

Memorandum



CITY OF DALLAS

DATE September 23, 2016

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair), Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **University of North Texas System – College of Law: Moving Forward with the Old Municipal Building**

On Monday, September 26, 2016 the Quality of Life & Environment Committee will be briefed on the interlocal agreement for the transfer and sale of the Old Municipal Building to the University of North Texas System. The briefing will be presented by Lee F. Jackson, Chancellor of the University of North Texas System.

The materials are attached for your review.

Please let me know if you have any questions or require additional information.

A handwritten signature in blue ink, appearing to read 'A.C. Gonzalez'.

A.C. Gonzalez
City Manager

c: Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

University of North Texas System - College of Law: Moving Forward with the Old Municipal Building

An Interlocal Agreement for the Transfer and Sale

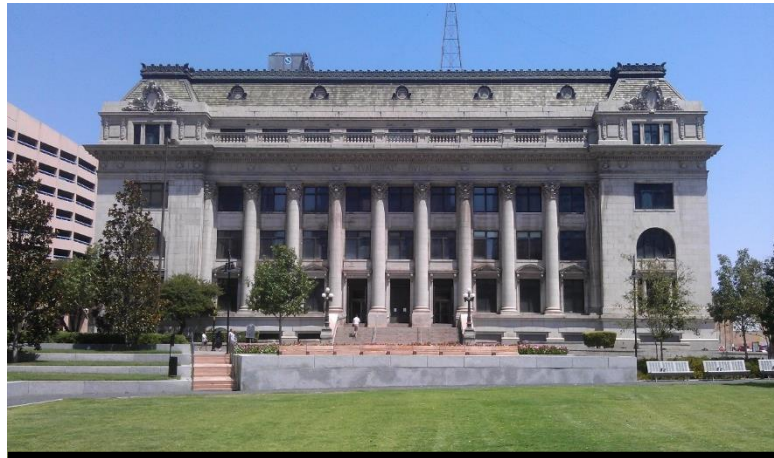
Presenter: Chancellor Lee F. Jackson, University of North Texas System

Civic Architecture: Great Beaux Arts Buildings



Chicago

Chicago Cultural Center
City of Chicago



Dallas

Dallas Municipal Building
UNT Dallas College of Law



Philadelphia

Kline Institute for Trial Advocacy
Drexel University School of Law

Briefing Outline

- Introduction
- Legislative Support & Partnerships
- Accreditation of UNT Dallas College of Law
- Purchase and Sale Transaction
- Project Goals
- Historical Considerations
- Transaction Overview

Introduction

With support from the City of Dallas and approval of State of Texas Tuition Revenue Bond funding, University of North Texas System has committed to the \$56 million interior rehabilitation and historic restoration of the Old Dallas Municipal Building as the permanent home for the UNT Dallas College of Law.

To enable the project to move forward we are seeking City Council authorization for the Purchase and Sale of the Dallas Municipal Building.

Legislative Support & Partnerships

- ***City of Dallas***
 - Council Resolutions of Support (2007 & 2009)
 - Supported request for Tuition Revenue Bonds (2009, 2013, 2015)
 - Funded and Implemented Exterior Restoration to 1914 Original Design Standards
- ***State Legislative support***
 - SB956 Passed in 2009 Establishing Law School with start-up funding
 - HB100 Passed in 2015 Authorizing \$56m in Tuition Revenue Bonds for interior renovation for Law School operation
- Funding Partners (State Bar of Texas, Texas Indigent Defense Commission) and Numerous Mentor Partnerships

Accreditation

- We will continue our discussion of provisional accreditation with the American Bar Association in late October.
- We have significant support in the legal community at the Local, State, and National levels.
- We will advance our application for a second review promptly if provisional accreditation is not granted in 2016.
- We believe we will be able to address any ABA questions satisfactorily sometime in the next year and will achieve provisional accreditation soon after the original review, like many other first time applications.

Purchase and Sale Transaction

- Approval to expend State Tuition Revenue Bonds will require agreement on transfer of property
- Staff at City and UNTS have developed agreement framework consistent with long term goals and vision
- Upon execution of the transfer agreement, UNTS intends to begin construction work January 2017 and have project completed for use by College of Law in January 2019

Project Goals

- Our project goals include:
 - Permanent home of a superior law school
 - Respectful adaptive re-use of the Dallas Municipal Building
 - Bringing this iconic downtown building back to life and integrating with the economic resurgence in the Main Street Garden area
 - Connection to the community

Historical Considerations

- Consistent with the City's exterior restoration approach, we plan to rehabilitate the interior as closely as possible to the original 1914 Beaux Arts design supporting College of Law requirements, while also:
 - Developing a sensitive and balanced approach to preservation, presentation, and public access to elements associated with events of 1963
 - Restoring old City Council Chambers as a 60 seat classroom, reconstructing the central stairwell, and restoring historic corridors
 - Budget permitting, restoring second floor murals
- Texas Historical Commission (THC) is the authority having jurisdiction over all work on State Antiquities Landmarks; our interior rehabilitation work will be under permit from THC. Meetings are underway in September and October.

Transaction Overview

- Purchase of 106 S Harwood
 - \$56M for interior rehabilitation
 - UNTS responsible for all maintenance and operations
 - Commitment to house College of Law
- Pre-closing lease for duration of outstanding City bonds
- Option on Annex
- Deed Restriction for 75 year higher education purpose
- Right of First Offer for City of Dallas to repurchase after year 75 should UNTS decide to sell

Next Steps

- Council Agenda – October 11, 2016