

May 27, 2026

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) provides grant funds through the Community Development Block Grant (“CDBG”) according to the terms of 24 C.F.R. part 570, to provide economic and community development projects and services, including public facility improvements; and

WHEREAS, on August 6, 2025, the City Council adopted the City’s FY 2025-26 Consolidated Plan Budget, which includes CDBG Grant Funds from HUD in the amount of \$13,144,689, of which \$107,860 remains available for non-profit public facility improvement projects by Resolution No. 25-1185; and

WHEREAS, the Boys & Girls Clubs of Greater Dallas, Inc. (“BGCD”) operates a facility within the city limits of Dallas and provides public services to low- and moderate-income residents of Dallas; and

WHEREAS, on December 4, 2025, the City issued a Notice of Funding Availability (“NOFA”) (BMS-2026-00029323) under the CDBG for non-profit public facility improvement projects funding; and

WHEREAS, in response to the City’s Notice of Funding Availability, BGCD, submitted a proposal requesting support for renovation of its East Dallas Boys & Girls Club facility located at 4804 Worth Street, Dallas, Texas 75246 (“the Property”). The proposed improvements aim to address urgent safety, structural, and operational deficiencies and to improve youth programming (the “Project”); and

WHEREAS, the proposed Project will include rehabilitation of critical building systems and interior spaces, including: replacement of outdated fluorescent lighting with energy-efficient light emitting diode (LED) fixtures; replacement of malfunctioning heating, ventilation, and air conditioning units; full structural ceiling repair in the Director’s office and storage area; replacement of deteriorating ceiling tiles throughout the facility; installation of locking cabinets and a secure kitchen door; replacement of malfunctioning bathroom sinks; repairs and repainting of walls; replacement of damaged flooring; rehabilitation of the nonfunctional lunchroom into a fully operational cafeteria space including expansion of the serving window, refrigerator relocation, and required electrical upgrades; and revitalization of the dedicated teen space, including creation of a dedicated teen entrance and installation of a security alarm system; and

WHEREAS, funds awarded for planned site improvements and rehabilitation of the facility exceed \$25,000, under federal regulations, the property must continue to operate as a service facility dedicated to assisting individuals experiencing homelessness for at least five years following the completion of the rehabilitation.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute **(1)** a secured zero-percent interest forgivable loan agreement with Boys & Girls Clubs of Greater Dallas, Inc., (the “Borrower”), in the amount of \$107,860.00 to provide for rehabilitation of a property located at 4804 Worth Street, Dallas, Texas 75246 (the “Property”), which provides safe, high-quality, no-cost youth development, academic enrichment, leadership, recreation, and supportive services for low- and moderate-income youth for the period June 1, 2026 through July 31, 2027; and **(2)** any and all terms, conditions, and documents required by the forgivable loan agreement, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$107,860 under the Community Development Block Grant to Boys & Girls Clubs of Greater Dallas, Inc. from FY 2025-26 CDBG Reprogramming No. 2 Fund, Fund 24RP, Department BMS, Unit 868K, Object 3015, Encumbrance/Contract No. BMS-2026-0002923, Commodity 95237, Vendor 259796.

SECTION 3. That in addition to the conditions set out above, the forgivable loan agreement is hereby expressly made subject to the following, which must be performed or occur:

- a. The Borrower shall undertake rehabilitation of the property located at 4804 Worth Street, Dallas, Texas 75246, to support the operation of the enhanced youth programming (the “Project”). The rehabilitation will include replacement of outdated fluorescent lighting with energy-efficient LED fixtures; replacement of malfunctioning HVAC units; full structural ceiling repair in the Director’s office and storage area; replacement of deteriorating ceiling tiles throughout the facility; installation of locking cabinets and a secure kitchen door; replacement of malfunctioning bathroom sinks; repairs and repainting of walls; replacement of damaged flooring; rehabilitation of the nonfunctional lunchroom into a fully operational cafeteria space including expansion of the serving window, refrigerator relocation, and required electrical upgrades; and revitalization of the dedicated teen space, including creation of a dedicated teen entrance and installation of a security alarm system, and necessary site improvements associated with the Project.
- b. The Borrower shall execute a deed of trust to the City of Dallas.

SECTION 3. (continued)

- c. The Borrower shall execute deed restrictions on the property located at 4804 Worth Street, Dallas, Texas 75246, which has been rehabilitated with loan funds under the loan agreement. The restriction shall require that the facility to be maintained and operated to provide youth development, educational, leadership, and supportive services to low- and moderate-income individuals for at least five years following completion of the rehabilitation.
- d. The lien and deed restrictions will be released upon successful completion of the rehabilitation in accordance with the forgivable loan agreement, and provision of safe, high-quality, no-cost youth development, academic enrichment, leadership, recreation, and supportive services to low- and moderate-income youth for a minimum period of five years after completion of the rehabilitation.
- e. The loan may be forgiven five years after completion of the rehabilitation, upon verification of compliance with all terms and conditions of the required performance period and loan documents by the Borrower.

SECTION 4. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute subordination and releases of liens, and terminations of deed restrictions on the Property located at 4804 Worth Street, Dallas, Texas 75246, upon the Borrower's compliance with the loan agreement and any other loan documents.

SECTION 5. That the City Manager is authorized to execute change orders or amendments to the loan agreement for time and to commit and expend funds in a timely manner to meet federal and/or state requirements when necessary.

SECTION 6. That the City Manager is authorized to provide additional information and take other actions or make adjustments relating to the grant funds as may be necessary to satisfy HUD requirements.

SECTION 7. That the City Manager is hereby authorized to reimburse HUD for any CDBG expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 8. That the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports no later than 30 days after their release.

May 27, 2026

SECTION 9. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to these transactions until such a time as the documents are duly approved by all parties and executed.

SECTION 10. 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 resolved.