

September 25, 2019

WHEREAS, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

WHEREAS, on January 28, 2004, City Council authorized the designation of the Dallas Housing Acquisition and Development Corporation (DHADC) to operate its Urban Land Bank Demonstration Program (Program) for the purpose of acquiring, holding and transferring unimproved real property under Chapter 379C of the Local Government Code by Resolution No. 04-0458; and

WHEREAS, on September 12, 2018, City Council authorized an appropriation of up to \$1,500,000.00 in 2006 General Obligation Bond Funds to the Program for capital costs related to acquisition and disposition of unimproved, tax-foreclosed, real property for the development of affordable housing or other commercial purposes by Resolution No. 18-1287; and

WHEREAS, on January 9, 2019, City Council held a public hearing to receive comments on the proposed City of Dallas FY 2018-19 Urban Land Bank Demonstration Program Plan and approved the FY 2018-19 Urban Land Bank Demonstration Program Plan by Resolution No. 19-0117; and

WHEREAS, in order to continue to acquire and sell land through the Program it is necessary to have title services; and

WHEREAS, a Request for Qualifications was sent to seven title companies and two responses were received; and

WHEREAS, on August 8, 2019, the DHADC Board of Directors approved the terms of a contract with Republic Title of Texas, Inc., the most qualified proposer, to perform title services, subject to City Council approval.

Now, Therefore,

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

SECTION 1. That the DHADC is hereby authorized to enter into a one-year contract commencing on October 1, 2019, with four one-year renewal options with Republic Title of Texas, Inc., subject to appropriation and approval by the DHADC or City Council, if necessary, to provide title services related to the acquisition and sale of up to 300 lots acquired by the DHADC during the one-year term of the contract and up to the same number of lots for each subsequent renewal, in an annual amount not to exceed \$120,000.00 annually, approved as to form by the City Attorney.

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SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$120,000.00 to Republic Title of Texas, Inc. from the Economic and Southern Area Transit-Oriented Development Fund, Fund 1T52, Department HOU, Unit W310, Object 3099, Encumbrance/Contract No. HOU-2019-00011477, Vendor 342843.

SECTION 3. 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.