

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 \$800,000 remains available for non-profit public facility improvement projects by Resolution No. 25-1185; and

WHEREAS, First Presbyterian Church of Dallas, Texas dba The Stewpot, 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 Community Development Block Grant (“CDBG”) for non-profit public facility improvement projects funding; and

WHEREAS, in response to the City’s Notice of Funding Availability, First Presbyterian Church of Dallas, Texas dba The Stewpot, submitted a proposal requesting support for the renovation of its facility at 1610 S. Malcolm X Blvd, Dallas, Texas, 75226, to accommodate an on-site Parkland clinic offering medical, dental, and mental health services. The project aims to expand no-cost, comprehensive healthcare access for individuals experiencing homelessness through partnerships with Parkland’s HOMES Program and MetroCare Services (the “Project”); and

WHEREAS, the proposed project will renovate approximately 2,488 square feet of new medical facilities within the footprint of the Medical Partners Building, including one X-ray room, one bathroom, one nurse station, one consult room, three exam rooms, four dental bays, and an interior slab sawcut/trench approximately 600 linear feet in length for water and waste utilities. These improvements will expand The Stewpot’s capacity to provide comprehensive, no-cost, barrier-free medical, dental, and psychiatric services for individuals experiencing homelessness in Dallas, strengthening the City’s continuum of care and enhancing crisis-response options for vulnerable residents; 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 First Presbyterian Church of Dallas, Texas dba The Stewpot (the "Borrower"), in the amount of \$800,000 to provide rehabilitation of a property located at 1610 S. Malcolm X Boulevard, Dallas, Texas, 75226 (the "Property") which provides comprehensive, no-cost, barrier-free medical, dental, and psychiatric services for individuals experiencing homelessness for the period from 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 \$800,000 under the Community Development Block Grant to First Presbyterian Church of Dallas, Texas dba The Stewpot, from FY 2025-26 CDBG Reprogramming No. 2 Fund, Fund 24RP, Department BMS, Unit 867K, Object 3015, Encumbrance/Contract No. BMS-2026-0002923, Commodity 95237, Vendor VS0000048892.

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 new medical facilities within the Property located at 1610 S. Malcolm X Boulevard, Dallas, Texas 75226, to expand its capacity to provide comprehensive, no-cost, barrier-free medical, dental, and psychiatric services to individuals experiencing homelessness. The rehabilitation will include approximately 2,488 square feet of new space consisting of one X-ray room, one bathroom, one nurse station, one consult room, three exam rooms, four dental bays, and an interior slab sawcut/trench of approximately 600 linear feet for water and waste utilities. City funding in the amount of \$800,000 will be used to cover eligible costs including development fees, permits, appraisal costs, architectural and engineering design, demolition, inspections, specialty design services, and 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 1610 S. Malcolm X Boulevard Dallas, Texas 75226, which has been rehabilitated with loan funds under the loan agreement. The restriction shall require that the facility be maintained and operated to provide medical, dental, psychiatric, and supportive services to individuals experiencing homelessness for a minimum period of five (5) years, beginning upon 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 medical, dental, psychiatric, and supportive services to individuals experiencing homelessness for a minimum period of five (5) years after completion of the rehabilitation.
- e. The loan may be forgiven five (5) 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 1610 S. Malcolm X Boulevard, Dallas, Texas 75226, 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.

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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.