

June 14, 2023

WHEREAS, the City of Dallas (City) recognizes the importance of its role in local economic development and the provision of affordable and mixed-income housing; and

WHEREAS, on July 1, 2020, a memorandum was issued by the chairpersons of the City's Housing and Homelessness Solutions Committee, Transportation and Infrastructure Committee, Economic Development Committee, and Workforce, Education, & Equity Committee of the City Council, challenging the City to utilize all available land owned by the City or Dallas Area Rapid Transit (DART) within a half-mile of DART light rail stations to produce mixed-income housing developments. The memorandum entitled "Mixed-Income Housing Challenge for TODs for Post-Covid-19 Economic Development Recovery Efforts" (Housing Challenge) (**Exhibit A**); and

WHEREAS, on January 21, 2021, for Phase I of the City's efforts to meet the Housing Challenge, the City issued a Request for Proposals (RFP) through Solicitation BYZ21-00015558 to solicit transit-oriented development (TOD) proposals for five City-owned sites adjacent to DART light rail stations; and

WHEREAS, on May 26, 2021, City Council authorized the selection of the most advantageous proposals for Phase I of the City's efforts to meet the Housing Challenge by Resolution No. 21-0928; and

WHEREAS, on December 9, 2021 the City executed a Memorandum of Understanding with DART for Phase II of the City's efforts to meet the Housing Challenge (**Exhibit B**) to give the City the ability to solicit TOD proposals for 6 DART-owned sites adjacent to DART light rail stations; and

WHEREAS, on September 29, 2022, for Phase II of the City's efforts to meet the Housing Challenge, the City issued an RFP through Solicitation BVZ22-00020448 to solicit TOD proposals on DART-owned property at the Lake June Station; and

WHEREAS, a six-member committee of representatives from the City's Department of Housing & Neighborhood Revitalization, City's Department of Planning & Urban Design, City's Office of Economic Development, City's Department of Transportation, DART's Economic Development division, and DART's Capital Planning division reviewed and evaluated the proposals; and

WHEREAS, the proposal submitted by JPI Multifamily Development, LLC received the highest evaluation score by the committee and was identified as the most advantageous proposal.

Now, Therefore,

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

June 14, 2023

SECTION 1. That the City Council authorizes selection of the recommended most advantageous proposal submitted by JPI Multifamily Development, LLC for City Solicitation BVZ22-00020448 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the Lake June Station), most advantageous proposer of 3.

SECTION 2. That the City Manager or designee is hereby authorized to negotiate and execute an exclusive negotiation agreement, approved as to form by the City Attorney, with JPI Multifamily Development, LLC, or an affiliate (Developer) for a term not to exceed 24 months, with a possible extension of an additional 12 months at the approval of the City Manager or designee. If executed, the exclusive negotiation agreement shall serve as the basis to exclusively negotiate a development agreement with Developer; however, nothing herein shall be deemed to be a representation by the City Council that a mutually acceptable development agreement will be produced.

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to this transaction until such a time as the documents are duly approved by all parties and executed.

SECTION 4. That this contract is designated as Contract No. ECO-2023-00022340.

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, and it is accordingly so resolved.