

Memorandum



CITY OF DALLAS

DATE April 23, 2024

Honorable Members of the Government Performance and Financial Management
TO Committee: Chad West (Chair), Paula Blackmon (Vice Chair), Cara Mendelsohn, Jesse
Moreno, Jaime Resendez

SUBJECT **Review of City Real Estate for Development and Redevelopment Opportunities**

Background

The purpose of this memorandum is to provide the Government Performance and Financial Management (GPFM) Committee with an update on the review, update, determination of and next steps for opportunities for development and redevelopment of the City's real estate portfolio.

Recommended Opportunities for Development/Redevelopment of City Real Estate

In March 2024, the GPFM Committee was informed that over the last several months, staff from the Departments of Economic Development, Housing and Neighborhood Revitalization, Building Services, Public Works, and the City Manager's Office have been reviewing the City's real estate portfolio, through the lens of opportunities for development or redevelopment. Additionally, consistent with the March 2024 update to GPFM, staff has considered, started, or has obtained the cost for appraisals for the following properties:

1. Executive Airport¹,
2. Canton St. Service Center,
3. Dallas Water Utilities Property in Hutchins, TX²,
4. Vilbig Auto Pound,
5. Oak Cliff Municipal Center (OCMC),
6. North Oak Cliff Library,
7. Park Forest Library,
8. Family Gateway Building,
9. Downtown Courts Building, 5th Floor³,
10. 606 Good Latimer.

Notes

1. Cost for Executive Airport appraisal is \$43K and funding has been identified by the Aviation Department.
2. Appraisal for this property is nearly complete and should be available for discussion by May 2024 update to the GPFM Committee.
3. The interdepartmental team was considering an appraisal for the Downtown Courts Building, 5th floor but Housing and Neighborhood Revitalization has identified a potential use for this space.

4. The appraisal cost for the remaining seven properties is \$36K and staff will seek funding.

Next Steps

As the inter-departmental team is working through the appraisal process for the identified properties, Public Works – Real Estate will begin working on the development of requests for proposals (RFPs) for development/redevelopment opportunities for the following properties:

1. Vilbig Auto Pound,
2. Oak Cliff Municipal Center (OCMC),
3. North Oak Cliff Library,
4. Park Forest Library,
5. Family Gateway Building,
6. 606 Good Latimer.

Given the mixed-use vision for properties 1-4, staff will seek \$600K in funding for brokerage and RFP development services. The RFPs for properties 5-6 will be developed in-house. Staff will request General Fund contingency in the amount of \$636K to fund the appraisal, brokerage services, and RFP development services.

Through September 2024, staff will be working through the appraisal process and development of the RFPs. As the appraisals become available, staff will provide that information to the GPFM Committee. Once the RFPs are developed for the identified properties, that information will also be shared with the GPFM Committee.

In summary, the purpose of this memorandum was to provide the GPFM Committee with an update on the review, update, determination of, and next steps for opportunities for development and redevelopment of the City's real estate portfolio. Should there be any questions, please contact me at robert.perez@dallas.gov.



Robert M. Perez, Ph.D.
Assistant City Manager

c: T.C. Broadnax, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors