

Memorandum



CITY OF DALLAS

DATE March 1, 2024

TO Council Member Chad West

From Darwin M. Wade, Assistant Director *DW*

SUBJECT **Updated Timeline for 1950 Fort Worth Avenue**

City staff continues to make great progress in moving this project forward in the spirit of excellence. The 1950 Fort Worth Avenue NOFA is still open and has gained considerable interested from developers and partners since its release on January 9, 2024. During the month of February many milestones were accomplished as shown below:

- Weekly collaboration meetings with several City departments and external partners involved in the project.
- Site tours with interested parties were conducted on February 1 and 9 followed up with the posting of Frequently Asked Questions (FAQs) from each tour on the NOFA website.
- A kick-off meeting was held on February 5 with Kirksey Architects to discuss preliminary tasks and to require and mandate no significant design work take place without collaboration of the City-selected firm for the renovations.
- City Council ratification of the professional services contract with Kirksey Architects on February 14.
- The final NOFA pre-submission meeting was held with interested developers on February 22 which included Kirksey Architects informing the attendees about their role, current preliminary tasks, maximum number of rooms, and assurances on the required collaboration with the City's selected vendor for the design plans. Additionally, questions were raised concerning the automatic renewal process and the City's right of reverter. These questions were addressed in the FAQs on the NOFA website for interested developers.
- City staff along with Kirksey Architects have successfully submitted the SUP renewal application requesting five-year automatic renewals.

In preparation of the impending NOFA deadline date, staff has started working with the attorneys on drafting templates for the developer agreement, restrictive covenants, conveyance, and right of reverter documents in advance of the June 12 Council agenda item. Upon receipt of all NOFA applications, staff will review, score, prepare agenda items for the Housing and Homelessness Solutions Committee and City Council agenda during the months of March through May. Agreements and conveyance documents are expected to be executed during the month of July.

The next project update is scheduled for the Housing and Homelessness Solutions Committee on March 25, 2024.