

# Memorandum



CITY OF DALLAS

DATE May 21, 2021

Honorable members of the Housing and Homelessness Solutions Committee: Casey  
TO Thomas II (Chair), Cara Mendelsohn (Vice Chair), Carolyn King Arnold, Paula  
Blackmon, Lee Kleinman, Jaime Resendez, Chad West

SUBJECT **Upcoming Agenda Item: Amendment to the South Dallas Fair Park Innercity  
Community Development Corporation Agreement**

## Summary:

This memorandum is to inform you of an upcoming agenda item on August 11, 2021 for City Council approval of an amendment to Resolution No. 13-1795 previously approved on October 2013 with South Dallas Fair Park Innercity Community Development Corporation (ICDC) in the amount of \$3,400,000.00, of which \$1,634,823.00 of the lien was released for after completion of the medical center, to **(1)** extend the term of Agreement date by three years, **(2)** allow for the City of Dallas to demolish the building at 4850 Brashear Street, **(3)** convey the property at 4850 Brashear Street to ICDC, **(4)** and for ICDC to complete ongoing work related to the development of the Mill City Townhomes on Spring Avenue.

## Background

South Dallas Fair Park Innercity Community Development Corporation (ICDC) submitted a plan to complete the redevelopment along Spring Avenue in the Mill City Neighborhood and is requesting an extension of the General Obligation Bond conditional grant agreement in order to complete the final phase of the redevelopment. ICDC consulted with an architect and engineering firm to develop architectural plans and created a rendering to be used in marketing the development. This includes a Plat Map, Traffic Worksheet, Rezoning Landscape Plan, Rezoning Representation & Coordination with City of Dallas, and Additional ALTA Survey.

The 2006 Bond Election provided \$41.495 million dollars in general obligation bonds to provide funds for promoting economic development in the Southern Sector. On December 12, 2007, City Council approved an amendment to the Public/Private Partnership Program to set forth the Economic Development Program for Southern Dallas. This project will be implemented under the amended program.

Over the period of 2003-2008, master planning, leveraging of capital investments, public/private developments, and redevelopment took place in the Frazier Neighborhood Investment Program (NIP) Area. In order to implement components of the master plan,

catalyst projects for new public/private development and redevelopment have been considered by City Council on an individual basis.

ICDC is one of the key Frazier Neighborhood community stakeholders and was authorized by the City to undertake the Spring Avenue Revitalization which is a component of the master plan. On February 20, 2008, City Council approved the first economic development loan for ICDC to begin acquisition of improved and unimproved properties, address any relocation issues, address environmental remediation, and demolish existing improvements in order to begin revitalization efforts.

ICDC purchased over forty-four improved and unimproved properties along Spring Avenue and Brashear Street within the Frazier area. The majority of these properties were remediated and demolished for redevelopment. ICDC facilitated design and partial implementation of improvements along Spring Avenue, Troy, Benton, Brashear and Elsie Faye Heggins with public utilities, new streets, and pedestrian amenities to include street furniture, street trees, enhanced lighting and wider sidewalks. ICDC has also built a 5,600 square foot commercial building that is currently leased by North Texas Prism Health (formerly AIDS Arms). Upon completion of the construction of North Texas Prism Health, \$1,634,823.00 of the loan was forgiven by the City.

ICDC successfully built homes along the 4800 block of Spring Avenue. These homes are part of Frazier Courtyard Homes, a single-family subdivision for low- to moderate-income residents built in collaboration with Dallas Area Habitat for Humanity.

Since inception of ICDC in 1986, ICDC has:

- Constructed over 250 affordable homes in South Dallas/Fair Park, maintaining history by building homes consistent with the existing homes;
- Constructed a 16,000 square foot multi-use complex on Spring Avenue, which includes offices, a Homeownership Center, a Business Incubation Center, dental office, pharmacy, and beauty salon; and
- Constructed a 5,900 square foot South Dallas Training Center, in partnership with Dallas College (formerly DCCCD).

### **Background on Public Infrastructure on Spring Ave.**

Prior to 2014, the Neighborhood Investment Program (NIP) was developing the Spring Avenue corridor for street, sidewalk and utility improvements. During that year, the NIP was sunset, resulting in a loss of funding, creating incomplete infrastructure along Brashear Street, Troy Street and Spring Avenue. This significantly affected the development plans of ICDC.

Prior to NIP sunset, the City of Dallas Real Estate Division purchased the home at 4850 Brashear Street and provided relocation for the residents to construct the Troy/Spring Realignment, which also experienced significant delays. The building at 4850 Brashear Street, still owned by the City, remains unsecured and abandoned and is an

impediment to the redevelopment of the 4800 block of Spring Avenue, Brashear Street and Troy Street.

The extension will enable the City of Dallas to complete the infrastructure along Brashear Street, Troy Street and Spring Avenue as well as enable ICDC to complete ongoing work related to the development of the Mill City Market Garden in partnership with Texas Discovery Gardens and the development of the Mill City Townhomes.

### **Recommendation**

Staff recommends City Council authorize an amendment to Resolution No. 13-1795 previously approved on October 8, 2013, with South Dallas Fair Park Inncity Community Development Corporation (ICDC), in the amount of \$3,400,000.00 of which \$1,634,823.00 of the lien was released for after completion of the medical center, to **(1)** extend the term of Agreement date by three years, **(2)** allow for the City of Dallas to demolish the building at 4850 Brashear Street, **(3)** convey the property at 4850 Brashear Street to ICDC, **(4)** and for ICDC to complete ongoing work related to the Development of the Mill City Townhomes on Spring Avenue.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@DallasCityHall.com](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619.



Dr. Eric Anthony Johnson

Chief of Economic Development & Neighborhood Services

c:	TC Broadnax, City Manager Chris Caso, City Attorney Mark Swann, City Auditor Billieae Johnson, City Secretary Preston Robinson, Administrative Judge Kimberly Bizer Tolbert, Chief of Staff to the City Manager Majed A. Al-Ghafry, Assistant City Manager	Jon Fortune, Assistant City Manager Joey Zapata, Assistant City Manager M. Elizabeth Reich, Chief Financial Officer M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion Directors and Assistant Directors
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