



Legislation Text

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File #: 21-1988, Version: 1

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability

**AGENDA DATE:** November 10, 2021

**COUNCIL DISTRICT(S):** 10

**DEPARTMENT:** Department of Public Works

**EXECUTIVE:** Majed Al-Ghafry

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**SUBJECT**

Authorize a thirty nine-year lease agreement, with two ten-year renewal options, with Refuge City of Dallas, Inc. for approximately 12.865 acres of City-owned land located at 12000 Greenville Avenue to be used for the development, use and operation of a integrated homeless and recovery center for the period November 1, 2021 through October 31, 2060 – Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes a thirty nine-year lease agreement, with two ten-year renewal options, with Refuge City of Dallas, Inc. for approximately 12.865 acres of City-owned land located at 12000 Greenville Avenue. This lease will provide for a community homeless and recovery center.

Refuge City of Dallas, Inc., (“Refuge”) is a 501(c)(3) organization that was formed as a result of the growing demand for youth, women and children recovery services and homeless services in the Lake Highlands area.

Refuge intends to develop new facilities that consist of multifamily housing for women and children, tiny houses for the homeless, group home for sex trafficking survivors, restaurant and café, retail, clothing store, barber shop and salon, chapel and even space, child development center, clinic, administration offices, gymnasium, auto services, co-working, café, cafeteria and kitchen, video and audio production site, support and circulation and a farm stand.

The lease agreement will (i) require the non-profit organization to use the property in a manner that primarily promotes a public purpose of the municipality; and (ii) provide for the termination of the lease agreement if at any time the Property is not used for the public purpose intended.

Public purpose of the facilities will include a solution to the following:

- Food insecurity – healthy food options
- Affordable housing and homeless

- ~~Wrap-around services for vulnerable populations~~
- ~~Workforce development and job training~~

~~Refuge shall coordinate and work with City in its design and construction planning to include up to 2,000 square feet of leasable space for City's exclusive operation.~~

~~Upon completion and opening of the integrated facilities, Refuge shall maintain operations on the Property in accordance with the authorized public purpose, and/or cause third-party sublessees to operate for a use of the premises to achieve the public purpose agreed to by the parties and authorized by City Council.~~

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

~~The Economic Development Committee was briefed on the "Overview of Proposed Refuge Dallas Lake Highlands Project" on October 4, 2021.~~

~~[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021. <http://cityofdallas.legistar.com/gateway.aspx?M=F&ID=4447f09f-5eb7-4346-86d4-2295ea4f5f23.pdf>](http://cityofdallas.legistar.com/gateway.aspx?M=F&ID=4447f09f-5eb7-4346-86d4-2295ea4f5f23.pdf)~~

### **FISCAL INFORMATION**

~~No cost consideration to the City.~~

### **DEVELOPER**

~~Refuge City of Dallas, Inc.~~

~~Mike Reinsel, Director~~

### **MAP**

~~Attached~~