

Memorandum



CITY OF DALLAS

DATE September 6, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **711 South St. Paul – Surplus Property Auction Update**

On August 28, 2024, the City Council approved the surplus designation and subsequent auction of the building and property at 711 South St. Paul Street. The Council directed for the auction to be a two-tier bidding method—one bid for the property "as is" (including all existing improvements) and another for the property post-demolition.

Recent inquiries about the property have highlighted that the building located on 711 South St. Paul Street has the distinction of being listed in the National Register. However, as per guidance from the City Attorney's Office, this does not impose any special procedures or requirements to selling or demolishing the structure. According to the [National Register FAQ](#), which is maintained by the National Park Service:

Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.

Facilities and Real Estate Management (FRM) and the City Attorney's Office (CAO) have developed the required advertisement language to align with the two-tier approach.

- The advertisement will run for three consecutive weeks from September 8 - September 22, 2024.
- The auction tentatively is scheduled for October 2, 2024.
- The auctioneer will also facilitate local, regional, and national marketing efforts to maximize the property's sale potential.
- There will be two (2) open house dates, which are tentatively scheduled for Thursday, September 26 (11am – 1pm), and Tuesday, October 1 (11am – 1pm).

The FRM team is also coordinating with the City's authorized environmental testing vendor to conduct the necessary environmental sampling, which is required before demolition or before determining actual demolition costs. Results from the testing are expected within one to two weeks and will be used by the City's demolition vendor to calculate a revised demolition estimate.

After the auction, the highest bids received from each bidding tier will be reviewed. Using the revised demolition estimate, a staff recommendation will be prepared and presented to the City Council in an executive session within 30 days from the auction date.

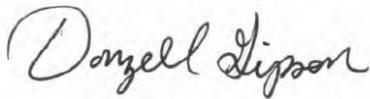
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If the property is sold "as is," (including all existing improvements) divestiture is expected by November 2024. If demolition is required as a contingency of the sale, an updated timeline will be provided based on permitting, environmental abatement, and the demolition vendor's schedule. The closing may be delayed up to six (6) months subject to extension by the parties.

Dallas Marshals, Emergency Management & Crisis Response, and Code Compliance will continue regular property checks and inspections to prevent and, if necessary, abate nuisance activities until the property is divested.

We will continue to update you as this progresses. For any questions, please don't hesitate to reach out to me, or John Johnson, Director, Facilities and Real Estate Management, john.johnson2@dallas.gov.

Service First, Now!



Donzell Gipson
Assistant City Manager (I)

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| Kimberly Bizer Tolbert, City Manager (I) | Dev Rastogi, Assistant City Manager |
| Tammy Palomino, City Attorney | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Mark Swann, City Auditor | Alina Ciocan, Assistant City Manager |
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| Preston Robinson, Administrative Judge | Jack Ireland, Chief Financial Officer |
| Dominique Artis, Chief of Public Safety (I) | Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I) |
| | Directors and Assistant Directors |