process improvement workshops• Coach the coaches• Observe and deliver feedback | <ul style="list-style-type: none">• Knowledgeable and certified transformation team• Identified leaders for driving transformation office for the future |
|--|---|

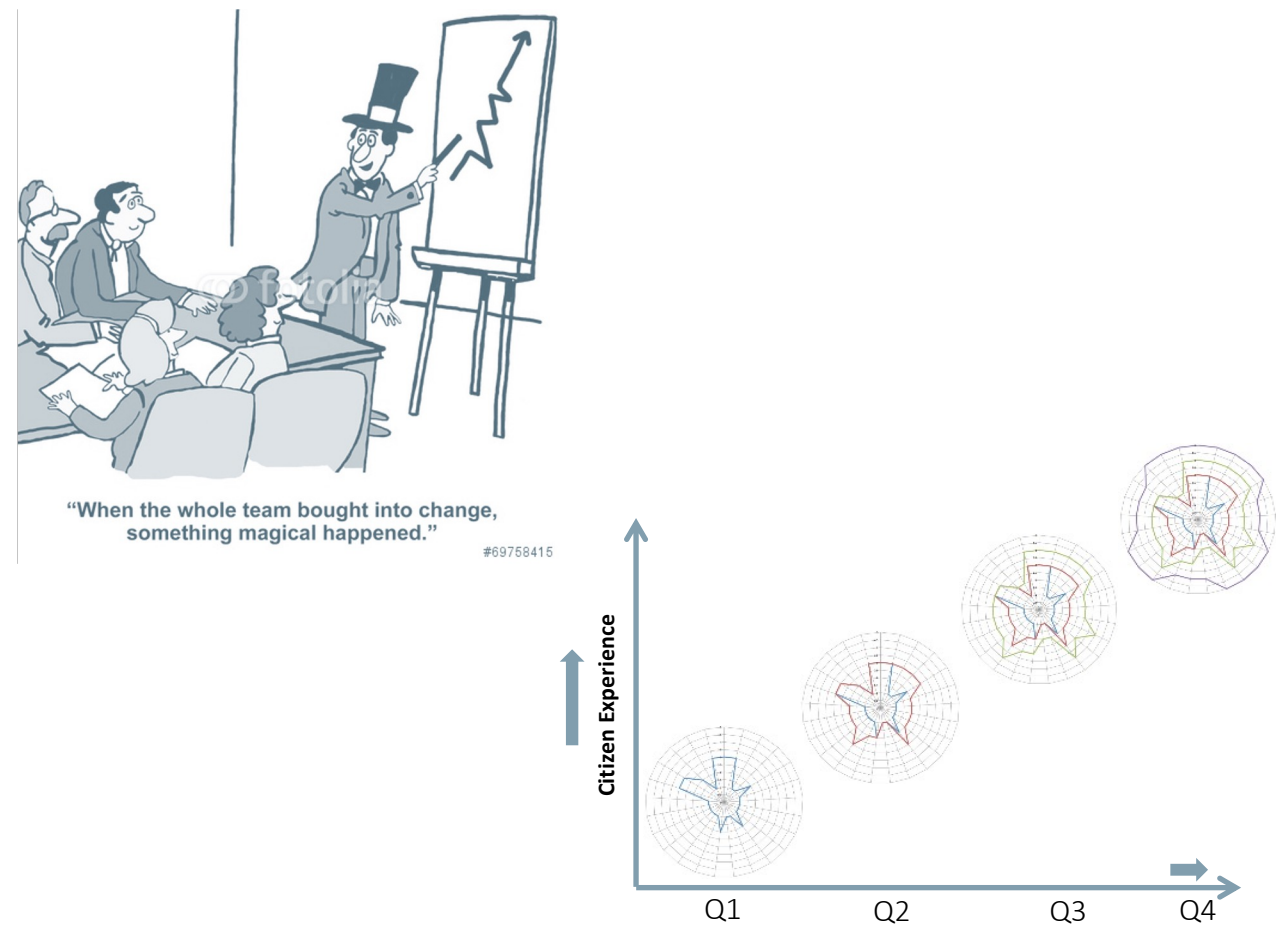
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Driving Performance through Effective Governance & Embracing Change

Leading the change, driving the outcomes



Key actions	Outputs & outcomes
-------------	--------------------

- | | |
|---|---|
| <ul style="list-style-type: none">• Establish governance model for transformation team• Publish Performance dashboards• Create a scoring model to determine process maturity• Implement Change management activities | <ul style="list-style-type: none">• Data driven decision making by leadership• Culture of continuous improvement |
|---|---|

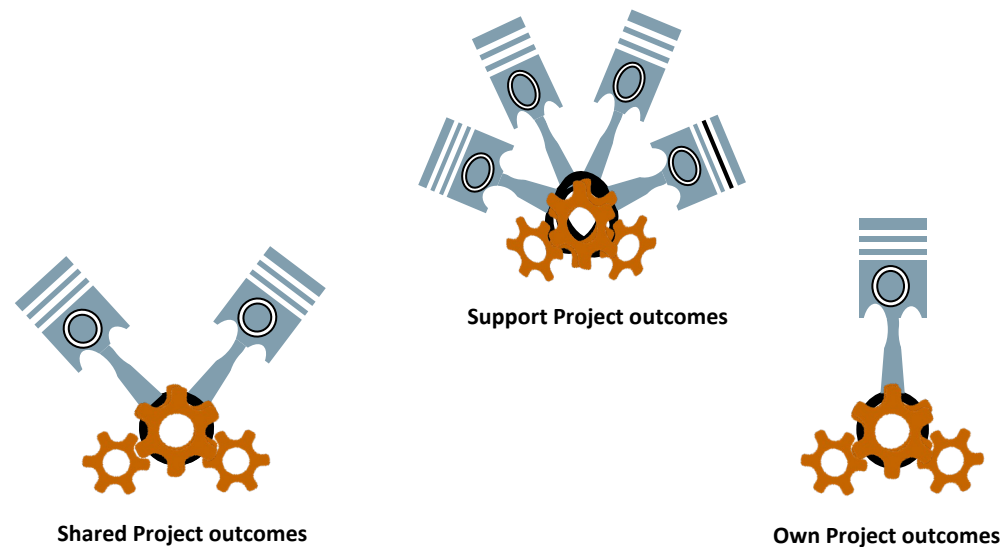
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Supporting through the Execution

We shall be city's extended arm



Key actions	Outputs & outcomes
<ul style="list-style-type: none">• Support execution of transformation initiatives prioritized by City• Co-own accountability for results & outcomes through transformation initiatives• Feed best in class process & technology approaches for City managements consideration	<ul style="list-style-type: none">• Supporting team for the city to accelerate speed of transformation• Maintain the momentum & sustain the culture of continuous improvement



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3. c.

Meeting Date: December 11, 2023

Item Title: Amendment to the PSL Garland MOB, LP Tenant Improvement Incentive Agreement

Submitted By: Ayako Schuster, Economic Development Director

Summary of Request/Problem

Consider an amendment to an Incentive Agreement with PSL Garland MOB, LP (Prevarian) for tenant improvements. In the original agreement, the incentive for new tenants is set to expire 12/31/2023. Prevarian requested an extension to this deadline and agreed to remove the incentive for existing tenants in exchange for the extension. The proposed amendment would extend the deadline for new tenants to 12/31/2027 but would remove the potential incentive of up to \$1,000,000 for existing tenants.

Recommendation/Action Requested and Justification

Approval of the amendment to the incentive agreement between the City and PSL Garland MOB, LP.

- Extend CO requirement for *New* tenants to December 31st, 2027
- Retain the prior capped amount of incentive for new tenants (\$1,920,000.00) (Section 4.B.i)
 - \$1,515,435 remains of the original cap
 - \$404,565 has been disbursed
- Remove sections and incentives relating to *existing* tenants
- The total potential incentive will be reduced from \$2.92 Million to a potential \$1.92 Million.

Attachments

PSL and MOB Amendment Draft

**AMENDMENT 1 TO
ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT**

This Amendment 1 (“Amendment”) to Economic Development Incentive Agreement (“Agreement”) is made by and between the **City of Garland, a Texas home-rule municipality** (“City”), and **PSL Garland MOB, LP, a Texas limited partnership** (“Developer”) (“City and Developer referred to herein collectively as “Parties”), acting by and through their respective authorized officers.

RECITALS:

Developer and City each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Agreement.

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located in certain areas of the City that will increase tax revenue and promote or develop new business enterprises;

WHEREAS, Developer is the owner of those certain tracts of improved real property consisting of approximately 153,300 +/- square feet and commonly known as 800 North Shiloh, 530 Clara Barton, and 601 Clara Barton, City of Garland, Dallas County, Texas (the “Property”), which is situated in TIF Zone 3 and is part of the “Medical District” within the City of Garland; and

WHEREAS, on June 27, 2022, the Parties entered into the Agreement to provide certain economic incentives to the Developer in furtherance of the Parties’ goals and objectives; and

WHEREAS, Developer has requested an amendment to the Agreement to extend the term for incentives to new tenants in exchange for lowering some of the other incentive values; and

WHEREAS, the City is amenable to the Amendment as proposed by Developer; and

WHEREAS, the City finds that the Amendment promotes economic development in the City and, as such, meets the requirements of Chapter 380 of the Texas Local Government Code , and is in the best interest of the City; and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making the amended economic development grant to the Developer pursuant to the Amendment is in accordance with the City’s economic development goals and will: (i) further the objectives of the City; (ii) benefit the City and the City’s inhabitants; and (iii) promote local economic development and stimulate businesses and commercial activity in the City.

NOW, THEREFORE, the Developer and City make and enter into this Amendment in consideration of the mutual covenants and agreements contained within, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both the Developer and the City, and agree as follows:

1. **Amendments.** The following revisions are hereby made to the Agreement:

A. Section 3(A)(iii) is amended in its entirety to read: “New medical related tenants occupying commercial space within the Property must obtain a certificate of occupancy by December 31, 2027.”

B. Section 3(B) is deleted in its entirety.

C. Section 4(B)(ii) is deleted in its entirety.

2. **Ratification.** City and Developer hereby ratify and confirm the non-revised obligations under the Agreement.

3. **Binding Effect; Governing Law.** Except as modified hereby, the Agreement shall remain in full force and effect, and this Amendment shall be binding upon the Parties, their respective successors, and assigns. If any inconsistency exists or arises between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall prevail. This Amendment is performable in Dallas County, Texas and shall be governed by the law of the State of Texas.

4. **Counterparts; Facsimile or PDF.** This Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. In order to facilitate execution of this Amendment, facsimile or .PDF copies transmitted by electronic mail shall be effective as original counterparts.

EXECUTED and effective as of the _____, day of _____, 2023.

DEVELOPER
PSL Garland MOB, LP

By: _____
H. Dodd Crutcher
Authorized Signatory

Date executed: _____

CITY
City of Garland, Texas

By: _____
Judson Rex
City Manager

Date executed: _____



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. a.

Meeting Date: December 11, 2023

Item Title: Introduce Municipal Court Director Kimberly Jozwiak

Submitted By: Phillip Urrutia, Assistant City Manager

Summary of Request/Problem

Kevin Slay, Managing Director, will introduce newly hired Municipal Court Director Kimberly Jozwiak.

Recommendation/Action Requested and Justification

Kimberly Jozwiak can be contacted at kjozwiak@garlandtx.gov



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. b.

Meeting Date: December 11, 2023

Item Title: Lou Huff Park Public Engagement Summary and Concept

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

Staff will provide an update on the Lou Huff Park project to include a summary of the public engagement efforts along with the proposed concept that was developed in response to the feedback received.

City staff members met with key stakeholders to discuss the scope and intent of the project and to learn more about the history and community priorities of the anticipated users of this neighborhood park. Staff in attendance included those from Parks and Recreation, Office of Neighborhood Vitality, Libraries, Public and Media Relations, Heritage Crossing, and City Management. The stakeholder meetings were held on February 28, 2023 and April 4, 2023, which positively prepared staff for the public meetings that followed. Public meetings were held on May 18, 2023 and June 1, 2023 at Gale Fields Recreation Center and Sims Chapel Church respectively.

Upon concurrence by the City Council of the public engagement efforts and accompanying concept plan, staff will be able to proceed with detailed design.

Recommendation/Action Requested and Justification

Staff requests direction from City Council and recommends concurrence with the public engagement efforts and accompanying concept plan as presented.
