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CITY SECRETARY
DALLAS, TEXAS

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

REVISED

MONDAY, NOVEMBER 16, 2015
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. Unlocking Doors Texas Reentry Network
All Districts

Christina Melton, Crain, Esq
President/CEO
Unlocking Doors Texas Reentry Network

3. UPCOMING AGENDA ITEMS

December 9, 2015

A. Agenda Item: Authorize **(1)** amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street.; **(2)** incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from $12,912,615 to $18,000,000 including an increase of $1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert $415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego $350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal performance and completion guaranty; and **(3)** the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP – *District 2*

B. Agenda Item: Authorize an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres – *District 6*

Public Notice
151077
POSTED CITY SECRETARY DALLAS, TX

A quorum of the City Council may attend this Council Committee meeting

C. Agenda Item: A public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** convey by Deed without Warranty four unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District 7*

D. Agenda Item: A public hearing to receive comments on Substantial Amendment No. 4 to: **(1)** the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of $350,000; **(2)** authorize adoption of Substantial Amendment No. 4; and **(3)** increase established appropriations from $4,000,000 to $4,350,000 to be used for similar eligible activities – *Districts All*

E. Agenda Item: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; **(2)** the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Properties; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City – *District 4*

F. Agenda Item: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *Districts 4, 6, 7*

G. Agenda Item: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City – *Districts 2, 4*

H. Agenda Item: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *Districts 2, 4, 5*

Adjourn

Scott Griggs, Chair
Housing Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.