



City of Dallas

Review of City Real Estate for Development and Redevelopment

**Government Performance and Financial
Management Committee
February 24, 2025**

Donzell Gipson, Assistant City Manager
City Manager's Office
City of Dallas

Presentation Overview



- Background/Purpose
- Recommendations and Project-Specific Updates
- Next Steps



Background/Purpose



- Provide City Council with recommended changes and updates related to:
 - Properties for potential sale, development, or redevelopment





Project-Specific Updates and Recommendations



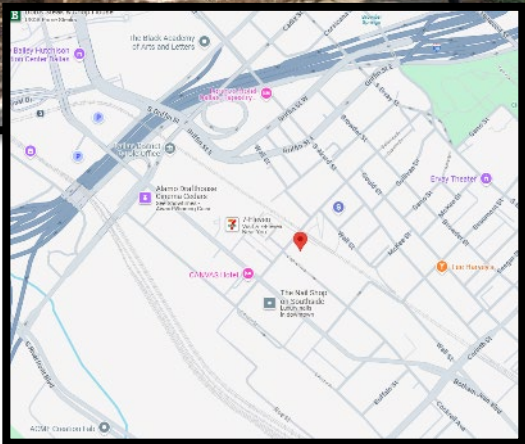
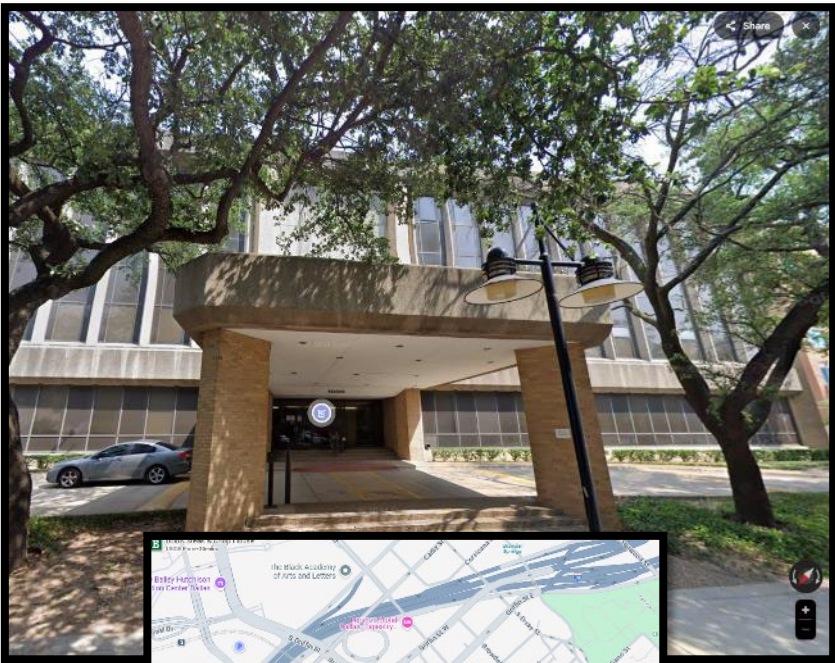
TEX. GOV'T CODE § 551.072.



- A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.



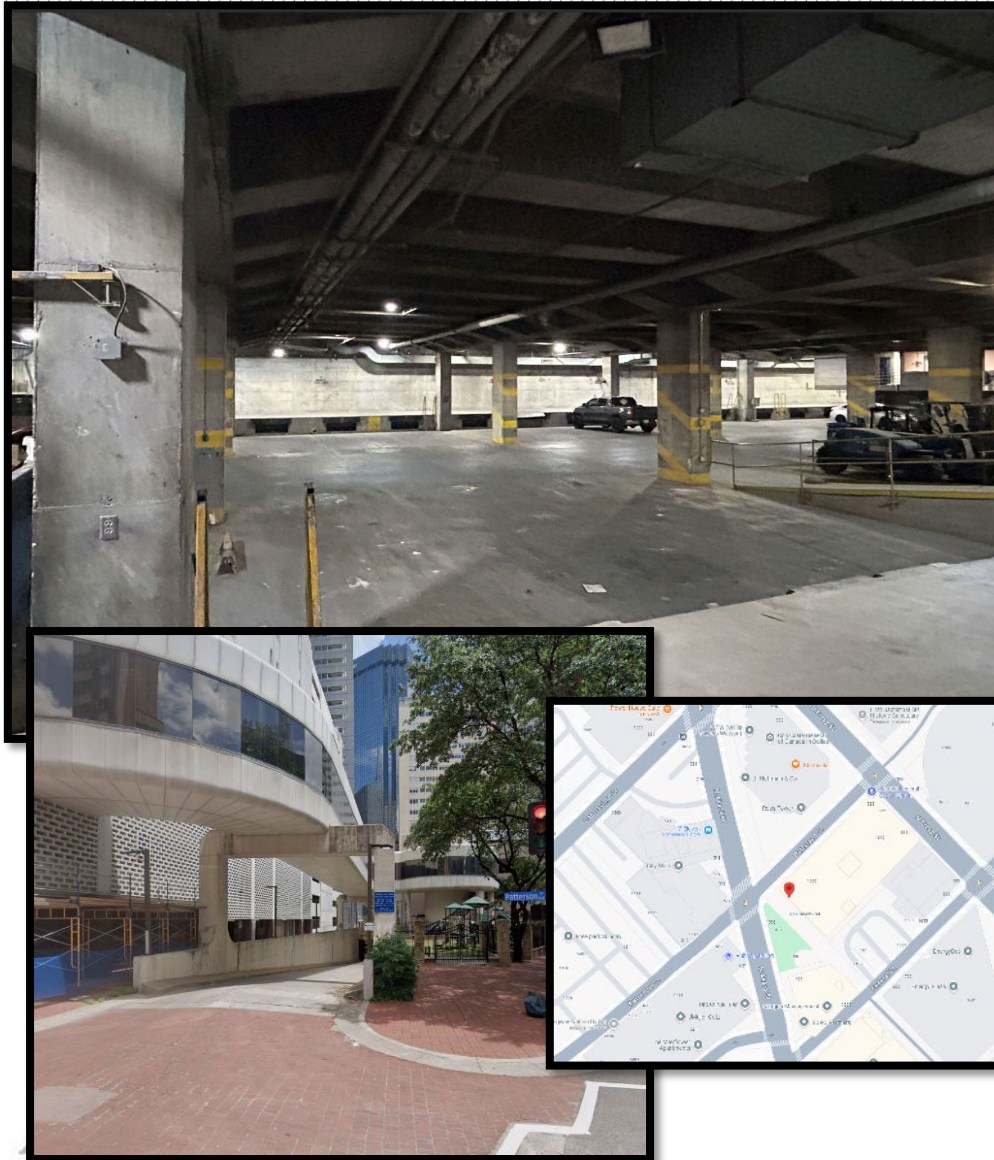
1000 Bellevue



Department	Information Technology Services
Council District	2
Status	Active/Private Tenant
Update	Lease executed. Broker to help explore options for data center tier certification and monetization.
Recommendations	Declare as surplus for disposition.

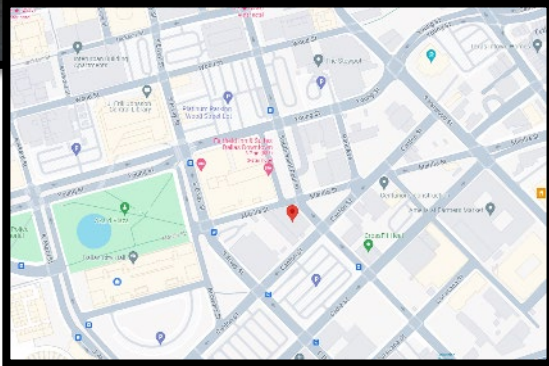
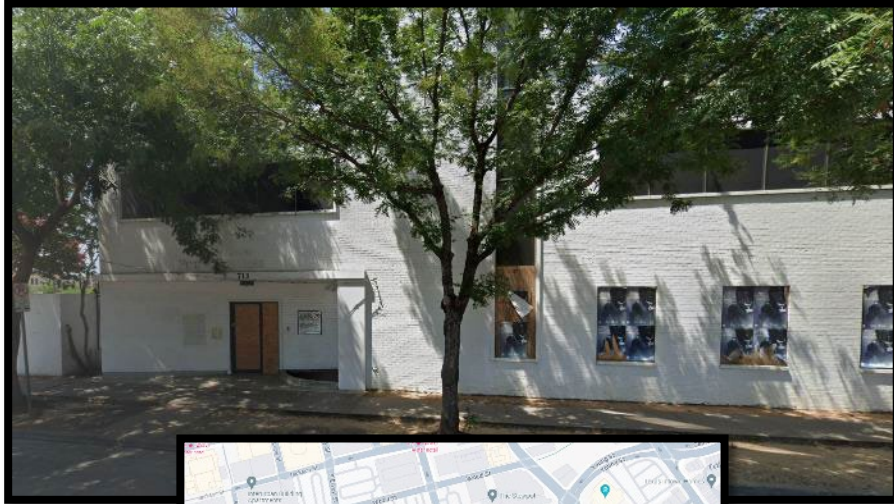


Bullington Truck Terminal



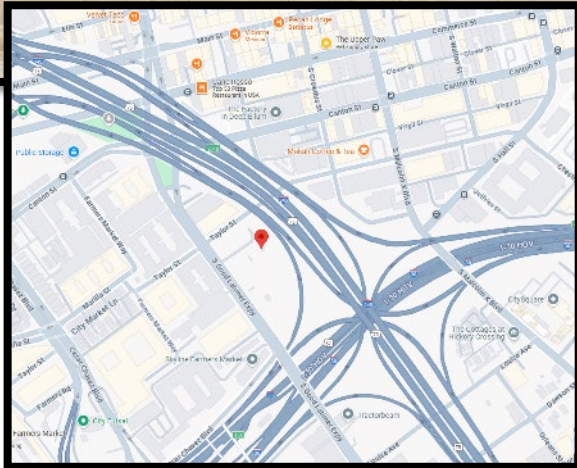
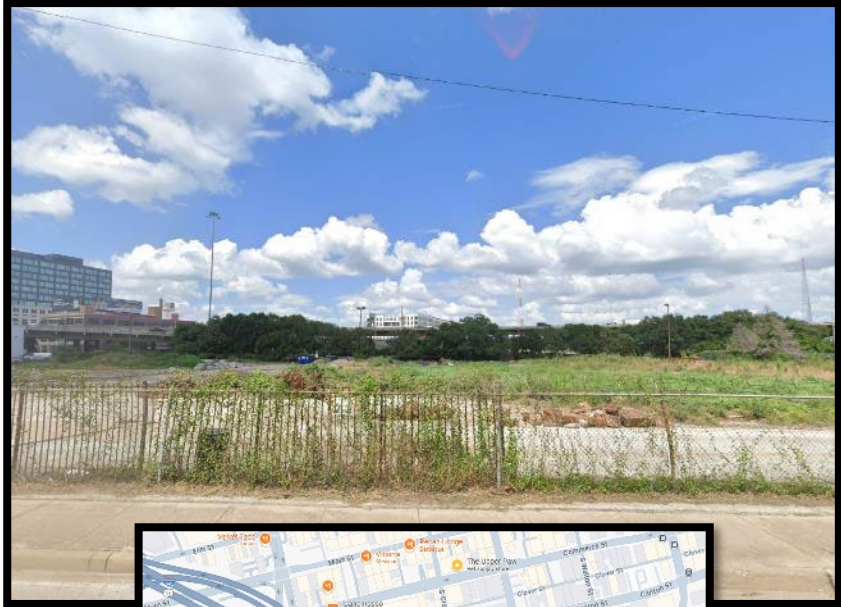
Department	Facilities and Real Estate Management
Council District	14
Status	Active
Update	Collaborating with Thanks-Giving Foundation on renegotiating City's annual lease contract. Appraisal requested.
Recommendations	Renegotiate City contract and turnover operation of terminal and concourse to Thanks-Giving Foundation.

711 South St. Paul



Department	Office of Homeless Solutions
Council District	2
Status	Surplus – Under Contract
Update	Demolition complete. Expected closing to occur by the end of February.
Recommendations	N/A

606 and 700 S. Good Latimer



Department

Parks and Recreation

Council District

14

Status

Active – Hold

Update

Park and Recreation confirmed current plans and funding to develop greenspace.

Recommendations

Remove from consideration for divestiture and development.



North Oak Cliff Library



Department	Library
Council District	1
Status	Active – Consultant agreement for development strategies executed.
Update	Met with Councilmembers on vision and direction. Phase 1 – immersion, site review, and due diligence underway.
Recommendations	Explore the feasibility and potential of colocation of branch library and Oak Cliff Cultural Center and monetizing any surplus assets.



Oak Cliff Municipal Center



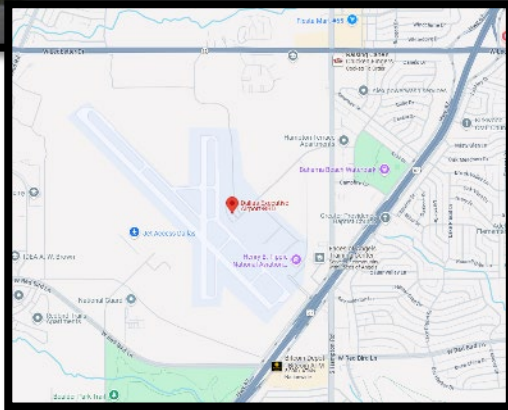
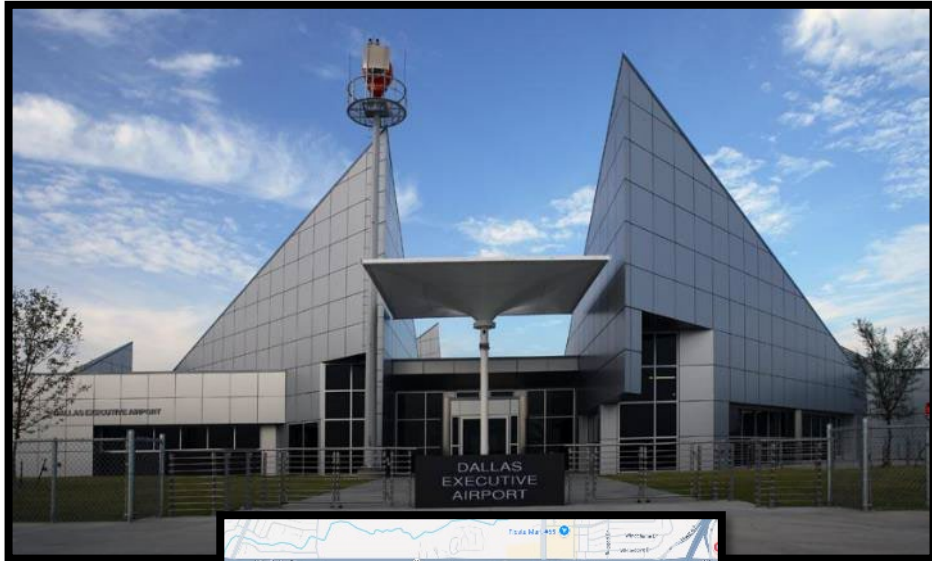
Department	Library
Council District	1
Status	Active
Update	N/A
Recommendations	Hold on divestiture of the property until the efforts under the space planning initiatives and lease reviews have substantial results that can inform on the future needs of OCMC.

Park Forest Library



Department	Library
Council District	13
Status	Active – Consultant agreement for development strategies executed.
Update	Phase 1 – immersion, site review, and due diligence underway.
Recommendations	N/A

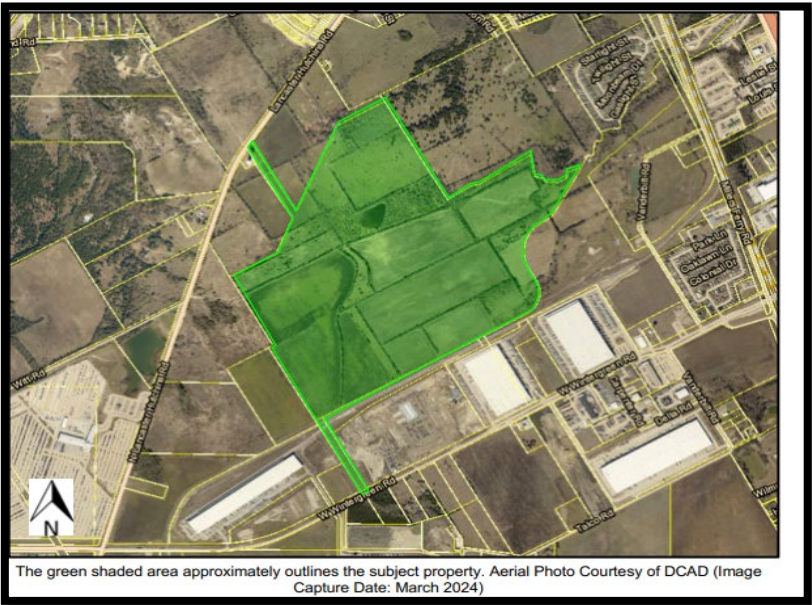
Dallas Executive Airport



Department	Department of Aviation
Council District	3
Status	Active
Update	Collaboration with CMO, AVI, and FRM on future needs, potential for development, or privatization.
Recommendations	Complete RFI to inform options for highest and best use of asset.



DWU – Hutchins, Texas Parcel



Department	Dallas Water Utilities
Council District	N/A
Status	Active
Update	CMO and CAO are discussing options for this asset.
Recommendations	N/A

Vilbig Auto Pound + Adjacent Lot



Department	Dallas Police Department
Council District	6
Status	Active
Update	DPD exploring available options and pricing for facility relocation.
Recommendations	Declare adjacent lot (24.4 acres) as surplus for disposition.

Central Service Center



Department	Multi-Department
Council District	2
Status	Active
Update	Met with EDC in December 2024 to develop a proposal to determine the cost of potential relocation and replacement facility.
Recommendations	N/A



Cadillac Heights



Department	Multi-Department
Council District	4
Status	Active
Update	Phase I acquisitions are complete. Previous City administration halted acquisitions. Phase II and Phase III acquisitions are again underway using bond funds. Select Phase II and Phase III properties will require eminent domain.
Recommendations	Explore the feasibility of relocating Central Service Center to this location with other planned uses.



Staff Recommendation



- Discussions are underway with the EDC to assist City in various support roles, such as
 - Advisor
 - Input on the key components for development of a strategic real estate plan



Next Steps



- Future updates to Council planned include:
 - Updates on properties for sale, development, or redevelopment
 - Revised/new Administrative Directives
 - Improved asset review and verification
 - Process improvements





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