

# Memorandum



CITY OF DALLAS

DATE November 13, 2015

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize an amendment to Loan Agreement between TEOF Hotel LP and the City of Dallas**

This item authorizes (1) amendment of the Loan Agreement between TEOF Hotel LP, a Texas limited partnership, and the City of Dallas to provide for refinancing of the developer's first lien loan and third lien (mezzanine) loan for development of the Lorenzo Hotel project located at 1011 South Akard Street.; (2) incorporation of the mezzanine loan into first lien place together with the Construction Loan and increasing the total senior loan from \$12,912,615 to \$18,000,000 including an increase of \$1,997,572 in total project cost in return for which Lawrence E. Hamilton, Lawrence E. Hamilton III, and Texas Educational Opportunity Fund will convert \$415,000 of mezzanine debt into additional equity, Lawrence E. Hamilton, Lawrence E. Hamilton III, and TEOF Hotel LP will forego \$350,000 of mezzanine loan payments, and Lawrence E. Hamilton will provide the City with a personal performance and completion guaranty; and (3) the City Manager or his designee to execute any necessary documents related to amending the Loan Agreement with TEOF Hotel LP

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims  
Chief of Neighborhood Plus

C: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
Warren M.S. Ernst, City Attorney  
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SUBJECT **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize change to awarded reconstruction contractor for 3602 Gallagher**

This item authorizes an amendment to Resolution No. 15-1586, previously approved on August 26, 2015, to change the awarded reconstruction contractor of one home located at 3602 Gallagher Street from Nickerson Construction Company to Torres

Please let me know if you have any questions.



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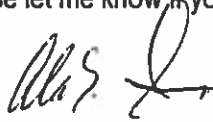
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SUBJECT **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize a public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization**

This item authorizes a public hearing to receive comments on the proposed sale of unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** convey by Deed without Warranty four unimproved properties to Dallas Neighborhood Alliance for Habitat, Inc., under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any

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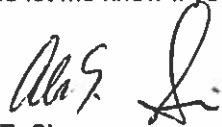
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SUBJECT **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize a public hearing to receive comments on Substantial Amendment No. 4**

This item authorizes a public hearing to receive comments on Substantial Amendment No. 4 to: (1) the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; (2) authorize adoption of Substantial Amendment No. 4; and (3) increase established appropriations from \$4,000,000 to \$4,350,000 to be used for similar eligible activities

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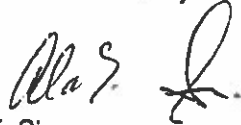
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**SUBJECT** **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses**

Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; (2) the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Properties; and (3) execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City

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**SUBJECT** **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses**

This item authorizes (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City.

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SUBJECT **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties for the construction of affordable houses**

This item authorizes **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City

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**SUBJECT** **Upcoming Agenda Item on the December 9, 2015 Council Agenda – Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses**

This item authorizes (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; (2) the sale of 4 vacant lots from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City

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