

Memorandum

2012 DEC 20 3:10:43

CITY SECRETARY
DALLAS, TEXAS



DATE December 20, 2012

TO Rosa A. Rios
City Secretary

SUBJECT Correction to City Council Resolution #12-3075
Lancaster Kiest Redevelopment Project

The purpose of this memo is to correct the OBJ code for encumbrance under City Council Resolution #12-3075 dated December 12, 2013 as follows:

FROM:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>Amount</u>	<u>PROGRM#</u>
1T52	HOU	T807	4210	HOUT808C677	\$408,880	HOULANC01
1T52	HOU	T807	4210	HOUT808C677	\$ 4,325	HOULANC01
1T52	HOU	T807	4210	HOUT808C677	\$ 36,795	HOULANC01

TO:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>	<u>PROGRM#</u>
1T52	HOU	T807	3015	HOUT808C677	\$408,880	HOULANC01
1T52	HOU	T807	3015	HOUT808C677	\$ 4,325	HOULANC01
1T52	HOU	T807	3015	HOUT808C677	\$ 36,795	HOULANC01

Please contact Jimmy L. Bryan at 670-5110 if you have questions or need additional information. Thank you for your assistance.

Jerry Killingsworth, Director
Housing/Community Services Department

Attachment

RAR 12/29/12

Memorandum

2012 DEC 28 10:57
CITY SECRETARY
DALLAS, TEXAS



DATE December 27, 2012

TO Rosa A. Rios
City Secretary

SUBJECT Correction to City Council Resolution #12-3075
Lancaster Kiest Redevelopment Project

The purpose of this memo is to correct the Fund code for encumbrance under City Council Resolution #12-3075 dated December 12, 2013 as follows:

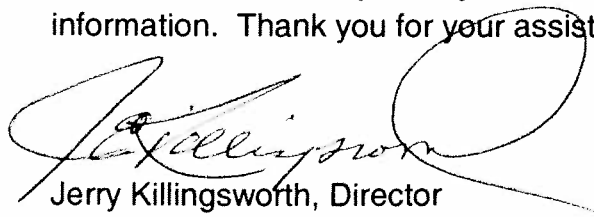
FROM:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>Amount</u>	<u>PROGRM#</u>
1T52	HOU	T807	3015	HOUT808C677	\$ 4,325	HOULANC01
1T52	HOU	T807	3015	HOUT808C677	\$ 36,795	HOULANC01

TO:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>	<u>PROGRM#</u>
7T52	HOU	T807	3015	HOUT808C677	\$ 4,325	HOULANC01
8T52	HOU	T807	3015	HOUT808C677	\$ 36,795	HOULANC01

Please contact Jimmy L. Bryan at 670-5110 if you have questions or need additional information. Thank you for your assistance.


Jerry Killingsworth, Director
Housing/Community Services Department

Attachment

RAR 12/28/12

Memorandum

2012 DEC 13 12:14:53
CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE December 13, 2012

TO Rosa A. Rios
City Secretary

SUBJECT Correction to City Council Resolution #12-3075
Lancaster Kiest Redevelopment Project

The purpose of this memo is to correct the encumbrance number under City Council Resolution #12-3075 dated December 12, 2013 as follows:

FROM:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>Amount</u>	<u>PROGRM#</u>
9T52	HOU	T808	4210	HOUT808C677	\$2,950,000	HOULANC01

TO:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>Amount</u>	<u>PROGRM#</u>
9T52	HOU	T808	4210	HOUT808C677A	\$2,950,000	HOULANC01

Please contact Jimmy L. Bryan at 670-5110 if you have questions or need additional information. Thank you for your assistance.

Jerry Killingsworth, Director
Housing/Community Services Department

Attachment

ALL 12/14/12
JL 12/14

December 12, 2012

WHEREAS, on August 9, 2006, the City Council approved an ordinance ordering a bond election to be held in the City of Dallas on November 7, 2006, for the purpose of submitting propositions for the issuance of general obligation bonds for funding permanent public improvements; and

WHEREAS, on November 7, 2006, the voters of Dallas approved a \$1.35 billion General Obligation Bond Program of which \$41,495,000 was set aside for the purpose of providing funds for promoting economic development in the Southern area of the city, and promoting economic development in other areas of the city in connection with transit-oriented development; and

WHEREAS, on December 12, 2007, the City Council approved an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas; and

WHEREAS, City Wide CDC is under contract with multiple property owners for the purchase of their property (Property) for the use in this redevelopment and has requested that the City accept assignment of CWCDC's purchase rights and proceed with the acquisition of the Property in order to secure it for redevelopment, pending additional financing for the construction of each phase; and

WHEREAS, the acquisition and redevelopment of the Property will further the City's goals for economic development in the Southern Sector; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to: (1) execute an Assignment of Purchase and Sale and Option to Develop Agreement with City Wide Community Development Corporation for the property associated with the Lancaster/Kiest Project; (2) to acquire the Lancaster/Kiest improved and unimproved properties for their redevelopment as commercial, retail, and affordable housing, including associated closing costs, not to exceed \$2,950,000; and (3) execute an economic development loan in the amount of \$450,000 at 0% interest to City Wide Community Development Corporation for acquisition of improved and unimproved properties, including associated closing costs, relocation, environmental, and predevelopment costs.

SECTION 2. That the Assignment of Purchase and Sale and Option to Develop Agreement provides that the City and CWCDC will have 90 days after the City closes on the Property to exercise diligent, good faith efforts to enter into a development agreement and lease for the Property on terms that are acceptable to both parties. CWCDC will have the right to extend the 90-day period until December 12, 2015.

SECTION 3. That for the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROJECT": CWCDC- Lancaster/Kiest (economic development project)

"PROPERTY": Described in Exhibit A, attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Fee Simple

All of the above PROPERTY being located in the City of Dallas, Dallas County, Texas.

SECTION 4. That it is hereby determined that public necessity requires that the CITY should acquire the PROPERTY INTEREST under, over and across the PROPERTY necessary for the PROJECT.

SECTION 5. That the PROPERTY is hereby determined to be necessary for the PROJECT. That for the purpose of acquiring the PROPERTY INTEREST, the City Manager or a designee, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY to be acquired and full damages allowable by law, which amount represents its fair cash market value.

SECTION 6. That the CITY determines to appropriate the PROPERTY INTEREST under, over and across the PROPERTY for the PROJECT under the provisions of the Charter of the City of Dallas.

SECTION 7. That in the event the owner accepts the offer amount as authorized herein, the City Controller is authorized to draw a warrant in favor of the owner, or the then current owner of record, in the offer amount payable from the funding as shown below, for the properties shown on Exhibit A.

Republic Title Company

VENDOR # 342843

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>	<u>PROGRAM#</u>
9T52	HOU	T808	4210	HOUT808C677	\$2,950,000	HOULANC01

SECTION 8. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and applicable closing costs

SECTION 9. That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

City Wide Community Development Corp. Vendor #VS0000026872

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>	<u>PROGRAM#</u>
1T52	HOU	T807	4210	HOUT808C677	\$408,880	HOULANC01
7T52	HOU	T807	4210	HOUT808C677	\$ 4,325	HOULANC01
8T52	HOU	T807	4210	HOUT808C677	\$ 36,795	HOULANC01

SECTION 10. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in fund 9T52 for the amount of the loan.

SECTION 11. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available bond funding, and there will be no liability or obligation on the City until final contract documents are approved, executed and final closing completed.

SECTION 12. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



EXHIBIT A

City Wide Community Development Corporation
Lancaster/Kiest Project
THE PROPERTY

3011 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK C/3890 N. ½ LT 15 ACS 0.0717 CALC

3013 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 LT 8 less DART ACS 0.1874 CALC

3015 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3890 LT 16 & 1/2 LT 15 & N ½ LT 17 ACS 0.2909 CALC

3023 South Lancaster Road, Dallas, Texas 75216
Brightside BLK C/3890 LT 18 & PT LT 17 ACS 0.2237 CALC

3025 South Lancaster Road, Dallas, Texas 75216
Brightside BLK C/3890 LTS 19 & 20 less DART ACS 0.3093 CALC

3103 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 LT 8 less DART ACS 0.1874 CALC

3107 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 Lot 9 ACS 0.191 AC

3111 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 Lot 10 ACS 0.204 AC

3115 South Lancaster Road, Dallas, Texas 75216
Brightside BLK D/3891 Lot 12 less DART ACS 0.2387 CALC

3115 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 Lot 11 less DART

3122 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 LT 13 & PT LT 14 less DART ACS 0.2552 CALC

3123 South Lancaster Road, Dallas, Texas 75216
BrightsideBLK D/3891 LT 13 & PT LT 14 less DART ACS 0.2552 CALC

3022 S. Denley Drive, Dallas, Texas 75216
BrightsideBLK C/3890 LT 6

3124 Denley Drive, Dallas, Texas 75216
BrightsideBLK D/3891 LT 7 BLK 1/2054 LT 2