

September 23, 2020

WHEREAS, the City of Dallas, a Texas municipal corporation, hereinafter referred to as the City acquired certain improved property known as Casa Blanca Apartments located at 2165 Highland Road, Dallas, Dallas County, Texas, consisting of approximately 50-multi-family apartment units, situated on all of Lot 7, in City Block 7037 official numbers of the City of Dallas ("Property"); and

WHEREAS, the Property has been acquired for the construction and use as park property and the City desires to vacate the tenants, close the Property, and demolish the improvements in an expeditious and economical manner; and

WHEREAS, on January 16, 2019, Administrative Action (AA) No. 19-5208 authorized a Property Management Agreement ("Agreement") with Team Multi Family Solutions, LLC ("Manager") for the operation, maintenance, and management of the Property; and

WHEREAS, Manager is (i) an established and experienced professional property management company, (ii) familiar with the Property and (iii) uniquely situated to assume and handle operation, maintenance and management of the Property within the time constraints necessary to facilitate City's pending demolish plans; and

WHEREAS, City desires to retain the Manager to provide professional on-site services to operate, maintain, and manage the Property and assist in the orderly closing of the Property and the vacating of all the tenants during this limited wind-down period; and

WHEREAS, to this end, Manager's time and expenses managing the property resulted in anticipated costs exceeding the original AA amount by \$29,222.88, increasing the amount from \$49,700.00 to \$78,922.88; and

WHEREAS, with this action Manager's outstanding balance will be paid, and this account closed.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute Supplemental Agreement No. 1 to the Property Management Agreement with Team Multi Family Solutions, LLC, approved as to form by the City Attorney, for the operation, maintenance and management of Casa Blanca Apartments, an approximately 50-multi-family apartment unit complex located at 2165 Highland Road, for an extension of the month-to-month Agreement for a maximum term of six months, in an amount not to exceed \$29,222.88, increasing the contract amount from \$49,700.00 to \$78,922.88.

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SECTION 2. That the special terms and conditions of the Agreement are:

- a) The Agreement shall begin upon a month-to-month basis for a period up to six (6) months, provided however, that either party may terminate this Agreement with thirty (30) days written notice.
- b) Manager shall receive compensation for services performed during the term ("Management Fee") payable in an amount not to exceed \$29,222.88.
- c) Manager will continue operation, maintenance and management of the Property and assist in the orderly closing of the Property and vacating of the tenants.
- d) Manager shall investigate, hire, pay, supervise, and discharge the personnel necessary to be employed to properly maintain and operate the Property.
- e) Manager shall prepare and deliver to City an operating budget ("Operating Budget") as defined in the Agreement for the months of operation.
- f) Manager shall receive reimbursement of various approved operating expenses established in the Operating Budget. Manager shall establish, operate, and maintain a separated operational fund account ("Operating Account") for the operating expenses of the Property.
- g) City shall establish in its name and make direct payment of trash removal and utility services.
- h) Manager shall maintain the building, appurtenances, and grounds of the Property in a repaired, neat, clean, safe, and useable condition as well as oversee utility services arrangements on-site.
- i) City shall pay all ad valorem taxes, if any, levied or assessed upon the Property and any improvements constructed during the term of the Agreement.
- j) Manager shall be responsible for all taxes and assessments involving its operations under the Agreement, if any, and said amounts shall not be expenses reimbursable by City to Manager.
- k) Manager shall carry insurance on the Property in such form and amounts that City shall require.
- l) The City reserves the right to terminate the Agreement on the last day of the current fiscal year due to non-appropriation of funds.

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SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$29,222,88 to Team Multi Family Solutions LLC, from Park and Recreation Facilities Fund, Fund 2T00, Department PKR, Unit T329, Object 3099, Activity RFSI, Program PK06T329, Encumbrance/Contract No. PKR-2020-00014154, Commodity 95878, Vendor VS91724.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.