

Memorandum



CITY OF DALLAS

DATE June 28, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **711 South St. Paul Street**

In response to feedback received on June 24, 2024, from the committees of Government Performance and Financial Management and Housing and Homeless Solutions regarding management of City property assets, I want to emphasize our commitment to actively engage in the effective management, disposition, development, and or redevelopment of property in the City's portfolio. Proactive efforts are essential in ensuring City properties are not only well maintained, but also optimized to their fullest potential and maximizing their return on investment to the City.

An outline of our plan of action regarding 711 South St. Paul Street will include presenting an item on the August 14, 2024, City Council Agenda meeting, for consideration, as required by Dallas City Code to declare the property as surplus property, and authorize its advertisement for sale, with a minimum reserve amount, by public auction. The timeline and process moving forward is as follows:

Prior to City Council Action:

- Continued monitoring and daily security patrols until the Property is sold
- Engage City auctioneer, Hudson and Marshall to coordinate date and location of upcoming sale
- Prepare an item for City Council approval on the August 14, 2024, City Council Agenda

After City Council Authorization:

30-45 days	
	Advertisement/Marketing period
	Staff to perform statutory advertisement requirements.
	Auctioneer to place for sale signs on Property and market/advertise property locally and nationally
46-90+ Days	
	Hold Public Auction
	Purchase and Sale Contract executed by high bidder and contract/closing documents reviewed and routed for City signatures
	Estimated Closing - Late October/Early November 2024

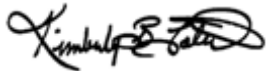
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During the July break, staff will continue its ongoing efforts and commitment to completing the sale of this property timely and efficiently.

As mentioned in previous meetings to the Government Performance and Financial Management Committee, the inter-departmental team continues to work with reviewing City Property, underutilized assets and appraising possible opportunities for the sale, development, or redevelopment of assets. Proactively identifying assets to be considered reemphasizes our ongoing commitment and efforts to maximize value and ensure sustainability across our property portfolio.

As appraisals are received and evaluated, staff will prepare a summary update and present the information to the City Council and seek further guidance on how to proceed with the potential sale, development, or redevelopment of the identified properties.

Should you have any questions or need additional information, feel free to reach out to me or Assistant City Manager (I) Donzell Gipson at donzell.gipson@dallas.gov.



Kimberly Bizzor Tolbert
City Manager (I)

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors