

August 28, 2019

WHEREAS, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

WHEREAS, on January 28, 2004, City Council designated the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C by Resolution No. 04-0458; and

WHEREAS, on January 9, 2019, City Council approved the FY 2018-19 Urban Land Bank Demonstration Program Plan by Resolution No. 19-0117; and

WHEREAS, Marcer Construction Company, L.L.C. (Developer) submitted a proposal to purchase from DHADC eight vacant lots and develop single-family homes; and

WHEREAS, on June 20, 2019, the DHADC Board of Directors authorized the terms of sale and development for the eight vacant lots proposed to be sold to Developer as further described on **Exhibit A**; and

WHEREAS, the City Council desires to approve the sale of eight vacant lots owned by DHADC to Developer along with the terms of development as further described in **Exhibit A**.

Now, Therefore,

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

SECTION 1. That the development plan and the sale of eight vacant lots shown on **Exhibit A** from DHADC to Developer is approved.

SECTION 2. That the DHADC is hereby authorized to execute all documents, including, but not limited to sales contract, deed of trust, and deed restrictions necessary to effectuate the sale of eight vacant lots owned by DHADC to Developer pursuant to the terms of development as described in Exhibit A, approved as to form by the City Attorney.

SECTION 3. That the City Manager is hereby authorized to release any non-tax City liens that were filed on the eight vacant lots shown in **Exhibit A** prior to the Sherriff's deeds transferring the lots to the DHADC, approved as to form by the City Attorney.

SECTION 4. That this resolution does not constitute a binding agreement upon the City or DHADC or subject the City or DHADC to any liability or obligation with respect to this transaction, until such time as the documents are duly approved by all parties and executed.

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SECTION 5. 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

PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	COUNCIL DISTRICT	QUALIFIED PURCHASER	SALE AMOUNT	AMI Target	BED/BATH	AMOUNT OF NON-TAX LIENS
1	3717 Colonial Lot 16, Ervay Street Heights Addition Blk 6/1209	7	Marcer Constrction Company, LLC	\$11,000.00	81-115%	4/2	\$7,792.13
2	3827 Spence Lot 17, Reaves Place Addition Blk F/1609	7	Marcer Constrction Company, LLC	\$9,000.00	61-80%	4/2	\$8,206.36
3	4006 Spence Lot 6, Featherstone's Subdivision Blk 1278	7	Marcer Constrction Company, LLC	\$9,000.00	≤ 60%	4/2	\$27,156.95
4	2739 Locust Lot 2, Southgate Manor No.2 Addition Blk 4/6082	4	Marcer Constrction Company, LLC	\$15,000.00	61-80%	5/3	\$37,882.27
5	4134 Ball Lot 11, Ball's Oak Cliff Gardens Addition Blk B/1603	4	Marcer Constrction Company, LLC	\$10,000.00	81-115%	5/3	\$17,592.83
6	1617 Pine Lot 10 & 5 feet of Lot 11, Colonial Addition Blk B/1603	7	Marcer Constrction Company, LLC	\$11,000.00	81-115%	4/2	\$16,079.16
7	2233 Pine Lot 17, Reaves Place Addition Block F/1609	7	Marcer Constrction Company, LLC	\$11,000.00	81-115%	4/2	\$22,499.16
8	2705 Cleveland SE 10 ft of Lot 1 and NW 40 ft of Lot 2, Richardsons Addition Blk 1/1117	7	Marcer Constrction Company, LLC	\$9,000.00	≤ 60%	4/2	\$7,807.40
TOTAL				\$85,000.00			\$ 145,016.26

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