

June 17, 2015

**WHEREAS**, the City Council recognizes the importance of economic development in southern Dallas; and

**WHEREAS**, consistent with the authority granted under Chapter 380 of the Texas Local Government Code, and the City's Program for Loans, Grants, and providing personnel and services of the City (Public/Private Partnership Program), it is in the best interest of the City to enter into agreements as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the City; and

**WHEREAS**, the Adaptive Reuse Program could transform certain underperforming buildings and meet needs in underserved communities; and

**WHEREAS**, the Adaptive Reuse Program will support the City's goals for development in southern Dallas.

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager, upon approval as to the form by the City Attorney's Office is hereby authorized to execute the expansion of the Southern Dallas Adaptive Reuse Grant Program (Adaptive Reuse Program) which will provide funding for building improvements to new owners of certain commercial buildings to encourage reuse of underperforming and vacant buildings pursuant to Chapter 380 of the Texas Local Government Code and the City's Public/Private Partnership Program as a means of promoting economic development in southern Dallas

**Section 2.** That the Director of the Office of Economic Development is hereby authorized to execute the program and to enter into grant agreements in a total amount not to exceed \$30,000 per project and \$250,000 total for the expanded program and to execute all documents, after approval as to form by the City Attorney, with commercial building owners operating businesses therein selected in accordance with the eligibility and criteria set forth in **Attachment A - Southern Dallas Adaptive Reuse Grant Program Statement**.

**Section 3.** 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.

APPROVED BY  
CITY COUNCIL

JUN 17 2015

  
City Secretary

**ATTACHMENT A****Southern Dallas Adaptive Reuse Grant Program Statement**

Award Adaptive Reuse Grant Program (Adaptive Reuse Program) building improvement grants up to \$30,000 from Public/Private Partnership funds to eligible commercial building owners who are for profit business operators in the building being improved to repurpose underutilized buildings in southern Dallas to support new and/or expanded uses as an alternative to demolition, vacancy and/or undesirable uses.

- The Office of Economic Development (OED) will manage the Adaptive Reuse Program on behalf of the City of Dallas. The OED will:
- Post the Program on the City's Web Site
- Screen grant applicants for eligibility
- Award improvement grants up to \$30,000 per business, and execute grant agreements with the approved grant applicant
- Conduct annual environmental and code compliance reviews for each approved property/business assisted
- Conduct improvement site visits and coordinate code inspections
- Process payments upon verification of code compliance, maintenance of the improvements and certificate of occupancy
- Maintain all relevant project documentation

**Eligibility and Criteria**

- Program period until depletion of funds
- Maximum Grant amount \$30,000 approved by Administrative Action
- Minimum project investment \$150,000
- Document code compliance and maintenance of improvements for a period of 5 years
- Grant recipient must be owner of repurposed building
- Recipient must utilize 51% of building for owner for profit business operation
- Building must be located in southern Dallas (south of the Trinity River and south of I 30 from downtown to the Dallas east boundary). Excludes South/Dallas Fair Park area which will have a program designated for this geography

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- Maximum building size 10,000 square feet
- Payment of Grant proceeds made to Grantee with Invoice for payment and approval from Code Compliance for the building and job creation requirements met and documented
- If requested, ECO to verify funds availability to Contractor prior to work starting
- Funds may be used for permitted uses under the Dallas Development Code on the property, but no event may they include any use that requires a sexually oriented business license under Chapter 41A of the Dallas City Code, or a liquor store, a pawn shop, a body piercing studio, or a tattoo studio as those terms are defined by the Dallas Development Code.