



City of Dallas

Real Estate Initiatives and Updates

**Government
Performance and
Financial Management
Committee**

October 22, 2024

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Facilities and Real Estate Management
City of Dallas

Presentation Overview



- Purpose
- Real Estate for Sale, Development, or Redevelopment
- Bullington Truck Terminal Update
- Family Gateway Update
- Next Steps
- Appendix



Purpose



- Provide City Council with updates on recent initiatives related to City property
 - Properties for potential sale, development, or redevelopment opportunities
 - Bullington Truck Terminal
 - Family Gateway
- Seek City Council feedback on next steps





Sale, Development, or Redevelopment Opportunities



Sale, Development, or Redevelopment Opportunities



- Ten properties were previously identified as opportunities for sale, development, and/or redevelopment

Properties
606 & 700 Good Latimer
711 South St. Paul
Central Service Center
Dallas Executive Airport
DWU Hutchins Parcel
Municipal Courts Building – 5 th Floor
North Oak Cliff Library
Oak Cliff Municipal Center
Park Forest Library
Vilbig Auto Pound



Sale, Development, or Redevelopment Opportunities



Properties	Council District	Staff Comment
606 & 700 Good Latimer	2	Exploring the feasibility of a Parks development.
711 South St. Paul	2	Bids received. Divestiture in process.
Central Service Center	2	No Update
Dallas Executive Airport	3	No Update
DWU Hutchins Parcel	N/A	City Manager's Office exploring available options.



Sale, Development, or Redevelopment Opportunities



Properties	Council District	Staff Comment
Municipal Courts Building – 5 th Floor	14	Recommended removal from subject properties list. Exploring other internal uses of space.
North Oak Cliff Library	1	Development options are underway. Completed meetings with Councilmember. Engage Broker by end of 2024.
Oak Cliff Municipal Center	1	No Update
Park Forest Library	13	Development options are underway. Completed meetings with Councilmember. Engage Broker by end of 2024.
Vilbig Auto Pound	6	No Update



Sale, Development, or Redevelopment Opportunities



- Other properties have since been identified as additional opportunities for sale, development, and/or redevelopment

Properties

Belleview/Former IBM Data Center

Cadillac Heights – Remaining Areas



Sale, Development, or Redevelopment Opportunities



Properties	Council District	Staff Comment
Bellevue/Former IBM Data Center	2	City Council will be briefed on potential options on 10/23/2024.
Remaining phases of Cadillac Heights	4	City Manager's Office exploring available options.





Bullington Truck Terminal Update



Bullington Truck Terminal



- Staff was charged with reviewing current operations and expenses to achieve a more cost-neutral structure for the City.
- Staff continues to engage with connected users to discuss proposed operational and financial changes. Connected users value continued access to the truck terminal.
- There is limited interest in managing or purchasing the truck terminal, and there is opposition to including the pedestrian lease payment in billed operating expenses.
- Future executive session to be scheduled for City Council to receive input from City Attorney's Office.



Bullington Truck Terminal



- **Options for City Council consideration:**
 - 1) Follow Council budget amendment, forgoing annual lease payment to Thanks-Giving Square Foundation
 - 2) Pursue full cost recovery with a multi-year step-up
 - 3) Recognize some level of City subsidy based on operating expenses of the truck terminal separate from the annual lease payment
- City Code revisions are needed to update after-hours access charges, allowable uses, and to codify the final funding model selected by the City Council





Family Gateway Property Update



Family Gateway Property Repair Update



- Staff continues to meet with Family Gateway weekly to ensure timely resolution of issues
- FRM staff will work with the Office of Homeless Solutions to develop a scope and funding for third-party property maintenance services
- Explore options and solicit third-party services for a pilot maintenance program



Next Steps



- Seek City Council's feedback on:
 - Direction related to the proposed options for Bullington Truck Terminal operating models





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Appendix



Original Subject Properties



Item	Property	Current Zoning	Size	Council District	Notes
1.	3700 Lancaster-Hutchins (DWU)	LI	313.3 acres	Outside City limits	CMO exploring potential options
2.	Executive Airport (AVI)	IR	992.4 acres	3	No update
3.	Central Service Center	PD-269	20.4 acres	2	No update
4.	Police Auto Pound	PD-256	47.7 acres	6	No update
4a.	Adjacent vacant land	PD-256	24.4 acres	6	N/A
5.	Oak Cliff Municipal Center	PD-221	6.5 acres	1	No update
6.	North Oak Cliff Library	PD-830	1.2 acres	1	Development moving forward
7.	Park Forest Library	R-10(A)	1.2 acres	13	Development moving forward
8.	711 St. Paul	CA-1(A)	.4 acres	2	Divestiture underway
9.	Downtown Courts Bldg (5 th Floor)	PD-846	14,351 sqft	14	Recommend removal from consideration
9a.	Total Building	PD-846	.45 acres	14	N/A
9b.	Adjacent parking lot	PD-846	.23 acres	14	N/A
10.	606 & 700 S. Good Latimer	PD-357	2.1 acres	2	Exploring potential Parks development
11.	Skillman Southwestern Library	RR	.991 acres	9	No update



Additional Identified Subject Properties



Item	Property	Current Zoning	Size	Council District	Notes
1.	Belleview/Former IBM Data Center	PD-317	5.145 acres	2	Council to be briefed on options
2.	Cadillac Heights	TH-3(A), R-5(A), IR	Multiple Tracts	4	Phase 2 & 3 - CMO exploring potential options



Property Locations

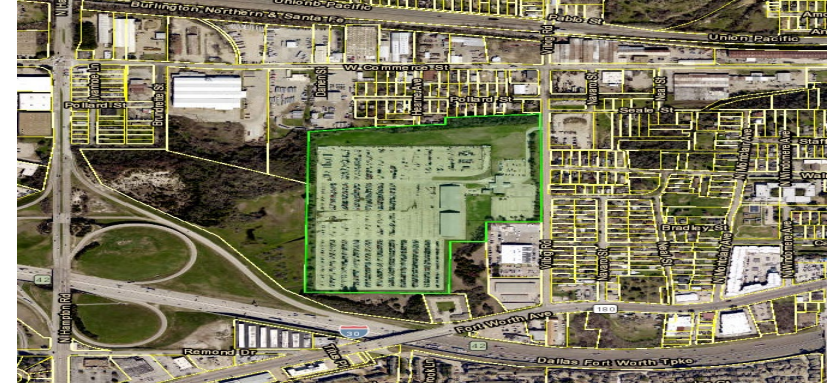


The green shaded area approximately outlines the subject property. Aerial Photo Courtesy of DCAD (Image Capture Date: March 2024)

DWU Hutchins Property



Oak Cliff Municipal Center



Vilbig Auto Pound



Dallas Executive Airport



The green shaded areas approximately outline the subject property. Aerial Photo Courtesy of Dallas CAD (Image Capture Date: June 2024)

Central Service Center



Vilbig Auto Pound – Adjacent Land



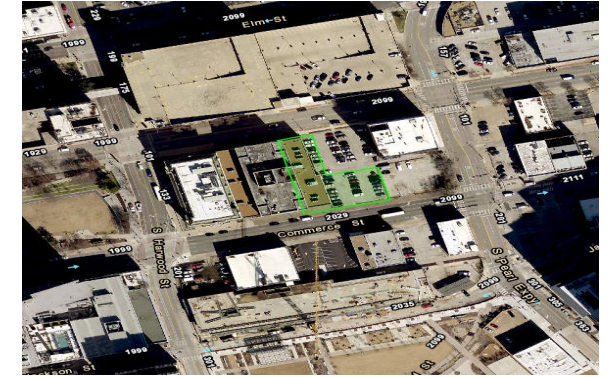
Property Locations



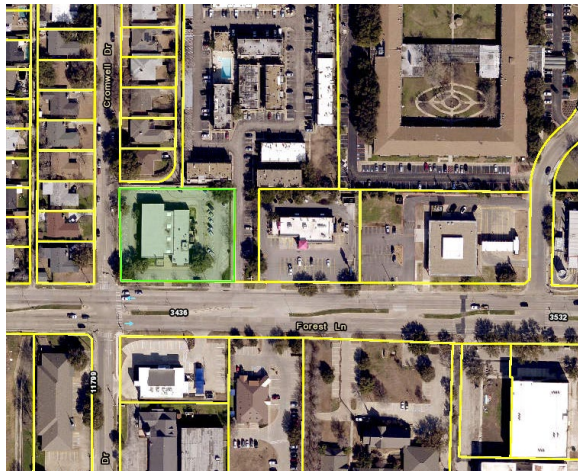
North Oak Cliff Library



711 South St. Paul



2014 Main Street – 5th Floor



Park Forest Library



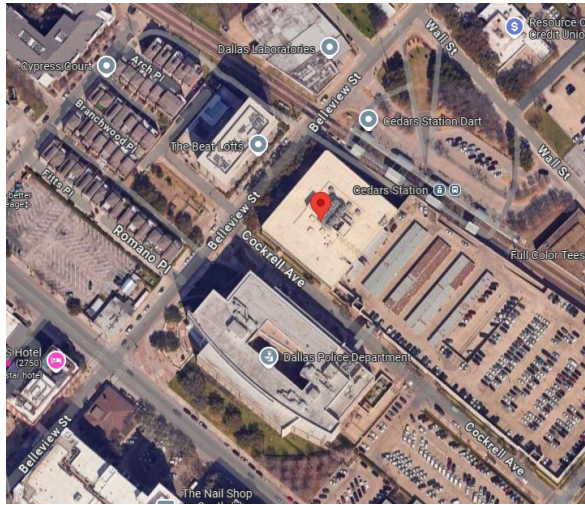
606 & 700 Good Latimer



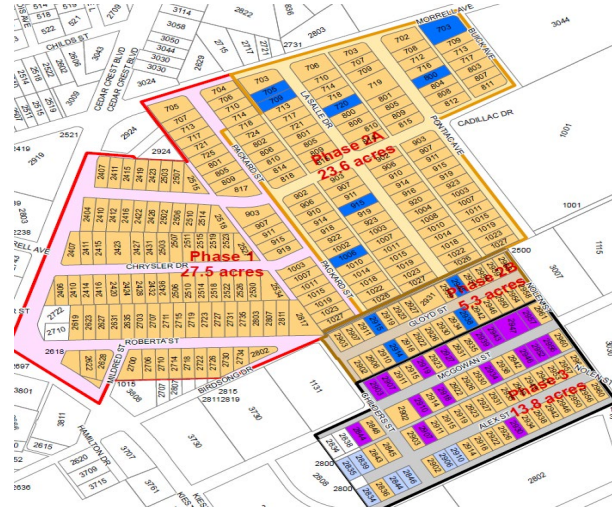
Skillman Southwest Library



Property Locations



Belleview/IBM Data Center



Cadillac Heights

