

August 10, 2022

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 217,911 square feet of land located in Dallas County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Stemmons Project

"USE": City services and operations, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Fee Simple Title with closing conditions to include all improvements and tenant leases, subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the conveyance instrument approved as to form by the City Attorney and such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

"OWNER": 7800 Ricchi, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$14,000,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$165,000.00

"AUTHORIZED AMOUNT": Not to exceed \$14,165,000.00

WHEREAS, to the extent there are existing tenant leases on the subject property, the parties agree said leases will be assigned to and assumed by CITY, and CITY shall contribute lease revenues toward operational and maintenance costs for the property or development costs related to establishing city services; and

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in the amount of \$14,165,000.00 in the Building Inspection Fund, Fund 0150, Department DEV, Unit 3141, Object 4210.

SECTION 4. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction, including the assignment to and assumption by CITY of any existing tenant leases provided however the City has satisfactorily completed its due diligence (environmental and title).

SECTION 5. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained independent appraisals of the PROPERTY'S market value.

SECTION 6. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 7. That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Building Inspection Fund, Fund 0150, Department DEV, Unit 3141, Activity BI11, Program DEV51604FEE, Object 4210, Encumbrance/Contract No. CX-DEV-2022-00019970. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 8. That in the event the PROPERTY acquisition closes, and active leases are in effect, the City Manager, and/or the City Manager's designees, is hereby authorized and directed to assume or terminate the leases under terms and conditions approved as to form by the City Attorney and to executes, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

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SECTION 9. That in the event the PROPERTY acquisition closes, the Chief Financial Officer is hereby authorized and directed to deposit funds in accordance with the terms and conditions of any assumed leases from General Fund, Fund 0001, Department PBW, Unit 1181, Revenue Code 8410, Encumbrance/Contract No. DEV-2022-000119970.

SECTION 10. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 11. 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 AS TO FORM:
CHRISTOPHER J. CASO, City Attorney

BY: Consuelo R Tankersley
Assistant City Attorney

Signature: *Consuelo R Tankersley*
Consuelo R Tankersley (Aug 5, 2022 12:23 CDT)

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