AGENDA

CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
200 North Fifth Street, Garland, Texas
April 1, 2013

Council will meet beginning at 6:00 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.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

[Public comment will not be accepted during Work Session unless Council determines otherwise.]

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]

(6:00) 1. Written Briefings:

a. 2013/2014 CDBG, HOME and ESG Budgets

Information regarding the allocations for funding the CDBG/HOME/ESG budget for 2013/2014 is provided for Council review. A public hearing will be held on April 2, 2013.

b. Storm Water Spill Prevention Plan (SWPPP) for the Olinger to Greenville Transmission Line Upgrade

A change order to PO 20506 in the amount of $687,946.25 is needed for the Storm Water Spill Prevention Plan (SWPPP) implementation required for the Olinger to Greenville Transmission Line Upgrade. The change order is for expenses associated with Entrances, Culverts, Mattings, and Silt Logs along the Olinger to Greenville Transmission Line needed to provide permanent vehicle access to the line.

Item	Key Person

(6:15) 2. Verbal Briefings:

a. APEX Tools Economic Development Incentive — Schuster/Mayer

The APEX Tool Group is planning to invest $8 million in its existing facility. This project is estimated to add $5 million to the business personal property value and $3 million for property improvement. As part of the Garland Economic Development Partnership (GEDP) retention and expansion program of encouraging quality development in the City of Garland, the GEDP Steering Committee recommends that Council provide: 1) general support for the project and 2) support of a 100% City tax abatement on business personal property value on this new investment for 10 years totaling $352,300.

b. Marketing/Events Committee Report — Willis

Mayor Pro Tem John Willis, Chair of the Marketing/Events Committee, will provide a committee report regarding the July 4, 2013 event. Firewheel Town Center is requesting assistance from the City of Garland for a July 4, 2013 event.

c. Economic Development Work Program Update — **Schuster/Mayer**

The Chamber and City Staff Economic Development Work Plan Team will provide a status of the Economic Development Program.

d. City Manager's Key Initiatives Implementation — **Dollar**

The City Manager will outline an implementation strategy of his key initiatives outlined in the City Manager's 2013 Management Agenda which was presented to City Council at the March 5, 2013 Work Session.

(8:30) 3. Regular Item:

a. Purchase of Property for Water Tower Site 2200 McCree Road — **Polocek**

Council is requested to consider the purchase of a 1.24 acre tract located at 2200 McCree Road. The site would be used for the construction of a new water storage tower, which should begin in approximately 2015. Based on a property appraisal and negotiations with the owner, the value of the land is approximately $266,700, or $4.94 per square foot. Construction of a new water storage tower is included in the 2013 Capital Improvement Program as part of the West Pressure Plane project. If Council concurs, this item will be scheduled for formal consideration at a future Council meeting.

4. Consider the Consent Agenda — **Council**

A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.

5. Announce Future Agenda Items — **Council**

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.

(9:00) 6. Adjourn — **Council**

(Estimated time to consider)

Policy Report

Meeting: Work Session
Date: April 1, 2013

2013/14 CDBG, HOME, AND ESG BUDGETS

ISSUE
Discussion regarding the allocations for funding the CDBG/HOME/ESG budget for 2013/2014.

ALTERNATIVES AND RECOMMENDATION
Information regarding applications, funding history and available funds has been included in your agenda packet. A public hearing will be held on April 2, 2013. This item will be brought back to Council on April 15th to discuss proposals; as in past years, unless otherwise directed, staff will present recommendations regarding the CDBG project and administration, HOME and ESG budgets and Council will discuss CDBG Public Services. Budget adoption is scheduled for May 7th.

BACKGROUND
The City expects to receive the following funding for 2013/2014:

CDBG:	$2,217,679
HOME:	$ 438,202
ESG:	$ 155,199

The proposed budget for Fiscal Year 2013/2014 must be submitted to the Department of Housing and Urban Development by August 16, 2013. To this point, there have been three neighborhood meetings to receive input on the proposed use funds.

CONSIDERATION

1. Staff received CDBG applications requesting a total of $5,358,764 for public service, projects, and administrative use for the next fiscal year. There is an estimated total of $2,217,679 available through a combination of 2013/2014 entitlement funds and reprogrammed funds ($510,682). Attached is a detail of the estimated available funds.
2. HUD regulations limit CDBG monies used for grant planning and administration to no more than 20% of the entitlement funds available, and public service applications to a maximum of 15% of entitlement funds. Funds available for public service total $256,050 (requests total $665,090); grant planning and administration total of $341,399 (requests total $441,040). Using the above totals, there is $1,620,230 available for projects (requests total $4,252,634).
3. HOME funds available total $438,202, requests total $422,472. HUD regulations allow 10% of the grant for administration and require that 15% of the grant be set a side for use by Community Housing Development Organizations. The balance of the funding is available for “projects”.

4. ESG funds available total $155,199, requests total $245,606. Regulations allow 7% of the grant for administration.

ATTACHMENT(S)

Estimate of available funds

Submitted By:	Approved By:
Neil Montgomery Senior Managing Director	William E. Dollar City Manager
March 28, 2013	March 28, 2013

Anticipated Funding
FY 2013 - 2014

Community Development Block Grant

Entitlement	1,706,997	Estimated
Re-Programmed	510,682	
Total	2,217,679	Estimated
Administration	341,399	Estimated
Public Services	256,050	Estimated
Projects	1,620,230	Estimated
Total	2,217,679	Estimated

HOME Investment Partnership Program

Entitlement	438,202	Estimated
Administration	43,820	Estimated
CHDO Set a Side	65,730	Estimated
CHDO Operating		
Projects	328,652	Estimated
Total	438,202	Estimated

Emergency Solutions Grant

Entitlement	155,199	Estimated
Administration	11,399	Estimated
Shelter Operations &		
Related Essential Services	60,000	Estimated
Homelessness Prevention	20,517	Estimated
Rapid Re-Housing	54,312	Estimated
HMIS Data Base	8,971	Estimated
Street Outreach	0	
Total	155,199	Estimated

2013—2014
Federal Grant Funding Requests
CDBG, HOME, ESG

GARLAND

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Table of Contents

Available Funding	Section 1
Funding History	Section 2
Listing of New Applications	Section 3
CDBG Public Services Summary Sheets	Section 4
CDBG Project Summary Sheets	Section 5
HOME Summary Sheets	Section 6
ESG Summary Sheets	Section 7
Citizen Comments	Section 8
Worksheet for Budget Allocation	Section 9

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Available Funding

Section 1

GARLAND
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Anticipated Funding
FY 2013 - 2014

Community Development Block Grant

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Street Outreach	0	
Total	155,199	Estimated

Funding History

Section 2

GARLAND
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CDBG Public Services

PUBLIC SERVICES	2008/09	2009/10	2010/11	2011/12	2012/13
Achievement Center of Texas	$40,500	$45,000	$50,000	$39,600	$ 39,425
The Addicare Group of TX		$10,800	$10,800	$4,800	$ 4,650
Axe Memorial United Methodist Church				$1,700	$ 1,600
Community of Vietnamese Nationals	$15,000	$9,000	$9,000	$5,500	$ 4,750
Counseling Institute of Texas	$15,000	$13,500	$13,500	$9,600	$ 9,125
Dental Health Program	$40,000	$45,000	$47,500	$38,400	$ 37,375
Hope Clinic	$7,000	$18,000	$29,000	$24,700	$ 24,250
Galaxy Counseling Center	$21,500	$19,800	$19,800	$14,600	$ 14,438
Garland Family YMCA	$10,000	$12,600	$12,600	$8,200	$ 7,475
Garland Police - Youth Boxing Program	$25,000	$25,740	$32,000	$25,200	$ 23,613
Girl's Escape Club	$5,000	$4,500	$4,500	$3,400	$ 2,750
Mount Hebron Literacy Enhancement	$8,500	$7,650	$7,650	$5,500	$ 5,000
Mount Hebron Summer Arts Program					$ 2,250
Lawn Care Program (Code Compliance)	$27,000	$27,000	$27,000	$22,505	$ 20,500
New Beginning Center	$30,000	$27,000	$28,134	$24,700	$ 24,600
Parks S.T.A.R.S. Summer Program	$30,000	$31,500	$31,500	$26,500	$ 25,750
Reinventing Human Capital	$5,955	$4,915	$4,000		$ 2,750
Salvation Army - After School Program	$10,000	$9,000	$9,000	$6,900	$ 5,950
Salvation Army - Rent\ Mortgage Asst	$8,000			$6,900	$ 5,950
Senior Citizens (Garland Ombudsman)		$9,000	$9,000	$7,400	$ 7,325
Urban League -Homeless Prevention				$13,800	
Total	$316,955	$320,005	$344,984	**$289,905**	**$269,526**
Available Funds	$316,955	$320,005	$344,984	**$289,905**	**$ 269,526**

CDBG PROJECTS

PROJECTS	2008/09	2009/10	2010/11	2011/12	2012/13
Code Enforcement	$182,000	$182,000	$182,000	$172,248	$182,000
Infrastructure Improvements	$1,016,000	$918,000	$1,100,000	$821,000	$612,000
Minor Home Repair	$50,000	$50,000	$50,000	$145,925	$175,000
Neighborhood Enhancement	$90,000	$99,070	$50,000	$45,925	$50,000
People Helping People	$50,000	$25,000			
Great Homes Project					
Single Family Housing Rehabilitation	$329,510	$281,706	$234,934	$163,632	$153,615
Total	$1,766,579	$1,717,510	$1,716,934	$1,348,730	$1,172,615
Available Funds	$1,766,579	$1,717,510	$1,716,934	$1,348,730	$172,615

ADMININSTRATION	2008/09	2009/10	2010/11	2011/12	2012/13
Grant Administration	$321,235	$289,649	$322,978	$288,705	$359,368
Fair Housing		$20,000	$20,000	$18,300	
Neighborhood Planners	$117,000	$117,000	$117,000	$54,341	
Indirect Costs				$25,194	
Total					
Available Funds	$438,235	$426,649	$459,978	$386,540	**$359,368**

HOME FUNDING

Administration	2008/09	2009/10	2010/11	2011/12	2012/13
Administration	$74,189	$82,400	$81,771	$51,385	$46,127
Total Funding Requested					
Total Funding Available	**$74,189**	**$82,404**	**$81,771**	**$72**	**$46,127**

CHDO	2008/09	2009/10	2010/11	2011/12	2012/13
CHDO Operating					
Habitat for Humanity– CHDO Infill Housing	$111,283	$111,283	$122,657	$108,533	$69,190
Total Funding Requested					**$69,190**
Total Funding Available	**$111,283**	**$113,606**	**$122,657**	**$108,533**	**$69,190**

HOME "Projects"	2008/09	2009/10	2010/11	2011/12	2012/13
GHFC - Infill Housing	$203,207				
New Begining Ctr-TBRA			$25,000		
Housing & Community Services - Infill Housing	$203,206	$406,413	$398,283	$342,665	$145,949
Housing and Community Servicse - Downpayment Assistance	$150,000	$150,000	$190,000	$200,000	$200,000
Total Funding Requested					
Total Funding Available	**$556,413**	**$628,031**	**$613,283**	**$542,655**	**$345,949**

EMERGENCY SOLUTIONS GRANT

Administration	2011/12	2012/13
Housing & Comm. Serv	$6,145	$12,253
Total Funding Requested		
Total Funding Available	**$6,145**	**$12,253**

Shelter Operations & Essential Services	2011/12	2012/13
New Beginning Center		$60,000
Total Funding Requested		
Total Funding Available		**$60,000**

Prevention	2011/12	2012/13
Mount Hebron Urban Community Housing		$24,502
Total Funding Requested		
Total Funding Available		**$24,502**

Rapid Re-Housing	2011/12	2012/13
New Beginning Center	$42,322	
Urban League of Greater Dallas and NC Tx		$57,170
Mount Hebron Urban Community Housing		
Total Funding Requested		
Total Funding Available	**$42,322**	**$57,170**

Data Collection	2011/12	2012/13
Metro Dallas Homeless Alliance	$2,973	$9,443
Total Funding Requested		
Total Funding Available	**$2,973**	**$9,443**

Listing of New Applicants

Section 3

GARLAND
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Listing of New Applicants

2013 - 2014

Applicant	Program Name	Grant	Category	Requested Funding
Earth Rhythms, Inc	Trauma Reduction Yoga Integrative Therapy	CDBG	Public Service	$17,110
Housing and Community Services	CDBG Great Homes	CDBG	Projects	$560,700

CDBG Public Services

Summary Sheets

Section 4

GARLAND
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Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Achievement Center of Texas
2950 North Shiloh Road
Garland, TX 75044

Project Title: Daycare and Training for Children and Adults with Special Needs

Contact Person/Phone: Marilynne Serie, Executive Director
(972) 414-7700

Project Description:
ACT is a licensed non-profit day care and day habilitation center for people with special needs. The purpose of this program is to provide daily care, day habilitation (life skills training), arts exploration, educational assistance and community inclusion for children and adults with disabilities and to provide a means for parents to work and keep their disabled family member in the home and their own communities. During the school year care is generally before and after school. During the summer months the care is all day. Center hours are 7 a.m. to 6 p.m. Monday through Friday, 12 months per year. The Executive Director and staff develop individualized education plans to define students' goals. CDBG funding is used to compliment other assistance, making care affordable for low/moderate income families.

Amount Requested: $60,000

Expected number to benefit from the program: 20 students either full or part time

Units of Service: 1 person receiving day care/day habilitation scholarship

Is this a new project? No

Is this project eligible? Yes. Daycare is an eligible Public Service

Does this project duplicate any existing program? No

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$39,425	$12,124
2011-2012	$39,600	$39,600
2010-2011	$50,000	$50,000
2009-2010	$45,000	$45,000
2008-2009	$40,500	$40,500

*Based on information available 3/21/13

Community Development Block Grant
Fiscal Year 2013-2014
Funding Request

Applicant: Axe Memorial United Methodist Church
1700 W. Kingsley
Garland, TX 75041

Project Title: Axe Memorial Church Food Pantry

Contact Person: Celeta Edwards, Food Pantry Director, (972) 278-0303

Project Description: Axe Memorial United Methodist Church is requesting funding to purchase food for its food bank that will serve low to moderate income families in the 75041 zip code. It is estimated that CDBG funding will provide 204 people with $39.29 worth of food. The total food bank is projected to be funded at $27,500 and provide services to 700 people..

Amount Requested: $8,000

Expected Number to Benefit from this Project: 204 people

Unit of Service: 1 person receiving food assistance

Is this a new project? No

Is this project Eligible? Yes.

Does this project duplicate any existing project? Yes. Salvation Army, Good Samaritans of Garland, Friendship House and several other area churches also provide food assistance.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended***
2012-2013	$1,600	$1,600
2011-2012	$1,700	$1,700

*Based on information available 3/21/13

Community Development Block Grant
Fiscal Year 2013 – 2014
Funding Request

Applicant: The Counseling Institute of Texas, Inc.
3200 Southern Drive, Suite 100
Garland, TX 75043

Project Title: Counseling Assistance Fund

Contact Person/Phone: Susan Hennum, Director, Admin. Services, (972)271-4300

Project Description: The Counseling Assistance Fund is a program designed to assist at-risk families who do not have Medicaid/Value Options and are unable to pay for services. The project will provide individual, family and marital counseling along with play therapy. Specialty programs target juvenile fire-setters, juveniles and adults with trauma issues and anger management for both juveniles and adult. All programs are in English and Spanish.

Amount Requested: $25,000

Expected number to benefit from the program: 180 individuals

Unit of Service: 1 person receiving counseling services

Is this a new project? No

Is this project eligible? Yes

Does this project duplicate any existing program? Galaxy Counseling Center provides a variety of counseling services. Dallas Challenge and Re-inventing Human Capital, Inc also provide services to troubled teens and their families.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$ 9,125	$ 3,850
2011-2012	$ 9,600	$ 9,342
2010-2011	$13,500	$13,500
2009-2010	$13,500	$13,500
2008-2009	$15,000	$15,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013- 2014
Funding Request

Applicant Dental Health Programs, Inc. (dba Community Dental Care)
802 Hopkins
Garland, TX 75040

Project Title: Garland Dental Program

Contact/phone: Paul R. Hoffmann, Executive Director, (214) 630-7080 Ext. 112

Project Description: The program provides direct dental care services for low-income children, teens and senior citizens who are residents of Garland. Services include provision of dental education, prevention and treatment to meet the dental health needs of the low-income families.

Amount Requested: $40,000

Expected number to benefit from the project: 115 individuals

Unit of Service: 1 person receiving a dental procedure

Is this a new project? No.

Is this project eligible? Yes

Does this project duplicate any existing program? No.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$37,375	$ 9,100
2011-2012	$38,400	$38,400
2010-2011	$47,500	$47,500
2009-2010	$45,000	$45,000
2008-2009	$40,000	$40,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Earth Rhythms and Healing Circle

Project Title: Trauma Reduction Yoga Integrative Therapy

Contact Person/Phone: Tzivia Stein-Barrett, Director, (214) 232-5159

Project Description: This project is targeted to 48 women survivors of trauma, aged 21-65 who exhibit anxiety, depression and/or post-traumatic stress symptoms. Services provided include eight therapeutic group sessions of 2.5 hours each and one day long retreat. The group sessions offer somatic oriented psychotherapy, specific yoga teachings, experiential processing, art making and journaling. The day long retreat will consist of guest instructors who will teach strategies to reduce anxiety, to communicate mindfully and to build trust.

Amount Requested: $17,110

Expected number to benefit from the program: 48 individuals

Unit of Service: 1 person receiving counseling services

Is this a new project? Yes. It is in the development stage.

Is this project eligible ? Yes

Does this project duplicate any existing program? Although other organizations such as Galaxy, Counseling Institute of Texas, Life Sync and Family Guidance Center offer mental health counseling services, none offers retreat type immersion or Yoga methods for health and well-being.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended**
Not previously funded		

Community Development Block Grant
Fiscal Year 2013- 2014
Funding Request

Applicant: Hope Clinic (Friendship House Health Ministries)
808 W. Avenue A
Garland, TX 75043

Project Title: Medical Clinic for the Uninsured and Underserved of Garland

Contact Person/phone: Jenny Williams, RN (972) 485-9292

Project Description: Hope Clinic is requesting funding for clinic operating expenses, such as utilities, general office supplies, lab supplies and testing services and maintenance. The clinic provides the low income and uninsured population of Garland with primary healthcare. Services include family medicine, multiple specialty clinics, Rx Assist Plus Prescription Assistance Program, Clinical Pathology laboratory tests, referrals for specialty needs and social services, health education and counseling. Specialty clinics include endocrinology, rheumatology, cardiology, dermatology, surgical evaluation, pediatrics/adolescents, gynecology, podiatry, urology and eye clinics. Nutrition education is provided by a Registered Dietician and Certified Diabetes Educator. Hope Clinic's partners include Baylor Medical Center at Garland, Parkland Healthcare System and the City of Garland Health Offices.

Amount Requested: $32,000

Expected number to benefit from the program: 2500 people

Unit of Service: 1 person receiving medical attention, supplies, and/or education

Is this a new project? No.

Is this project eligible? Yes

Does this project duplicate any existing program? No

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$24,250	$15,030
2011-2012	$24,700	$24,700
2010-2011	$29,634	$29,634
2009-2010	$18,000	$18,000
2008-2009	$ 7,000	$ 7,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Galaxy Counseling Center
1025 Jupiter Road
Garland, TX 75042

Project Title: General Counseling Program

Contact Person/phone: Lynette Payne, Executive Director (972) 272-4429 ext.229

Project Description: Galaxy Counseling Center's General Counseling Program provides counseling services to income eligible Garland residents including adults, children, and adolescents. Counseling services are provided for persons suffering from a wide variety of emotional and family problems including: physical, sexual and emotional abuse, depression, anger outbursts, substance abuse, suicidal ideation, behavioral problems in children, hyperactivity, school-related problems, delinquency, teenage pregnancy, divorce, marital and family conflicts and family violence. Galaxy Counseling center will work with the entire family unit and will address the emotional/family problems that interfere with daily living and the ability to function within the family and community.

Amount Requested: $24,000

Expected number to benefit from this program? 70 individuals; 400 counseling units

Units of Service: 1 person receiving counseling services

Is this a new project? No

Is this project eligible ? Yes

Does this project duplicate any existing program? Counseling Institute of Texas offers a similar variety of counseling services.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$14,348	$ 2,700
2011-2012	$14,600	$13,600
2010-2011	$19,800	$18,350
2009-2010	$19,800	$19,800
2008-2009	$21,500	$21,500

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Garland Family YMCA
1709 North Garland Avenue
Garland, TX 75040

Project Title: Garland Family YMCA Child Care Program

Contact Person/phone: Suzana Delgado-Gray, Associate VP of Metropolitan Dallas
(214) 561-1506 or Jodi Newman, Sr. Program Director
(972) 560-3854

Project Description: The YMCA will provide summer child care to children ages 5 – 12 at the YMCA Center. The program provides scholarships to City of Garland children that meet program requirements. The focus of the day camp is to give kids the opportunity to grow, make new friends and be exposed to opportunities they might not otherwise get. Meals are provided at no additional cost of families through the Summer Nutrition Program. Activities include literacy building skills training, arts and crafts, science and math. Character development is a core value of the YMCA and children are taught the importance of respect, honesty, caring and responsibility. Field trips and swimming are also included as part of summer fun. Day Camp summer hours are from 7:30 a.m. to 6:30 p.m.

Amount Requested: $8,500

Expected number to benefit from the program: 20 youth

Unit of Service: 1 youth attending summer camp.

Is this a new project? No

Is this project eligible ? Yes, child care is an eligible public service.

Does this project duplicate any existing program? The Salvation Army Boys and Girls Club and Mount Hebron also provide after school care and summer camp.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$ 7,475	$ 1,550
2011-2012	$ 8,200	$ 8,200
2010-2011	$12,600	$10,517
2009-2010	$12,600	$11,915
2008-2009	$10,000	$10,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Garland Police Department
101 S. Ninth Street
Garland, TX 75040

Project Title: Garland Police Youth Boxing/Karate Program

Contact Person/phone: Lt. David Swavey (972) 205-2039

Project Description: The Youth Boxing Club involves at risk youth in an after school program that involves Garland Police Officers, a City Municipal Judge and a Master's level educator. The program promotes the development of discipline, self-esteem, self-confidence and addresses obesity through the sport of boxing and/or Karate. A tutor will be available for homework assistance. Funding will be used for salaries of 1 head coach and 3 assistant coaches.

Amount Requested: $27,000

Expected number to benefit from the program: 105 youth

Unit of Service: 1 youth receiving boxing or karate instruction and homework assistance

Is this a new project? No

Is this project eligible? Yes

Does this project duplicate any existing program? No

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended***
2012-2013	$23,613	$ 8,061
2011-2012	$25,200	$25,200
2010-2011	$32,000	$32,000
2009-2010	$25,740	$25,740
2008-2009	$25,000	$24,945

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Girls' Escape Club
2821 Apple Valley
Garland, TX 75043

Project Title: Provide transportation and scholarship help to take youth to summer camp.

Contact Person/phone: Bonnie McGee, Director, (972) 278-7433

Project Description: The Club is requesting funding for scholarships and transportation to and from a seven-day sports and leadership camp in Missouri. The camp is designed specifically for at risk youth. Over all 40 campers will go to the "general" camp and an additional 16 campers will attend a specialized leadership part of the camp called Higher Ground Leadership Camp. Other funding for this program is obtained through activity fees for camp that parents pay, donations and fund raisers. The total budget is $14,400.

Amount Requested: $3,400

Expected number to benefit from the program or project: 20 youth

Unit of Service: 1 youth receiving transportation and/or a scholarship to a leadership summer camp

Is this a new project? No

Is this project eligible ? Yes

Does this project duplicate any existing program? No

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended***
2012-2013	$2,750	
2011-2012	$3,400	$3,400
2010-2011	$4,500	$4,500
2009-2010	$4,500	$4,500
2008-2009	$5,000	$5,000
2007-2008	$5,000	$5,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Mount Hebron Christian Academy
901 Dairy Road
Garland, TX 75040

Project Title: Mount Hebron Before/After School Literacy Program

Contact Person/phone: Carolyn Primm, Director, (972) 272-8095

Project Description: Mount Hebron Community Development Coalition will provide scholarships to attend before and/or after school quality child care activities. The targeted population is the at-risk youth living in the 75040 zip code. As funding allows scholarships will also be provided for the summer day care program. The goal of the program is to provide quality education and affordable day care designed to maximize student potential and achievement.

Amount Requested: $50,000

Expected number to benefit from the project: 26 students before and/or after school, summer day care program

Unit of Service: 1 child

Is this a new project? No.

Is this project eligible? Yes

Does this project duplicate any existing program? The YMCA and Salvation Army Boys and Girls Club provide after school care.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$5,000	$ 515
2011-2012	$5,500	$5,493
2010-2011	$7,650	$6,946
2009-2010	$7,650	$7,650
2008-2009	$8,500	$8,500

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Mount Hebron Urban Community Housing
1233 Highway 66
Garland, TX 75040

Project Title: Mount Hebron Summer Arts & Athletic Camp

Contact Person/phone: Rev Aaron H. Gaddis, ThM-Exc, Director, (972) 276-7283 ext. 123

Project Description: Mount Hebron will provide scholarships for "tweens", youth between the ages of 11 and 16, to attend a day camp providing arts and athletic instructions and weekly outings. The camp is intended to be a safe haven for those too old to be comfortable in a traditional day care, yet still requiring planned activities to avoid "at risk" behaviors.

Amount Requested: $30,000

Expected number to benefit from the program: 50

Unit of Service: 1 youth attending the program

Is this a new project? No

Is this project eligible? Yes

Does this project duplicate any existing program? No.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended***
2012-2013	$2,250	

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2012 - 2013
Funding Request

Applicant: Code Compliance

Project Title: Lawn Care Assistance Program (Formerly Elderly Lawn Care)

Contact Person: Rio Orticio, Housing Standards Manager, (972) 485-6424

Project Description: This seasonal program seeks to provide service to seniors who own their home and are physically and/or financially unable to keep their yards in compliance with City code. A yard maintenance contractor is retained to provide mowing service every other week during the months of mid-April to mid-September. Recipients are required to meet age, home ownership and income criteria.

Amount Requested: $30,000

Expected number to benefit from the project: 120 people

Unit of Service: 1 household receiving lawn care service and/or code abatement

Is this a new project? No.

Is this project eligible? Yes

Does this project duplicate any existing project? No

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$20,500	
2011-2012	$22,505	$19,735
2010-2011	$27,000	$26,500
2009-2010	$27,000	$26,980
2008-2009	$27,000	$25,589

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 – 2014
Funding Request

Applicant: New Beginning Center
218 North Tenth Street
Garland, TX 75040

Project Title: Family Violence Treatment and Prevention

Contact person/phone: Lisa Rand, Director of Operations
(972) 276-0423

Project Description: New Beginning Center offers evaluation and assessment during the intake process and individual or group counseling by appointment, during office hours or scheduled evening hours at the outreach office. These same services are provided to clients that reside in the emergency shelter as well as clients that receive services in the victim outreach program.

Amount Requested: $52,080

Expected number to benefit from the program: 156 individuals

Units of Service: 1 person receiving any one or more of the following services: intake assessment/individual counseling/group counseling

Is this a new program? No

Is this project eligible? Yes

Does this program duplicate any existing project? Galaxy Counseling Center also works with victims of domestic violence.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$24,600	$21,070
2011-2012	$24,700	$24,700
2010-2011	$28134	$28,134
2009-2010	$26,981	$26,981
2008-2009	$30,000	$30,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013-2014
Funding Request

Applicant: Parks and Recreation Department
Gale Fields Recreation Center
1701 Dairy Road
Garland, TX 75040

Project Title: S.T.A.R.S. Summer Camp Program

Contact/Phone: Brian Gaddis, Recreation Center Coordinator, (972) 205-2792

Project Description: Parks and Recreation Department will sponsor and implement the Standing Tall and Reaching Success (S.T.A.R.S.) program for CDBG qualified participants ages 6-12 who would otherwise not have an opportunity to participate in the summer recreation program. The program is a full-day (8 am to 5 pm) day camp at Bradfield and Harris Hollabaugh Recreation Centers. The Summer Nutrition Program provides lunch. Activities include athletics, art, recreation and self-improvement activities.

Amount Requested: $80,000

Expected number to benefit from the project: 150 youth

Unit of Service: One youth attending a summer camp session

Is this a new project? No

Is this project eligible ? Yes

Does this project duplicate any existing program? Yes. The Salvation Army Boys and Girls Club and the YMCA provide child summer recreation activities.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$25,700	
2011-2012	$26,500	$26,500
2010-2011	$31,500	$31,500
2009-2010	$31,500	$31,500
2008-2009	$30,000	$30,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 – 2014
Funding Request

Applicant: Reinventing Human Capital, Inc.

Project Title: Family Crisis Intervention

Contact Person/Phone: Karen Singleton, Outreach Coordinator (214) 906-7424

Project Description: Funding is requested to provide scholarships for services including assessment, counseling and training for 6 weeks. Clients are youth 10 to 18 referred by the Garland Courts due to offenses such as truancy. Training includes: Anger Management, Conflict Resolution, Self-Talk Respect, Interpersonal Behaviors, Effective Communication, Cultural Sensitivity and Competence/Truancy Laws, Stress Management, Alcohol, Tobacco & Other Drugs, Time Management and Goal Setting Skills. Family members are required to participate in counseling sessions.

Amount Requested: $30,000

Expected number to benefit from the program: 200 individuals

Unit of Service: 1 person receiving assistance

Is this a new project? No.

Is this project eligible? Yes

Does this project duplicate any existing project? Counseling Institute of Texas and Galaxy also provide counseling services.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended***
2012-2013	$2,750	
2011-2012		
2010-2011	$9,000	$9,000**
2009-2010	$9,000	$9,000
2008-2009	$5,955	$5,955

*Based on information available 3/21/2013
**RHC was funded, but the project was "Employment Skills Training" not Family Crisis Intervention

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: The Salvation Army Boys and Girls Club
451 West Ave D
Garland, TX 75040

Project Title: After School Program (Power Hour)

Contact Person: Michael Pendleton, Executive Director, (972) 272-2678

Project Description: The Salvation Army Boys and Girls Club Program is a comprehensive educational enhancement initiative using effective techniques and strategies that direct young people at risk to a safe haven with positive alternatives and high-yield, constructive learning opportunities. The core program focuses on education and career development, character and leadership development health and life skills, the arts and sports, fitness and recreation. Assistance will allow the Salvation Army to provide scholarships to 6-12 year old youth for after school activities (36 weeks) and for summer day camp (10 weeks).

Amount Requested: $20,000

Expected Number to Benefit from this Project: 41 youth

Unit of Service: 1 youth attending an after school and/or summer camp session

Is this a new project? No.

Is this project eligible? Yes.

Does this project duplicate any existing project? Mount Hebron also offers a summer day camp and after school program.

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:

	Allocated	Expended*
2012-2013	$ 5,950	
2011-2012	$ 6,900	$ 6,900
2010-2011	$ 9,000	$ 9,000
2009-2010	$ 9,000	$ 9,000
2008-2009	$10,000	$ 9,900

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: The Salvation Army, A Georgia Corporation
451 West Ave D
Garland, TX 45040

Project Title: Rental and Mortgage Assistance

Contact Person/phone: Captain Lars Ljungholm, Corps Officer, (972) 272-4531

Project Description: The Salvation Army proposes to assist 160 people experiencing financial hardship with up to $500 for a one time emergency rental or mortgage assistance payment on their homes or apartments. Priority is given to low to moderate income persons at risk of becoming homeless due to a pending eviction.

Amount Requested: $50,000

Expected number to benefit from the project: 40 households

Unit of Service: 1 household

Is this a new project? No

Is this project eligible? Yes

Does this project duplicate any existing project? Mount Hebron Urban Community Housing, and the Urban League provide rent assistance also.

Consolidated Plan Objective: Provide Homelessness assistance to 450 people

Past Funding:	**Allocated**	**Expended***
2012-2013	$5,950	$1,700
2011-2012	$6,900	$6,900
2010-2011		
2009-2010		
2008-2009	$8,000	$ 8,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Senior Citizens of Greater Dallas
3910 Harry Hines Blvd
Dallas, TX 75219

Project Title: Garland Ombudsman Program

Contact Person/Phone: Suzana Sufstede, LMSW, Program Director (214) 823-5700

Project Description: Funding is requested for a part-time staff Ombudsman that will serve Medicaid residents of all nursing facilities in Garland. Activities will include direct advocacy and visitation to all residents in those facilities. The ombudsman will monitor care, investigate and work to resolve complaints. Additionally, he/she will provide training to facility staff and resident and family councils on residents' rights, abuse and neglect and reduction of the use of restraints. Finally, the ombudsman will encourage community involvement in the facilities by recruiting, placing and supporting volunteers and certified volunteer ombudsmen.

Amount Requested: $8,000

Expected number to benefit from the project: 350 individuals

Unit of Service: 1 person receiving assistance

Is this a new project? No

Is this project eligible? Yes

Does this project duplicate any existing project? No

Consolidated Plan Objective: Assist neighborhood residents with a broad spectrum of public service activities.

Past Funding:	**Allocated**	**Expended***
2012-2013	$7,325	$3,052
2011-2012	$7,400	$7,400
2010-2011	$9,000	$9,000
2009-2010	$9,000	$9,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Urban League of Greater Dallas and North Central Texas, Inc

Project Title: Community empowerment Services

Contact Person/phone: Rashida Madyun, Center Manager, (214) 413-1725

Project Description: The purpose of the project is to prevent homelessness. ULGDNCT will provide rent/utility assistance up to $850 and counseling services to 56 low to moderate income Garland households. Clients receiving financial assistance will receive money management training on how to save money and how to become credit worthy.

Amount Requested: $50,000

Expected number to benefit from the project: 14 households

Unit of Service: 1 household

Is this a new project? No

Is this project eligible? Yes

Does this project duplicate any existing project? Mount Hebron Urban Community Housing, and the Salvation Army also provide rent assistance.

Consolidated Plan Objective: Provide Homelessness assistance to 450 people.

Past Funding:	**Allocated**	**Expended***
2012-2013		
2011-2012	$13,800	$13,800
2010-2011		
2009-2010		
2008-2009		

*Based on information available 3/21/2013

CDBG Projects

Summary Sheets

Section 5

GARLAND
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Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: City of Garland Code Compliance
210 Carver Street, Suite 101
Garland, TX 75040

Project Title: Code Inspectors

Contact Person/Phone: Steve Killen, Director Code (972) 485-6408

Project Description: Funding is requested for salary and fringe benefits for the equivalent of three inspectors who will provide a minimum of 19,000 property inspections and nuisance abatements on a proactive and reactive basis in the CDBG eligible block groups of Garland. The inspectors will identify property conditions that do not comply with the City of Garland Code and follow through with the various tools for obtaining compliance.

Amount Requested: $182,000

Expected number to benefit from the program or project: This activity will be conducted on an area basis. All residents of the block groups involved will benefit by having a cleaner, better maintained and safer neighborhood. The number of residents in CDBG eligible neighborhoods total 72,330, the total number of inspections, re-inspections and citations is estimated at 19,000.

Unit of Service: 1 inspection, re-inspection or citation.

Is this a new program or project? No

Is this project eligible? Yes. CDBG funding may be used for Code Enforcement if: there is a definition of "deteriorating/deteriorated"; the project is conducted in a defined area that meets the conditions described in "deteriorating/deteriorated" and the code enforcement is part of a strategy together with other activities to arrest the decline in each area.

Does this program duplicate any existing program? No

Consolidated Plan Objective: Foster healthy, stable and physically attractive neighborhoods through Code Enforcement - 361,500 people

Past Funding	**Allocated**	**Expended***
2012-2013	$182,000	$ 39,345
2011-2012	$172,248	$172,248
2010-2011	$182,000	$181,999
2009-2010	$182,000	$178,979
2008-2009	$182,000	$182,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: City of Garland Infrastructure Department
1775 Gasoline Alley
Garland, TX 75040

Project Name: Infrastructure Candidate CDBG Projects

Contact Person/Phone: Steve Oliver, P.E., Director of Street Department,
(972) 205-3558

Project Description: This project enhances neighborhoods by reconstructing or rehabilitating broken pavement sections, providing a smooth driving surface, and improving the appearance of the right-of-way and pavement.

Amount Requested $3,214,000

Is this Project Eligible? Yes

Expected Number to Benefit from this Project: The number of beneficiaries is dependent on the number of residents in the block groups where the infrastructure is repaired.

Unit of Service:

Street	From	To	Length in ft.	Cost
Linda*	Dairy	Concrete	1,285	338,000
Alamo	Sylvan	Northwood	741	195,000
Sussex/Avon	Ridgecrest	Stratford	1,012	266,000
Lakeside	Garland	Garwood	1,050	276,000
Rolando	Miller	Delano	445	117,000
Parkway	Edgefield	Cedar	1,265	300,000
Shady	Tanglewood	Resistol	960	253,000
Larry	Parkmont	Kynn	721	190,000
Lakeside	Brookside	Garland	2,092	538,000
Elmhurst*	Sharon	Saturn	1,305	344,000
Tennyson Circle	Miller	End	471	124,000
Wanda	Caruth	First	1,0378	273,000

**Not Eligible*

Is this a new project? No.

Does this project duplicate any existing project? No.

Consolidated Plan Objective: Foster healthy, stable and physically attractive neighborhoods through infrastructure improvements - 50,000 people.

Past Funding	Allocated	Expended*
2012-2013	$ 612,000	$ 439,614
2011-2012	$ 821,000	$ 769,455
2010-2011	$1,100,000	$1,099,939
2009-2010	$ 918,000	$ 836,759
2008-2009	$1,016,000	$ 892,941

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Housing and Community Services
800 Main Street
Garland, TX 75040

Project Title: Minor Home Repair

Contact Person/Phone: Mona Woodard, Grants Manager, (972) 205-2141

Project Description: Through this program, health and safety hazards are corrected for low to moderate income elderly or disabled homeowners. The grant may involve repair or replacement of such basic equipment as HVAC system, water heaters, entry doors, roofing, and plumbing or gas lines. The grant will not exceed $5,000 with the average grant equaling $4,720. The balance of the grant will be used for an intake clerk and ½ of the construction inspector.

Amount Requested: $150,000

Expected number to benefit from the program: 15 households

Unit of Service: 1 Household

Is this a new program or project? No

Is this program eligible for CDBG funding? Yes

Does this program or project duplicate any existing program? No.

Consolidated Plan Objective: Assist low to moderate income homeowners to maintain safe and affordable housing by providing 65 minor home repair grants.

Past Funding:	**Allocated**	**Expended***
2012-2013	$175,000	$ 38,052
2011-2012	$145,925	$ 93,956
2010-2011	$ 50,000	$ 48,561
2009-2010	$ 50,000	$ 49,456
2008-2009	$ 50,000	$ 50,000

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2012 - 2013
Funding Request

Applicant: Housing and Community Services
800 Main Street
Garland, TX 75040

Project Title: Single Family Rehabilitation Program

Contact Person/Phone: Mona Woodard, Grants Manager, (972) 205-2141

Project Description:
Through the Single Family Rehabilitation Program, qualifying low/moderate income homeowners are provided a loan of up to $25,000 to bring their substandard dwelling into compliance with Garland Minimum Housing Code and HUD's Housing Quality Standards. The electrical, plumbing, mechanical systems and structural elements are reviewed and needed repairs completed. If the home was built prior to 1978, it is also assessed for lead based paint hazards and appropriate action is taken to abate any hazards encountered. Energy efficient improvements will be made as funding allows paralleling the "Garland goes Green" concept. Through this project flexible refinancing may be provided on an as needed basis. In addition to rehabilitation costs, this request includes funding for a Loan Officer and other project delivery costs. Revenue from loan repayments is re-invested in the project

Amount Requested: $145,934

Expected number to benefit from the program: 4 Households

Unit of Service: 1 Housing Unit

Is this a new program or project? No

Is this program eligible for CDBG funding? Yes

Does this program or project duplicate any existing program? No.

Consolidated Plan Objective: Assist low and moderate income homeowners to maintain safe and affordable housing through rehabilitation of 60 housing units.

Past Funding:

	Allocated	Expended*
2012-2013	$153,615	$ 55,258
2011-2012	$232,882	$ 79,869
2010-2011	$234,934	$127,843
2009-2010	$281,706	$159,316
2008-2009	$329,510	$329,510

*Based on information available 3/21/2013

Community Development Block Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Housing and Community Services
800 Main Street
Garland, TX 75040

Project Title: CDBG Great Homes

Contact Person/Phone: Mona Woodard, Grants Manager, (972) 205-2141

Project Description: Activities for this project include the acquisition of vacant, deteriorated single family dwellings, rehabilitation to minimum City of Garland Housing Standards and sale to a low to moderate income household. Rehabilitation will include an emphasis on energy efficiency by providing energy-star appliances, adequate insulation and by using energy saving building materials. The project will be set up as a revolving loan fund with proceeds from the sale of properties to be returned to the project for funding additional projects.

Amount Requested: $560,700

Expected number to benefit from the program: 4 households

Unit of Service: 1 Housing Unit

Is this a new program or project? Yes, but it is patterned after activities completed under the Neighborhood Stabilization Grant.

Is this program eligible for CDBG funding? Yes

Does this program or project duplicate any existing program? No.

Consolidated Plan Objective: Expand the supply of affordable, owner occupied housing.

Past Funding:	**Allocated**	**Expended***
Not previously funded		

*Based on information available 3/21/2013

HOME

Summary Sheets

Section 6

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HOME Investment Partnership Program
Fiscal Year 2013 - 2014
Funding Request

APPLICANT: Habitat for Humanity of Greater Garland
1110 Main Street
Garland, TX 75040

Project Name: Habitat Build (CHDO Set-aside)

Contact Person/Phone: Beth Leos, Director of Development (214) 200-5952

Project Description: CHDO eligible activities include any type of project in which the CHDO acts as the owner, developer or sponsor of the project. CHDOs may do new construction of rental or owner occupied housing, acquisition, or owner occupied or rental housing rehabilitation or downpayment assistance. Housing and Community Services has elected to restrict CHDO activities to infill housing development. The minimum square footage of these homes is 1,100 square feet. The homes will have 3 bedrooms and 2 bathrooms. All appliances will be provided and will have the energy star rating. HOME regulations require that a minimum of 15% of the entitlement grant be set aside for Community Housing Development Organizations (CHDOs). CHDOs are not for profit organizations engaged in housing activities. Habitat for Humanity of Greater Garland is the City's only CHDO

Amount Requested: $69,190

Is this project eligible? Yes

Expected number to benefit from this project: 3 households

Units of Service: 1 Housing Unit

Is this a new service? No

Does this project duplicate an existing service? Housing and Community Services also uses HOME funds for new construction of owner occupied housing.

Consolidated Plan Objective: Increase the supply of affordable owner occupied housing through new construction of 35 homes.

Past Funding :	**Allocated**	**Expended***
2012-2013	$ 69,190	$ 0
2011-2012	$108,533	$ 0
2010-2011	$122,657	$ 6,783
2009-2010	$123,606	$123,606
2008-2009	$111,283	$111,283

*Based on information available 3/21/2013

HOME Investment Partnership Program
Fiscal Year 2013 - 2014
Funding Request

APPLICANT: Housing and Community Services
800 Main Street
Garland, TX 75040

Project Name: First Time Homebuyer's Assistance Program (DPA)

Contact Person/Phone: Mona Woodard, Grants Manager, (972) 205-2141

Project Description: Homebuyers currently living in Garland or those planning to relocate to Garland will be assisted with between $1,000 and $10,000 in down payment, closing cost and/or principal buy-down assistance. Some participants may be recruited through the Section 8 Self-sufficiency program.

Amount Requested: $100,000

Is this project eligible? Yes

Expected number to benefit from this project: 10 households

Units of Service: 1 deferred loan to one household.

Is this a new service? No

Does this project duplicate an existing service? No.

Consolidated Plan Objective: Increase the supply of affordable owner occupied housing through assistance to new homebuyers (75).

Past Funding:	**Allocated**	**Expended***
2012-2013	$200,000	$ 0
2011-2012	$200,000	$155,000
2010-2011	$190,000	$190,000
2009-2010	$150,000	$150,000
2008-2009	$150,000	$150,000

*Based on information available 3/21/2013

HOME Investment Partnership Program
Fiscal Year 2013 - 2014
Funding Request

APPLICANT: Housing and Community Services
800 Main Street
Garland, TX 75040

Project Name: HOME Infill Program (Affordable Housing)

Contact Person/Phone: Mona Woodard, Grants Manager, (972) 205-2141

Project Description: The Housing and Community Services Department is requesting funding for the construction of 3 new single family homes on vacant lots. Homes are a minimum of 1,100 square feet with 3 bedrooms and two bathrooms. All appliances have the energy star rating. Construction is carried out primarily through for-profit developers; HOME funding provides interim financing for the project. Homes are sold to low to moderate income households. After the homes are sold and the mortgages are repaid, program income is earned that is re-invested in the program.

Amount Requested: $247,472

Is this project eligible? Yes

Expected number to benefit from this project: 3 housing Units

Units of Service: 1 Housing unit constructed and sold

Is this a new service? No

Does this project duplicate an existing service? No

Consolidated Plan Objective: Increase the supply of affordable owner occupied housing through the new construction of 35 homes.

Past Funding:	**Allocated***	**Expended****
2012-2013	$145,949	$145,949
2011-2012	$342,655	$342,665
2010-2011	$398,283	$398,283
2009-2010	$406,413	$467,859
2008-2009	$203,206	$203,206
2007-2008	$123,251	$123,251

*Allocated funding does not include program income received. Expended funding does include program income
**Based on information available 3/22/2013

HOME Investment Partnership Program
Fiscal Year 2013 - 2014
Funding Request

APPLICANT: New Beginning Center

Project Name: Suburban Homeless Outreach – Tenant Based Rental Assistance (TBRA)

Contact Person/Phone: Lisa Rand, Director of Operations (972) 276-0423

Project Description: Tenant Based Rental Assistance will provide rental assistance in an amount equal to the difference between 30% of a client's income and the fair market rent for a period not to exceed 24 months. As a condition of receiving rental assistance, New Beginning Center will provide case management to assist the client to achieve self-sufficiency at the end of the assistance period.

Amount Requested: $50,000

Is this project eligible? Yes

Expected number to benefit from this project: 4 Households (10 people)

Units of Service: 1 Household

Is this a new service? No

Does this project duplicate an existing service? No

Consolidated Plan Objective:

Past Funding:	**Allocated**	**Expended***
2012-2013		
2011-2012		
2010-2011	$ 25,000	$ 22,482
2009-2010		
2008-2009		

*Based on information available 3/21/2013

Emergency Solutions Grant

Summary Sheets

Section 7

GARLAND
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Emergency Solutions Grant
Fiscal Year 2013 – 2014
Funding Request

Applicant: New Beginning Center, Inc.
214 North Tenth Street
Garland, TX 75040

Project Name: Emergency Shelter

Contact Person/Phone: Lisa Rand, Director of Operations, (972) 276-0423

Project Description: New Beginning Center is requesting $60,000 for Shelter Services, a category that includes essential services and general operating costs. According to Emergency Solutions Grant regulations, funds may be used to support activities that are related to providing for the immediate needs of the homeless and enabling them to become more independent and/or to assist in securing permanent housing. Essential Services funding will be used to fund a Victim Advocate who will work directly with the clients to provide referrals to obtain medical and psychological services, crisis intervention, assistance in obtaining Protective Orders, life skills training, including job readiness, budgeting and parenting, legal advocacy, daycare enrollment and referrals and connections to mainstream resources as well as other community resources. Shelter operations funding will be used to defray the costs for the on-going upkeep and maintenance of the shelter.

Amount Requested: $60,000

Expected number to benefit form this project: 240 People

Unit of Service: 1 person

Is this a new service? No. New Beginning has provided this service for many years. The service is an expansion of an existing service due to the expansion of the shelter.

Is this project eligible: Yes

Does this duplicate an existing service? No. New Beginning Center is the only shelter in Garland

Consolidated Plan Objective: Enhance the living environment of those living in homeless shelters.

Past Funding	**Allocated**	**Expended***
2012-2013	$60,000	

*Based on information available 3/21/2013

Emergency Solutions Grant
Fiscal Year 2013 – 2014
Funding Request

Applicant: New Beginning Center, Inc.
214 North Tenth Street
Garland, TX 75040

Project Name: New Beginning Rapid Re-housing

Contact Person/Phone: Lisa Rand, Director of Operations, (972) 276-0423

Project Description: New Beginning Center's Rapid Re-housing program consists of providing rent and utility deposits, application fees and rent and utility assistance for up to 24 months for 5 households. In addition to the financial assistance, New Beginning will provide case management for the families that will prepare them to live independently upon completion of the program. Clients eligible for Rapid Re-housing are those who are literally homeless, living on the street, in a shelter, in a place not intended for human habitation

Amount Requested: $$78,200

Expected number to benefit form this project: 5 Households

Unit of Service: 1 Household

Is this a new service? No. New Beginning has provided a similar services under the HOME TBRA program, MDHA Transitional Housing program and 2011 ESG Grant.

Is this project eligible: Yes.

Does this duplicate an existing service? Yes. The Urban League of Greater Dallas and North Central Texas and Mount Hebron both have Rapid Re-housing programs.

Consolidated Plan Objective: Provide a broad spectrum of innovative, progressive housing programs to those who are homeless or at risk of homelessness.

Past Funding	Allocated	Expended*
2012-2013		
2011-2012	$42,322	

*Based on information available 3/21/2013

Emergency Solutions Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Mount Hebron Urban Community Housing
1233 State Highway 66
Garland, TX 75040

Project Name: M.U.C.H. Homeless Prevention Program

Contact Person/Phone: Aaron Gaddis, Executive Director, (972) 276-5218

Project Description: Mount Hebron Urban Community Housing proposes to provide rental and/or utility assistance for 36 households consisting approximately 108 people that are tenuously housed and at risk of homelessness due to a catastrophic event affecting the household. Assistance will be provided for the period of time necessary to re-stabilize the household, but not more than 24 months. Case management that will assist the family in evaluating and overcoming the barriers to stable, self-sufficient housing is also provided and will ensure that the households remain stably housed after assistance is terminated. Emergency Solutions Grant funding requires a dollar for dollar match that will increase the effectiveness of the assistance.

Amount Requested: $50,000

Expected number to benefit form this project: 36 Households

Unit of Service: 1 Household

Is this a new service? No. M.U.C.H. is currently providing this service.

Is this project eligible: Yes.

Does this duplicate an existing service? The Salvation Army and Urban League also provide homeless prevention activities.

Consolidated Plan Objective: Provide a broad spectrum of innovative, progressive housing programs to those who are homeless or at risk of homelessness.

Past Funding:	**Allocated**	**Expended**
2012-2013	$24,502	$ 5,806

*Based on information available 3/21/2013

Emergency Solutions Grant
Fiscal Year 2013 - 2014
Funding Request

Applicant: Mount Hebron Urban Community Housing
1233 State Highway 66
Garland, TX 75040

Project Name: M.U.C.H. Rapid Re-housing Program

Contact Person/Phone: Aaron Gaddis, Executive Director, (972) 276-5218

Project Description: Mount Hebron Urban Community Housing proposes to provide rapid re-housing services to 22 households that are literally homeless (i.e. living on the street, in a shelter, or in a place not intended for human habitation). Services will include payment of rent and utility deposits, application fees and rent and utility payments for the time necessary for the household to become stable, but not for not more than 24 months. M.U.C,H. will provide case management to work with the household to assess the reasons or barriers to being stably housed and establish a plan to overcome those barriers. Emergency Solutions Grant funding requires a dollar for dollar match that will increase the effectiveness of the assistance.

Amount Requested: $37,036

Expected number to benefit form this project: 22 Households

Unit of Service: 1 Household

Is this a new service? Yes.

Is this project eligible: Yes.

Does this duplicate an existing service? The Urban League of Greater Dallas and North Central Texas and New Beginning also provide rapid re-housing activities. New Beginning's program serves victims of domestic violence

Consolidated Plan Objective: Provide a broad spectrum of innovative, progressive housing programs to those who are homeless or at risk of homelessness.

Past Funding:	**Allocated**	**Expended**
Not previously funded		

*Based on information available 3/21/2013

Citizen Comments

Section 8

GARLAND
TEXAS MADE HERE

Neighborhood Public Meeting
Main Street Municipal Building
800 Main Street
Garland, TX 75040

January 22, 2013

Five residents and three Development Services staff were present at the scheduled Neighborhood Public Meeting held at 7:30 pm on January 22, 2013. The meeting began with an oral presentation of the history of CDBG, HOME and ESG funding. The objectives of the grants and eligible uses of the funding were discussed. A brief summary of the anticipated activities eligible under the new Emergency Solutions Grant was also presented. Because congress has not passed a budget, the actual anticipated funding for the grants could not be shared with residents. The need to present the value of the programs to State, local and federal representatives was underlined. The funding process was presented along with the tentative calendar for the completion of the various steps in the process. The importance of citizens having a voice in how funding is allocated was emphasized. Information on who to contact with input was given. A discussion was held to determine needs for community development, housing and special needs populations as identified by the citizens. Three amendments to the priorities in the 2010 Consolidated Plan were also presented for citizen evaluation.

Time was allotted for citizens to express their opinions on the use of funding, the proposed amendments to the priorities or to ask questions regarding the information presented.

One attendee stated that services for victims of domestic violence were very valuable and should be preserved in any future allocation of grant funds. The impact on the lives of those touched is immeasurable.

Another attendee stated that more funding for streets should be made available and that repairs should be actual rehabilitation of the street, not just asphalt patches. The patches are not durable and it a short time the streets are worse than they were before the patch. He was re-assured that streets re-paired with CDBG funding were not patched, but rather re-surfaced.

After school programs for school aged children were cited as being very important.

Also, mentioned as very important projects for the community were educational opportunities for people over 21 years of age. Even though Richland College campus in downtown Garland offers many career classes, most are for those up to age 21.

Lastly, it was noted that although the City offers ESL classes, most of those classes are basic English classes. It would be worth investigating offering more advanced classes for those interested in continuing their education past the conversational level.

All residents present supported the three proposed additions to the 2010 Consolidated Plan.

With no further discussion, the meeting was adjourned.

Neighborhood Public Meeting
Richland College
675 West Walnut
Garland, TX 75040

January 23, 2013

Six residents and three Development Services staff were present at the scheduled Neighborhood Public Meeting held at 1:30 pm on January 23, 2013. The meeting began with an oral presentation of the history of CDBG and HOME funding. The objectives of the grants and eligible uses of the funding were discussed. A brief summary of the anticipated activities eligible under the new Emergency Solutions Grant was also presented. Because congress has not passed a budget, the actual anticipated funding for the grants could not be shared with residents. The need to present the value of the programs to State, local and federal representatives was underlined. The funding process was presented along with the tentative calendar for the completion of the various steps in the process. The importance of citizens having a voice in how funding is allocated was emphasized. Information on who to contact with input was given. A discussion was held to determine needs for community development, housing and special needs populations as identified by the citizens. Three amendments to the priorities in the 2010 Consolidated Plan were also presented for citizen evaluation.

Time was allotted for citizens to express their opinions on the use of funding or to ask questions regarding the information presented.

One attendee stated that the amendments were a good idea and the City should move forward with the projects. She stated that Garland needs to "look good" and the amendments would enhance the appearance of the City and make it more attractive to new residents.

One attendee stated that services for victims of domestic violence were very valuable and should be preserved in any future allocation of grant funds. The impact on the lives of those touched is immeasurable.

Another attendee stated that providing homeless prevention funds is very important. Case management provided as part of the program helped resolve "issues" that had put the family at risk of homelessness and also helped the children establish patterns early that would prevent them from committing the same problems that had caused their parents difficulties. The rewards from the investment would be realized in the present and future generations.

Finally, an attendee spoke of the importance of supporting the Fair Housing office in Garland. It is one of only five such offices in the State of Texas. Many residents have been served through this office that protects the rights of residents to have equal opportunity to choose where they live.

With no further discussion, the meeting was adjourned.

Neighborhood Public Meeting
Greater Davis Chapel
716 Chandler Dr.
Garland, TX 75040

January 31, 2013

Two residents and three Development Services staff were present at the scheduled Neighborhood Public Meeting held at 7:30 pm on January 31, 2013. The meeting began with an oral presentation of the history of CDBG and HOME funding. The objectives of the grants and eligible uses of the funding were discussed. A brief summary of the anticipated activities eligible under the new Emergency Solutions Grant was also presented. Because congress has not passed a budget, the actual anticipated funding for the grants could not be shared with residents. The need to present the value of the programs to State, local and federal representatives was underlined. The funding process was presented along with the tentative calendar for the completion of the various steps in the process. The importance of citizens having a voice in how funding is allocated was emphasized. Information on who to contact with input was given. A discussion was held to determine needs for community development, housing and special needs populations as identified by the citizens. Three amendments to the priorities in the 2010 Consolidated Plan were also presented for citizen evaluation.

Time was allotted for citizens to express their opinions on the use of funding or to ask questions regarding the information presented.

One attendee stated that the amendments were a good idea and the City should continue with the "Acquisition/Rehab/Resale" program was begun with Neighborhood Stabilization funding.

Another resident stated that Health Care services should be available to all residents, regardless of income. She also stated that training for skills and services should be provided to enhance the economic development of all city residents.

With no further discussion, the meeting was adjourned.

HOUSING	High	Medium	Low	No Opinion
New Construction Owner Housing	7	11	13	1
Rent Assistance	10	9	10	4
Homebyer Assistance	10	11	10	2
Homeowner rehab/repair	14	13	5	2
Veterans Housing Services	14	14	6	2
Fair Housing/Tenants Right	15	5	8	5
Operating Cost for Shelters	9	11	9	3
Housing Homeless (Rapid Re-housing	9	9	9	4
Other				

NEIGHBORHOOD REVITALIZATION	High	Medium	Low	No Opinion
Code Enforcement	12	11	8	2
Neighborhood Beautification	10	18	5	1
Slum and Blight Removal	17	11	1	3
Other - see comment page				

INFRASTRUCTURE IMPROVEMENTS	High	Medium	Low	No Opinion
Flood Drainage Improvement	10	15	5	2
Curb and Guter Improvements	8	13	7	2
Water/Sewer Improvements	10	15	3	2
Sidewalk Improvements	18	8	5	2
Street Improvements	16	13	2	2
Other - see comment page				

PUBLIC SERVICE	High	Medium	Low	No Opinion
Abused/Neglected Children	20	10	0	3
Child Care	10	15	5	2
Summer Youth Program	14	15	4	2
Youth Programs	14	14	5	2
Domestic Violence Prev Svc	17	9	4	3
Health Services	19	12	1	2
Legal Services	6	14	7	4
Mental Health Svcs	23	7	4	2
Substance Abue Intervention	10	15	5	3
Homeless Prevention (subsistence payments)	10	11	9	3
Services for Seniors	15	18	2	3
Services for Special Needs Population	21	10	3	2
Other - see comment page				

ECONOMIC DEVELOPMENT	High	Medium	Low	No Opinion
Job Skills Training	20	11	1	1
Employment Enhancement	19	12	4	2
Small Business Loans	15	6	9	3
Small Business Counseling	12	11	7	3
Revitalizing Commercial Ctrs	9	14	7	2
Historic Preservation	5	10	12	4

PRIORITY RANKING

AND

CITIZEN COMMENT FORM

43 Questionnaires were received
20 Survey Monkey
23 Paper

Priority Ranking and Citizen Comment Form
Additional Comments

Neighborhood Revitalization

Support Neighborhood Watch programs

Other Infrastructure Improvements

a) Improvements to Duck Creek Ponds
b) Put reflective paint or lights on curbs for night time visibility
c) Utility work & trimming in zip code area 79042

Other Public Services

Youth Services are important because they reduce delinquency
Mentoring programs are recommended; Summer youth Employment is needed; We should hold Community listening sessions; We should have Suicide Prevention workshops

The Achievement Center of Texas received 15 High designations as a project that should be funded

Police Boxing/Karate Program received 12 High designations and 2 medium designations.

Other Communications on Funding Priorities

Two written communications were received.

1) Funding should include

a) Neighborhood Watch programs
b) Caring for your Property classes should be provided
c) Providing Homeless with storage for personal property, bus passes and an address to receive mail should be funded
d) fund Pet education and 3 Sniffer dogs and 3 officers for the dogs
e) fund street improvement and up-keep

2) The second communication supported the proposed amendments to the priorities in the 2010 Consolidated Plan.

a) support for the acquisition, rehab, resale project was provided. He stated that he was in favor of the program which will help remediate some of the unattractive properties which otherwise would just deteriorate and negatively impact homes and neighborhoods around them.
b) Support for providing loans to qualified small businesses and provide mentoring/consulting to help them be successful. He stated opening this type of proactive dialogue can also form partnership relationships to the mutual benefit of all parties.

Worksheets

Section 9

GARLAND
TEXAS MADE HERE

CDBG Public Services

PUBLIC SERVICES	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14 Requested	Reccommended
Achievement Center of Texas	$40,500	$45,000	$50,000	$39,600	$ 39,425	$60,000	
The Addicare Group of TX		$10,800	$10,800	$4,800	$ 4,650		
Axe Memorial United Methodist Church				$1,700	$ 1,600	$8,000	
Community of Vietnamese Nationals	$15,000	$9,000	$9,000	$5,500	$ 4,750		
Counseling Institute of Texas	$15,000	$13,500	$13,500	$9,600	$ 9,125	$25,000	
Dental Health Program	$40,000	$45,000	$47,500	$38,400	$ 37,375	$40,000	
Earth Rythms and Healing Circle Ctr						$17,110	
Hope Clinic	$7,000	$18,000	$29,000	$24,700	$ 24,250	$32,000	
Galaxy Counseling Center	$21,500	$19,800	$19,800	$14,600	$ 14,438	$24,000	
Garland Family YMCA	$10,000	$12,600	$12,600	$8,200	$ 7,475	$8,500	
Garland Police - Youth Boxing Program	$25,000	$25,740	$32,000	$25,200	$ 23,613	$27,000	
Girl's Escape Club	$5,000	$4,500	$4,500	$3,400	$ 2,750	$3,400	
Mount Hebron Literacy Enhancement	$8,500	$7,650	$7,650	$5,500	$ 5,000	$50,000	
Mount Hebron Summer Arts Program					$ 2,250	$50,000	
Lawn Care Program (Code Compliance)	$27,000	$27,000	$27,000	$22,505	$ 20,500	$30,000	
New Beginning Center	$30,000	$27,000	$28,134	$24,700	$ 24,600	$52,080	
Parks S.T.A.R.S. Summer Program	$30,000	$31,500	$31,500	$26,500	$ 25,750	$80,000	
Reinventing Human Capital	$5,955	$4,915	$4,000		$ 2,750	$30,000	
Salvation Army - After School Program	$10,000	$9,000	$9,000	$6,900	$ 5,950	$20,000	
Salvation Army - Rent\ Mortgage Asst	$8,000			$6,900	$ 5,950	$50,000	
Senior Citizens (Garland Ombudsman)		$9,000	$9,000	$7,400	$ 7,325	$8,000	
Urban League -Homeless Prevention				$13,800		$50,000	
Total	$316,955	$320,005	$344,984	**$289,905**	**$269,526**	**$665,090**	**$0**
Available Funds	$316,955	$320,005	$344,984	**$289,905**	**$ 269,526**	**$256,050**	
Difference to be reconcilled						-$409,040	$0

CDBG PROJECTS

PROJECTS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14 Requested	Recommended
Code Enforcement	$182,000	$182,000	$182,000	$172,248	$182,000	$182,000	
Infrastructure Improvements	$1,016,000	$918,000	$1,100,000	$821,000	$612,000	$3,214,000	
Minor Home Repair	$50,000	$50,000	$50,000	145,925*	$175,000	$150,000	
Neighborhood Enhancement	$90,000	$99,070	$50,000	$45,925	$50,000		
People Helping People	$50,000	$25,000					
Great Homes Project						$560,700	
Single Family Housing Rehabilitation	$329,510	$281,706	$234,934	$163,632	$153,615	$145,934	
Total	$1,766,579	$1,717,510	$1,716,934	$1,348,730	$1,172,615	**$4,252,634**	
Available Funds	$1,766,579	$1,717,510	$1,716,934	$1,348,730	$172,615	**$1,620,230**	**$1,620,230**

*Includes reprogrammed funds

INFRASTRUCTURE PROJECTS - REQUESTED	
Linda, Dairy to Concrete*	$338,000
Alamo, Sylvan to Northwood	$195,000
Sussex/Avon, Ridgecrest to Stratford	$266,000
Lakeside, Garland to Garwood	$276,000
Rolando, Miller to Delano	$117,000
Parkway, Edgefield to Cedar	$300,000
Shady, Tanglewood to Resistol	$253,000
Larry, Parkmont to Kynn	$190,000
Lakeside, Brookside to Garland	$538,000
Elmhurst, Sharon to Saturn*	$344,000
Tennyson Circle, Miller to End	$124,000
Wanda, Caruth to First	$273,000
Total	**$3,214,000**

ADMININSTRATION	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14 Requested	Recommended
Grant Administration	$321,235	$289,649	$322,978	$288,705	$359,368	$341,399	
Fair Housing		$20,000	$20,000	$18,300		$45,300	
Neighborhood Planners	$117,000	$117,000	$117,000	$54,341		$54,341	
Indirect Costs				$25,194		$0	
Total						$441,040	$0
Available Funds	$438,235	$426,649	$459,978	$386,540	**$359,368**	$341,399	**$341,399**

HOME FUNDING

Administration	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14 Request	Recommended
Administration	$74,189	$82,400	$81,771	$51,385	$46,127	$43,820	
Total Funding Requested							
Total Funding Available	**$74,189**	**$82,404**	**$81,771**	**$72**	**$46,127**	**$43,820**	
CHDO	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14 Request**	**Recommended**
CHDO Operating							
Habitat for Humanity– CHDO Infill Housing	$111,283	$111,283	$122,657	$108,533	$69,190	$65,730	
Total Funding Requested					**$69,190**	**$65,730**	
Total Funding Available	**$111,283**	**$113,606**	**$122,657**	**$108,533**	**$69,190**	**$65,730**	

HOME "Projects"	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14 Request	Recommended
GHFC - Infill Housing	$203,207						
New Begining Ctr-TBRA			$25,000			$50,000	
Housing & Community Services - Infill Housing	$203,206	$406,413	$398,283	$342,665	$145,949	$272,472	
Housing and Community Servicse - Downpayment Assistance	$150,000	$150,000	$190,000	$200,000	$200,000	$100,000	
Total Funding Requested						**$422,472**	**$0**
Total Funding Available	**$556,413**	**$628,031**	**$613,283**	**$542,655**	**$345,949**	**$341,399**	

EMERGENCY SOLUTIONS GRANT

Administration	2011/12	2012/13	2013/14 Requested	Recommended
Housing & Comm. Serv	$6,145	$12,253		
Total Funding Requested				$0
Total Funding Available	**$6,145**	**$12,253**	**$11,399**	

Shelter Operations & Essential Services	2011/12	2012/13	2013/14 Requested	Recommended
New Beginning Center		$60,000	$60,000	
Total Funding Requested			**$60,000**	**$0**
Total Funding Available		**$60,000**	**$60,000**	

Prevention	2011/12	2012/13	2013/14 Requested	Recommended
Mount Hebron Urban Community Housing		$24,502	$37,036	
Total Funding Requested			**$37,036**	**$0**
Total Funding Available		**$24,502**	**$20,517**	

Rapid Re-Housing	2011/12	2012/13	2013/14 Requested	Recommended
New Beginning Center	$42,322		78,200	
Urban League of Greater Dallas and NC Tx		$57,170		
Mount Hebron Urban Community Housing			50,000	
Total Funding Requested			128,200	0
Total Funding Available	**$42,322**	**$57,170**	**54,312**	

Data Collection	2011/12	2012/13	2013/14 Requested	Recommended
Metro Dallas Homeless Alliance	$2,973	$9,443		
Total Funding Requested				$0
Total Funding Available	**$2,973**	**$9,443**	**$8,971**	**$8,971**

Meeting: Work Session
Date: April 1, 2013

Policy Report

STORM WATER SPILL PREVENTION PLAN (SWPPP) FOR THE OLINGER TO GREENVILLE TRANSMISSION LINE UPGRADE

ISSUE

A change order to PO 20506 in the amount of $687,946.25 needed for the Storm Water Spill Prevention Plan (SWPPP) implementation required for the Olinger to Greenville Transmission Line Upgrade. The change order is for expenses associated with Entrances, Culverts, Mattings, and Silt Logs along the Olinger to Greenville Transmission Line needed to provide permanent vehicle access to the line.

OPTIONS

(1) Authorize the City Manager, or his representative to execute the change order needed for the implementation Storm Water Prevention Plan for the Olinger to Greenville Transmission Line Upgrade.

(2) Do not authorize

RECOMMENDATION

Staff recommends that Council consider approval of option number one with authorization for the City Manager, or his representative to execute the requested change order.

COUNCIL GOAL

The proposed resolution provides for a consistent delivery of reliable City services

BACKGROUND

The Contractor bid this item on an ‘as needed’ basis to comply with the best management practices recommended in the Storm Water Spill Prevention Plan (SWPPP) document including but not limited to silt fences, matting, temporary bridges and rock entrances. As such, this item was not included in the original Purchase Order.

CONSIDERATION

The additional cost benefit provides permanent vehicle access in the 21.3 miles right-of-way for line maintenance and power restoration.

ATTACHMENT(S)

Submitted By:	Approved By:
Jeff Janke GP&L Managing Director	William E. Dollar City Manager
Date: March 28, 2013	Date: March 28, 2013

City Council Item Summary Sheet

☒ **Work Session**

☐ **Agenda Item**

Date: **April 1, 2013**

APEX Tool Group Tax Abatement

Summary of Request/Problem

The APEX Tool Group is planning to invest $8 million in its existing facility. This project is estimated to add $5 million to the business personal property value and $3 million for property improvement.

As part of the Garland Economic Development Partnership (GEDP) retention and expansion program of encouraging quality development in the City of Garland, the GEDP Steering Committee recommends that Council provide: 1) general support for the project and 2) support of a 100% City tax abatement on business personal property value on this new investment for 10 years totaling $352,300.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:	**Approved By:**
Martin E. Glenn **Deputy City Manager**	**William E. Dollar** **City Manager**

GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

CITY OF GARLAND • GARLAND CHAMBER OF COMMERCE • G.I.S.D.

GARLAND ECONOMIC DEVELOPMENT STEERING COMMITTEE

Project Recommendation to the Garland City Council

January 31. 2013

APEX Tool Group Expansion

The APEX Tool Group, headquartered in Maryland was formed in July 2010 as a joint venture combining two premier tool manufacturers: Danaher Tool Group and Cooper Tools. Together, the two businesses will offer industrial, commercial, and do-it-yourself customers an unparalleled selection of over 30 leading brands; including Crescent, GearWrench, Armstrong, and Weller.

The APEX Tool Group plant in Garland has a long history, starting in 1992 as Kingsley Tools and becoming Danaher Tools in 1997. The APEX Tool Group is planning to invest $8 million in its existing facility. This project is estimated to add $5 million to the business personal property value and $3 million for property improvement. We believe this project will bring more great opportunities to Garland plant.

As part of GEDP's retention and expansion program of encouraging quality development in the City of Garland, the GEDP's EDSC recommends to the Garland City Council the following supports:

- General support for the project
- Support of a 100% City Tax Abatement on Business Personal Property Value on this new investment for 10 years - total of $352,300.

***Committee Member Attendees**: Mayor Ronald Jones, City Council Tim Campbell, City Council BJ Williams, City Manager Bill Dollar, GISD President Linda Griffin, GISD Assistant Secretary Rick Lambert, Chamber Chair Elect Phil Elmore, Chamber Board Chad Brumit, Chamber CEO Paul Mayer*
**** Approved unanimously***

ECONOMIC IMPACT ANALYSIS

APEX Tool Group current

ECONOMIC IMPACTS:	Full-time jobs	Annual Payroll	RE Value	BPP Value	Sales Tax	GP&L (KWH/yr)	Points
3000 Kingsley Rd.	500	$ 20,000,000	$ 6,100,000	$ 18,335,921	$0	21,600,000	
Total Points:	50	200	51	173	0	432	**906**

City Property Tax Revenue		
Property Tax Revenue	$	42,981
BPP Tax Revenue	$	129,195
City Sales Tax	$	-
Total City Tax Revenues	**$**	**172,175**

ECONOMIC IMPACT ANALYSIS

APEX Tool Group new

ECONOMIC IMPACTS:	Full-time jobs	Annual Payroll	RE Value	BPP Value	Sales Tax	GP&L (KWH/yr)	Points
Phase I	0	$ -	$ 3,000,000	$ 2,000,000	$ -	4,320,000	
Phase II				$ 3,000,000		2,160,000	
TOTAL	0	0	$ 3,000,000	$ 5,000,000	$ -	6,480,000	
Total Points:	0	0	20	40	0	130	**190**

City Property Tax Revenue	
Property Tax Revenue	$ 21,138
BPP Tax Revenue	$ 35,230
City Sales Tax	$ -
Total City Tax Revenues	**$ 56,368**

*Minimum of 100 points generally required for tax abatement consideration

Staff Recommendation:		
BPP Tax Value	100% Abatement	10 Years
$ 5,000,000	$ 35,230	$ 352,300

City Council Item Summary Sheet

☒ **Work Session**

☐ **Agenda Item**

Date: **April 1, 2013**

Marketing/Events Committee Report

Summary of Request/Problem

Mayor Pro Tem John Willis, Chair of the Marketing/Events Committee, will provide a committee report regarding the July 4, 2013th event.

Firewheel Town Center is requesting assistance from the City of Garland for a July 4, 2013 event.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:	**Approved By:** **William E. Dollar** **City Manager**

City Council Item Summary Sheet

☒ **Work Session**

☐ **Agenda Item**

Date: **April 1, 2013**

Economic Development Work Program Update

Summary of Request/Problem

The Chamber and City Staff Economic Development Work Plan Team will provide a status of the Economic Development Program.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:	**Approved By:** **William E. Dollar** **City Manager**

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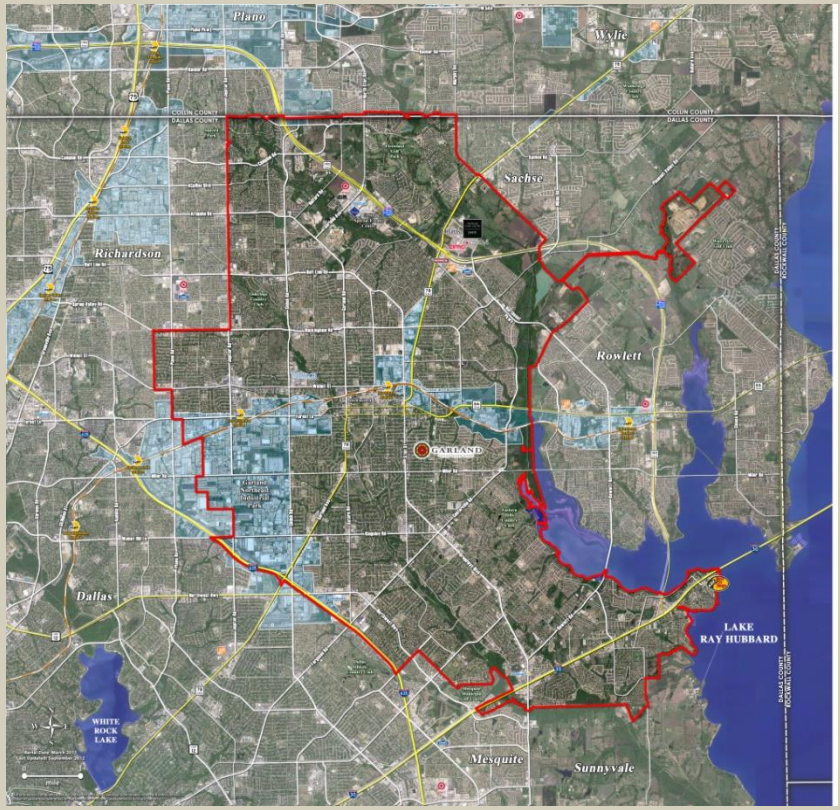
GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

Economic Development Strategy

2011 & 2012: City – Chamber Work Plan Report

- **MARKETING**
- **BUSINESS DEVELOPMENT**
- **WORKFORCE DEVELOPMENT**
- **RETAIL**
- **REDEVELOPMENT**



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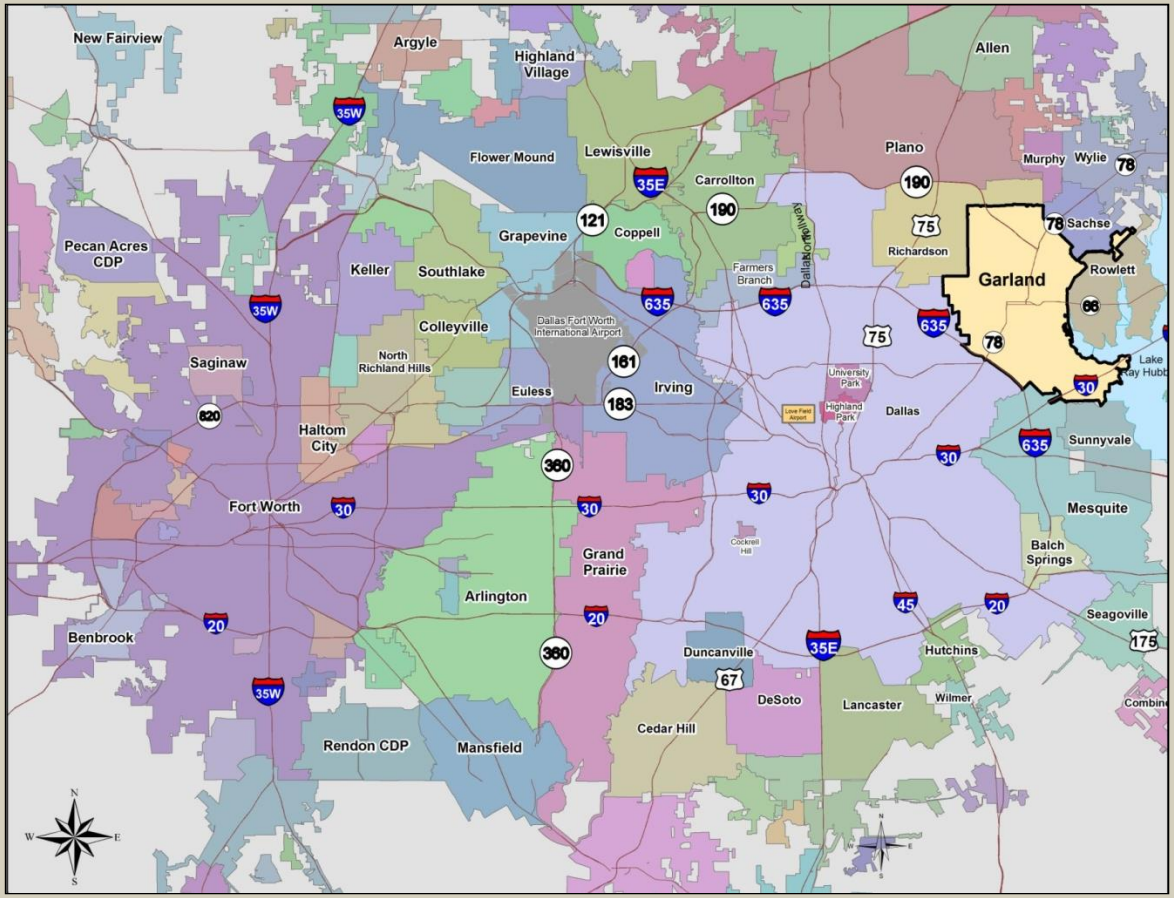
Competition

- Comparative advantage
- World-wide labor market
- Regional incentive
- 4.1 million additional residents in region*
- 2.3 million additional jobs in region*



* Source: NCTCOG, growth between 2000 and 2030

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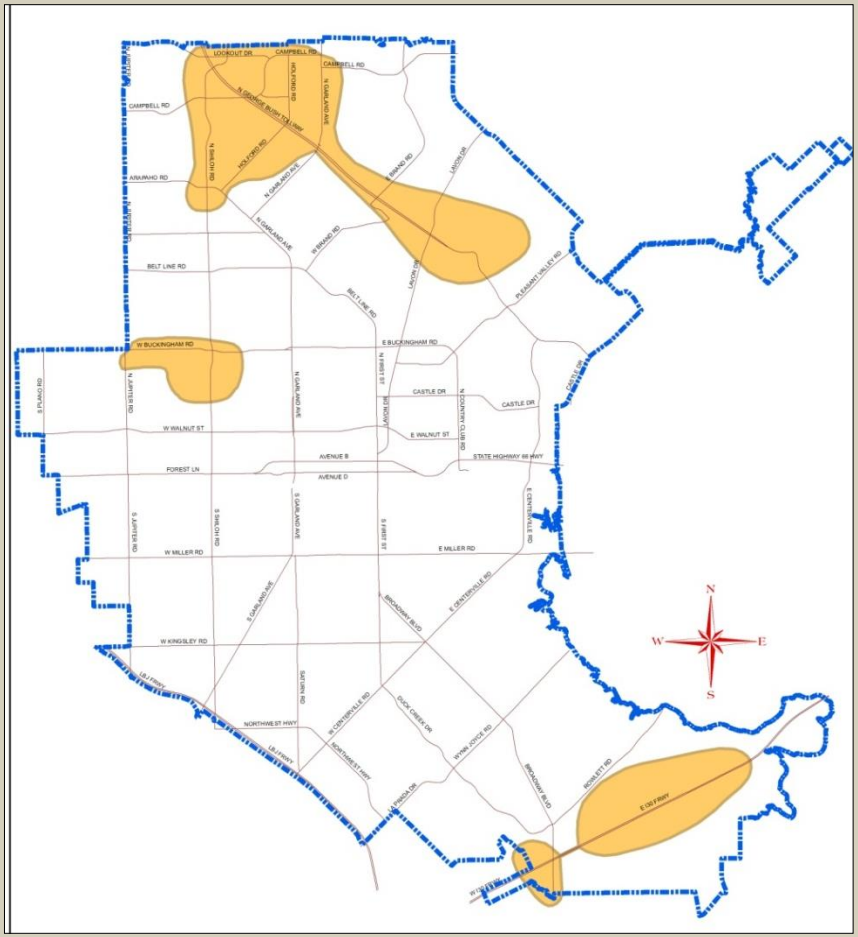

Build-out Scenarios

20-Year estimate on remaining developable land

2010-2030	Historic Low density	Envision Garland: Higher Density
Value New Construction	$2.55 B	$4.35 B
Total New Residents	16,857	37,562

Remaining Vacant Developable Land (6% land area)

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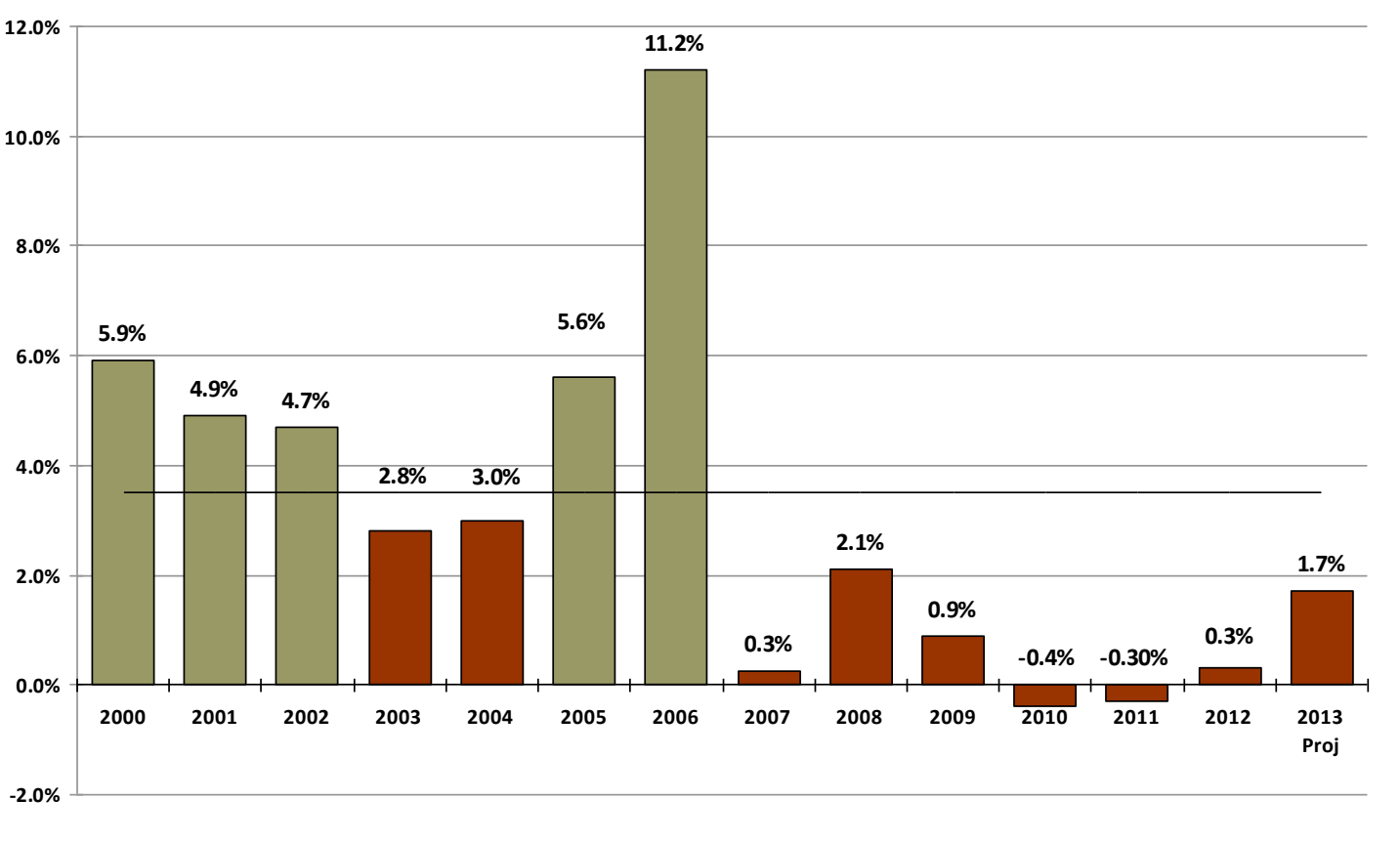
General Fund Revenue – Annual Percentage Growth



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Economic Development Strategy

Community-wide

In partnership with the Chamber:

- Operate under a **unified** marketing incentive and business development platform to project a **"no wrong door"** image
- Offer a **comprehensive incentive program** to facilitate redevelopment as well as business expansion, attraction and retention
- **Re-align roles and responsibilities** within and between the City and Chamber to better focus skill sets and resources to enhance economic development efforts

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GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

Implementation roles and Responsibilities

Goal	Lead Role
• Marketing	Chamber - City
• Business Development	Chamber
• Workforce Development	Chamber
• Retail	Chamber – City
• Re/Development (Catalyst Areas)	City

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City – Chamber ED Work Plan

Team	
Martin Glenn	Deputy City Manager
Bryan Bradford	Assistant City Manager
Neil Montgomery	Senior Managing Director Development Services
Christine Maguire	Redevelopment Manager
Paul Mayer	GEDP CEO
Ayako Schuster	VP Economic Development

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City – Chamber ED Work Plan

MARKETING

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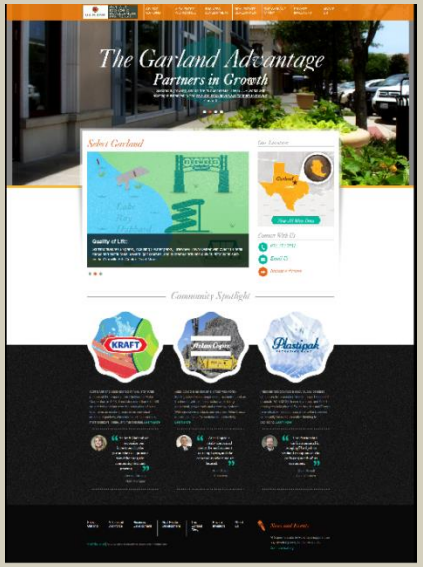
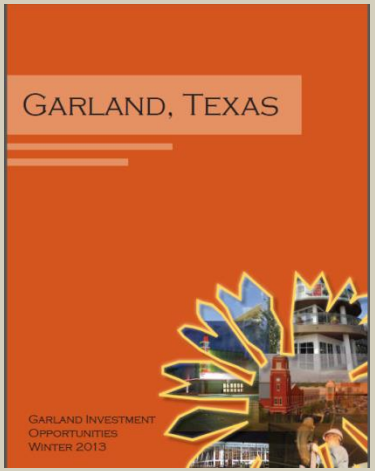
Marketing

- Update website
  - City created a new logo
  - City upgraded website
  - New GEDP logo
  - New GEDP website
    - Benchmarked over 30 websites
    - Identified target audiences
    - "Telling stories"
- Collateral materials
  - Aerial map (in progress)
  - Industrial & Retail marketing brochure





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Marketing

- Seminars
  - Hosted ICSC (International Council of Shopping Centers) Alliance Conference
  - Attended ICSC Texas Deal Making Conference
- Other
  - Presentation at the DART TOD Committee (Dallas)
  - Presentation at the Texas APA Conference (Fort Worth)
  - Presentation at the Rail~Volution (Los Angeles)
  - Presentation at National League of Cities (Boston)
  - Involved in the economic development related organization
    - IEDC
    - TEDC
    - ICSC
    - NAIOP
    - CORNET
    - Bisnow
    - NLC
    - APA
    - ULI
    - Area Development
    - NTCAR

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City – Chamber ED Work Plan

BUSINESS DEVELOPMENT

- ATTRACTION
- RETENTION
- EXPANSION

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Business Development: Why important?

Major economic engine in Garland	• 42% of total tax base is from Commercial • Approximately 9,000 businesses in Garland – most of them are small businesses • Over 350 manufacturers – diverse cluster • Top 100 companies are responsible 13% of the tax base • Top 100 companies employ over 16% of the total workforce • 44% of the employees working in Garland manufacturers are Garland residents
Economic impact	• every $1 in manufactured goods generates and additional $1.43 in economic activity • 2.5 service jobs are created for each manufacturing job • Average compensation for manufacturing job is $63,000

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Business Retention & Expansion

Federal/State Outreach		
Organization	Activity	Result
EDA – regional	Met Pedro Garza and staff	Invited to apply for EDA grant
HUD	Community Planning Challenge Grant	Awarded $106,500 – Centerville Marketplace
SBA/SBDC	Establish small business support program	Part time SBDC counselor at Garland Chamber office

- Small Business Support (Economic Gardening)
  - SBDC (Small Business Development Center) Garland office
    - SBDC counselor on Garland Chamber site every Tuesday and Wednesday

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SBDC accomplishments (2012 Apr – Dec)

Total appointments	• 73 companies has been assisted - 45% service, 20% retail, 17% manufacturing, 17% professional - 48% of clients were existing businesses
Top services utilized	• Marketing Planning • Market Research • Financial Planning • Business Planning
SBA Loan	• $50,000
Government Contract	• $4million+ over 4 years
Pipeline	• over $400,000 SBA loan

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Business Retention & Expansion

- B2B
  - The Chamber provides programs/services that help small businesses to connect with partners/prospective customers, increase their visibility, reputation and effectiveness
    - Direct Connect: supporting small business – facilitated by Chamber staff to make strategic connections
    - Luncheons: educate business and inform community and industry updates
    - Golf Tournament: 288 players – businesses use this event to treat current or potential clients
    - Annual Banquet: over 300 community and business leaders
    - Women's Business E-nitiative: embraces diversity and supports minority business owners – each events are held at the different local venues/retailers to promote to shop locally
    - Business Expo: 64 exhibitors showcased their valuable products and services for potential clients/customers

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GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

Project Successes

Company	Type	Project Description	Note
Karlee	Manufacturing: Metal	80,000 s.f. warehouse expansion – relocated from Dallas	No incentives
Prism Electric	Electric Contractor	Relocation within Garland Competed with Plano	Development fee waiver
Milano Hat	Manufacturing: Apparel	13,000 s.f. expansion added 6 positions	No incentives
Clifford Power Systems	Generator equipment rental	Relocated to Prism Electric building	No incentives
Lakewood Brewing Company	Manufacturing: Food	10,000 s.f.	Infrastructure support
Advanced Pharmacy	Pharmaceutical	10,000 s.f.	50% tax abatement on the new BPP for 5 years
ESS	Manufacturing: Metal	Expanded to 150,000 s.f. building; Relocated within Garland	75% tax abatement on the new BPP for 5 years
Altronic Controls	Manufacturing: Gas	Relocated 1st St to firewheel Distribution Center	No incentives

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GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

Project Successes

Company	Type	Project Description	Note
Sub Assembly Group	Manufacturing: Automobile	Expanded over 60,000 s.f.	No incentives
Fossil	Warehouse	Extend the Foreign Trade Zone	Submit a support letter to the DFW Foreign Trade Zone Board
Navistar	Distribution	Took 472,000 s.f. for the mega center	No incentive
IDQ	Manufacturing: Automobile	Expanded 50,000 s.f.	No incentive
Navistar	Manufacturing: Automobile	After market assembly: 100,000 s.f.	No incentive
Valspar	Manufacturing: Paint	$14 million expansion, added 30,000 s.f.	75% abatement on the new RE and BPP for over 10 years
Kraft Foods	Manufacturing: Food	$11 million investment for the Skillet line	Utility rebate and tax abatement incentive

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Project Successes

Company	Type	Project Description	Note
Dallas Distilleries	Manufacturing: Food	Occupied 7,000 s.f. space – one of the very few distilleries in Texas	Chose Garland because no SUP needed
Atlas Copco	Manufacturing: Construction	Added 30,000 s.f. testing facility and 30 people	No incentive
Academy	Retail	$ 7 million on new RE value and $20 million sales tax value	380 sales tax rebate and development fee waiver
Wal-Mart Neighborhood Market	Retail	Two locations	380 sales tax rebate
Project Chapman	Manufacturing: Automobile	Two companies co-located in a 140,000 s.f. space. $29 million new BPP value and 206 new jobs	50% tax abatement on the new BPP for 5 years
Pro Flower	Warehouse	Adding Shari's Berries: Adding 150 – 300 seasonal jobs	In progress
Milestone Electric	Electric Contractor	Leasing 30,000 s.f. at the Firewheel Distribution Center	Development fee waiver
Viking Fence	Manufacturing, Distribution	Build 10,000 s.f. and add 15+ new jobs	Road impact fee waiver

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Other Projects

Company	Type	Project Description	Note
GGI	Renewable energy	Try to utilize City's land fill	No agreement
Holiday Inn Express on I-30	Hotel	Council approved $600,000 hotel/motel tax abatement	Going to development process
Kraft Foods	Manufacturing: Food	3 additional production line for Caprisun: $28 million new BPP value	Project on hold
Project Beverage	Manufacturing: Food	Seeking an existing building for food processing	Submitted 209 Range Dr.: building was too small
Project Legend & Leaders	Manufacturing: Food	Garland was competing with three other cities/state	Company chose Amarillo for the cash incentive
JC Penny	Retail	Seeking a property around Firewheel	On hold
Compete Energy Systems	Renewable energy	Seeking a 80,000 s.f. building: 300 jobs	Chose Louisiana for more incentive
Navistar	Manufacturing: Automobile	Seeking to develop 100 acre on 190	On hold

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Other Projects

Company	Type	Project Description	Note
BBV Texas Development	Skilled nursing facility	Building a new 65,000 s.f. with $8 million investment on I-30	Trying to get financed
W2E	Renewable energy	Split from GGI	Negotiating an agreement with client
HL Electronics	Manufacturing: Electronics	30,000 s.f. and 60 jobs	In progress
ITT Tech	Education	Seeking for 20,000 s.f. in East Dallas	In progress
La Bodega	Warehouse	150,000 s.f. to 300,000 s.f. expansion – offered incentive to the former Sears building	Move in ready building in Famers Branch
Project Boreas Pegasus	Renewable energy	$20 million investment with 100 jobs; looking for a 140,000 s.f.	Site did not fit
Project Friends Forever	Manufacturing	$25 million investment with 65 jobs, 7 MW peak power requirement; looking for a 120,000 s.f	Did not make the shortlist – incentive was not aggressive enough

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Other Projects

Company	Type	Project Description	Note
Project Galaxy	Manufacturing: Glass	$3.5 million investment with 100 jobs	Made a shortlist; Chose Grand Prairie – building fits better
Project Sun Greer	Renewable energy	$215 million investment with 200 jobs	Project on hold
Truco Enterprises	Office (headquarter)	Licenses for manufacturing one of the well-known restaurant products	Chose Dallas: building fits better
Project Azalea	Manufacturing	Multi billion investment seeking over 100 acres	Did not make the shortlist – infrastructure did not meet the requirements
Global IP Networks, Inc.	Datacenter	Seeking a 5 acre property for the 20,000 s.f. datacenter	Chose Allen for available land and cash incentive
Team Go Figure	Manufacturing: apparel	Likes to add 10,000 s.f. warehouse space on the existing building	Cost of upgrading an existing building would be too much

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City – Chamber ED Work Plan

WORKFORCE

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Workforce

- Job fair for L-3 employees
- Presentation to the GISD teachers and counselors – hosting facility tours
- Attended four Texas Workforce Investment Council meetings annually
- Chaired four meetings for the SITAC (Systems Integration Technical Advisory Committee), which is the implementation group for TWIC
- Attended hearings for the Select Committee on manufacturing of the Texas House of Representatives and presented testimony in support of career education
- Met with Dallas Regional Chamber and the Dallas ISD in a focus group on the Work Ready Certification program
- On going meeting with the DCCCD Board on matters of tuition and budget for workforce development
- DCMA HR sub-committee: obtaining workforce training grants
- Youth Leadership Garland program

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City – Chamber ED Work Plan

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Retail Study by Catalyst Commercial

Phase I	Macro level review of the seven identified retail catalyst areas – completed in 2011 1) delineated trade area based upon sample collection 2) review the demographics of each trade area 3) traffic patterns 4) understand the existing retail leakage
Phase II	Chosen two Targeted Investment Area by the Council – 190/ Firewheel: $890 million in leakage *(recruitment phase)* – Downtown: $514 million in leakage *(market analysis phase)*
Centerville Market Place	City of Garland awarded HUD grant (2012) – Neighborhood/Commercial linkages: obtain community inputs working with the Center for Economic Development & Research team at UNT – Market Analysis and Recruitment Strategy – Design retail incentive model

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Retail

Retail Recruitment		
Company	Location	Project Description
Brand Capital Partners	Target @ 635	Distribution/warehouse concept
Weitzman Group	Various retail	Incentive structure for shopping center reposition
Lawrence Moskovic	3161 Broadway	Indoor storage concept
Edge Retail Estate	525 W. Ave A	Brewing Company
Armada	Various properties	Retail redevelopment
Stainback Company	S. Garland & Miller 1st & Buckingham	Wal-Mart neighborhood market
Foremark	SH 190	Main Event
Gulf Coast Commercial	N. Garland Ave.	Academy
Falcon Realty Advisors	SH 190	Twin Peaks
Different brokers/developers	SH 190	2012 ICSC follow up: Chuy's, Panera Bread, Corner Bakery, Freebirds

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City – Chamber ED Work Plan

REDEVELOPMENT

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Economic Development Strategy

Redevelopment

- Target economic development incentives into meritorious private sector-led **"catalyst projects"**
- **Proactively contact** property owners and developers to share and update **due diligence**
- Establish a **capital improvements program** for strategic areas to support catalyst projects
- Direct public investment into **strategic areas** to leverage private investment that advances the community's vision

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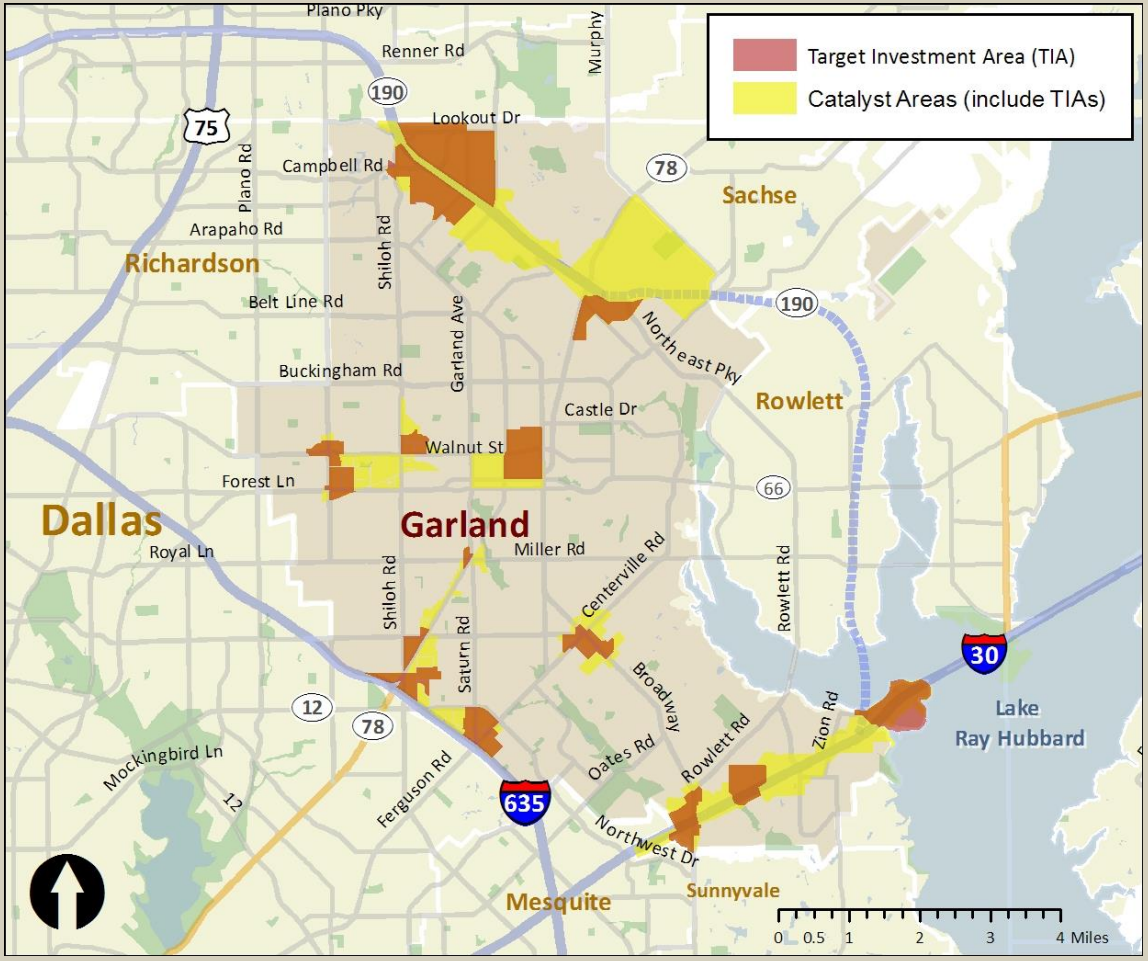

- Managing a **portfolio** of assets
- What **development** could work on the site
- Example **projects** that would meet the community's vision
- Financial **gap** between cost of the project and market return
- **Strategies** to fill the gap and fulfill the community's vision

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GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

2011-2012 Game Plan

Council Priority TIAs: Transactions

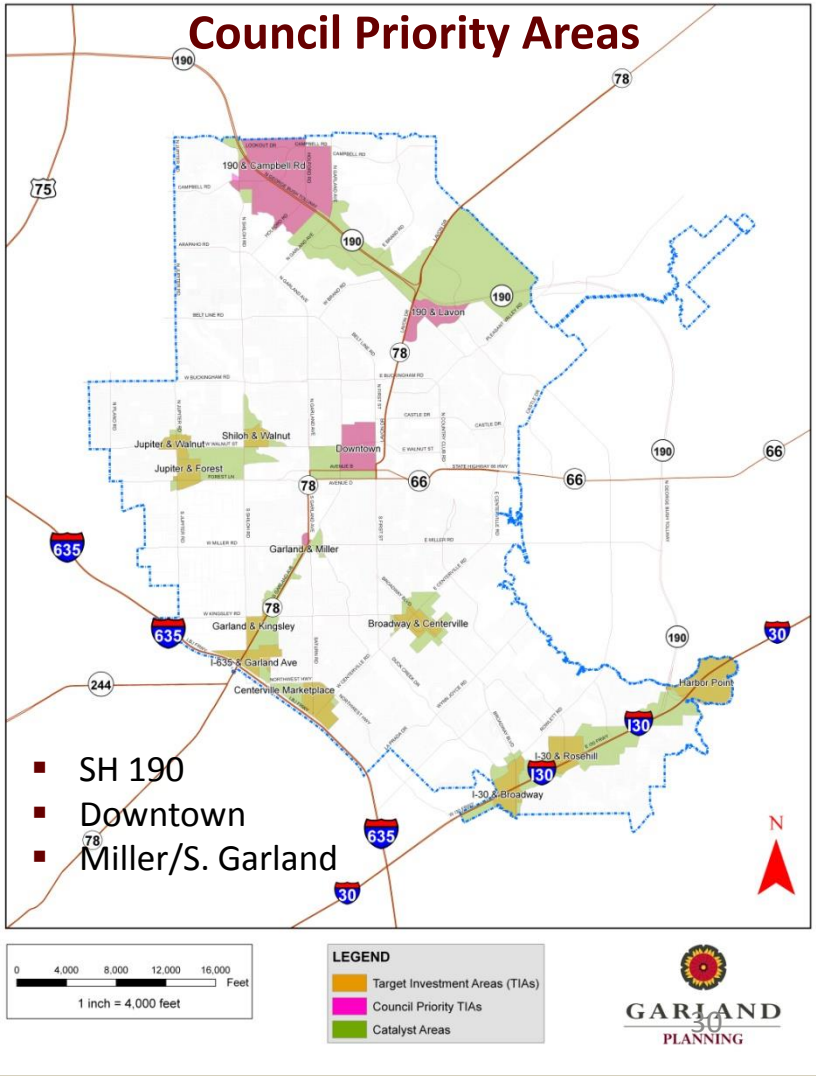
- **Market** opportunities to developers
- Facilitate specific projects through the **entitlement and/or incentive** process

Next Priority TIAs: Market Preparation

- Perform **site and TIA analysis** to identify potential opportunities

All TIAs: Policy & Programs

- Create/revise specific **programs and policies**



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Council Priority Areas: Transactions

SH 190

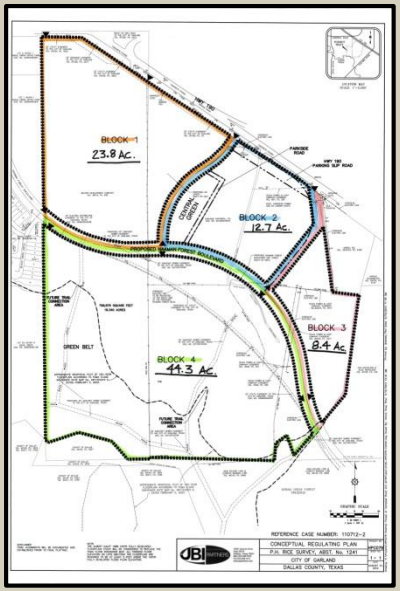
- Realty Capital: rezoning for Domain at Firewheel (@ Bunker Hill/Miles)
- Columbus Realty: Phase II of Parkside at Firewheel
- Catalyst Development: Rezoning for Spring Creek Reserve (near Campbell – Rosewood property)

Downtown

- Oaks Property: Phase II Fifth Street Crossing

Miller/S. Garland

- Neighborhood Wal-Mart



Top: Spring Creek Reserve concept plan
Bottom: Fifth Street Crossing Phase II rendering

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Market Opportunities to Developers

Developer Outreach		
Company	Project	Description/ result
Roaring Brook	Mixed use, entitlements	Partnered with Realty Capital
Renaissance	Mixed use	Submitted for Downtown Garland City Center
Realty Capital	Multi-family, mixed use	Domain @ Firewheel, rezoning Z12-13 (May 2012)
Cypress Equities	Retail, Entertainment	None
Wood Partners	Multi-family	Rezoning Z12-41
Continental Real Estate	Mixed use	None – too small and local to FW
Matthews Southwest	Mixed use	None
Provident Realty	Mixed use	Rezone Z11-32 for MF, Z12-16 LA Fitness + retail, Target
Columbus Realty	Multi-family	Rezoning Z12-19 282 unit MF @ Firewheel
Catalyst Development	Mixed use	Rezone Z12-41, FJTOD consultant

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Market Opportunities to Developers

Developer Outreach (cont.)		
Company	Project	Description/ result
Vista Properties	Retail	Tour of potential sites in Garland, FJTOD follow up
Silver Tree Partners	Retail / Mixed use	Met 2012 ICSC, tour of potential sites in Garland
Marcus & Millichap	Retail/ Mixed use	Met 2012 ICSC
Broker	Vista Hospital	Potential project in progress
Standridge Companies	Multi-family	25 acre on SH 190
Wicker & Associate	Multi-family	Sanmina property
KD Equities	Industrial	Navistar facility
Rosebriar Companies	Multi-family	None
Weitzman Group	Retail	Retail incentives
Integral	Retail	Due diligence in Forest-Jupiter TOD Area
Jones Lang LaSalle	Industrial	Navistar facility

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Garland's Environment

"Not in the fairway of opportunity"

- **Flight to quality** /need to lessen risk
- Retailers **changing** strategy from chasing suburban flight to targeting **urban markets** due to desire
- Fundamentals must be **already proven out** (population density, disposable income, traffic counts and travel patterns, and void in the trade area).

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Garland's Environment (cont.)

"This will require a lot of shoe leather"

- Both **debt and equity** capital scarce and being deployed on a very **limited basis**
- **Incentives** becoming the norm
- Sale or refinancing of existing Class A product under **more strict underwriting terms**

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Garland's Environment (cont.)

"Doing only tenant-led deals"

- Single tenant stand alone **retail** with national, strong credit tenant (either sale or long term lease)
- Strongly consider **interim uses**
- **Big box** retail format considered an **obsolete** format
- **NOT being financed**: Anything speculative
  (ex: land or multi-tenant structures not fully leased)

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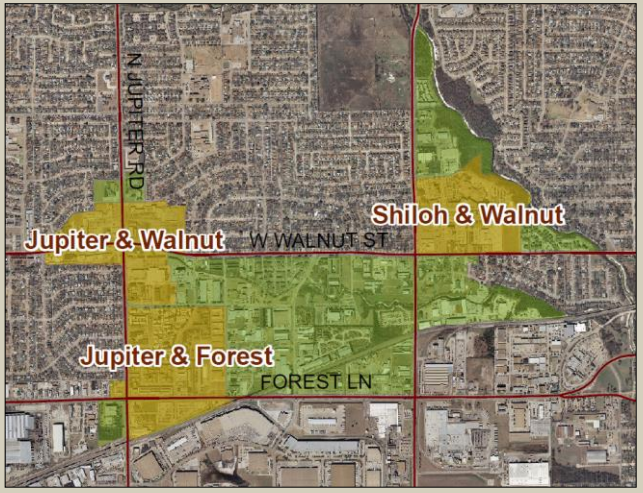
Emerging Areas: Market Preparation

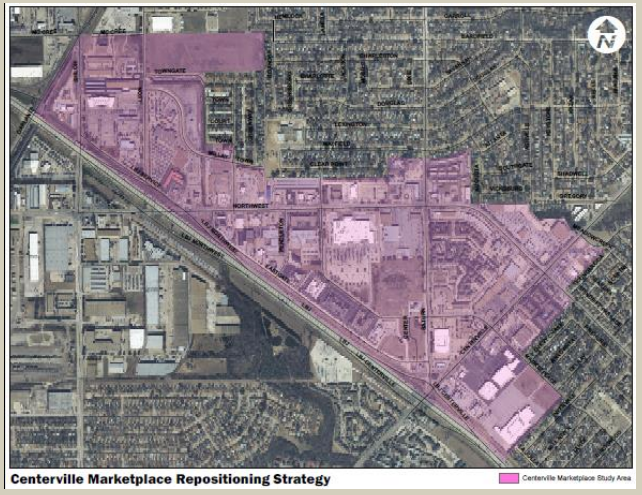
Forest/Jupiter/Walnut

- Transit Oriented Redevelopment Strategy
- Vista Hospital redevelopment

Centerville Marketplace

- Redevelopment Strategy
- Provident Realty: LA Fitness, potential multi-family, former Target property





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Programs and Policies

- **Retail incentive** analysis underway as part of Centerville Marketplace
- **Resale of tax foreclosed property** to facilitate redevelopment (residential / commercial)
- **Property/ site inventory and marketing**

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City – Chamber ED Work Plan

Summary

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GARLAND ECONOMIC DEVELOPMENT PARTNERSHIP

Summary

Marketing	• New City website • New GEDP website • Marketing brochure template • New aerial map (in progress) • Hosted ICSC Alliance event
Retail	• Conducted overall Garland retail market study • 190 market study completed: implementation phase • Downtown market study in progress • Centerville Marketplace market study in progress • Actively participate to ICSC
Redevelopment	• Five projects in catalyst areas successfully rezoned and in development pipeline • Met with over 20 developers/investors to discuss potential development in Garland

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Summary

Business Retention	• 73 small businesses have been assisted by the SBDC • Chamber continues supporting Garland businesses through programs • Manufacturing association has three active sub-committees which leads to the new business opportunities
Workforce	• Obtained over $700,000 training grants through Richland College • Work with TWC for the “back to work” program – support job fairs • Support GISD for 41the “College & Career Readiness” • Advocacy at the State level
Recruitment Activities	• 23 successful projects - 1.7 million s.f. - over 2,300 jobs were created/retained • Local incentive was provided to 11 projects - $7,028,105 total incentives over 10 years - $1,019,000,000 tax value over 10 years

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Economic Development Strategy

2011 & 2012: City – Chamber Work Plan Report

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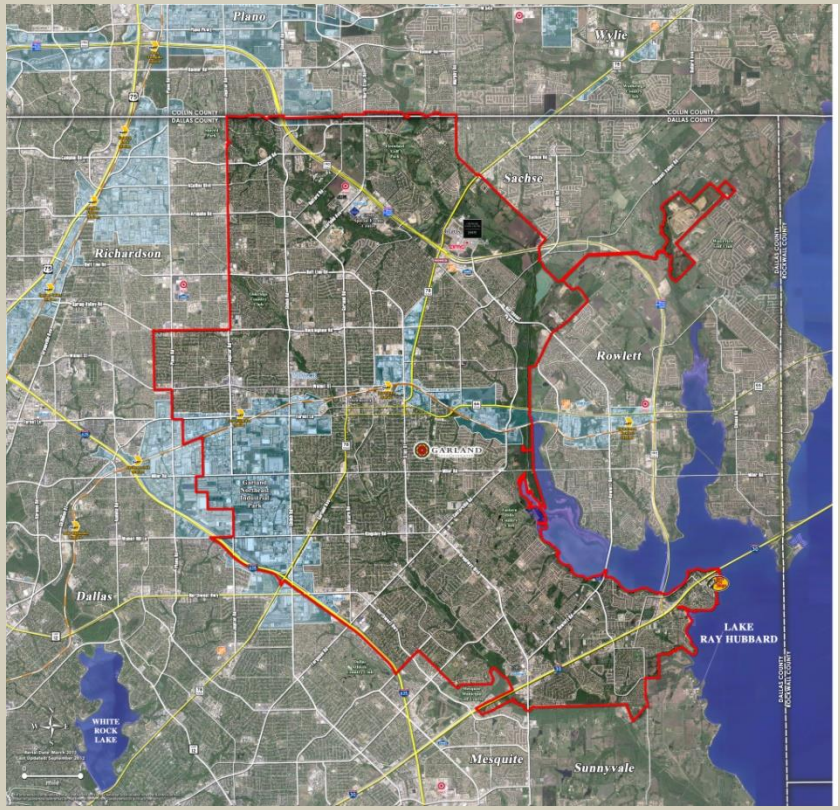

City Council Item Summary Sheet

☒ **Work Session**

☐ **Agenda Item**

Date: **April 1, 2013**

City Manager's Key Initiatives Implementation

Summary of Request/Problem
The City Manager will outline an implementation strategy for his key initiatives outlined in the City Manager's 2013 Management Agenda which was presented to City Council at the March 5, 2013 Work Session.

Recommendation/Action Requested and Justification
Council discussion.

Submitted By:	**Approved By:**
	William E. Dollar **City Manager**

Policy Report

Meeting: Work Session
Date: April 1, 2013

PURCHASE OF PROPERTY FOR WATER TOWER SITE
2200 McCREE ROAD

ISSUE

Consider whether to pursue purchase of a 1.24 acre tract located at 2200 McCree Road. The site would be used for the construction of a new water storage tower, which should begin in approximately 2015. Based on a property appraisal and negotiations with the owner, the value of the land is approximately $ 266,700, or $4.94 per square foot.

OPTIONS

A. Authorize staff to pursue negotiation of an Earnest Money Contract with the owner, Mr. Ric Mitchell.
B. Other action as directed.

RECOMMENDATION

Staff recommends Option A. A final contract will be presented for Council consideration by early May.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment
Consistent Delivery of Reliable City Services

BACKGROUND

Construction of a new water storage tower is included in the 2013 Capital Improvement Program as part of the West Pressure Plane project. See attached CIP sheet W12. The new tower is needed in order to address lower operating pressures in the southwest part of the City and to satisfy regulations stipulated by the Texas Commission on Environmental Quality (TCEQ).

The West Pressure Plane project consists of three elements. The first element, upgrading the Wallace Pump Station located near Wallace Drive and Dairy Road, is already under construction. The second element, extension of a large diameter water line from the Pump Station to the proposed tank site, is approximately 50% complete

through the design stage. Bidding should start for construction of the pipeline project by the end of this year. The third element is constructing the actual tank. Acquisition of the proposed property is needed before the design can be started for the tank construction.

CONSIDERATION

After reviewing several sites regarding accessibility, effectiveness, and neighboring land uses, staff determined that the proposed site in the most advantageous. Mr. Mitchell and the City agreed to the proposed acquisition of a portion of the vacant tract of land (Scenario 2) in lieu of the entire tract (Scenario 1). Please refer to the attached location map identifying the two scenarios. A recent appraisal of the tract valued the Scenario 2 property at $248,095. The owner, Mr. Mitchell made a counter-offer of 15% more, or $285,309. After further negotiations, staff agreed to an amount of $266,700 for an approximately 54,000 sf tract. This equates to a value of $4.94 per square foot. Depending on future surveying and platting, the actual size may vary slightly, however the final value will be based on a value of $4.94 per square foot.

Staff seeks the Council's approval to develop an Earnest Money Contract for consideration at a future Council Meeting.

ATTACHMENTS
Location Map
Summary of Appraisal
Ric Mitchell's Counter Letter

Submitted By:

Michael C. Polocek, P.E.
Engineering Department

Date: March 26, 2013

Approved By:

William E. Dollar
City Manager

Date: March 26, 2013

GARLAND ENGINEERING

PROPOSED WATER TOWER SITE

Scale:	1"=400'
File:	WtrTower.mxd
Date:	03/19/2013
Drawn:	jmk

SHEET 1 OF 1

Integra Realty Resources
Dallas/Fort Worth

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January 25, 2013

Michael Polocek, P.E.
Engineering Department
P.O. Box 469002
Garland, Texas 75046

SUBJECT: Right-of-way Acquisition Appraisal of
City of Garland Proposed Water Tower Site
2200 McCree Road
Garland, Texas 75041
Integra Realty Resources DFW, LLP File No. 116-2012-0973

Dear Mr. Polocek :

We are pleased to transmit this summary appraisal report that was prepared on the above-referenced property. The intended use of this appraisal is to assist the client in their determination of adequate compensation due to the property owner as of 1/22/2013, the effective date of the appraisal.

The client has proposed to acquire a portion of the subject property under two different scenarios. The first is to acquire the entire northern portion of the subject, which was outlined in red in the previous map. The Scenario One acquisition consists of a total of 2.9390 acres or 128,021 square feet in fee simple interest. The Scenario Two acquisition consists of a total of 1.2397 acres or 54,000 square feet in fee simple interest and is the easternmost portion of the Scenario One acquisition. No permanent damages to the remainder property are expected as a result of the acquisition under Scenario One, but some permanent damages are caused by the acquisition under Scenario Two. Based on the analysis and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed herein, it is our opinion that the compensation for the acquisition of the herein described property as of 1/22/2013, is

Scenario One: $437,252; Scenario Two: $248,095

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,
INTEGRA REALTY RESOURCES DFW, LLP

Gregory Cook, SR/WA, Sr. Managing Director
Certified General Real Estate Appraiser
Certificate # TX-1329987-G

M. Colt Jones, Senior Analyst
Certified General Real Estate Appraiser
Certificate # TX-1380107-G

Mitchell Investments 350 Barnes Bridge Rd * Sunnyvale, TX 75182 * 214-536-3177 * RMitch1333@aol.com

March 4, 2013

City of Garland
John Baker, P.E. Managing Director Water & Wastewater
2343 Forest Lane
Garland, Texas 75042

Hi John,

Sorry for the delay in getting back to you.
I appreciate the work you and Michael have put into this endeavor. The revised appraisal is much appreciated and though it is an increase over the last appraisal, I feel it still needs some adjustment.

Your current offer suggests the following:

	Scenario 1	Scenario 2
Monetary Value	$437252.00	$248095.00
Land Valuation	$ 3.00/sf	$ 3.25/sf
Site Improvements	$53189.00	$23506.00
Damages	$ 0	$49089.00

The comps used for land valuation are still extremely low. Due to our present economic environment, several of these properties have sold or are listed under duress and cannot be fairly compared to the subject property. The property that the appraiser used on Alder Street listed for $5.05/sf and would be a favorable comparison and though I agree with the appraiser that this property would be negotiated down, I feel it would be reasonable to assume that this property would still hold a value of $4.50 to $5.00 per square foot.

The site improvements were depreciated 50%. I would not argue the valuation of the chain-link fence; however, I see no reason to depreciate the pipe fence or the gravel road by 50%.

I disagree with the appraisal that no damages exist under Scenario 1 and the remaining "L" shape lot to remain under Scenario 2 would significantly hamper the future sale of this property. Also, as mentioned by the appraiser, the intent of the IH-635 Overlay zoning for this area was for more of a mixed use, combining live-work-play-shop opportunities in a transit-oriented development. The use of this area for a water tower is damaging to this zoning and creates a further setback for the original intent.

I respectfully request that you please adjust your offer on Scenario 1 upwards by 25% to $546565.00; or on Scenario 2 by 15% to $285309.00. If we can agree to these numbers, I would be ready to draft a contract.

Again, I thank you and Michael for working with me in what I perceive as being a win-win for the City of Garland as well as for me.

Sincerely,

Ric Mitchell