

Let's talk business in Dallas

A guide to City of Dallas business services and financial programs.



Department of Development Services
Economic Development Division
1500 Marilla, Room 5CS, Dallas, TX 75201
(214) 670-1685





The City of Dallas isn't all talk when it comes to helping you grow your business. Our economic development programs and services are ready to go to work for you.

We're serious about helping businesses be successful in Dallas because we realize that the city is only as strong as its commercial base.

Whether your company is a small operation or a major manufacturer, a tech lab or service-oriented business, we are committed to providing you with the assistance needed for growing your business.

Dallas is a city that offers a unique competitive advantage to increase market potential, keep costs down and increase profits. By providing a diversified business development program that includes financial incentives, access to capital, infrastructure improvements and technical assistance, we will foster and promote business opportunities that transform our Dallas

neighborhoods and into great places to live, work and raise a family.

We invite you to investigate the City's programs by contacting the City's Department of Development Services, Economic Development Division at (214) 670-1685. We're ready to talk business with you.

The City of Dallas Economic Development Division offers access to:

- Development Coordination
- Sales Tax Rebates
- Business Retention and Expansion Services
- Job Training Programs
- Tax Incentives
- Small Business Assistance
- Loan Programs & Financing
- South Dallas/Fair Park Trust Fund

The City of Dallas is committed to being a helpful and enthusiastic partner in the private development process. Recent changes in the way development services are provided is an indication of the importance Dallas places on development.

In October 2002, the Dallas City Council created the new Department of Development Services. The department is a combination of former departments – and divisions within other departments – that provided permit and plan review, approval and inspection services for private development. The former departments and divisions that were incorporated into the new department include:

- Planning and Development, including Building Inspection
- Economic Development Department
- Office of Property Management
- Private Development Section of Public Works/Transportation
- Private Development Section of Dallas Water Utilities
- New and Remodeled Restaurant Plan Review and Inspection, Environmental and Health Services
- Fire Code Plan Review Engineers, Fire Department

The new organization is designed to be more responsive to customers and more effective and efficient in internal communications. The Department of Development Services is structured such that a person wanting to build in Dallas can conduct business within one department, under the leadership of one director and one assistant city manager.

Our goal is to provide high-quality customer service, while protecting the health, safety and welfare of Dallas residents. Part of that effort involves helping you understand what is required in the development process, and how to navigate through the various points of review and approval that may be required for your project. That is the reason for this Development Guide.

Business Incentives

Infrastructure Participation

Under certain circumstances, the City of Dallas City may pay some or all of required City infrastructure.

Participation is considered on a case-by-case basis up to a maximum of 50 percent of eligible costs and is contingent upon funding availability. Participation above 30 percent requires City bidding procedures.

Development Fee Rebates

The City may consider a rebate of City fees charged in the regulation of land development on a not-to-exceed basis.

Right-of-Way Abandonment Rebates and Credits

The City may provide a 25 percent rebate or credit against monetary fees charged by the City for abandonment of public right-of-way in Southern Dallas and our Enterprise Zones.

This incentive is contingent upon funding availability.

For more information, please call (214) 670-1685 or visit the web site at www.dallas-edd.org.

Sales Tax Rebates

Enterprise Zone Program

The City of Dallas has state designated enterprise zones and one federally designated enterprise community. If your company creates new jobs in the state of Texas and meets the enterprise zone project criteria, you could receive a state sales tax rebate of \$2,500 per new job for up to 250 employees. In addition, your company would also be eligible for a corporate franchise tax reduction. The designation is certified for five years. To meet the City's criteria and be nominated for this designation, the company must create a minimum of 100 jobs in an enterprise zone. State allows Dallas six project designations per biennium.

For assistance call: (214) 670-1685 or visit www.dallas-edd.org

Business Services

Business Retention and Expansion Services

Professional business development coordinators in the City's Economic Development Division are ready to assist Dallas businesses. The City's business development coordinators will also help you understand how your business expansion and/or relocation within Dallas can achieve the highest level of benefits by accessing City programs and services.

For assistance call: (214) 670-1685 or visit www.dallas-edd.org

Permit Center

Located at the City's Oak Cliff Municipal Center at 320 E. Jefferson, the Permitting Center provides an efficient and user-friendly service to businesses. Trained professionals will walk you through the permitting process and assist you in understanding the City's development code to help you obtain your permits, licenses or any other issue that may impact your development project.

For assistance call: (214) 948-4480 or visit www.dallas-edd.org

Job Training

Dallas County Community College District

The Job Training Center at the Bill J. Priest Institute offers the following types of training: basic skills; GED preparation; new skills; and skills enhancement. The institute will work with individual companies or groups of companies to develop customized classes.

For information on grants or job training, call: (214) 860-5900 or visit www.dallas-edd.org

Tax Incentives

Tax Abatement

The City of Dallas can provide tax abatement on value added to the real property or new business personal property to encourage your business investment and/or expansion in the city. All tax abatements are subject to Council approval. The City's business development coordinators can prepare a tax abatement proposal for you which maximizes all potential tax incentive benefits. The level and term of tax abatement varies depending on the area of the city, investment levels and jobs created.

For assistance call: (214) 670-1685 or visit www.dallas-edd.org

Historic Tax Incentives

This incentive allows the City to abate City of Dallas real property taxes for 10 years. The building must be designated as a City of Dallas Landmark and restoration must be planned.

For assistance call: (214) 670-4131 or visit www.dallas-edd.org

Freeport Tax Exemption

A 100 percent City, County and Dallas Independent School District property tax exemption is available to companies in most of the city for inventory leaving the state within 175 days.

For assistance call: (214) 670-1685 or visit www.dallas-edd.org

Small Business Assistance

The Economic Development Division provides technical assistance to new and existing small business owners. Information services include licenses, permits, regulatory agencies, development coordination and financial referral.

For information call: (214) 670-1863 or visit www.dallas-edd.org

Business Assistance Centers

The six Business Assistance Centers (BACs) are located in City of Dallas' enterprise zones to serve and assist new and small businesses as a community resource for business information and assessment of business needs. Each BAC provides business incubator space to new and start-up businesses.

BAC #1: Greater Dallas Hispanic Chamber of Commerce (GDHCC)
4622 Maple Ave.
(214) 521-6007

BAC #2: Innercity Community Development Corporation (ICDC)
4907 Spring Ave.
(214) 915-9900

BAC #3: West Dallas Neighborhood Development Corporation (WDNDC)
2907 N. Hampton Rd.
(214) 688-1596

BAC #4: Greater Dallas Hispanic Chamber of Commerce
219 Sunset.
(214) 224-2960

BAC #5: MBA Consultants, Inc.
1201 W. Camp Wisdom Rd. #224
(214) 376-6530

BAC #6: Multi-Ethnic Economic Development and Education Center (GDAAC)
1327 N. Peak St.
(972) 241-3048

Loan Programs & Financing

Financing Resources

The following financial assistance programs for new and expanding businesses are offered by the City of Dallas through the Southern Dallas Development Corporation (SDDC), a private non-profit organization.

- **SBA 504** - Provides low-fixed rate, low down payment, long-term financing for machinery/equipment and/or real estate purchase.
- **Community Development Business Loan (CDBL)** - Provides loan funds for working capital, equipment purchase, real estate acquisition, and rehabilitation of existing structures or construction of new buildings. Applicants must be a small or minority owned business in southern Dallas or in the Enterprise Zone areas and have 18 months of successful operating results.
- **Southern Dallas Development Fund (SDDF)** - Provides loan funds for working capital, equipment purchase, loan guaranty for owner occupied real estate, and refinancing existing debt. Applicants must be a small or minority owned business in southern Dallas or in the Enterprise Zone area, have 18 months of successful operating results and contribute to economic development of the neighborhood.

- **Citywide SBA Micro Loans** - This loan program provides a minimum of \$5,000 to a maximum of \$25,000 to small businesses.

Contact the SDDC at (214) 948-7800 for information on City-sponsored loan programs or visit www.dallas-edd.org

City of Dallas Business Development Corporation

The City of Dallas Business Development Corporation, a city-sponsored and funded organization, focuses on industrial and commercial growth and development in Dallas, and promotes business development, retention and attraction. The City of Dallas Business Development Corporation has the ability to enter into contracts, market property, assist in funds acquisition, and promote capital improvements to support development.

For information call: (214) 943-6400 or visit www.dallas-edd.org

WorkSource for Dallas County

This local organization is resource for employers to access quality employees. WorkSource administers a broad range of programs including job training, workplace education, child care and educational initiatives.

For information, contact WorkSource for Dallas County at (214) 290-1000 or visit www.worksource.org

South Dallas/Fair Park Trust Fund

The South Dallas/Fair Park Trust Fund is an economic development tool used to attract and retain businesses in the Fair Park community of South Dallas. This historic community is centrally located to all of the major highways and boasts an available workforce. Through the commercial loan program, eligible businesses are able to borrow up to \$50,000 at 3 percent interest. Partnerships have also been established with local banks to offer additional funding to businesses participating in the Trust Fund commercial loan program. For more information, please call (214) 670-8268 or visit our web site at www.dallas-edd.org.



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