

Memorandum



CITY OF DALLAS

DATE February 21, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Stemmons Changes - Background**

On February 12, 2020, Council passed a Resolution of Support for a 9% Housing Tax Credit (HTC) project submitted by Dallas Stemmons, Ltd. The application listed Dallas Stemmons, Ltd. as an affiliate of Palladium USA International, Inc (Palladium). The collaboration between Dallas Stemmons, Ltd. may include Palladium, or one of Palladium's sister companies. To allow for this flexibility, Palladium has requested their name be removed from the Council Resolution of Support.

The removal of Palladium from the resolution does not affect the terms of the application nor does it affect the Council's Resolution of Support for the HTC project. Additionally, it does not affect the project's application to the Texas Department of Housing and Community Affairs. Staff has reviewed the applicant's request and recommends removing Palladium from the resolution. This change will allow greater flexibility and the strongest path toward receiving a 9% HTC development in the City.

In order to make this change, City Council is asked to consider a motion to reconsider the February 12, 2020 City Council action. Subsequently, the City Council is asked to follow this action with a motion to remove the name of Palladium USA International, Inc. from the Council Resolution of Support.

These recommendations will be considered as Item 67. 20-403 on the February 26, 2020, City Council agenda. Should you have additional questions please contact me at michael.mendoza@dallascityhall.com.

A handwritten signature in blue ink, appearing to read 'Michael Mendoza'.

Michael Mendoza

Chief of Economic Development and Neighborhood

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera 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
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Liz Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors