September 23, 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,** 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 South 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**, On May 27, 2026, the City Council authorized (1) a secured, zero percent interest, forgivable loan agreement, approved as to form by the City Attorney, in the amount of $800,000 to First Presbyterian Church of Dallas, Texas dba The Stewpot to provide for rehabilitation of the property located at 1610 South Malcolm X Boulevard, Dallas, Texas 75226 which provides comprehensive, no-cost, barrier-free medical, dental, and psychiatric services for individuals experiencing homelessness for the period June 1, 2026 through July 31, 2027; and (2) the execution of any and all terms, conditions, and documents required by the forgivable loan agreement by Resolution No. 26-0896; 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 amend Resolution No. 26-0896, previously approved on May 27, 2026, to authorize a secured, no interest, forgivable loan agreement, in the amount of $800,000 to First Presbyterian Church of Dallas, Texas dba The Stewpot to provide for rehabilitation of the property located at 1610 South Malcolm X Boulevard, Dallas, Texas 75226 to **(1)** revise the term of the agreement to October 1, 2026 through September 30, 2027; **(2)** identify the specific building upon which the lien and deed restrictions shall be imposed, Partner Building 350; and **(3)** clarify the terms of the Forgivable Loan Agreement, approved as to form by the City Attorney.

**SECTION 2.** That Section 3 of Resolution No. 26-0896 is amended to read as follows:

a. The Borrower shall undertake rehabilitation of new medical facilities within the Property located at 1610 South 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.

c. The Borrower shall execute deed restrictions on the Partner Building 350 located at 1610 South 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 years, beginning upon completion of the rehabilitation.

**SECTION 2.** (continued)

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 years after completion of the rehabilitation,

e. The loan may be forgiven five years after completion of the rehabilitation, with the principal amount forgiven in 1/5 increments (i.e. $160,000 per year),upon verification of compliance with all terms and conditions of the required performance period and loan documents by the Borrower.

**SECTION 3.** That all other terms and conditions of Resolution No. 26-0896 shall remain in full force and effect, except as amended herein.

**SECTION 4.** 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.