

**WHEREAS**, the City recognizes the importance of economic, community and social development in the South Dallas/Fair Park area in Dallas; and

**WHEREAS**, on February 14, 2007, City Council authorized Resolution No. 07-0522 authorizing funds for land acquisition to support local economic development in the Frazier-Scyene area; and

**WHEREAS**, on December 8, 2010, City Council authorized Resolution No. 10-3080 authorizing funds for demolition on the sites acquired by Resolution No. 07-0522; and

**WHEREAS**, on April 23, 2014, City Council authorized Resolution No. 14-0689 authorizing an amendment to certain conditions of the forgivable loans with Frazier Revitalization, Inc. (FRI) to allow the Hatcher Station Village medical clinic to proceed; and

**WHEREAS**, on April 23, 2014, City Council authorized Resolution No. 14-0687 authorizing a New Markets Tax Credit (NMTC) transaction with FRI and JPMorgan Chase bank to provide funds for the Hatcher Station Village medical clinic; and

**WHEREAS**, the NMTC transaction requires the deeds of trust to be released at financial closing rather than Certificate of Occupancy.

**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 hereby authorized to make various amendments to the terms of the two prior loan agreements and related security instruments authorized by Resolution Nos. 07-0522 and 10-3080, with Frazier Revitalization, Inc., and Frazier HS, LP for land acquisition, demolition and development of the Frazier-Scyene area to: (1) release all the City's liens securing performance and completion of the project at NMTC closing rather than Certificate of Occupancy; (2) allow FRI and Frazier HS LP to transfer certain tracts to Hatcher at Scyene Title Holding Company for development of the new medical clinic (as defined in **Exhibit A**); and (3) authorize the Director of the Office of Economic Development to extend project deadlines up to 6 months and to execute such other instruments, approved as to form by the City Attorney, as necessary to accommodate the financing structure for this project.

**Section 2.** That the remaining terms of the loan agreement and the original authorizing agreement shall remain in full force and effect except as amended herein.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with provisions the of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY  
CITY COUNCIL

JUN 25 2014

*Paul C. Lewis*  
City Secretary

EXHIBIT "A"

**TRACT 9:**

Being part of Lot 4 in Block "B"/4476 of THOMPSON & SWANSON'S ADDITION, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 2, Page 343, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEING part of Lot 4, in Block B/4476 of Thompson and Swanson's Addition, an Addition to the City of Dallas, Dallas County, Texas, according to map or plat thereof recorded in Volume 2, Page 343, of the Map Records of Dallas County, Texas, and being part of the same tract of land conveyed to Marthel Smith by Deed recorded in Volume 690, Page 1579, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in the North line of Scyene Road (variable width right-of-way), said corner being South 00 degrees 18 minutes 27 seconds East, 2.41 feet from the Southeast corner of a tract of land conveyed to Frazier Revitalization, Inc. by Deed recorded in Document No. 20080195479 of the Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 18 minutes 27 seconds East, a distance of 2.41 feet to the Southeast corner of said Frazier tract, and continuing a total distance of 90.62 feet to a 5/8 inch iron rod found for corner, said corner lying in the South line of a 15 foot alley;

THENCE East, along the South line of said alley, a distance of 49.89 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Juma Real Estate, Limited Partnership by Deed recorded in Volume 2001120, Page 7587, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 47 minutes 25 seconds West, along the West line of said Juma tract, a distance of 90.79 feet to a brass monument found for corner, said corner lying in the North line of said Scyene Road;

THENCE North 89 degrees 49 minutes 11 seconds West, along the North line of said Scyene Road, a distance of 49.12 feet to the POINT OF BEGINNING and containing 4,490 square feet or 0.10 acres of land.

**TRACT 10:**

Being part of Lots 5, 6, 7, 8, 9, and 10 in the Block B/4476 of THOMPSON & SWANSON ADDITION, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2 at Page 343 of the Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEING a part of Lots 5, 6, 7, 8, 9 and 10 in the Block B/4476 of Thompson and Swanson Addition, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2, Page 343 of the Map Records, Dallas County, Texas, and, being the same lots conveyed to Juma Real Estate Limited Partnership, by Deed recorded in Volume 2001120, Page 07587, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the West line of Hatcher Street (80.0 foot right of way) as described in First Tract in Deed to the City of Dallas recorded in Volume 3668, Page 472 of the Deed Records of Dallas County, Texas, and North line of Scyene Road, (variable width right of way) as described in Cause No. CC-78-402-6 to the State of Texas;

THENCE North 89 degrees 49 minutes 11 seconds West, along said North right of way line of Scyene Road, a distance of 297.93 feet to a Texas Highway Department brass monument found for corner in the above mentioned Lot 5 West line and the East line of Lot 4;

THENCE North 00 degrees 47 minutes 25 seconds East, along the common line of said Lots 4 and 5, a distance of 90.79 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Lot 4 and lying in the South line of a 15.0 foot alley;

THENCE, East, along the South line of said 15 foot alley, a distance of 299.33 feet to a P.K. Nail found for corner in said West line of Hatcher Street, said corner being in a curve to the left with a delta angle of 11 degrees 19 minutes 44 seconds, a radius of 251.00 feet, and a chord bearing and distance of South 04 degrees 15 minutes 57 seconds West, 49.55 feet;

THENCE along said curve to the left, an arc length of 49.63 feet to a 5/8 inch iron rod found for corner;

THENCE South 01 degree 23 minutes 51 seconds East, along said West line of Hatcher Street, a distance of 42.32 feet to the POINT OF BEGINNING and containing 0.6222 acres or 27,107.00 square feet of land.

**TRACT 11:**

Being all that certain lot, tract or parcel of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, and being part of Lots 16 and 17 and all of Lot 18, Block B/4476 of the Thompson and Swanson Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map recorded in Volume 2, Page 343 of the Map Records of Dallas County, Texas, and being all of a tract of land conveyed to Tesfa Gebredingil by deed recorded in Volume 87229, Page 3855 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the South right-of-way line of Imperial Street (40 foot R.O.W.) and being the Northeast corner of Lot 19 of said addition, same being a tract of land conveyed to True Lee Missionary Baptist Church by deed recorded in Volume 93091, Page 3966 of the Deed Records of Dallas County, Texas, same being the Northwest corner of said herein described tract;

Thence 89 degrees 57 minutes 22 seconds East along the South right-of-way line of said Imperial Street a distance of 114.86 feet to a "X" set in concrete in the Southwest right-of-way line of Lagow Street (60 foot R.O.W.), same being the Northerly most Northeast corner of said herein described tract;

Thence South 50 degrees 07 minutes 46 seconds East along the Southwest right-of-way line of said Lagow Street a distance of 57.86 feet to a point for corner in the Northwest right-of-way line of Hatcher Street (80 foot R.O.W.), and being the beginning of a curve to the left having a delta angle of 25 degrees 48 minutes 14 seconds, a radius of 246.00 feet and a chord bearing and distance of South 27 degrees 39 minutes 05 seconds West, 109.86 feet;

Thence along the Northwest right-of-way line of said Hatcher Street and along said curve to the left having an arc length of 110.79 feet to a point for a corner in the North line of a 15 foot alley, same being the Southeast corner of said herein described tract;

Thence South 89 degrees 41 minutes 25 seconds West along the North line of said 15 foot alley passing a "X" set in concrete at 5.17 feet and continuing a total distance of 108.28 feet to a 5/8 inch iron rod found at the Southeast corner of said Lot 19, same being the Southwest corner of said herein described tract;

Thence North along the East line of said Lot 19 a distance of 134.89 feet to the Point of Beginning and containing 17.671 square feet or 0.41 acres of land.