



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland

Work Session Room, City Hall

William E. Dollar Municipal Building

200 North Fifth Street

Garland, Texas

March 20, 2018

5:30 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session
unless Council determines otherwise.]**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

2. Written Briefings:

a. Sale of Property 231 Glenfield Drive.

Council is requested to consider an unsolicited offer from Florian Santiago Hernandez related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 231 Glenfield Drive.

b. Sale of the property at 705 E Oates Road

Council is requested to consider the sale of property struck off to the City of Garland at the Dallas County Sheriff's Sale on May 5, 2009. In accordance with Section 34.05 of the Texas Property Tax Code, the Garland Independent School District and Dallas County have provided consent for the sale to proceed.

c. Sale of property located at 1710 Burke Drive

The City of Garland has received an unsolicited offer from Celerina Ramirez related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 1710 Burke Drive. Mrs. Ramirez has presented an offer of \$12,107 for the property.

d. Sale of Property s located at 260 E. Marguerita Drive

Garland has received an unsolicited offer from Ruben De Luis related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 260 E. Marguerita Drive. Mr. Luis has presented an offer of \$12,680 for the property.

e. Consider an application for the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) - Criminal Justice Division Grant

The Director of the Bureau of Justice Assistance (BJA) has made funds available to the State of Texas Office under the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) program for the purpose of reducing crime and improving public safety. The Garland Police Department is eligible to apply to CJD for an estimated award of \$59,737.48 under this grant program.

f. Update on the activities of the Community Relations Officer position in the Police Department

Effective with the new budget year on October 1, 2017, the Garland City Council requested and approved a new Community Relations Officer position within the Police Department. This position's primary responsibility was to focus on taking a proactive approach to address "homelessness issues" with the City.

g. Update and Recommendations from the Public Safety Committee Regarding the Safelight Program

On February 5, 2018, the Public Safety Committee met to discuss the status of the Safelight Program. Nine recommendations were made for changes to the camera program.

3. Verbal Briefings:

a. Review and discussion of Request for Residential Sub-lease near Windsurf Bay Park

Presentation overview of the City's Interlocal Agreement with Dallas for park and open space access and recreational use by the general public, for park or recreation purposes as designated by Garland or by Dallas in the take area of Lake Ray Hubbard, the land owned by Dallas between the take line and the normal lake pool elevation of 435.5 mean sea level.

b. Review of Proposal Schedule and process for development of 2018-19 CDBG, HOME and ESG Budgets

Information regarding applications, funding history, and available funds for the Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME) and Emergency Solutions Grant (ESG) budgets are provided for Council's information and review.

c. Sale of Property at 802 E. Walnut

Council is requested to consider the disposition of the property located at 802 E. Walnut, which was struck-off in Trust, to the City of Garland during the October 2017 Dallas County Sheriff's Sale. In accordance with Section 34.05 (h-i) of the Texas Property Tax Code the City of Garland may sell the property via a private bid. The City may also sell the property via a second public sale with the written approval of the governing body. No-minimum bid requirements are required for the second public sale per Section 34.05 (c) of the Tax Code.

d. Consideration and discussion regarding a Tax Increment Financing (TIF) Zone

During a City Council retreat on Friday, December 15, 2017 the Council unanimously reaffirmed their support to create a Tax Increment Financing (TIF) zone in the area surrounding the Baylor Medical Center at Garland facility, despite the fact that the hospital announced that it would close on February 28, 2018.

4. Discuss Appointments to Boards and Commissions

a. Council Member Robert Vera

- Doug Williams - Plan Commission
- Pamela Williams - Property Standards Board

5. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

6. Adjourn



GARLAND POLICY REPORT

City Council Work Session Agenda

2.a.

Meeting Date: March 20, 2018

Item Title: Sale of Property - 231 Glenfield Drive

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Florian Santiago Hernandez related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 231 Glenfield Drive. Mr. Hernandez has presented an offer of \$14,123.31 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes are approximately \$2,876.69 which will result in the total amount received at closing of approximately \$17,000. The City of Garland will receive sale proceeds of \$1,500 for maintenance, \$491.61 in abatement liens and \$1,932.27 in taxes (includes post-judgment taxes of \$867.41).

OPTIONS

The City Council May:

1. Approve the sale of 231 Glenfield Drive to Mr. Florian Santiago Hernandez and provide an executed deed without warranty, or
2. Deny the offer presented by Mr. Hernandez.

RECOMMENDATION

Staff recommends that the City Council accept the offer and sell the property to Mr. Hernandez. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 3, 2018 City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at the Dallas County Sheriff's Sale on May 3, 2011. In accordance with Section 34.05 of the Texas Property Tax Code, the Garland Independent School District and Dallas County have provided consent for the sale to proceed. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2011. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with the approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

231 Glenfield Drive - Resolution
231 Glenfield Drive - Offer
231 Glenfield Drive - Map and Pictures
231 Glenfield Drive - Deed
231 Glenfield Drive - GISD Consent
231 Glenfield Drive - County Consent

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 95th Judicial District Court of Dallas County, Texas in cause number TX07-40750, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That City agrees to the sale of certain real property being LOT 22, BLOCK 3, GLENFIELD ADDITION, CITY OF GARLAND, TEXAS, COMMONLY KNOWN AS 231 GLENFIELD DRIVE, AS DESCRIBED IN A WARRANTY DEED FILED AT VOLUME 78032, PAGE 0332 OF THE DALLAS COUNTY DEED RECORDS.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcmlaw.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcmlaw.com

December 1, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Florian Santiago Hernandez to purchase
231 Glenfield Drive, Garland, Texas

Dear Mr. Worsham:

Florian Santiago Hernandez has offered to purchase 231 Glenfield Drive, Garland, Texas (LOT 22, BLOCK 3, GLENFIELD ADDITION, CITY OF GARLAND, TEXAS, COMMONLY KNOWN AS 231 GLENFIELD DRIVE, AS DESCRIBED IN A WARRANTY DEED FILED AT VOLUME 78032, PAGE 0332 OF THE DALLAS COUNTY DEED RECORDS) for \$14,123.31.

This property was sold at a Sheriff's Sale on May 3, 2011 pursuant to delinquent tax collection suit number TX07-40750. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. Please note that as a part of this transaction, all post-judgment taxes for the years 2008-2011 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$2,876.69 of which the City of Garland will receive approximately \$867.41.

The property's most recent value according to the Appraisal District is \$15,000.00. The property was struck off for the appraised value in the judgment, \$15,000.00. The total judgment amount was \$37,322.83, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total \$8,706.55. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$37,322.83, or the market value as stated in the judgment, \$15,000.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light blue rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26240500030220000
Property address:	231 Glenfield Drive
Cause No.:	TX07-40750
Judgment Date:	June 9, 2008
Sheriff's Sale Date:	May 3, 2011
Judgment amount:	GISD 2002-2007 taxes \$2,122.53 (58.1%)
	City 2003-2007 taxes \$790.05 (21.6%)
	County 2001-2007 taxes \$741.54 (20.3%)
Total Judgment for Taxes:	\$3,654.12
City Abatement Liens:	\$18,690.06
Court costs:	\$5,466.01
Sheriff's fees for sale:	\$1,431.16
Publication fees for sheriff's sale, paid by lawfirm:	\$309.38
Total Costs:	\$7,206.55

Checks to be disbursed as follows:

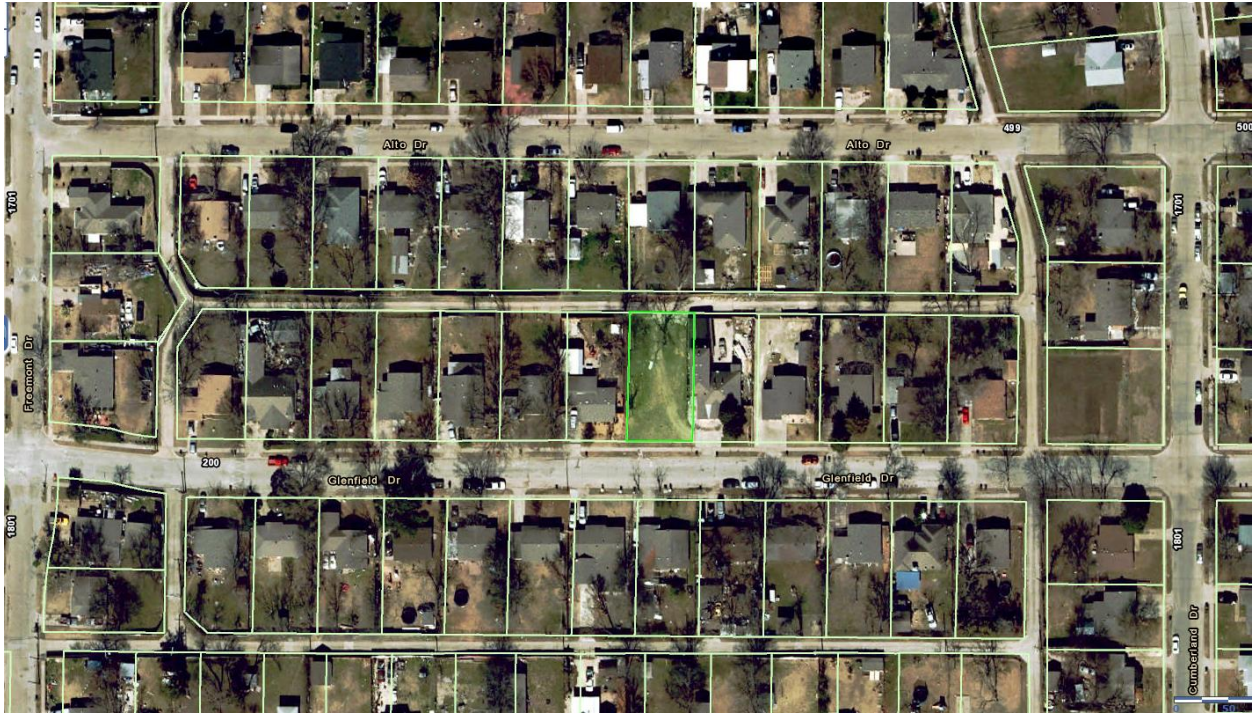
1.	Dallas County District Clerk	\$5,466.01
2.	Dallas County Sheriff	\$1,431.16
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$309.38
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,064.86
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$2,860.82
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$999.47
8.	City of Garland (Abatement Liens)	\$491.61
	TOTAL	\$14,123.31

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$867.41
9.	Garland ISD (Post Judgment tax year distribution)	\$1,482.04
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$527.24
	TOTAL Post Judgment Distribution	\$2,876.69

	TOTAL Distribution	\$17,000.00
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231 Glenfield Maps and Pictures



DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Florian Santiago Hernandez, 220 Loma Drive, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **231 Glenfield Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

LOT 22, BLOCK 3, GLENFIELD ADDITION, CITY OF GARLAND, TEXAS, COMMONLY KNOWN AS 231 GLENFIELD DRIVE, AS DESCRIBED IN A WARRANTY DEED FILED AT VOLUME 78032, PAGE 0332 OF THE DALLAS COUNTY DEED RECORDS. (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX07-40750 in the 95th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 231 GLENFIELD DRIVE, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 231 Glenfield Drive, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$14,123.31, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 231 Glenfield Drive, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 231 Glenfield Drive, Garland, Texas for an amount not less than \$14,123.31 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

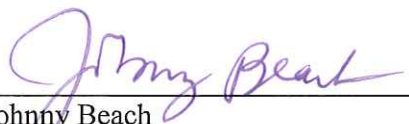
Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 13th day of February, 2018, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: 
Larry Glick
President, Board of Trustees

ATTEST:


Johnny Beach
Secretary, Board of Trustees
Garland Independent School District

**COURT ORDER
2018-0235**



Request to Consent to Sale of Tax Foreclosed Property located at 231 Glenfield Drive, Garland, Texas

On a motion made by Commissioner Dr. Theresa M. Daniel, District 1, and seconded by Commissioner Dr. Elba Garcia, District 4, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 2/20/2018
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consent on its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund to the sale of the tax foreclosure property located at 231 Glenfield Drive, Garland, Dallas County, Texas, DCAD Account No. 26240500030220000, to Florian Santiago Hernandez for \$14,123.31 subject to the prior owner's remaining right of redemption, if any, in compliance with Section 34.05(i) of the Texas Tax Code, and authorize the City of Garland, as trustee, to act and sign on behalf of Dallas County, the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund in the sale, use, and disposition of the Property, acquired by tax foreclosure, which has been jointly vested in the name of the Taxing Jurisdictions

Done in open court February 20, 2018, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner Mike Cantrell, District 2
Commissioner John Wiley Price, District 3
Commissioner Dr. Elba Garcia, District 4

OPPOSED: None

ABSTAINED: None

Recommended by: Alberta Blair
Originating Department: Public Works

ABSENT: None

Recommended by: Alberta Blair
Originating Department: Public Works

Exhibit "A" - Resale Disbursement Worksheet

CAD Acct #:	26240500030220000
Property address:	231 Glenfield Drive
Cause No.:	TX07-40750
Judgment Date:	June 9, 2008
Sheriff's Sale Date:	May 3, 2011
Judgment amount:	GISD 2002-2007 taxes \$2,122.53 (58.1%)
	City 2003-2007 taxes \$790.05 (21.6%)
	County 2001-2007 taxes \$741.54 (20.3%)
Total Judgment for Taxes:	\$3,654.12
City Abatement Liens:	\$18,690.06
Court costs:	\$5,466.01
Sheriff's fees for sale:	\$1,431.16
Publication fees for sheriff's sale, paid by lawfirm:	\$309.38
Total Costs:	\$7,206.55

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$5,466.01
2.	Dallas County Sheriff	\$1,431.16
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$309.38
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,064.86
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$2,860.82
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$999.47
8.	City of Garland (Abatement Liens)	\$491.61
	TOTAL	\$14,123.31

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$867.41
9.	Garland ISD (Post Judgment tax year distribution)	\$1,482.04
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$527.24
	TOTAL Post Judgment Distribution	\$2,876.69
	TOTAL Distribution	\$17,000.00



GARLAND POLICY REPORT

City Council Work Session Agenda

2.b.

Meeting Date: March 20, 2018

Item Title: Sale of Property - 705 Oates

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Caroline Whitlock related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 705 E Oates Road. Mrs. Whitlock has presented an offer of \$45,000 for the property. The City of Garland will receive sale proceeds of \$1,500 for maintenance, \$14,797.25 in abatement liens and \$4,670.14 in taxes.

OPTIONS

The City Council May:

1. Approve the sale of 705 Oates Road to Mrs. Whitlock and provide an executed deed without warranty, or
2. Deny the offer presented by Mrs. Whitlock.

RECOMMENDATION

Staff recommends that the City Council accept the offer and sell the property to Mrs. Whitlock. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 3, 2018 City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at the Dallas County Sheriff's Sale on May 5, 2009. In accordance with Section 34.05 of the Texas Property Tax Code, the Garland Independent School District and Dallas County have provided consent for the sale to proceed. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2009. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with the approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

705 E Oates - Resolution
705 E Oates - Offer
705 E Oates - Deed
705 E Oates - Map and Picture
705 E Oates - County Consent
705 E Oates - GISD Consent

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 44th Judicial District Court of Dallas County, Texas in cause number TX06-41342, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That City agrees to the sale of certain real property being PART OF LOT 38, ROSE HILL ACREAGE HOMESITES ADDITION, AKA 705 OATES RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 93207, PAGE 5516, DALLAS COUNTY DEED RECORDS

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

—
ATTEST:

City Secretary

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

September 8, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Caroline Whitlock to purchase
705 Oates, Garland, Texas

Dear Mr. Worsham:

Caroline Whitlock has offered to purchase 705 Oates, Garland, Texas (BEING PART OF LOT 38, ROSE HILL ACREAGE HOMESITES ADDITION, AKA 705 OATES RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 93207, PAGE 5516, DALLAS COUNTY DEED RECORDS) for \$45,000.00.

This property was sold at a Sheriff's Sale on May 5, 2009 pursuant to delinquent tax collection suit number TX06-41342. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$57,200.00. The property was struck off for the total judgment amount, \$49,446.16, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total \$11,062.82. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed. After that amount is paid in full, the remainder is distributed to the City for its abatement liens

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$49,446.16, or the market value as stated in the judgment, \$57,200.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

Please note that as a part of this transaction, all post-judgment taxes for the years 2008-2009 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$4,622.03 of which the City of Garland will receive approximately \$1,385.30.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light blue rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	60179500000380000
Property address:	705 Oates
Cause No.:	TX06-41342
Judgment Date:	September 22, 2008
Sheriff's Sale Date:	May 5, 2009
Judgment amount:	GISD 1997-2007 taxes \$9,410.68 (59.7%)
	City 1998-2007 taxes \$4,169.77 (26.5%)
	County 2002-2007 taxes \$2,169.49 (13.8%)
Total Judgment for Taxes:	\$15,749.94
City Abatement Liens:	\$19,428.30
City of Garland Demolition Lien:	\$0.00
Court costs:	\$9,515.58
Sheriff's fees for sale:	\$1,237.86
Publication fees for sheriff's sale, paid by Gay & McCall:	\$309.38
Total Costs:	\$11,062.82

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$9,515.58
2.	Dallas County Sheriff	\$1,237.86
3.	Gay, McCall, Isaacks, Gordon & Roberts	\$309.38
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$4,670.14
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$10,539.96
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$2,429.83
8.	City of Garland (Abatement Liens)	\$14,797.25
	TOTAL	\$45,000.00

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Caroline Whitlock, 2621 Ashglen Drive, Garland, TX 75043** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **705 Oates**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING PART OF LOT 38, ROSE HILL ACREAGE HOMESITES ADDITION, AKA 705 OATES RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 93207, PAGE 5516, DALLAS COUNTY DEED RECORDS (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX06-41342 in the 44th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2017.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2017, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

705 E. Oates Rd
Map and Picture



**COURT ORDER
2018-0304**



Resale of Tax Foreclosed Property at 705 E. Oates Road, Garland, Texas
Consent to City of Garland

On a motion made by Commissioner Mike Cantrell, District 2, and seconded by Commissioner Dr. Theresa M. Daniel, District 1, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 3/6/2018
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consent on its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund to the sale of the tax foreclosure property located at 705 E. Oates Road, previously knowns as 705 Oates Road, City of Garland, Dallas County, Texas, DCAD Account No. 60179500000380000, to Caroline Whitlock for \$45,000.00 subject to the prior owner's remaining right of redemption, if any, in compliance with Section 34.05(i) of the Texas Tax Code, and authorize the City of Garland, as trustee, to act and sign on behalf of Dallas County, the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund in the sale, use, and disposition of the Property, acquired by tax foreclosure, which has been jointly vested in the name of the Taxing Jurisdictions.

Done in open court March 6, 2018, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner Mike Cantrell, District 2
Commissioner John Wiley Price, District 3
Commissioner Dr. Elba Garcia, District 4

OPPOSED: None
ABSTAINED: None

Recommended by: Alberta Blair
Originating Department: Public Works

ABSENT: None

Recommended by: Alberta Blair
Originating Department: Public Works

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	60179500000380000
Property address:	705 Oates
Cause No.:	TX06-41342
Judgment Date:	September 22, 2008
Sheriff's Sale Date:	May 5, 2009
Judgment amount:	GISD 1997-2007 taxes \$9,410.68 (59.7%)
	City 1998-2007 taxes \$4,169.77 (26.5%)
	County 2002-2007 taxes \$2,169.49 (13.8%)
Total Judgment for Taxes:	\$15,749.94
City Abatement Liens:	\$19,428.30
Court costs:	\$9,515.58
Sheriff's fees for sale:	\$1,237.86
Publication fees for sheriff's sale, paid by Gay & McCall:	\$309.38
Total Costs:	\$11,062.82

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$9,515.58
2.	Dallas County Sheriff	\$1,237.86
3.	Gay, McCall, Isaacks, Gordon & Roberts	\$309.38
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$4,670.14
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$10,539.96
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$2,429.83
8.	City of Garland (Abatement Liens)	\$14,797.25
	TOTAL	\$45,000.00

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 705 OATES, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 705 Oates, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$24,578.19, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

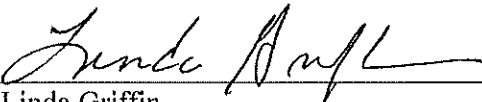
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 705 Oates, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 705 Oates, Garland, Texas for an amount not less than \$24,578.19 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

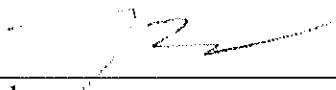
Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 13th day of September, 2016, by the Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: 
Linda Griffin
President, Board of Trustees

ATTEST:


Larry Glick
Secretary, Board of Trustees
Garland Independent School District



GARLAND POLICY REPORT

City Council Work Session Agenda

2.c.

Meeting Date: March 20, 2018

Item Title: Sale of Property - 1710 Burke

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Celerina Ramirez related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 1710 Burke Drive. Mrs. Ramirez has presented an offer of \$12,107 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes are approximately \$452.07 which will result in the total amount received at closing of approximately \$12,559.07. The City of Garland will receive sale proceeds of \$1,500 for maintenance and \$1,774.68 in taxes (includes post-judgment taxes of \$124.45).

OPTIONS

The City Council May:

1. Approve the sale of 1710 Burke Drive to Mrs. Ramirez and provide an executed deed without warranty, or
2. Deny the offer presented by Mrs. Ramirez

RECOMMENDATION

Staff recommends that the City Council accept the offer and sell the property to Mrs. Ramirez. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 3, 2018 City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at the Dallas County Sheriff's Sale on October 1, 2013. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2013. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with the approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

1710 Burke - Resolution

1710 Burke - Offer

1710 Burke - Deed

1710 Burke - Map and Picture

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 162th Judicial District Court of Dallas County, Texas in cause number TX12-40375, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That City agrees to the sale of certain real property being LOT 3, BLOCK 3, MONICA PARK HEIGHTS 1 ADDITION, aka 1710 BURKE DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 46, PAGE 171 OF THE MAP RECORDS OF DALLAS COUNTY.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

—

Mayor

ATTEST:

City Secretary

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcmlaw.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcmlaw.com

March 6, 2018

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Celerina Ramirez to purchase
1710 Burke Drive, Garland, Texas

Dear Mr. Worsham:

Celerina Ramirez has offered to purchase 1710 Burke Drive, Garland, Texas (BEING LOT 3, BLOCK 3, MONICA PARK HEIGHTS 1 ADDITION, aka 1710 BURKE DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 46, PAGE 171 OF THE MAP RECORDS OF DALLAS COUNTY) for \$12,107.00. Please note that as a part of this transaction, all post-judgment taxes for the years 2013 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$452.07 of which the City of Garland will receive approximately \$124.45.

This property was sold at a Sheriff's Sale on October 1, 2013 pursuant to delinquent tax collection suit number TX12-40375. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$16,000.00. The property was struck off for the appraised value in the judgment, \$12,000.00. The total judgment amount was \$37,604.63, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total \$5,565.63. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26361500030030000
Property address:	1710 Burke Drive
Cause No.:	TX12-40375
Judgment Date:	May 20, 2013
Sheriff's Sale Date:	October 1, 2013
Judgment amount:	GISD 1994-2012 taxes \$6,861.14 (54.7%)
	City 1994-2012 taxes \$3,163.09 (25.2%)
	County 1995-2012 taxes \$2,514.00 (20.1%)
Total Judgment for Taxes:	\$12,538.23
City Abatement Liens:	\$23,140.27
Court costs:	\$2,482.25
Sheriff's fees for sale:	\$1,280.88
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$302.50
Total Costs:	\$4,065.63

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$2,482.25
2.	Dallas County Sheriff	\$1,280.88
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$302.50
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,650.23
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$3,579.55
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$1,311.59
	TOTAL Judgment Distribution	\$12,107.00

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$124.45
9.	Garland ISD (Post Judgment tax year distribution)	\$212.14
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$115.48
	TOTAL Post Judgment Distribution	\$452.07

	TOTAL Distribution	\$12,559.07
--	---------------------------	--------------------

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Celerina Ramirez, 3113 Lariat Lane, Garland, TX 75042** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **1710 Burke Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 3, BLOCK 3, MONICA PARK HEIGHTS 1
ADDITION, aka 1710 BURKE DRIVE, CITY OF GARLAND,
DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 46,
PAGE 171 OF THE MAP RECORDS OF DALLAS COUNTY.
(the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40375 in the 162nd Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

**1710 Burke Dr.
Map and Picture**





GARLAND POLICY REPORT

City Council Work Session Agenda

2.d.

Meeting Date: March 20, 2018

Item Title: Sale of Property - 260 E. Marguerita Drive

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Ruben De Luis related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 260 E. Marguerita Drive. Mr. Luis has presented an offer of \$12,680 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes are approximately \$685.38 which will result in the total amount received at closing of approximately \$13,365.38. The City of Garland will receive sale proceeds of \$1,500 for maintenance and \$2,125.56 in taxes (includes post-judgment taxes of \$188.61).

OPTIONS

The City Council May:

1. Approve the sale of 260 E. Marguerita Drive to Mr. Ruben De Luis and provide an executed deed without warranty, or
2. Deny the offer presented by Mr. Luis.

RECOMMENDATION

Staff recommends that the City Council accept the offer and sell the property to Mr. Luis. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 3, 2018 City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at the Dallas County Sheriff's Sale on February 4, 2014. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2014. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with the approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

260 E. Marguerita - Resolution

260 E. Marguerita - Offer

260 E. Marguerita - Deed

260 E. Marguerita - Map and Picture

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 162th Judicial District Court of Dallas County, Texas in cause number TX12-40432, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That City agrees to the sale of certain real property being LOT 16, BLOCK B, ROUTH TERRANCE ADDITION, AKA 260 E. MARGUERITA DRIVE, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 2004087, PAGE 6406, OF THE DALLAS COUNTY DEED RECORDS

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

—
ATTEST:

City Secretary

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcmlaw.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcmlaw.com

February 22, 2018

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Ruben De Luis to purchase
260 E. Marguerita Drive, Garland, Texas

Dear Mr. Worsham:

Ruben De Luis has offered to purchase 260 E. Marguerita Drive, Garland, Texas (LOT 16, BLOCK B, ROUTH TERRACE ADDITION, aka 260 E. MARGUERITA DRIVE, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 2004087, PAGE 6406, OF THE DALLAS COUNTY DEED RECORDS) for \$12,680.00. In addition to that amount, all post-judgment taxes for the years 2013-2014 will be paid at closing. The total amount of post-judgment taxes will be approximately \$685.38 of which the City of Garland will receive approximately \$188.61.

This property was sold at a Sheriff's Sale on February 4, 2014 pursuant to delinquent tax collection suit number TX12-40432. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, \$12,600.00.

The property's most recent value according to the Appraisal District is \$14,700.00. The total judgment amount was \$49,097.05, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$5,002.62. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light blue rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26502500020160000
Property address:	260 E. Marguerita Drive
Cause No.:	TX12-40432
Judgment Date:	March 21, 2013
Sheriff's Sale Date:	February 4, 2014
Judgment amount:	GISD 1996-2012 taxes \$5,819.54 (54.3%)
	City 1996-2012 taxes \$2,703.03 (25.2%)
	County 1996-2012 taxes \$2,191.25 (20.5%)
Total Judgment for Taxes:	\$10,713.81
City Abatement Liens:	\$25,240.81
Court costs:	\$1,893.55
Sheriff's fees for sale:	\$1,285.94
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$323.13
Total Costs:	\$3,502.62

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$1,893.55
2.	Dallas County Sheriff	\$1,285.94
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$323.13
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,936.95
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$4,170.21
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$1,570.22
	TOTAL Judgment Distribution	\$12,680.00

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$188.61
9.	Garland ISD (Post Judgment tax year distribution)	\$321.54
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$175.23
	TOTAL Post Judgment Distribution	\$685.38
	TOTAL Distribution	\$13,365.38

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Ruben De Luis, 3113 Lariat Lane, Garland, TX 75042** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **260 E. Marguerita Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**LOT 16, BLOCK B, ROUTH TERRACE ADDITION, aka 260
E. MARGUERITA DRIVE, CITY OF GARLAND, TEXAS AS
RECORDED IN VOLUME 2004087, PAGE 6406, OF THE
DALLAS COUNTY DEED RECORDS (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40432 in the 162nd Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2018.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2018, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

260 E. Marguerita Map and Pics





GARLAND POLICY REPORT

City Council Work Session Agenda

2.e.

Meeting Date: March 20, 2018

Item Title: Consider an application for the 2018 Edward Byrne Memorial State Justice Assistance Grant (JAG)

Submitted By: Mitch Bates, Chief of Police

Council Goal: Safe, Family-Friendly Neighborhoods

ISSUE

The Director of the Bureau of Justice Assistance (BJA) has made funds available to the State of Texas Office of the Governor-Criminal Justice Division (CJD) under the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) program for the purpose of reducing crime and improving public safety.

The Garland Police Department is eligible to apply to CJD for an estimated award of \$59,737.48 under this grant program.

JAG does not require any matching funds or contributions.

OPTIONS

1. Authorize submission of the grant application, which if approved by the state government will pay an estimated \$59,737.48.
2. Disapprove submission of the grant application.

RECOMMENDATION

Staff recommends that Council approve submission of the application by resolution to the Criminal Justice Division. This item is scheduled for formal consideration at the March 20, 2018 Regular Meeting.

BACKGROUND

This will be the eleventh year that the Garland Police Department has applied for funds under the JAG program, but the first year the department has applied directly to the State for the award. The Bureau of Justice Assistance (BJA) has replaced the Edward J. Byrne Memorial State (Byrne Formula) and the Local Law Enforcement Block Grant (LLEBG) with the Justice Assistance Grant. The joining of the two grants allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system.

CONSIDERATION

Pending approval of the grant application, the Justice Assistance Grant should provide \$59,737.48 in funding. The grant will be for a 12-month period. At the conclusion of that time period, any unallocated funds must be returned to the state government.

Funds must be used to supplement existing funds for program activities and cannot replace, or supplant, nonfederal funds that have been appropriated for the same purpose.

Attachments

Required Resolution-JAG 2018

WHEREAS, The City of Garland City Council finds it in the best interest of the citizens of Garland, that the OpenVision X-Ray Live Video System project be operated for fiscal year 2019; and

WHEREAS, City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Council designates the Garland Police Department Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City Council approves submission of the grant application for the OpenVision X-Ray Live Video System project to the Office of the Governor.

Signed by:

Passed and Approved this _____ (Day) of _____ (Month), _____ (Year)

Grant Number: 3601201



GARLAND POLICY REPORT

City Council Work Session Agenda

2.f.

Meeting Date: March 20, 2018

Item Title: Update on the activities of the Community Relations Officer Position for the Police Department

Submitted By: Mitch Bates, Chief of Police

Council Goal: Consistent Delivery of Reliable City Services
Safe, Family-Friendly Neighborhoods

ISSUE

Effective with the new budget year on October 1, 2017, the Garland City Council requested and approved a new **Community Relations Officer** position within the Police Department. This position's primary responsibility was to focus on taking a proactive approach to address "homelessness issues" with the City.

A veteran Police Officer, Wendy Sheriff (a former Neighborhood Police Officer, former School Resource Officer and former Domestic Violence Detective) was selected to fill this position. Officer Sheriff works with other city departments in addition to numerous community and civic organizations within Dallas County to help homeless individuals obtain the services they need. For the past several months, Officer Sheriff has made a positive impact within the homeless community and for the City as a whole.

OPTIONS

For Council discussion only.

CONSIDERATION

In less than 5 months, Officer Sheriff has assisted numerous homeless individuals, worked with many civic organizations, and coordinated the clean-up of many "homeless camps" that were hidden in wooded, abandoned buildings or other hidden areas throughout the entire City.

To date, Officer Sheriff has:

- Initiated more than 100 contacts of homeless persons
- Coordinated the clean-up (with other City Departments) of 25 "homeless camps"
- Initiated more than 300 contacts within the community related to homeless issues (i.e. – residents, business owners, civic groups/organizations, church groups, etc.)
- Attended 14 community events to discuss how we can help the homeless within our community (and related issues)... resulting in more than 140 additional contacts within the community

- Initiated 7 contacts with Mental Health officials to assist with the homeless

Numerous City Departments are involved and have assisted Officer Sheriff in the clean-up of Homeless Camps (for health and safety reasons):

- Code Enforcement
- Parks & Recreation
- EWS
- Street Department
- Storm Water
- City Contractors, etc.

Officer Sheriffs works with numerous community partners including, but not limited to:

- Garland ISD
- Social Workers
- Dallas County Constables
- Adult Protective Services (State Agency)
- Mental Health (MHMR) officials

Attachments

Homeless Photo 1
Homeless Photo 2
Homeless Photo 3
Homeless Photo 4
Homeless Photo 5
Homeless Photo 6
Homeless Photo 7

















GARLAND POLICY REPORT

City Council Work Session Agenda

2.g.

Meeting Date: March 20, 2018

Item Title: Update and Recommendations from the Public Safety Committee Regarding the Safelight Program

Submitted By: Mitch Bates, Chief of Police

Council Goal: Fully Informed and Engaged Citizenry
Safe, Family-Friendly Neighborhoods

ISSUE

On February 5, 2018, the Public Safety Committee met to discuss the status of the Safelight Program. The Safelight Program is geared towards public safety by:

- keeping citation costs low,
- flexibility in citation issuance based on circumstances,
- proper enforcement of fines on public officials and city staff that receive citations,
- a process of continual fairness, analysis, and improvement, and
- audits that affirm appropriate program fund use.

OPTIONS

Nine recommendations were made to the Public Safety Committee:

1. Allow for a civil trial by jury after an administrative hearing has been completed. Currently, the vendor reviews the citation twice, a Garland Police Officer once, and if necessary once more by the Administrative Hearing Officer. Because the city is accusing a citizen of wrongdoing, a jury trial should be an option for escalating a case beyond the administrative hearing.
2. Require council review and approval for changes to business rules that are on-file with the camera vendor.
3. Establish written policy that prohibits citations in improperly configured intersections, where stop bars are required to be crossed in order to make a safe right on red.
4. Establish a yearly public safety review of the Business Rules that are in place with our vendor. Require council approval to modify these rules, and any change in monitoring including installation or removal of cameras.
5. Establish a board/commission that meets on an ad-hoc basis for changes in the camera program, including once per year minimum to review all existing statistics and active locations. This board would have 9 members, appointed by the council and the mayor.
6. Require that traffic studies be performed on all active and future locations. Make these studies available to the public on the city website.
7. When reporting on program effectiveness, accidents should be reported as a percentage of total traffic volume for the intersection instead of just the number of accidents.

8. Because we utilize an 'All red' delay in our intersection, extend the 0.1 second camera delay to 0.25 seconds in the business rules. The average reaction time for humans to visual stimulus is 0.25 seconds.
9. Because of the high variability of reasons for red-light running, consider establishing "control" intersections. Gathering crash statistics on these unmonitored intersections would serve as comparisons against monitored intersections and improve our ability to determine the program usefulness.

RECOMMENDATION

For Council Discussion.

BACKGROUND

The City of Garland was the first city to utilize Automated Red Light Cameras in Texas. Our first cameras were installed in 2003. In late 2007, the State Legislature implemented Chapter 707 of the Transportation Code to regulate any new red light cameras that were installed. We currently have 12 intersection approaches that are capable of documenting red light violations with this technology and most were installed before this law was created.

List of 12 Safelight Camera Locations:

1. SB Jupiter at Kingsley
2. NB Plano at Buckingham
3. EB Forest at Jupiter
4. NB Jupiter at Forest
5. EB Beltline at Shiloh
6. NB Broadway at Centerville
7. WB Centerville at Northwest Highway
8. SB First at Kingsley
9. NB First at Avenue B
10. NB Shiloh at SH 190
11. SB Broadway at I-30
12. W Centerville at I-635

Garland has always been at the vanguard of using this technology and as such, we have strived to be a model city for others by focusing on public safety. Chapter 707 requires revenue generated by the Safelight Program to only be used for traffic safety programs.

Report and Analysis by Council Member Robert J. Smith:

http://www.robertjsmithtx.com/redlightcams/Red_Light_Camera_Study.pdf



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3.a.

Meeting Date: March 20, 2018

Item Title: Review and Discussion of a Request by an Adjacent Resident for Sublease of a Section of the Lake Ray Hubbard Take-Area within Windsurf Bay Park

Submitted By: Jermel Stevenson, Managing Director

Summary of Request/Problem

Presentation overview of the City's Interlocal Agreement with Dallas for park and open space access and recreational use by the general public, for park or recreation purposes as designated by Garland or by Dallas in the take area of Lake Ray Hubbard, the land owned by Dallas between the take line and the normal lake pool elevation of 435.5 mean sea level.

The update to the Lake Ray Hubbard license with Dallas, completed in 1999, provided the opportunity for Garland to identify areas along the lakeshore with unique characteristics, environmental and recreational, which were ideal to providing community parks and greenbelts, dispersed strategically along the lakeshore. The remaining areas which were not viable for a scenic or recreational resources were considered "impaired shorelands", located adjacent to single-family residential lots and impractical to access by the general public. These single-family residential lots were identified by the City for voluntary sublease by the adjacent single-family owner under the structure and guidelines outlined by Dallas, and developed and adopted by Garland. The lots were surveyed, mapped, and are found on the City's website along with the zoning, development requirements, lease term agreement, fees, and restrictions for sublease. Funding to implement the trail project has not been identified. Cost estimates to develop the project have not been completed and a funding source is not established to manage the current trail property.

Discussion on recent requests by a single-family residential property owner for sublease of the adjacent Windsurf Bay Park Take Area.

Entering subleases may limit the ability to implement a trail project should project funding become available, however, property leases could be structured in a manner that the leasee must return the property to the City's control should a trail project receive funding.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND POLICY REPORT

City Council Work Session Agenda

3.b.

Meeting Date: March 20, 2018

Item Title: 2018-2019 CDBG, HOME and ESG Grant Allocations

Submitted By: Mona Woodard, Neighborhood Services Administrator

Council Goal: Sustainable Quality Development and Redevelopment

ISSUE

Information regarding applications, funding history, and available funds for the Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME) and Emergency Solutions Grant (ESG) budgets are provided for Council's information and review.

RECOMMENDATION

A public hearing will be held on March 20, 2018 during the regular meeting. This item will be brought back before Council at the April 2, 2018 Work Session for discussion of CDBG, HOME and ESG grant proposals. Final discussion on this item will be scheduled for the April 16, 2018 Work Session. Budget adoption is scheduled for April 17, 2018.

BACKGROUND

The City expects to receive the following funding for 2018-2019:

CDBG: \$1,872,146

HOME: \$ 515,574

ESG: \$ 168,777

The proposed budget for fiscal year 2018/2019 must be submitted to the Department of Housing and Urban Development (HUD) by August 15, 2018 for CDBG, HOME and ESG. To this point, there have been two public input meetings to solicit feedback on the proposed use of funds.

CONSIDERATION

Staff received CDBG applications requesting a total of \$451,200 for public services, \$3,313,946 for City sponsored projects, and \$374,429 for administrative use for next fiscal year. There is a total of \$7,159 in CDBG funding for reprogramming to other projects. HUD regulations limit CDBG monies used for grant planning and administration to no more than 20% of the entitlement funding available, and public services applications to a maximum of 15% of entitlement funding. Funds available in the public service category total \$280,822, grant administration totals \$374,429 and City sponsored projects total \$1,224,054 available which includes reprogrammed funding.

HOME Funds available total \$515,574, requests total \$515,574. HUD regulations allow up to 10% of grant funding to be used for administration and 15% of grant funding must be used by Community Housing Development Organizations. The balance of this funding will be used for City sponsored housing programs.

Total funds available for the ESG program are \$168,777. Housing and Community Services Department will use the maximum allowed funding for administration (\$12,658) and data collection (\$9,283). Other categories include Shelter Operations (\$54,009), Homeless Prevention (50,633) and Rapid-Re-housing (42,194). Requests for funding exceeded the amount by \$48,416.

Attachments

18-19 Grant Workbook



2018-2019 Federal Grant Funding Workbook

City Council Work Session
March 19, 2018

Presented by
Housing and Community Services Department

2018-2019 Projected Federal Grant Funding

Community Development Block Grant

Entitlement	\$1,872,146
Re-Programmed	\$7,159

Total	\$1,879,305
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Administration	\$374,429
Public Services	\$280,822
Projects	\$1,216,895
Projects - Reprogrammed Funding	\$7,159
Total	\$1,879,305

HOME Investment Partnership

Entitlement	\$515,574
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Administration	\$51,557
CHDO Set Aside	\$77,336
Projects	\$386,681

Total	\$515,574
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Emergency Solutions Grant

Entitlement	\$168,777
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Administration	\$12,658
Shelter Operations/Services	\$54,009
Rapid Rehousing	\$42,194
Homelessness Prevention	\$50,633
HMIS Data Base/Outreach	\$9,283

Total	\$168,777
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GARLAND

Public Services Overview

2018-2019 City Sponsored Public Service Category Applicants

<u>Citywide Initiatives</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
Garland Police Boxing Program		\$ 23,875	\$ 23,800	95.33	Boxing and Tutoring - Afterschool
Garland Parks S.T.A.R.S Program		\$ 28,240	\$ 80,000	93.67	Youth Summer Camp Program
Code Compliance - Elderly Yard Care Program		\$ 21,146	\$ 21,500	79.33	Lawn care
CDBG Funding Requested		\$ 73,261	\$ 125,300		

2018-2019 Public Service Category Applicants

<u>Counseling Services</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
The Counseling Institute of Texas, Inc.		\$ 16,411	\$ 50,000	94.33	Youth Court Referrals
Galaxy Counseling Center		\$ 18,504	\$ 20,100	92.00	Counseling for At Risk Families.
CDBG Funding Requested		\$ 34,915	\$ 70,100		

<u>Disabled/Special Needs Programs</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
Achievement Center of Texas		\$ 49,820	\$ 60,000	97.00	Day Habilitation Services for children and adults with disabilities
CDBG Funding Requested		\$ 49,820	\$ 60,000		

<u>Elderly Programs</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
Visiting Nurse Association of Texas		\$ 6,000	\$ 7,500	94.67	Meals on Wheels
Garland Ombudsman Program - Senior Citizens of Greater Dallas		\$ 12,755	\$ 15,000	90.00	Nursing Home Ombudsmen
CDBG Funding Requested		\$ 18,755	\$ 22,500		

<u>Homeless Assistance Programs</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
New Beginning Center - Domestic Violence (also receives ESG funds)		\$ 31,717	\$ 50,000	97.00	Case Management/ Counseling
Salvation Army - Rental Assistance Program		\$ 12,175	\$ 20,800	96.33	Emergency Rental Assistance
Matthew 25:40 Project - Motel Vouchers Program		\$ 5,000	\$ 7,500	87.00	Motel Voucher
CDBG Funding Requested		\$ 48,892	\$ 78,300		

<u>Medical/Dental Programs</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
Hope Clinic		\$ 44,058	\$ 60,000	95.00	Medical Services
CDBG Funding Requested		\$ 44,058	\$ 60,000		

<u>Youth Programs</u>		Previous Year Funding	Requested Amount	Application Score	Type of Service
Salvation Army After School Program - Boys and Girls Club		\$ 11,120	\$ 20,000	93.67	After School Program for At Risk Youth
Reinventing Human Capital, Inc.		\$ -	\$ 15,000	76.67	Court Ordered Juvenile Assistance Program
CDBG Funding Requested		\$ 11,120	\$ 35,000		

Total Application Requests		\$ 451,200
Total Funding Available	280,821	\$ 280,822
Balance to Reconcile		\$ 170,378

Reviewed Applications - Public Services

Application Title	Organization Name	Category	RFP Maximum Budget	Requested Amount	RFP Score (Max 100)	Funding Available?	RFP Remaining Budget	Council Allocated Amount	Final Allocation
Applications are listed by highest score to lowest score									
Citywide Initiatives									
Garland Police Boxing Program	City of Garland Police Department	Youth Services	\$ 280,822	\$ 23,800	95.33		\$ 257,022		
S.T.A.R.S. Summer Day Camp	City of Garland Parks Department	Youth Services	\$ 280,822	\$ 80,000	93.67		\$ 177,022		
Lawn Care Assistance Program	City of Garland Code Enforcement	Elderly Services	\$ 280,822	\$ 21,500	79.33		\$ 155,522		
Non-Profit Public Services									
Special Needs Care and Training	Achievement Center of Texas	Special Needs	\$ 280,822	\$ 60,000	97.00		\$ 95,522		
Family Violence Survivor Services Program	Hopes Door/New Beginning	Homeless Services	\$ 280,822	\$ 50,000	97.00		\$ 45,522		
Emergency Rental Assistance	Salvation Army	Homeless Services	\$ 280,822	\$ 20,800	96.33		\$ 24,722		
Value Added Health Care	Hope Clinic	Medical Services	\$ 280,822	\$ 60,000	95.00		\$ (35,278)		
Meals on Wheels	Visiting Nurse Association	Elderly Services	\$ 280,822	\$ 7,500	94.67		\$ (42,778)		
At Risk Family Therapy Program	Counseling Institute of Texas (CIT)	Counseling Services	\$ 280,822	\$ 50,000	94.33		\$ (92,778)		
After School Program - Power Hour	Salvation Army	Youth Services	\$ 280,822	\$ 20,000	93.67		\$ (112,778)		
Low Income Garland Resident Subsidized Counseling Services	Galaxy Counseling Center	Counseling Services	\$ 280,822	\$ 20,100	92.00		\$ (132,878)		
Long Term Care Ombudsman Program - Garland	Senior Citizens of Greater Dallas	Elderly Services	\$ 280,822	\$ 15,000	90.00		\$ (147,878)		
Emergency Motel Vouchers	Matthew 25:40 Project	Homeless Services	\$ 280,822	\$ 7,500	87.00		\$ (155,378)		
Family Crisis Intervention (FACI)	Reinventing Human Capital Inc.	Youth Services	\$ 280,822	\$ 15,000	76.67		\$ (170,378)		

City Projects Overview

Reviewed Applications - Citywide Initiatives

Application Title	Organization Name	Category	RFP Maximum Budget	Requested Amount	Funding Available?	RFP Remaining Budget	Council Allocated Amount	Final Allocation
			Balance Includes Reprogrammed Amount Available					
Staff Recommended			\$ 1,224,054					
Code Enforcement Officers	City of Garland	Code Enforcement		\$ 182,000	yes	\$ 1,042,054		
Minor Home Repair Program - Elderly/Disabled Home Repairs	City of Garland	Housing/Community Services		\$ 200,000	yes	\$ 842,054		
Single Family Rehabilitation Program - Neighborhood Home Repairs	City of Garland	Housing/Community Services		\$ 300,000	yes	\$ 542,054		
Council Recommend								
Vietnamese Community Center Phase II	City of Garland	Housing/Community Services		\$ 200,000	yes	\$ 342,054		
Blighted Structure Removal Project	City of Garland	Housing/Community Services		\$ 100,000	yes	\$ 242,054		
Sidewalk/Alley Pavement Program	City of Garland	Housing/Community Services		\$ 100,000	yes	\$ 142,054		
Streets	City of Garland	Street Department		\$ 3,456,000	no	\$ (3,313,946)		
Total Remaining						\$ (3,313,946)		

Street Repair Project Requests

Street Project	PCI	Length	Council District	Cost		RFP Remaining Budget	Council Allocated Amount	Final Allocation
1-Cascade - Cumberland to Dairy	5	1106	2	\$ 354,000		\$ (211,946)		
2-Vista - Cumberland to First	6	1174	2	\$ 376,000		\$ (587,946)		
3-Seneca - Cumberland to Freemont	6	1035	2	\$ 331,000		\$ (918,946)		
4-Ridgewood - Cumberland/First	0	1263	2	\$ 404,000		\$ (1,322,946)		
5-Dent - N.Garland/Garwood	5	560	8	\$ 179,000		\$ (1,501,946)		
6-Curtis - High Meadow/Susan	10	1400	2	\$ 448,000		\$ (1,949,946)		
7-Glenfiled - Cumberland/Freemont	1	1016	2	\$ 325,000		\$ (2,274,946)		
8-Arcady - Celeste/End	0	1189	2	\$ 380,000		\$ (2,654,946)		
9-Navasota - Blanco/Castle	0	622	1	\$ 199,000		\$ (2,853,946)		
10-Cascade - Cumberland/First	0	1438	2	\$ 460,000		\$ (3,313,946)		



CDBG 2018-2019 Federal Grant Allocations

Housing and Community Services Administration Funding

Purpose	Organization Name	Category	RFP Maximum Budget	Requested Amount		Funding Available?	RFP Remaining Budget		
<i>Staff Recommend</i>									
Grant Operations/Training/ Salaries	City of Garland	Housing/Community Services	\$ 374,429	\$ 354,429		yes	\$ 20,000		\$
Fair Housing/Salaries/Programs	City of Garland	Fair Housing Department	\$ 374,429	\$ 20,000		yes	\$ -		\$

CDBG Reprogrammed Funding

[illegible]

HOME Program 2018-2019 Federal Grant Allocations

Reviewed Applications - HOME Infill City Sponsored Projects

Application Title	Organization Name	Administering Department	RFP Maximum Budget	Requested Amount	Funding Available	RFP Remaining Budget	Council Allocated Amount	Final Allocation
HOME Infill - New Single Family Home Construction	City of Garland	Housing/Community Services	\$ 515,574	\$ 193,340	Yes	\$ 322,234		
HOME Infill - Acquisition/Rehab/Resell Program	City of Garland	Housing/Community Services	\$ 515,574	\$ 193,341	Yes	\$ 128,893		
CHDO Infill - New Single Family Home Construction	Habitat for Humanity	Housing/Community Services	\$ 515,574	\$ 77,336	Yes	\$ 51,557		
HOME Program Administration	City of Garland	Housing/Community Services	\$ 515,574	\$ 51,557	Yes	\$ -		

ESG Program 2018-2019 Federal Grant Allocations

Reviewed Applications - Emergency Solutions Grant - Projects

Application Title	Organization Name	Maximum Available per Category	RFP Maximum Budget	Requested Amount	Funding Available?	RFP Remaining Budget	Council Allocated Amount	Final Allocation
ESG Shelter Operations	Hope's Door/New Beginning Ctr	\$ 54,009	\$ 168,777	\$ 55,000	Yes	\$ 114,768		\$
Maximum is 54,009 - Only 1 applicant								
Homeless Prevention - Rent Assistance	City of Garland Fair Housing Office	\$ 50,633	\$ 168,777	\$ 50,252	Yes	\$ 59,768		\$
Rapid Re-Housing - Short Term Rent Assistance-Domestic Violence Victims	Hope's Door/New Beginning Ctr	\$ 42,194	\$ 168,777	\$ 50,000		\$ 9,768		\$ -
Rapid Re-Housing - Short Term Rent Assistance - Homeless Persons	Matthew 25:40 Project		\$ 168,777	40,000		\$ (30,232)		\$ -
Need Reconciled - Maximum is 42,194 (47,806)								
Data Collection - Metro Dallas Homeless Alliance	City of Garland Housing and Community Services	\$ 9,283	\$ 168,777	\$ 9,283		\$ (39,515)		\$
ESG Program Administration/Operations	City of Garland Housing and Community Services	\$ 12,658	\$ 168,777	\$ 12,658		\$ (52,173)		\$

Grant Histories

CDBG Public Services History

PUBLIC SERVICES	Page	2015/16	2016/17	2017/18	2018/19
Achievement Center of Texas		\$42,373	\$46,300	\$49,820	\$60,000
Axe Memorial United Methodist Church - Food Pantry		\$1,500	\$1,740		
Axe Memorial United Methodist Church- Motel Vouchers		\$1,750	\$2,100		
Counseling Institute of Texas		\$9,875	\$10,000	\$16,411	\$50,000
Dental Health Program		\$36,375			
Galaxy Counseling Center		\$17,025	\$16,000	\$18,504	\$20,100
Garland Code Lawn Care Program		\$21,500	\$21,500	\$21,146	\$21,500
Parks S.T.A.R.S. Summer Program		\$27,670	\$31,482	\$28,240	\$80,000
Garland Police - Youth Boxing Program		\$23,000	\$23,800	\$23,875	\$23,800
Hope Clinic		\$34,133	\$38,000	\$44,058	\$60,000
Matthew 25:40 Project - Rental Assistance		\$4,125	\$2,400		
Matthew 25:40 Project - Motel Vouchers		\$3,000	\$3,800	\$5,000	\$7,500
Mount Hebron Literacy Enhancement		\$0	\$3,562		
New Beginning Center		\$26,938	\$27,842	\$31,717	\$50,000
Reinventing Human Capital		\$3,266	\$3,742	\$0	\$15,000
Salvation Army - After School Program		\$7,313	\$9,400	\$11,120	\$20,000
Salvation Army - Rent Assistance		\$7,438	\$11,250	\$12,175	\$20,800
Senior Citizens (Garland Ombudsman)		\$8,750	\$10,750	\$12,755	\$15,000
Vietnamese American Community			\$5,100		
Visiting Nurses Association			\$4,500	\$6,000	\$7,500
Ikandy			\$600		
Emma's Education Center			\$900		
Matthew 25:40 - GLOWS			\$200		
Matthew 25:40 ID Replacement			\$100		
Mt. Hebron Rent Assistance			\$4,000		
Rowlett Road CDC			\$1,000		
7-Day Fitness Academy			\$1,140		
Total		\$276,031	\$281,208	\$280,821	\$451,200
Available Funds		\$276,031	\$281,208	\$280,821	\$280,822
					-\$170,378

CDBG CITY PROJECTS HISTORY

PROJECTS	Page	2015-16	2016-17	2017-18	2018-19
Code Enforcement		\$182,000	\$182,000	\$182,000	\$182,000
Infrastructure Improvements		\$550,000	\$693,000	\$1,005,801	\$3,456,000
Minor Home Repair		\$125,000	\$125,000	\$150,000	\$200,000
Single Family Housing Rehabilitation		\$182,336	\$245,064	\$245,064	\$300,000
Carver Senior Center Project				\$433,236	\$0
Vietnamese Community Center P2		\$0	\$0	\$80,550	\$200,000
Sidewalk/Alley Pavement Program		\$0	\$0	\$0	\$100,000
Blighted Structure Removal Project		\$0	\$0	\$0	\$100,000
Total		\$1,039,336	\$1,245,064	\$2,096,651	\$4,538,000
CDBG Funding					\$1,216,895
Reprogrammed Funding					\$7,159
Available Funds		\$1,318,336	\$1,245,064	\$2,096,651	\$1,224,054
Difference to be Reconciled					\$3,313,946

INFRASTRUCTURE PROJECTS - REQUESTED 18-19					
Ranking	To	PCI	Length	Council	Total
1-Cascade - From Cumberland	Dairy	5	1106	2	\$354,000
2-Vista - From Cumberland	First	6	1174	2	\$376,000
3-Seneca - From Cumberland	Freemont	6	1035	2	\$331,000
4-Ridgewood - From Cumberland	First	0	1263	2	\$404,000
5-Dent - From N. Garland	Garwood	5	560	8	\$179,000
6-Curtis - From High Meadow	Susan	10	1400	2	\$448,000
7-Glenfield - From Cumberland	Freemont	1	1016	2	\$325,000
8-Arcady - From Celeste	End	0	1189	2	\$380,000
9-Navasota - From Blanco	Castle	0	622	1	\$199,000
10-Cascade - From Cumberland	First	0	1438	2	\$460,000
TOTAL					\$3,456,000
CDBG ADMINISTRATION					
		2015/16	2016/17	2017/18	2018/19
Grant Administration		\$348,042	\$354,945	\$354,429	\$354,429
Fair Housing		\$20,000	\$20,000	\$20,000	\$20,000
Total		\$368,042	\$374,945	\$374,429	\$374,429
Available Funds		\$368,042	\$374,945	\$374,429	\$374,429

HOME FUNDING HISTORY

Administration		2014/15	2015/16	2016/17	2017/18	2018/19
<i>Administration</i>		\$50,139	\$44,730	\$51,515	\$51,515	\$51,557
Total Funding Requested		\$50,139	\$44,730	\$51,515	\$51,515	\$51,557
Total Funding Available		\$50,139	\$44,730	\$51,515	\$51,515	\$51,557
CHDO	Page	2014/15	2015/16	2016/17	2017/18	2018/19
<i>GEH Community Development CHDO Infill Housing</i>			\$69,147			
<i>Habitat for Humanity CHDO Infill Housing</i>		\$75,209		\$77,273	\$77,273	\$77,336
Total Funding Requested		\$75,209	\$69,147	\$77,273	\$77,273	\$77,336
Total Funding Available		\$75,209	\$69,147	\$77,273	\$77,273	\$77,336

HOME "Projects"	Page	2014/15	2015/16	2016/17	2017/18	2018/19
<i>New Beginning Ctr-TBRA</i>		\$0	\$0			
<i>Housing & Community Services - Infill Housing</i>		\$336,044	\$305,472	\$346,364	\$346,364	\$193,341
<i>Housing and Community Services - Down payment Assistance</i>		\$40,000	\$30,000	\$40,000	\$40,000	
<i>Housing and Community Services - Acquisition/Rehab/Resell</i>						\$193,340
Total Funding Requested		\$376,044	\$335,472	\$386,364	\$386,364	\$386,681
Total Funding Available		\$376,044	\$355,472	\$386,364	\$386,364	\$386,681

TOTAL		\$501,392	\$469,349	\$515,152	\$515,152	\$515,574
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EMERGENCY SOLUTIONS GRANT HISTORY

Administration		2016/17	2017/18	2018/19
Housing & Community Services		\$12,424	\$12,424	\$12,658
Total Funding Requested			\$12,424	\$12,658
Total Funding Available		\$12,424	\$12,424	\$12,658

Shelter Operations & Essential Services		2016/17	2017/18	2018/19
<i>New Beginning Center</i>		\$55,544	\$53,010	\$54,009
Total Funding Requested		\$55,544	\$53,010	\$55,000
Total Funding Available		\$55,544	\$53,010	\$54,009

Difference to be Reconciled **-\$991**

Prevention		2016/17	2017/18	2018/19
<i>New Beginning Center</i>		\$32,588		
<i>Mt. Hebron Community Housing</i>				
<i>Garland Fair Housing Office</i>		\$30,000	\$50,252	\$50,633
Total Funding Requested		\$62,588	\$50,252	\$50,633
Total Funding Available		\$62,588	\$50,252	\$50,633

Rapid Re-Housing		2016/17	2017/18	2018/19
<i>New Beginning Center</i>		\$34,441	41,970	50,000
Matthew 25:40 Project				40,000
Total Funding Requested		\$34,441	41,970	90,000
Total Funding Available		\$34,441	41,970	42,194

Difference to be Reconciled **-47,806**

Street Outreach/HMIS		2016/17	2017/18	2018/19
<i>Metro Dallas Homeless Alliance</i>		8,000	8,000	9,283
Total Funding Available		8,000	\$8,000	9,283
Total Funding Requested				
Total Funding Available		\$172,997	\$165,656	\$168,777

Public Service Applicants

Public Service Applicants

Counseling Services Summary Sheets

Applicants	Requested Amount		Application Score
Counseling Institute of Texas	\$50,000		94.33
Galaxy Counseling Center	\$20,100		92.00
TOTAL Funding Requested	\$70,100		

2018-2019 CDBG Application Summary: Public Services

Category: Counseling Services

Applicant Agency: Galaxy Counseling Center
1025 Jupiter Rd
Garland TX 75042

Contact Person: Lynette Payne **Title** Executive Director

Email/Phone 972-272-4429

Project Name: General Counseling Program

Amount Requested: \$20,100

Unit of Service: 1 person receiving assistance

Number of Persons Served: 42

Application Score

92.00

Project Description:

The program will provide counseling services for CDBG eligible Garland residents to include adults, children and families. Counseling services will be provided for people suffering from a wide variety of emotional and family problems including: physical, sexual and emotional abuse, depression, anxiety, suicidal ideation, anger issues, substance abuse, self harm, behavioral issues and school related problems. Amount requested represents 3.8% of total budget for the program.

Prior Years Funding:	Allocated	Expended	Expended	
2017-2018	\$18,504.00	\$360.00	\$18,144.00	Balance as of 2-19-18
2016-2017	\$16,000.00	\$16,000.00	\$0.00	

DUNS Number: 164662728

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>9.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>19.33</u>	20	
<u>Project Benefits</u>	<u>12.00</u>	13	
<u>Project Specifics</u>	<u>36.33</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	92.00	100	

2018-2019 CDBG Application Summary: Public Services

Category: Counseling Services

Applicant Agency:	The Counseling Institute of Texas Inc.	
	3200 Southern Drive Ste 100	
	Garland TX 75043	
Contact Person:	Susan Hennum	Title Director
Email/Phone	shennum@citexas.org	972-271-4300
Project Name:	Counseling Assistance Fund	
Amount Requested:	\$50,000	
Unit of Service:	1 person receiving assistance	
Number of Persons Served:	60	

Application Score

94.33

Project Description:

The program is designed to assist at-risk families who are unable to pay for services. The program will provide individual, family and marital counseling along with play therapy. Specialty programs target juvenile fire-setters, juveniles and adults with trauma issues and anger management for both juveniles and adults. All programs are offered in English and Spanish. Requested CDBG amount represents 19.23% of total funding budget for the program.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$16,411.00	\$4,599.15	\$11,811.85
2016-2017	\$10,000.00	\$10,000.00	\$0.00

Balance as of 2-19-18.

DUNS Number: 867405706

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>13.67</u>	15	
<u>Organizational Capacity</u>	<u>13.00</u>	15	
<u>Budget</u>	<u>19.00</u>	20	
<u>Project Benefits</u>	<u>13.00</u>	13	
<u>Project Specifics</u>	<u>35.67</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>94.33</u>	100	

Public Service Applicants

Disabled/Special Needs Summary Sheets

Applicants	Requested Amount		Application Score
Achievement Center of Texas	\$60,000		97.00
TOTAL Funding Requested		\$60,000	

2018-2019 CDBG Application Summary: Public Services

Category: Special Needs Programs

Applicant Agency: Achievement Center of Texas
2950 N. Shiloh Road
Garland, TX 75044

Contact Person: Andrew Malik **Title:** Executive Director

Email/Phone amalik@act.com 972-414-7700

Project Name: Daycare and Training for Persons with Special Needs

Amount Requested: \$60,000

Unit of Service: 1 person receiving day habilitation services

Number of Persons Served: 20

Application Score

97.00

Project Description:

ACT is a licensed non-profit daycare and day habilitation center for people with special needs. The purpose of this program is to provide life skills training, arts exploration, education assistance and community inclusion for children and adults with disabilities and to provide a means for parents or caregivers to work and keep disabled family members in the home and in their own community. During the school year, care is generally before and after school. During the summer months the care is all day. Center hours are 7 a.m. to 6 p.m. Monday through Friday, 12 months per year. The Executive Director and staff develop individualized education plans to define participants' goals. CDBG funding is used to complement other assistance and making care affordable for low/moderate income families. Tuition assistance will be provided with CDBG funding. Funding requested represents 6.5% of program total budget.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$49,820.00	\$14,762.18	\$35,057.82
2016-2017	\$46,300.00	\$46,300.00	\$0.00

Balance as of 2-18-18.

DUNS Number: 122567691

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>19.33</u>	20	
<u>Project Benefits</u>	<u>12.00</u>	13	
<u>Project Specifics</u>	<u>36.33</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	97.00	100	

Public Service Applicants

Elderly Services Summary Sheets

Applicants	Requested Amount		Application Score
VNA - Meals on Wheels	\$7,500		94.67
Senior Citizens of Greater Dallas	\$15,000		90.00
Elderly Yard Care Program - Code Department	\$21,500		79.33
TOTAL Funding Requested		\$44,000	

2018-2019 CDBG Application Summary: Public Services

Category: Elderly Services

Applicant Agency: The Visiting Nurse Association (VNA)
 1600 Viceroy Dr Ste 400
 Dallas TX

Contact Person: Cheryl Jones, LMSW **Title:** Manager

Email/Phone: ionesc@vnatexas.org 214-689-2682

Project Name: Meals on Wheels Program

Amount Requested: **\$7,500**

Unit of Service: 1 person

Number of Persons Served: 5

Application Score

94.67

Project Description:

Meals on Wheels provides nutritious, hot, home-delivered meals to those who due to illness, advanced age or disability, are unable to provide or prepare meals for themselves. The purpose of the program is to nourish homebound adults. The program will provide 5 Garland residents 1 meal per day Monday through Friday for 12 months. Proposed funding amount represents 2% of the program budget for Garland.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$6,000.00	\$1,620.00	\$4,380.00
2016-2017	\$3,828.00	\$3,828.00	\$0.00

Balances as of 2-18 -18.

DUNS Number: 75119057

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>19.33</u>	20	
<u>Project Benefits</u>	<u>12.33</u>	13	
<u>Project Specifics</u>	<u>33.67</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>94.67</u>	100	

2018-2019 CDBG Application Summary: Public Services

Category: Elderly Services

Applicant Agency: Senior Citizens of Greater Dallas, Inc.
 3910 Harry Hines Blvd.
 Dallas TX 75219

Contact Person: Suzanna Sulfstede, LMSW **Title** Director

Email/Phone ssulfstede@TheSeniorSource.org 214-823-5700

Project Name: Long Term Care Ombudsman Program - Garland

Amount Requested: **\$15,000**

Unit of Service: 1 person receiving assistance

Number of Persons Served: 700

Application Score

90.00

Project Description:

The Long Term Care Ombudsman Program, federally mandated by the Older Americans Act, has the mission to improve quality of life and care for frail, vulnerable elderly and disabled individuals residing in long-term care facilities, and to protect their health, safety, welfare and rights. CDBG funding will be used to partially fund a salary for a staff person serving all Garland nursing home residents. The Program monitors care provided in facilities and works to resolve complaints to the satisfaction of the resident. Activities include visitation and direct advocacy for 700 unduplicated elderly and disabled residents. Requested amount represents 22% of total program budget for Garland.

Prior Year Funding:	Allocated	Expended	Balance	
2017-2018	\$12,755.00	\$3,454.62	\$9,300.38	Balance as of 2-18-18.
2016-2017	\$10,750.00	\$10,750.00	\$0.00	

DUNS Number: 74860933

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>13.00</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>18.67</u>	20	
<u>Project Benefits</u>	<u>11.33</u>	13	
<u>Project Specifics</u>	<u>32.33</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	90.00	100	

2018-2019 CDBG Application Summary: Public Services

Category: Elderly Services

Applicant Agency: Garland Code Compliance Department
210 Carver
Garland TX 75040

Contact Person: Rick Barker **Title** Administrator

Email/Phone rbarker@garlandtx.gov 972-485-6424

Project Name: Lawn Care Assistance Program (Elderly Lawn Care)

Amount Requested: \$21,500

Unit of Service: 1 person receiving assistance

Number of Persons Served: 60

Application Score

79.33

Project Description:

The seasonal program will provide lawn care services to elderly or disabled persons who own their home and are unable to maintain the landscaping to keep in compliance with the City Code Ordinances. A yard maintenance contractor is retained to provide mowing service every other week during the months of mid April through mid September. Recipients are required to meet all eligibility requirements.

Prior Year Funding:	Allocated	Expended	Balance	
2017-18	\$21,146.00	\$0.00	\$21,146.00	Balance as of 2-19-18.
2016-17	\$20,742.50	\$20,742.50	\$0.00	

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>10.00</u>	15	
<u>Organizational Capacity</u>	<u>12.67</u>	15	
<u>Budget</u>	<u>13.33</u>	20	
<u>Project Benefits</u>	<u>11.00</u>	13	
<u>Project Specifics</u>	<u>32.33</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>79.33</u>	100	

Public Service Applicants

Homeless Services Summary Sheets

Applicants	Requested Amount		Application Score
Hopes Door/New Beginning - Case	\$50,000		97.00
Salvation Army - Rental Assistance	\$20,800		96.33
Matthew 25:40 Project - Motel Voucher Program	\$7,500		87.00
TOTAL Funding Requested		\$78,300	

2018-2019 CDBG Application Summary: Public Services

Category: Homeless Services

Applicant Agency: Matthew 25:40 Project
2118 Wall Street Suite 800
Garland TX 75041

Contact Person: Michael Bencheck **Title** Director

Email/Phone mike@matthew2540project.org 972-853-1523

Project Name: Homeless Prevention - Emergency Shelter

Amount Requested: \$7,500

Unit of Service: 1 person receiving assistance

Number of Persons Served: 14

Application Score
87.00

Project Description:

The program will provide temporary assistance for emergency housing for persons who are homeless. Individuals will be provided a motel voucher when they have special medical needs (such as just being discharged from a hospital) or when it is determined that their being outside may be hazardous to their health. Vouchers will be given for a short period of time from 1 night to 1 week. No more than 2 weeks will be provided. Approximate cost is \$535.71 per client. The program will also provide funding to help support an Overnight Warming Shelter that is activated in extremely cold weather of 26 degrees or below and to help provide funding for identification replacement. The amount applied for represents 50% of the budget for the emergency motel voucher program.

Prior Year Funding:	Allocated	Expended	Balance	
2017-2018	\$5,000.00	\$1,835.00	\$3,165.00	Balance as of 2-19-18
2016-2017	\$3,665.00	\$3,665.00	\$0.00	

DUNS Number: 70996278

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>9.67</u>	15	
<u>Organizational Capacity</u>	<u>12.33</u>	15	
<u>Budget</u>	<u>17.33</u>	20	
<u>Project Benefits</u>	<u>12.00</u>	13	
<u>Project Specifics</u>	<u>35.67</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>87.00</u>	100	

2018-2019 CDBG Application Summary: Public Services

Category: Homeless Services

Applicant Agency: Salvation Army
 451 West Avenue D
 Garland TX 75040

Contact Person: Richard New **Title** Captain

Email/Phone richard.new@uss.salvationarmy.org 972-272-4531

Project Name: Emergency Rental Assistance Program

Amount Requested: **\$20,800**

Unit of Service: 1 person receiving assistance

Number of Persons Served: 40

Application Score
96.33

Project Description:

The goal of the program is to help individuals and families overcome an unexpected financial crisis that could lead to homelessness. \$18,000 will be used to provide one-time rental assistance to prevent eviction for forty (40) low income households or approximately 80 individuals (assuming 2-person household sizes). \$2,080 will be used to cover 10% of the Social Service workers salary. The amount requested represents 32% of the total Garland budget for this program.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$12,175.00	\$0.00	\$12,175.00
2016-2017	\$11,250.00	\$11,250.00	\$0.00

Balance as of 2-19-18.

DUNS Number: 32781127

Scoring Category	Application Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>17.33</u>	20	
<u>Project Benefits</u>	<u>15.00</u>	13	
<u>Project Specifics</u>	<u>34.67</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>96.33</u>	100	

2018-2019 CDBG Application Summary: Public Services

Category: Homeless Services

Applicant Agency: New Beginning Center/Hopes Door
860 Avenue F, Ste 100
Plano TX 75074

Contact Person: Colleen Jamieson **Title** Financial Officer

Email/Phone cjamieson@newbeginningcenter.org 972-422-2911

Project Name: Family Violence Treatment Program

Amount Requested: \$50,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 300

Application Score

97.00

Project Description:

New Beginning/Hopes Door serves victims of domestic violence and their families for 1200 new and returning clients in the shelter as well as persons in the Victims Outreach Program. The funding will fund for 2 staff positions. The CDBG funding requested represents 3.5% of the total Garland budget.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$31,717.00	\$0.00	\$31,717.00
2016-2017	\$27,402.00	\$27,402.00	\$0.00

Balance as of 2-19-18.

Duns Number 557412079

Scoring Category	Application Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>19.33</u>	20	
<u>Project Benefits</u>	<u>12.00</u>	13	
<u>Project Specifics</u>	<u>36.33</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	97.00	100	

Public Service Applicants

Medical Services Summary Sheets

Applicants	Requested Amount		Application Score
Hope Clinic	\$60,000		95.00
TOTAL Funding Requested		\$60,000	

2018-2019 CDBG Application Summary: Public Services

Category: Health Care Services

Applicant Agency: Hope Clinic
 800 S Sixth Street Ste 100
 Garland TX 75040

Contact Person: Tena Yeary **Title** Executive Director

Email/Phone Tena.yeary@bswhealth.org 469-800-2521

Project Name: Medical Clinic for Uninsured and Underserved

Amount Requested: **\$60,000**

Unit of Service: 1 person receiving assistance

Number of Persons Served: 1800

Application Score

95.00

Project Description:

The clinic provides comprehensive, holistic healthcare services to Garland individuals and families who live in poverty (<200%FPL) and do not have health care coverage. The purpose is to improve the overall quality of health, decrease hospitalizations, decrease ER visits, maintain a healthy workforce and improve academic performance. Items to be funded include expenses for office visits, medical procedures, lab testing, patient education, behavioral health services and wellness programs. Hope Clinic's partners include Baylor Medical Center at Garland, Project Access Dallas, Parkland Healthcare System and the City of Garland Health offices. Requested CDBG amount represents 9.3% of the total budget for the program.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$44,058.00	\$0.00	\$44,058.00
2016-2017	\$38,000.00	\$38,000.00	\$0.00

Balance as of 2-19-18.

DUNS Number: 805698052

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>17.67</u>	20	
<u>Project Benefits</u>	<u>12.67</u>	13	
<u>Project Specifics</u>	<u>35.33</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	<u>95.00</u>	100	

Public Service Applicants

Youth Services Summary Sheet

Applicants	Requested Amount		Application Score
Garland Police Boxing	\$23,800		95.33
Salvation Army Boys and Girls Club	\$20,000		93.67
Garland Parks - STARS Program	\$80,000		93.67
Reinventing Human Capital	\$15,000		76.67
TOTAL Funding Requested		\$138,800	

2018-2019 CDBG Application Summary: Public Services

Category: Youth Services

Applicant Agency: Garland Police Department
101 S Ninth Street
Garland TX 75040

Contact Person: Lt. David Swavey **Title** Director

Email/Phone dswavey@garlandtx.gov 972-205-2039

Project Name: Youth Police Boxing Program

Amount Requested: \$23,800

Unit of Service: 1 student

Number of Persons Served: 130

Application Score
95.33

Project Description:

The Youth Boxing Club targets at risk youth and provides a positive after school activity. The Program meets 5 days a week for 2 hours and karate classes are taught for 2 times per week. The minimum age for boxing is 8 and for karate the minimum age is 6. The Program is affiliated with the Golden Gloves Organization. A tutor is provided for club members to assist with homework after school. Funding provided will be used for salaries of 1 head coach and 2 assistant coaches. The requested amount is 31% of the overall project budget.

Prior Year Funding:	Allocated	Expended	Balance	
2017-2018	\$23,875.00	\$7,949.00	\$15,926.00	Balance as of 2-19-18
2016-2017	\$23,551.00	\$23,551.00	\$0.00	

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.67</u>	15	
<u>Budget</u>	<u>19.00</u>	20	
<u>Project Benefits</u>	<u>12.33</u>	13	
<u>Project Specifics</u>	<u>34.67</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>95.33</u>	100	

2018-2019 CDBG Application Summary: Public Services

Category: Youth Services

Applicant Agency: Reinventing Human Capital, Inc.
P. O. Box 451041
Garland TX 75045

Contact Person: Gideon Agboola **Title** Director

Email/Phone rhinfo@yahoo.com 214-906-7424

Project Name: Family Crisis Intervention Program

Amount Requested: \$15,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 100

Application Score

76.67

Project Description:

The purpose of the Program is to provide an intervention program that limits/eradicates the effects of family crisis resulting from juvenile offenses. RHC will use CDBG funding to provide scholarships in the amount of \$150 to each of the low income families seeking assistance. The program will provide assessment, counseling and training services of a 6 week period for each family member. 1,000 programs sessions will be provided. Funding requested represents 25% of the overall submitted budget.

Prior Year Funding:	Allocated	Expended	Expended
2017-2018 - not allocated	\$0.00	\$0.00	\$0.00
2016-2017	\$3,742.00	\$3,742.00	\$0.00

DUNS Number: 961669095

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>6.00</u>	15	
<u>Organizational Capacity</u>	<u>11.33</u>	15	
<u>Budget</u>	<u>14.00</u>	20	
<u>Project Benefits</u>	<u>11.67</u>	13	
<u>Project Specifics</u>	<u>33.67</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	76.67	100	

2018-2019 CDBG Application Summary: Public Services

Category: Youth Services

Applicant Agency: Salvation Army
451 West Avenue D
Garland TX 75040

Contact Person: Richard New **Title** Captain

Email/Phone richard.new@uss.salvationarmy.org 972-272-4531

Project Name: Boys and Girls Club

Amount Requested: \$20,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 26

Application Score

93.67

Project Description:

The Program will provide scholarships for attendance in the Boys and Girls Club of Garland. The Program provides homework help, tutoring, afternoon snack and transportation to the facility for children ages 5 - 13 between 3:00 pm and 6:00 pm Monday through Friday. CDBG funding requested represents 11% of the total program budget for Garland.

Prior Year Funding:	Allocated		Expended
2017-2018	\$11,120.00	\$1,600.00	\$9,520.00
2016-2017	\$8,520.00	\$8,520.00	\$0.00

Balance as of 2-19-2018.

DUNS Number: 580660607

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>14.33</u>	15	
<u>Budget</u>	<u>18.33</u>	20	
<u>Project Benefits</u>	<u>12.00</u>	13	
<u>Project Specifics</u>	<u>34.33</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>93.67</u>	100	

2018-2019 CDBG Application Summary: Public Services

Category: Youth Services

Applicant Agency: Garland Parks and Recreation Department
1701 Dairy Road
Garland TX 75040

Contact Person: Eric Anderson **Title** Rec Coordinator

Email/Phone eanderso@garlandtx.gov 972-205-3090

Project Name: S.T.A.R.S Summer Camp Program

Amount Requested: \$80,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 150

Application Score

93.67

Project Description:

Parks and Recreation Department will sponsor and implement the Standing Tall and Reaching Success (STARS) program for CDBG qualified participants ages 6-12 who would otherwise not have an opportunity to participate in the summer recreation program. The program is a full day camp at Harris Hollabaugh and Bradfield Recreation Centers. The Summer Nutrition Program administered by the Garland Fair Housing Office, provides lunches. Activities include athletics, art, recreation and self-improvement activities. Scholarship costs are \$533.33 per 150 students. CDBG funding provided makes up 100% of the programs budget.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$28,240.00	\$0.00	\$28,240.00
2016-2017	\$31,482.00	\$31,482.00	\$0.00

(expenses for summer camp are submitted in August)

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.67</u>	15	
<u>Organizational Capacity</u>	<u>12.33</u>	15	
<u>Budget</u>	<u>19.00</u>	20	
<u>Project Benefits</u>	<u>13.00</u>	13	
<u>Project Specifics</u>	<u>34.67</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>93.67</u>	100	

City Department Summary Sheets

City Department Summary Sheets

Applicants	Requested Amount
Code Enforcement Officers	\$182,000
Fair Housing Department	\$20,000
Housing Community Services - Minor Home Repair	\$200,000
Housing Community Services - Single Family Rehabilitation	\$300,000
Vietnamese Community Center	\$200,000
Street Department	\$3,456,000
TOTAL Funding Requested	\$4,358,000

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency: City of Garland - Code Enforcement
 210 Carver
 Garland TX 75040

Contact Person: Rick Barker **Title:** Administrator

Email/Phone rbarker@garlandtx.gov 972-485-6400

Project Name: Code Enforcement Officers

Amount Requested: **\$182,000**

**Code
Enforcement
Department**

Number of Persons Served:

Project Description:

The one year program will specifically target CDBG areas and will provide over 20,000 property inspections and nuisance abatements on a proactive and reactive basis beginning October 1, 2017 through September 30, 2018. The funding will provide salaries for 3 code enforcement officers.

Prior Year Funding:	Allocated	Expended	Balance
2017-2018	\$182,000.00	\$62,882.59	\$119,117.41

DUNS Number: 137709606

Balance as of 2-19-18

Funding History	2015/2016	2016/2017	2017/2018	Comments
<u>Funding Allocated</u>	\$182,000.00	\$182,000.00	\$182,000.00	
<u>Funding Spent</u>	\$181,999.07	\$181,999.87	\$62,882.59	
<u>Funding Encumbered to Projects</u>	\$0.00	\$0.00	\$0.00	Project for 17/18 is underway and is anticipated to be fully spent by 9-30-18.
<u>Fund Net Balance</u>	\$0.93	\$0.13	\$119,117.41	
TOTAL	\$0.93	\$0.13	\$119,117.41	
	Funding was reprogrammed in 16-17 year	Funding will be reprogrammed in 17-18 year		
<u>Available for Reprogramming</u>	\$0.00	\$0.13	\$0.00	

2018-2019 CDBG Application Summary:

Category: City Projects

Applicant Agency: City of Garland - Fair Housing Office
210 Carver
Garland TX 75040

Contact Person: Denish Wilson **Title:** Administrator

Email/Phone dwilson@garlandtx.gov 972-205-3316

Project Name: Fair Housing Administration

Amount Requested: \$20,000

**Fair Housing
Department**

Number of Persons Served: _____

Project Description:

The Garland Fair Housing Services Department proposes to provide a) city-wide outreach and education to increase awareness of fair housing laws; b) continued fair housing enforcement through complaint intake, investigation, conciliation, landlord/tenant and homebuyer informational activities; c) reporting and enforcement of Analysis of Impediments strategies; and d) work to protect the public interest in regard to fair housing and overall fair housing activities to meet the objectives identified in the Analysis of Impediments (AI) plan and Consolidated Plan.

Prior Year Funding:

	Allocated	Expended	Balance
2017-2018	\$20,000.00		\$20,000.00

Balance as of 2-19-18

DUNS Number: 137709606

Funding History	2015/2016	2016/2017	2017/2018	Comments
<u>Funding Allocated</u>	\$20,000.00	\$20,000.00	\$20,000.00	
<u>Funding Spent</u>	\$20,000.00	\$19,999.74	\$0.00	Funding for Fair Housing project is underway and it's anticipated to be fully spent by 9-30-18.
<u>Funding Encumbered to Projects</u>	\$0.00	\$0.00	\$0.00	
<u>Fund Net Balance</u>	\$0.00	\$0.26	\$20,000.00	
TOTAL	\$0.00	\$0.26	\$20,000.00	
<u>Available for Reprogramming</u>	\$0.00	\$0.26	\$0.00	

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency:	City of Garland -Housing and Community Services		Housing and Community Services Department
	800 Main Street		
	Garland TX 75040		
Contact Person:	Mona Woodard	Title: Grant Manager	
Email/Phone	mwoodard@garlandtx.gov	972-205-2141	
Project Name:	Minor Emergency Repair Program		
Amount Requested FY 17/18:	\$200,000		

Number of Persons Served: 16 homes repaired

Project Description:

The Program serves low income elderly or disabled homeowners with emergency repairs up to \$5,000. Assistance provided is in the form of a grant. Repairs will be predominately limited to health and safety emergency repairs only such as HVAC system repairs/replacements, plumbing or electrical repairs, handicapped accessibility repairs. Clients receiving assistance will be required to stay in the property for a term of 5 years.

Total Funding Allocated	Allocated 2017	Expended/ Encumbered	Balance
2017-2018	\$150,000.00	\$150,000.00	\$0.00

Balance as of 2-19-18

DUNS Number: 137709606

Funding History	2015/2016	2016/2017	2017/2018	Comments
<u>Funding Allocated by Council</u>	\$125,000.00	\$125,000.00	\$150,000.00	Funding for this program is underway and is anticipated to be fully spent by 9-30-18.
<u>Funding Spent</u>	\$125,000.00	\$119,557.90	\$47,664.92	
<u>Encumbered - Pending Projects Underway</u>		\$5,442.10	\$102,335.08	
<u>Fund Net Balance</u>	\$0.00	\$0.00	\$0.00	
TOTAL	\$0.00	\$0.00	\$0.00	
<u>Available for Reprogramming</u>	\$0.00	\$0.00	\$0.00	TOTAL Available for Reprogramming \$0.00

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency: City of Garland -Housing and Community Services
 800 Main Street
 Garland TX 75040

Contact Person: Mona Woodard **Title:** Grant Manager

Email/Phone: mwoodard@garlandtx.gov 972-205-2141

Project Name: Single Family Rehabilitation Program

Amount Requested FY 17/18: **\$300,000**

Number of Persons Served: 10 homes repaired

**Housing and
Community
Services
Department**

Project Description:

The program serves low income homeowners with major renovations and repairs up to \$40,000. Assistance provided may be provided in the form of a grant, a partially forgivable loan or a repayment loan. A lien will be placed on the property for the project costs unless the project balance is below \$5,000. Clients with incomes below 50% of the area median income will have a fully deferred forgivable loan for a term of 7 years. Eligible clients with incomes above 51% of the area median income will be responsible for partial repayment of project costs and will be provided a monthly repayment loan for a term up to 7 years. Repayment of loan proceeds will be placed back into the Single Family Rehabilitation program for same use projects.

**Total Funding Allocated for FY15,
FY16, FY16**

	Allocated	Expended or Encumbered	Balance
	\$712,465.00	\$712,465.00	\$0.00

Balances as of 2-19-18

DUNS Number: 137709606

Funding History		2015/2016	2016/2017	2017/2018	Comments
<u>Funding Allocated by Council</u>		\$182,337.00	\$285,064.00	\$245,064.00	
<u>Funding Spent</u>		\$147,357.38	\$233,107.56	\$42,166.74	
<u>Encumbered - Pending Projects Underway</u>		\$34,979.62	\$51,956.44	\$202,897.26	
<u>Fund Net Balance</u>		\$0.00	\$0.00	\$0.00	
TOTAL		\$0.00	\$0.00	\$0.00	
<u>Available for Reprogramming</u>		\$0.00	\$0.00	\$0.00	TOTAL Available for Reprogramming \$0.00

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency: City of Garland -Housing and Community Services
 800 Main Street
 Garland TX 75040

Contact Person: Mona Woodard **Title:** Grant Manager

Email/Phone: mwoodard@garlandtx.gov 972-205-2141

Project Name: Vietnamese Community Center

Amount Requested FY 17/18: **\$200,000**

Number of Units Completed: 1 unit

**Housing and
Community
Services
Department**

Project Description:

The program will continue renovations of the Vietnamese Community Center. Repair/replacement of flooring, renovation of restroom facilities to make ADA compliant, painting, exterior windows and doors. This will be Phase II of the project. The project will provide a partial salary for the Construction Manager as well as an inspector.

	Allocated	Expended or Encumbered	Balance	
2017-2018 Expenses	\$80,550.00	\$27,114.00	\$53,436.00	Balance as of 2-19-18

DUNS Number:

Funding History	2016/2017				Comments
<u>Funding Allocated</u>	\$80,550.00				
<u>Funding Spent/Reprogrammed</u>	\$27,114.00				
<u>Encumbered - Pending Projects Underway</u>	\$53,436.00				
<u>Fund Net Balance</u>	\$0.00				
TOTAL	\$0.00				
<u>Available for Reprogramming</u>	\$0.00				

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency: City of Garland -Housing and Community Services
 800 Main Street
 Garland TX 75040

Contact Person: Mona Woodard **Title:** Grant Manager

Email/Phone: mwoodard@garlandtx.gov 972-205-2141

Project Name: Sidewalk/Alley Pavement Program

Amount Requested FY 17/18: **\$100,000**

Number of Units Completed: unknown

**Housing and
Community
Services
Department**

Project Description:

The project will provide funding for sidewalk repair and/or ally pavement in low income block groups in the City of Garland. The project will provide a partial salary for the Construction Manager as well as an inspector.

	Allocated	Expended or Encumbered
2017-2018 Expenses	\$0.00	\$0.00

Balance as of 2-5-18

DUNS Number:

Funding History	2016/2017				Comments
<u>Funding Allocated</u>	\$0.00				
<u>Funding Spent/Reprogrammed</u>					
<u>Encumbered - Pending Projects Underway</u>					
<u>Fund Net Balance</u>					
TOTAL					
<u>Available for Reprogramming</u>					

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency: City of Garland -Housing and Community Services
 800 Main Street
 Garland TX 75040

Contact Person: Mona Woodard **Title:** Grant Manager

Email/Phone: mwoodard@garlandtx.gov 972-205-2141

Project Name: Blighted Structure Removal Project

Amount Requested FY 17/18: **\$100,000**

Number of Units Completed: unknown

**Housing and
Community
Services
Department**

Project Description:

The program will provide funding for acquisition and demolition of blighted property in low income block groups in the City of Garland.

	Allocated	Expended or Encumbered
2017-2018 Expenses	\$0.00	\$0.00

Balance as of 2-5-18

DUNS Number:

Funding History	2016/2017				Comments
<u>Funding Allocated</u>	\$0.00				
<u>Funding Spent/Reprogrammed</u>					
<u>Encumbered - Pending Projects Underway</u>					
<u>Fund Net Balance</u>					
TOTAL					
<u>Available for Reprogramming</u>					

2018-2019 CDBG Application Summary

Category: City Projects

Applicant Agency: City of Garland - Street Department
P. O. Box 469002
Garland TX 75040

Contact Person: Steve Oliver **Title:** Director

Email/Phone soliver@garlandtx.gov 972-205-3558

Project Name: Street Repairs - Low Income Neighborhoods

Amount Requested: **\$3,456,000**

Number of Persons Served: unknown

**Street
Department**

Project Description:

The program will provide overall enhancement of selected streets by reconstructing the streets, which will provide a smooth driving surface and improve the appearance of the right of way and pavement. This program will benefit the citizens residing inside CDBG census areas, citizens whose property abuts the improvements and all users of the reconstructed areas. 37% of the funding will be used for salaries and the remaining 2,177,280 will be used for services and supplies.

Prior Year Funding:	Allocated	Expended	Balance	
2017-2018	\$1,005,801.00	\$45,156.54	\$960,644.46	Balance as of 2-19-18
DUNS Number:	137709606			

Funding History	2015/2016	2016/2017	2017/2018	Comments
<u>Funding Allocated</u>	\$550,000.00	\$693,000.00	\$1,005,801.00	
<u>Funding Spent</u>	\$549,997.83	\$693,000.00	\$45,156.54	
<u>Funding Underway</u>			\$960,644.46	Program is underway. It's anticipated that all funding will be spent by 9-30-18.
<u>Fund Net Balance</u>	\$2.17	\$0.00	\$0.00	
TOTAL	\$2.17	\$0.00	\$0.00	
	Funding was reprogrammed in 16-17 year			
<u>Available for Reprogramming</u>	\$0.00	\$0.00	\$0.00	

Ranking	Street Address	From	To	PCI	Length	Council District	Total	Total	Cumulative Total
1	CASCADE	CUMBERLAND	DAIRY	5	1,106	2	\$ 353,920	\$ 354,000	\$ 354,000
2	VISTA	CUMBERLAND	FIRST	6	1,174	2	\$ 375,680	\$ 376,000	\$ 730,000
3	SENECA	CUMBERLAND	FREEMONT	6	1,035	2	\$ 331,200	\$ 331,000	\$ 1,061,000
4	RIDGEWOOD	CUMBERLAND	FIRST	0	1,263	2	\$ 404,160	\$ 404,000	\$ 1,465,000
5	DENT	N. GARLAND	GARWOOD	5	560	8	\$ 179,200	\$ 179,000	\$ 1,644,000
6	CURTIS	HIGH MEADOW	SUSAN	10	1,400	2	\$ 448,000	\$ 448,000	\$ 2,092,000
7	GLENFIELD	CUMBERLAND	FREEMONT	1	1,016	2	\$ 325,120	\$ 325,000	\$ 2,417,000
8	ARCADY	CELESTE	END	0	1,189	2	\$ 380,480	\$ 380,000	\$ 2,797,000
9	NAVASOTA	BLANCO	CASTLE	0	622	1	\$ 199,040	\$ 199,000	\$ 2,996,000
10	CASCADE	CUMBERLAND	FIRST	0	1,438	2	\$ 460,160	\$ 460,000	\$ 3,456,000

Sub-Total

10,803

\$ 3,456,960

\$ 3,456,000

\$ 3,456,000

CDBG Reprogrammed Funding Available - 2018-2019

[illegible]

TOTAL Available Reprogrammed Funding	\$7,158.61
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City Department Summary Sheets

Applicant	2018-2019 Amount
Housing and Community Services	\$515,574
Administration Funding	\$51,557
Community Housing Development Organization - CHDO	\$77,336
City New Home Infill Construction Program	\$386,681
TOTAL 2017-2018 Funding Requested	\$515,574

Current Year - HOME Infill Balances

	Program Income Generated	Program Income Expended	Balance
Fiscal Yer 2014-2015 Program Income Generated - Through 2-8-18	228,150.34	228,150.34	-
Fiscal Year 2015-2016 Program Income Generated - Through 2-8-18	512,698.24	512,698.24	-
Fiscal Year 2016-2017 Program Income Generated - Through 2-8-18	301,062.58	295,324.07	5,738.51
Fiscal Year 2017-2018 Program Income Generated - Through 2-8-17	110,724.64	-	110,724.64
Totals	1,152,635.80	1,036,172.65	116,463.15
	Received from	Spent	Balance
Fiscal Year 2014-2015 - Prior Year Grant Allocation Balance	501,392.00	497,834.45	3,557.55
Fiscal Year 2015-2016 - Prior Year Grant Allocation Balance	447,296.00	314,883.43	132,412.57
Fiscal Year 2016-2017 - Current Year Grant Allocation Balance	517,904.00	210,714.19	307,189.81
Fiscal Year 2017-2018 - Current Year Grant Allocation Balance	515,574.00	51,557.40	464,016.60
Fiscal Year 2018-2019 - Requested HOME Funding	515,574.00	-	515,574.00
Totals	2,497,740.00	1,074,989.47	1,422,750.53
	Total Revenue	Total Spent	Balance
Totals through 2-8-18	3,650,375.80	2,111,162.12	1,539,213.68

*Source: HUD Status of Home Grants Report - IDIS PR27 - Dated 2-19-18

2018-2019 HOME Partnership Program

Category: City Project

Applicant Agency:	City of Garland - Housing and Community Services		Housing and Community Services
	800 Main Street		
	Garland TX 75040		
Contact Person:	Mona Woodard	Grant Manager	
Email/Phone	mwoodard@garlandtx.gov	972-205-2141	
Project Name:	HOME Partnership Program		
Amount Requested FY 17/18:	\$515,574		
Number of Units:	8		

Project Description:

The HOME Program provides funding to develop low income housing. HOME regulations require that 15% (\$77,336) of funding benefit a Community Development Housing Organization (CHDO) to produce low income Housing. The City of Garland Housing and Community Services Department will utilize program income at \$116,463.15, prior year funding estimated at \$907,176.53 and grant funding estimated at \$193,341 to develop new infill single family homes and \$193,340 to acquire, renovate and resell existing single family property. The remaining \$51,557 will be used by for administration of the program.

Total Cumulative Funding Allocated , FY15, FY16, FY17, FY18	Grant Entitlement Funding	Program Income Generated	Expended	Balance	
New Funding Requested	\$515,574.00			\$515,574.00	
Entitlement Funding Received	\$1,982,166.00		\$1,074,989.47	\$907,176.53	Balance Remaining as of 2-19-18
Program Revenue - Revolving Loans		\$1,152,635.80	\$1,036,172.65	\$116,463.15	Balance Remaining as of 2-19-18
	TOTAL Cumulative			\$1,539,213.68	

DUNS Number: 137709606

Funding History	2014/2015	2015/2016	2016/2017	2017/2018	Comments
<u>Administration Funding</u>	50,139	44,729	51,790	\$51,557	
<u>Community Based Housing Funding - CHDO</u>	75,209	67,094	77,686	\$77,336	
<i>Habitat for Humanity</i>					
<u>City Infill New Construction Program</u>	336,044	305,473	348,428	\$386,681	
<u>City Down Payment Assistance Program</u>	40,000	30,000	40,000	\$0.00	
TOTAL	501,392	447,296	517,904	\$515,574	

City Department Summary Sheets

Applicants	Requested Amount
Shelter Services Funding - \$54,009 Maximum Available	
<i>Hopes Door New Beginning</i>	\$55,000
Homeless Prevention - Rental Assistance - \$50,633 Maximum Available	
<i>City of Garland Fair Housing Department</i>	\$50,252
Rapid Re-housing - Rental Assistance - \$42,194 Maximum Available	
<i>Hopes Door New Beginning</i>	\$50,000
<i>Matthew 25:40 Project</i>	\$47,280
TOTAL Funding Requested	\$202,532
TOTAL Funding Available	\$145,836
Balance to Reconcile	-\$55,310

**Housing and Community Services Department receives the Administration and Data Collection Funding*

\$21,941

2018-2019 Emergency Solutions Grant

Category: Emergency Shelter/Rapid Rehousing

Applicant Agency: Hope's Door - New Beginning Center
 860 Avenue F, Ste 100
 Plano TX 75074

Contact Person: Amy Tippetts **Title:** Grant Director

Email/Phone: grants@hdbnc.org 972-422-2911 x0885

Project Name: Domestic Violence Shelter Services and Rapid Rehousing Services

Amount Requested Shelter Services FY 17/18: **\$55,000**

Amount Requested Rapid Rehousing FY 17/18: **\$50,000**

Number of Persons Served: 110

**ESG
Emergency
Shelter and
Rapid
Rehousing**

Project Description:

The purpose of the **Shelter Services Program** is to provide emergency shelter for victims of domestic violence. The funding will be used to ensure basic needs are met during the stay at the shelter. Services include but are not limited to childcare, transportation, food, medical services, case management, general support and advocacy for the victims and their children. The purpose of the **Rapid Rehousing Program** is to provide medium-term (more than 3 months, but not more than 12 months) of rental assistance necessary to assist an individual or family from moving into an emergency shelter. Services will include, financial assistance with security deposits, application fee, childcare, utility deposits, moving costs, case management, outreach, housing search, legal services and credit repair.

Funding Allocated		2017 Funding	Expended	2017 Balance	2015 Funding	Expended	2015 Balance
Entitlement Funding Received FY 17/18 Shelter Operations		\$56,131.00	\$0.00	\$56,131.00			
Entitlement Funding Received FY 17/18 Rapid Rehousing		\$41,970.00	\$0.00	\$41,970.00			
Entitlement Funding Received FY 15/16 Shelter Operations					\$55,544.00	\$48,370.79	\$7,173.21
Entitlement Funding Received FY 15/16 Rapid Rehousing					\$34,441.00	\$32,567.14	\$1,873.86

Balances as of 4-19-18

DUNS Number: 557412079 **TOTAL Balance** \$107,148

Funding History	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Comments
<u>Shelter Operations Funding</u>	\$49,590.00	\$49,590.00	\$53,010.00	\$53,010.00	\$56,131.00	Hope's Door New Beginning Center is only Shelter in Garland. Only applicant.
<u>Rapid Rehousing Funding</u>	\$22,140.46	\$13,335.00	\$34,441.00	\$41,970.00	\$41,970.00	Hope's Door New Beginning Center is only applicant for this category of services.
<u>Homeless Prevention Funding</u>			\$32,588.00			
TOTAL	\$71,730.46	\$62,925.00	\$120,039.00	\$94,980.00	\$98,101.00	

2018-2019 Emergency Solutions Grant

Category: Homelessness Prevention

Applicant Agency: City of Garland - Fair Housing Department
 210 Carver Ste Ste 102A
 Garland TX 75040

Contact Person: Denish Wilson **Title:** Administrator

Email/Phone: Dwilson@garlandtx.gov 972-205-3316

Project Name: Homelessness Prevention - Rental Assistance

Amount Requested
Homeless Prevention FY 17/18: **\$50,252**

Number of Persons Served 59

**ESG
Rental
Assistance**

Project Description:

The program is designed to serve individuals and families who may be at-risk of becoming homeless. The program will pay for up to two months of rent or arrears and late fees, for a total of 52 payments, in an effort to preserve and stabilize the tenancy of approximately 26 families (59 individuals). The goal is to best utilize the smallest amount of assistance to be effective and stretch resources to help more people. The program seeks to collaborate with other service providers in addressing other needs of the individual with counseling provided to prevent the situation from recurring. Approximately 520 case management contacts, equivalent to .50 FTE of Department Representative II will be provided to develop plans for self-sufficiency.

Funding Allocated		2016 Funding	Expended	2016 Balance	2017 Funding	Expended	2017 Balance
Entitlement Funding Received FY 16/17		\$50,252.00	\$50,247.91	\$4.09			
Entitlement Funding Received FY 17/18					\$50,252.00	\$0.00	\$50,252.00

Balances as of 4-19-18

DUNS Number: 557412079

Funding History	2015/2016	2016/2017	2017/2018		Comments
<u>Homeless Prevention Funding</u>	\$48,370.79	\$50,252.00	\$50,252.00		
TOTAL	\$48,370.79	\$50,252.00	\$50,252.00	\$0.00	

2018-2019 Emergency Solutions Grant

Category: Rapid Rehousing

Applicant Agency: Matthew 25:40 Project
 2118 Wall St, Ste 800
 Garland TX 75041

Contact Person: Michael Bencheck **Title:** President

Email/Phone: mike@matthew2540project.org 972-853-1523

Project Name: Rapid Rehousing Assistance

Amount Requested
Homeless Prevention FY 17/18: **\$47,280**

Number of Persons Served 8 families

**ESG
Rental
Assistance**

Project Description:

The program will provide emergency housing assistance for families, veterans or disabled individuals who are currently homeless. The program will provide needed emergency rental assistance within the City of Garland. The program will also provide partial funding for a Case Manager (0.5 full time employee) and partial funding for a Program Manager (.25 full time employee). The program will coordinate services with Anthem Strong Families, along with other agencies in Garland such as Good Samaritans and Axe Memorial Church Hearts and Hands and Bedstart that will provide furniture. The program will provide referrals to resources for mental health assessments and treatment, counseling, and applications for services like food stamps, no cost cell phones and Social Security Insurance and Disability.

Funding Allocated		2016 Funding	2016 Balance
Entitlement Funding Received		New Applicant	New Applicant

DUNS Number: 70996278

Funding History	2014/2015	2015/2016	2016/2017	Comments
<u>Homeless Prevention Funding</u>				New Applicant for ESG Funding
TOTAL	\$0.00	\$0.00	\$0.00	



GARLAND POLICY REPORT

City Council Work Session Agenda

3.c.

Meeting Date: March 20, 2018

Item Title: Sale of Property - 802 E. Walnut

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The property located at 802 E. Walnut was struck-off in Trust, to the City of Garland during the October 2017 Dallas County Sheriff's Sale. Currently, the maintenance and security of the property is the responsibility of the City. The judgment amount is \$597,269.83 which included delinquent taxes through the 2010 tax year. In addition, subsequent taxes have accrued on the property in the amount of \$276,590.60. The property has a current value of \$891,210 per the Dallas Central Appraisal District.

In accordance with Section 34.05 (h-i) of the Texas Property Tax Code the City of Garland may sell the property via a private bid. The City may also sell the property via a second public sale with the written approval of the governing body. No-minimum bid requirements are required for the second public sale per Section 34.05 (c) of the Tax Code. The purchasing party will be responsible for the post judgment tax's of \$276,590.60.

An unsolicited private offer of \$300,000 has been made by Mr. Luz Leija. Mr. Leija has also agreed to an expedient remediation of the properties exterior and to pay the post judgment taxes of approximately \$276,590 at closing.

OPTIONS

The City Council May:

1. Accept a private offer from Mr. Leija and provide a non-warranty deed
2. Return the property to public sale with no-minimum bid requirement
3. Retain and remediate the property for private sale at a later date

RECOMMENDATION

Staff recommends the acceptance of Mr. Leija's private offer. Unless otherwise directed by the Council, the item will be placed on a future agenda for Council consideration upon approval of the offer by the Garland Independent School District and Dallas County.

BACKGROUND

The property located at 802 E. Walnut consists of approximately 2 acres of land, 2 warehouses (17,700 sq. ft. & 5,200 sq. ft.) and an automotive service building (13,070 sq. ft.). The structures are rated in poor condition per DCAD records with an average physical depreciation of 64%. A substantial expense would likely be incurred in order to bring the property up to current City Code Compliance standards.

CONSIDERATION

Approximately 98% of the property's value is encumbered by tax debt. The proceeds received from the sale of this property (with or without a minimum bid) will be used to satisfy the judgment amount of \$597,269.83. Post judgment taxes of approximately \$276,590.60 will become the responsibility of the purchasing party after the sale. Retaining the property for private sale would likely require the immediate remediation of debris, abandoned vehicles, equipment and machinery. Retention of the property would substantially increase the City's future administrative costs.

Attachments

802 E Walnut - Presentation
802 E Walnut - Offer
802 E Walnut - Deed



GARLAND
TEXAS MADE HERE

802 E. Walnut

STRUCK-OFF PROPERTY REVIEW

PREPARED BY:

COREY WORSHAM, RTA
TAX ASSESSOR/COLLECTOR



Foreclosure History

- ▶ \$597,269 judgment granted in April of 2011
- ▶ Judgment includes a private party tax lien of \$227,554.22 (38% of total)
- ▶ \$279,933.78 in post-judgment taxes due as of December 2017
- ▶ \$891,210 market value per the Dallas Central Appraisal District
- ▶ Struck-off to the City of Garland (COG) at the October 2017 Sheriff's Sale
- ▶ Writ of Possession obtained and eviction notice posted December 2017
- ▶ COG staff currently working with previous owner to remove personal property

Property Features

2 acres of land in light industrial district

Includes three separate structures

Building 1 Main Warehouse 17,700 sqft

Building 2 Repair Shop 13,070 sqft

Building 3 Small Warehouse 5,200 sqft



General Property Condition - Building 1

As of: December 11, 2017



Excessive Storage

Heavily packed items provide narrow walking paths through warehouse. Furniture, Clothes, Bikes, Truck Parts. Items hold little to no market value due to general condition and water damage



Evidence of Mold

Extreme mold damage to office areas and sheet rocked walls



Structural Damage

Roof has holes, electrical wiring has been removed from building and rotted wall studs

General Property Condition - Building 2

As of: December 11, 2017



Excessive Storage

Heavily packed with large commercial truck parts, tires, old oil containers, minor furniture items



Building Condition

No electricity, evidence of minor roof leaks



Outside Storage

Non-operable forklift, large commercial truck parts, tires, oil drums, tires, rubbish

General Property Condition - Building 3

As of: December 11, 2017



Excessive Storage

4-6 large boats, lumber, furniture, disassembled car, rubbish



Building Condition

No electricity, evidence of roof leaks, two office areas in extremely poor condition

General Property Condition – Exterior

As of: December 11, 2017



Frontage

Property frontage is clear of debris and has been maintained in fair condition.



Mid-Lot

Vehicle parts, tires, barrels, equipment and rubbish are stored behind main building in fenced area



Rear-Lot

30-35 boats, 10 large commercial trailers, rubbish and high vegetation

Proposed Course of Action

Accept private offer

- ▶ Accept private offer from Luz Leija for \$300,000
- ▶ Purchaser has given a written commitment for the exterior clean-up
- ▶ COG will work with purchaser to monitor clean-up after the sale is finalized
- ▶ COG will collect \$24,722.98 in administration fees and judgment tax debt
- ▶ Collect post-judgment taxes (\$279,933) after sale and distribute to taxing entities

Proposed Course of Action_{continued:}

Accept private offer

RISK

POTENTIAL DELAY IN CLEAN-UP

COG HAS THE AUTHORITY TO ONLY
MONITOR/ENFORCE THE EXTERIOR
CLEAN-UP

REWARD

IMMEDIATE RETURN TO THE TAX ROLL

NO ADDITIONAL COST TO COG

COG WILL RECOVER MORE OF THE
JUDGMENT/POST-JUDGMENT TAX DEBT

Alternative Course of Action

Expedite Sale via Second Public Auction

- ▶ Secure the property
- ▶ Property owner has agreed to release interest in any remaining personal property
- ▶ Return property to public sale with no-minimum bid requirements or deed restrictions
Does not require the consent of adjudged lienholders
- ▶ If sold, new owner will be responsible for property clean-up
- ▶ COG will monitor clean-up after the sale is finalized
- ▶ Collect post-judgment taxes (\$279,933) after sale and distribute to taxing entities

Alternative Course of Action_{continued:}

Expedite Sale via Second Public Auction

RISK

POTENTIAL DELAY IN CLEAN-UP

COG HAS THE AUTHORITY TO ONLY
MONITOR/ENFORCE THE EXTERIOR
CLEAN-UP

PROPERTY MAY NOT SELL AT PUBLIC
AUCTION

REWARD

RETURN TO TAX ROLL

POTENTIALLY LESS COST TO COG

COG MAY RECOVER MORE OF THE
DELINQUENT TAX DEBT

Second Alternative Course of Action

Secure, Retain and Initiate Clean-Up Prior to Sale

- ▶ COG may remediate a portion or all of the personal property and rubbish from the location at an estimated cost of \$50,000 - \$100,000
- ▶ Offer the property for private sale, offers lower than judgment amount (\$597,269) will require the consent of adjudged taxing entities; County & Garland ISD.
- ▶ Collect post-judgment taxes (\$279,933) after sale and distribute to taxing entities

Second Alternative Course of Action

continued:

Secure Property and Initiate Clean-Up Prior to Sale

RISK

WILL REQUIRE A SIGNIFICANT FINANCIAL
INVESTMENT FROM COG

SALE PROCEEDS MAY NOT COVER THE CLEAN-UP
COST

PROPERTY MAY NOT GENERATE A VIABLE PRIVATE
BID OR OTHER LIENHOLDERS MAY REJECT BID

COG MAY RETAIN THE PROPERTY LONGER THUS
INCREASING MAINTANANCE COST

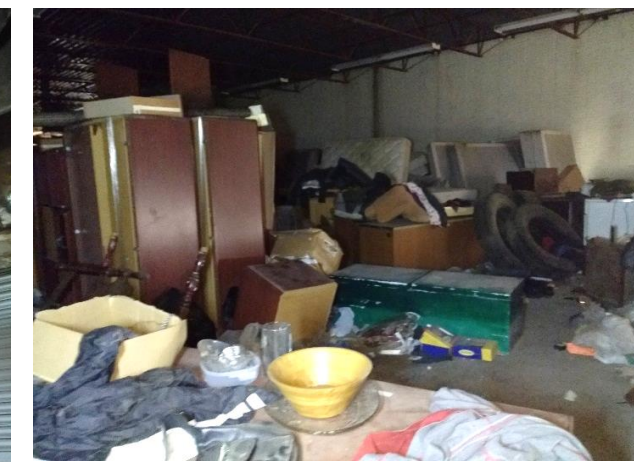
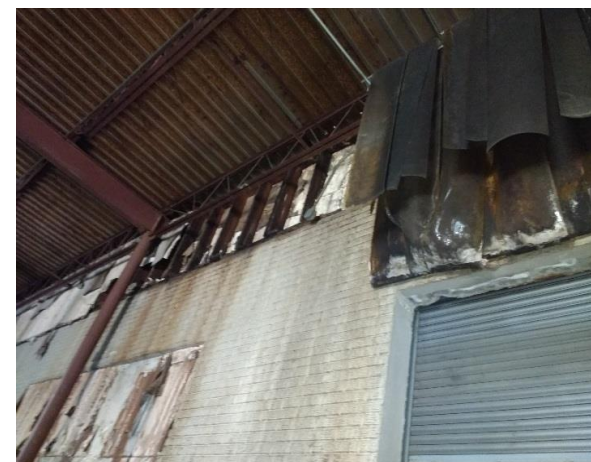
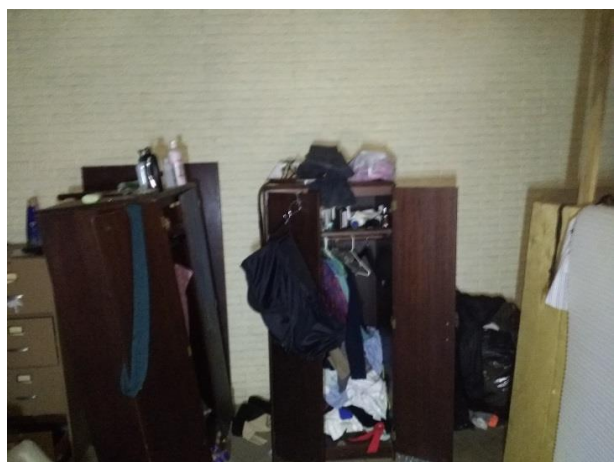
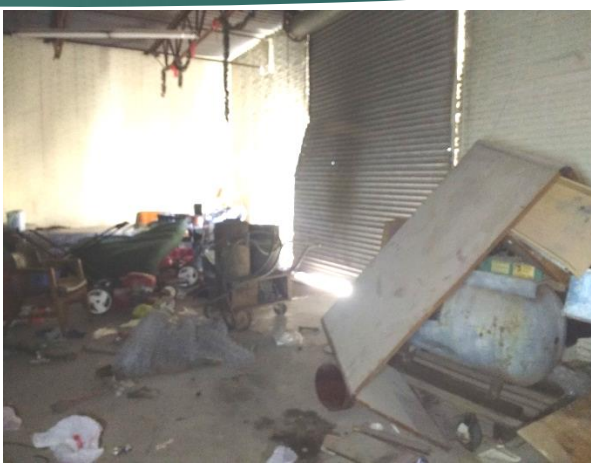
REWARD

COG HAS FULL CONTROL OF CLEAN-UP

AN IMMEDIATE IMPROVEMENT TO THE
ENVIRONMENT

CLEAN-UP MAY IMPROVE THE PROPERTY'S
MARKETABILITY

ADDITIONAL PICTURES



Moving Forward

- ▶ Proceed with staff's proposed course of action and accept Mr. Leija's offer. The item will be placed on a future City Council Agenda upon obtaining consent from the County and GISD.
- ▶ Council may choose to pursue an alternative course of action.

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

February 23, 2018

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Luz Leija to purchase
802 E. Walnut, Garland, Texas

Dear Mr. Worsham:

Luz Leija has offered to purchase 802 E. Walnut, Garland, Texas (BEING PART OF LOTS 3 & 4, BLOCK H, GARVON 10 ADDITION, aka 802 E. WALNUT ST., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN INSTRUMENT 201000207109, OF THE DALLAS COUNTY DEED RECORDS.) for \$300,000.00. Please note that as a part of this transaction, all post-judgment taxes for the years 2011-2017 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$279,336.72 of which the City of Garland will receive approximately \$74,810.01.

This property was sold at a Sheriff's Sale on October 3, 2017 pursuant to delinquent tax collection suit number TX09-40819. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. Also included in the judgment was a transfer of tax lien company, Tax Ease Funding, LP. The taxing entities had transferred their 2002-2007 tax liens pursuant to Texas Property Tax Code Section 32.06 to Tax Ease Funding, LP. Their liens have an equal priority to the liens of the taxing entities. Tax Ease Funding, LP subsequently transferred its interest in the property to FGMS Holdings, LLC.

The property's most recent value according to the Appraisal District is \$891,210.00. The property was struck off for the total judgment amount, \$597,269.83, which includes taxes, penalties and interest, utility lien, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total \$12,932.76. The

remainder would be distributed to the taxing jurisdictions and FGMS Holdings, LLC pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$597,269.83, or the market value as stated in the judgment, \$891,210.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet

CAD Acct #:	26222500080030000
Property address:	802 E. Walnut
Cause No.:	TX09-40819
Judgment Date:	April 14, 2011
Sheriff's Sale Date:	October 3, 2017
Judgment amount:	GISD 2008-2010 taxes \$38,247.94 (56.6%)
	City 2008-2010 taxes \$22,198.66 (32.9%)
	County 2010 taxes \$7,091.19 (10.5%)
	Tax Ease, LP 2002-2007 taxes \$206,867.48 (75.4%)
Total Judgment for Taxes:	\$274,405.27
City Utility Lien:	\$3,600.48
Court costs:	\$7,052.30
Sheriff's fees for sale:	\$4,010.71
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$369.75
Total Costs:	\$11,432.76

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$7,052.30
2.	Dallas County Sheriff	\$4,010.71
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$369.75
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$23,222.98
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$40,012.83
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$7,418.40
8.	FGMS Holdings, LLC	\$216,413.03
	TOTAL Judgment Distribution	\$300,000.00

Post Judgment Distribution:

9.	City of Garland (Post Judgment tax year distribution)	\$74,810.01
10.	Garland ISD (Post Judgment tax year distribution)	\$135,573.25
11.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$68,953.46
	TOTAL Post Judgment Distribution	\$279,336.72

	TOTAL Distribution	\$579,336.72
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DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Luz Leija, 401 S. Second Street, Garland, Tx 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **802 E. Walnut Street**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING PART OF LOTS 3 & 4, BLOCK H, GARVON 10 ADDITION, aka 802 E. WALNUT ST., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN INSTRUMENT 201000207109, OF THE DALLAS COUNTY DEED RECORDS. (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX09-40819 in the 193rd Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3.d.

Meeting Date: March 20, 2018

Item Title: Discuss Establishing a Tax Increment Financing Zone

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

During a City Council retreat on Friday, December 15, 2017 the Council unanimously reaffirmed their support to create a Tax Increment Financing (TIF) zone in the area surrounding the Baylor Medical Center at Garland facility, despite the fact that the hospital announced that it would close on February 28, 2018.

TIF's are utilized to encourage economic development and reinvestment. When redevelopment occurs in a TIF, property values typically increase. The incremental growth in property taxes can be set aside for reinvestment in the zone by way of public projects designed to enhance the zone for additional new investment and development.

Over the past few months, City staff has been working with a consultant to establish a preliminary financing plan for the proposed zone, as well as drafting an ordinance for City Council's consideration. Staff will provide an overview of the proposed TIF zone and the preliminary financing plan. The preliminary financing plan is required to establish a zone.

Staff will also discuss the next steps in the process, which includes a public hearing and consideration of an ordinance to formalize the creation of the zone.

Recommendation/Action Requested and Justification

Staff is seeking direction from the City Council related to a Tax Increment Financing (TIF) zone. If City Council concurs, staff will begin notifying the public and conduct a Public Hearing at the April 3, 2018 Regular Meeting at which time Council will formally consider an ordinance to establish the TIF zone.

Attachments

Work Session Presentation

TIF Ordinance

Preliminary Financing Plan



Medical District TIF

Tax Increment Financing Reinvestment Zone 3

City Council Work Session

March 19, 2018

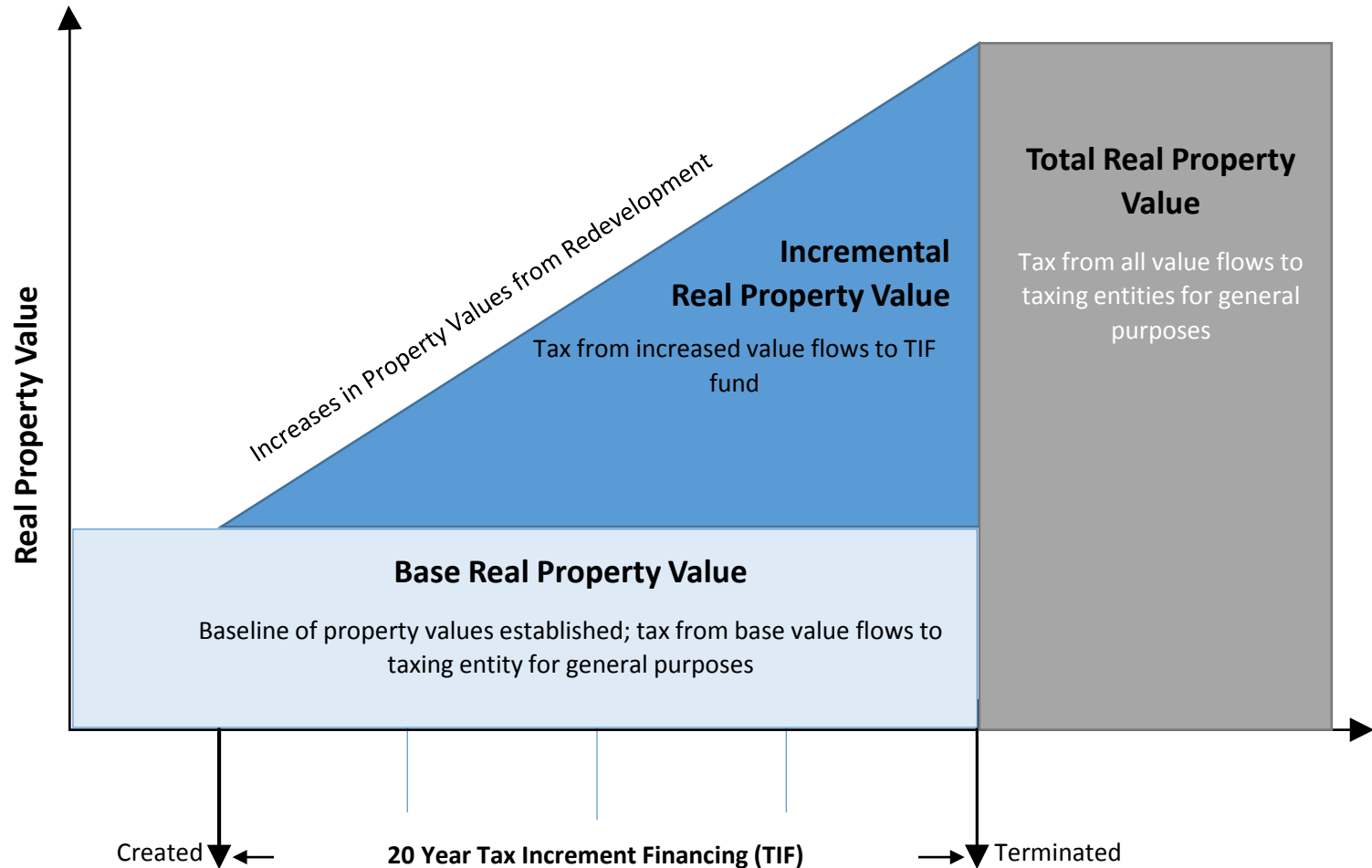
Background

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- Discussions began in late 2016 about possible Medical District TIF
 - Staff analysis of boundaries, qualifications, and project plans
- December 2017 Council Retreat
 - Staff presented a Preliminary Project Plan and proposed boundaries based on continued hospital operations
 - Council directed staff to proceed with TIF, making necessary adjustments for hospital closure
- Press Release issued December 18, 2017
- TIF Consultant retained January 2, 2018
- Preliminary TIF Financing Plan and Project Plan

What is a TIF?

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GARLAND

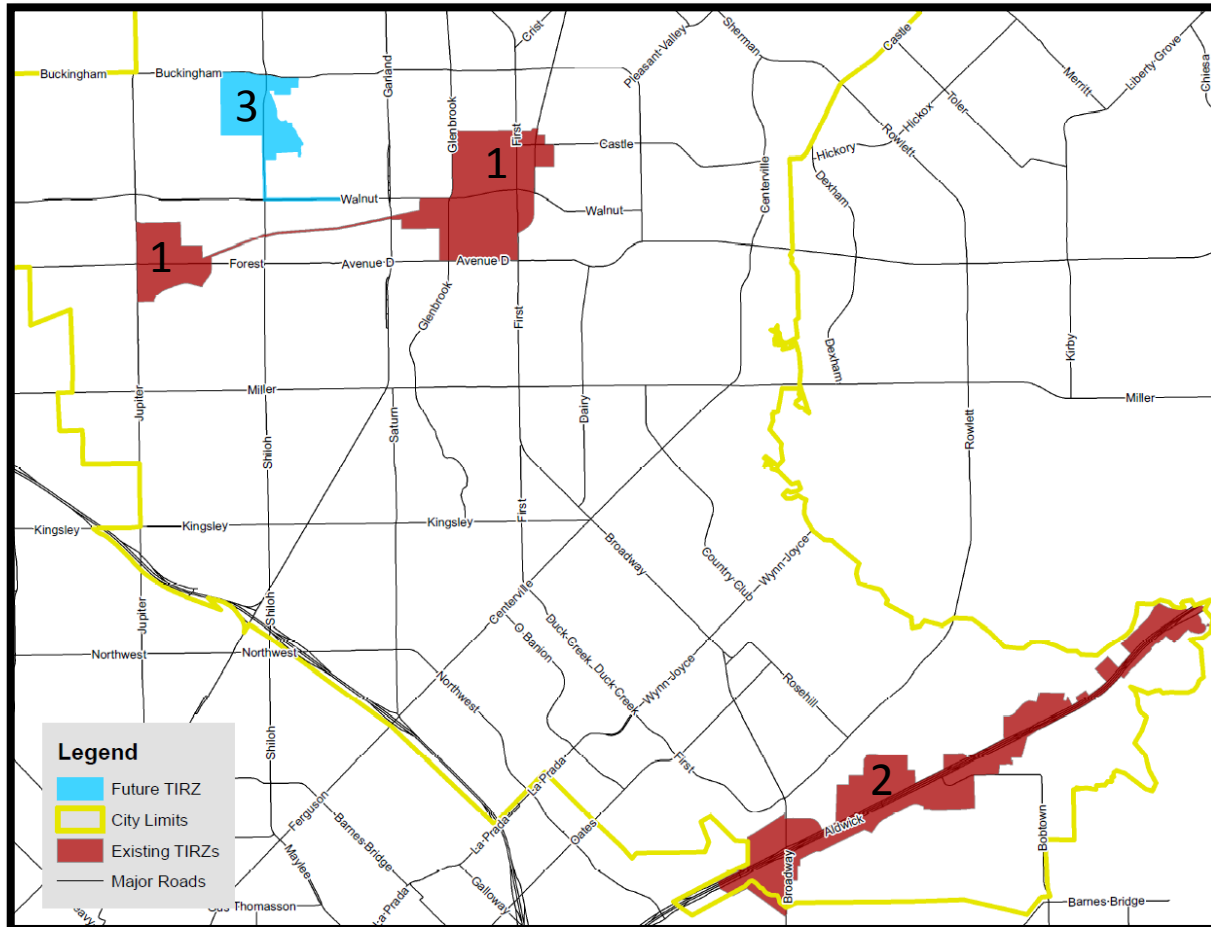
Why establish a TIF?

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- Supports Envision Garland – Forest/Jupiter Catalyst Area
- Closure of Baylor, Scott & White Medical Center – Garland presents redevelopment opportunity
- Wilbow / Wyrick Farms Development
- Infrastructure needs

TIF Locations in Garland

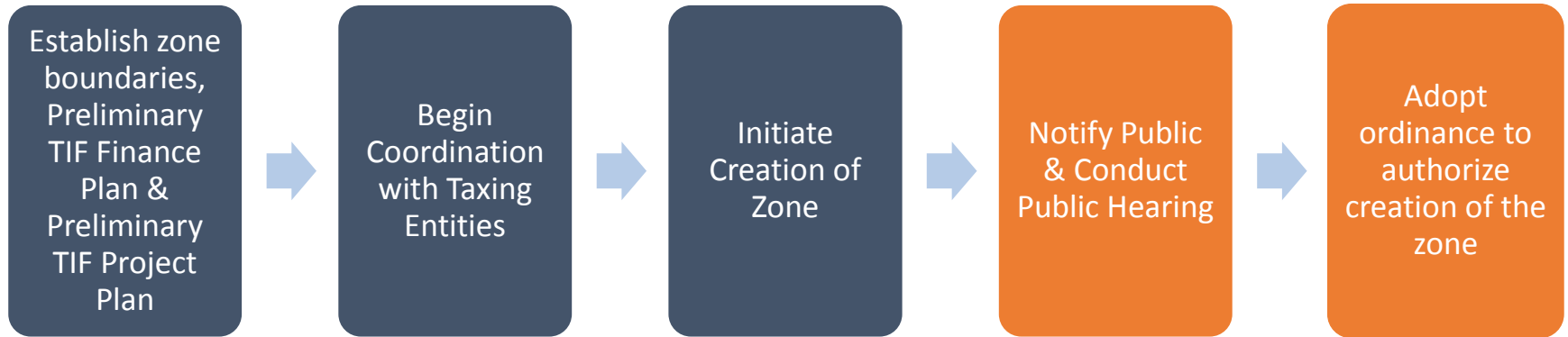
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GARLAND

Process to Create a TIF

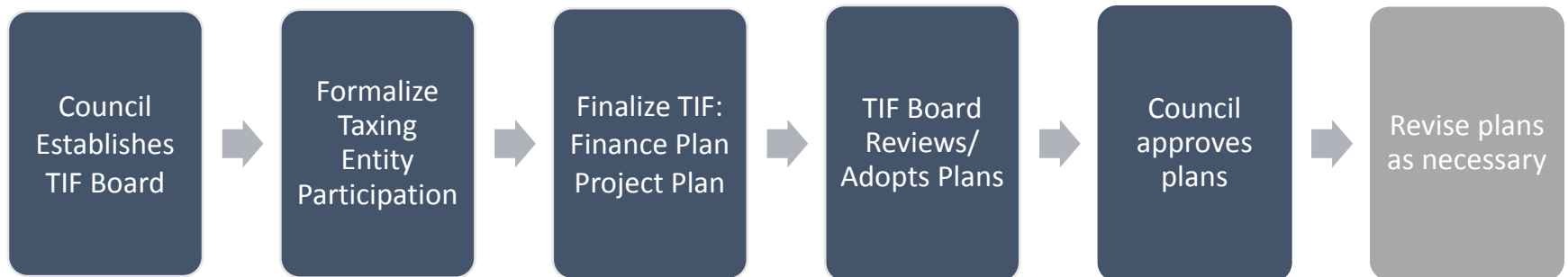
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Process to Create a TIF

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After the ordinance is adopted and the zone is created:





Considerations

Establishing Boundaries of Zone



Establishing Boundaries of Zone

.....

- Initial boundary to exclude property associated with medical use
 - Anticipate value of hospital and surrounding professional buildings to decline
- Once the loss of value is realized, intend to expand the boundary to include the hospital campus
- Mitigates the risk of having a deficit for several years, which defeats the purpose of establishing a TIF
- Area along Walnut west of Shiloh was removed due to floodplain encroachment

Preliminary Project Plan

....

- Identifies the Catalyst Project that will kick-start re-investment in the TIRZ
- Identifies projects to be funded by the incremental tax collected over the life of the TIF
 - Current infrastructure needs
 - Infrastructure required to support future redevelopment

Wilbow/Wyrick Farms Development



- Site = 100 acres
- Development will include:
 - 582 residential lots
 - Community green spaces
 - Trail network
 - Commercial and amenity space
- Public-private partnership
 - Catalyst project for TIF
 - Estimated to add \$200 million in assessed values at buildout

Shiloh/Walnut Planning Concepts

1. **Assisted living** facility positioned adjacent to the Duck Creek preserve at the north end of the BMCG campus. The development would form a visual anchor to the district and provide a full spectrum of patient services within the facility.
2. **New roadway** extended through parking fields to assisted living and create infill blocks over time.
3. **Nursing school and daycare** created within underutilized space within hospital structure.
4. **BMCG ER and Hope Clinic** may be outsourced to provide future expansion at reduced expense.
5. **Mixed-use development** to recast existing retail on Shiloh/Walnut corner provide opportunities for loft residential, service retail and restaurants.
6. **Green esplanade entry** to medical district provides for outdoor dining, seating and food carts. Existing medical office given prominence.
7. **Adaptive reuse** and streetscape improvements to remaining Walnut Street retail parcels.
8. **Future development blocks** defined by grid street system and kept for new investment over time.



Taxing Entity Participation

.....

Likely

- City
 - Typically participates as much as 100% for 20 years

Maybe

- Dallas County
 - No formal commitment until after ordinance adoption
 - Typically participates at 55% for 15 years, 3-5 years after TIF is created
 - May have to negotiate finance plan to satisfy County policy related to residential component

Not Likely

- Parkland Hospital
 - Hasn't participated in a TIF for at least 15 years
- Garland Independent School District
 - Not likely due to state funding penalties



GARLAND

Incremental Tax Revenue Forecast

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	Taxable Real Property Value Carried from Previous Year Net Change @ 1.50% Annually After 2017	Estimated Taxable Value Added by New Construction for Jan. 1, in 2018 Dollars	Taxable Value Added to Roll by New Construction, If Annual Inflation 3.00%	Taxable Value of Real Property within TIF Zone	City Real Property Tax Levy, If Per \$100 After 2017	City's Captured Appraised Value ("CAV"=Taxable Value) Less Base Value)	Real Property Tax on CAV (the "Tax Increment")	% of City Tax Increment to TIF Fund	City Tax Increment to TIF Fund This Year	2018 Present Value of Cumulative Tax Increments to TIF Fund @ 4.50% Annual Discounts
-1	2017	2018				\$14,318,561	\$100,889					\$0
Base	2018	2019	\$14,533,339	\$0	\$0	\$14,533,339	\$102,402	\$0	\$0	0%	\$0	\$0
1	2019	2020	\$14,751,340	\$5,233,769	\$5,390,782	\$20,142,122	\$141,921	\$5,608,782	\$39,519	100%	\$39,519	\$36,189
2	2020	2021	\$20,444,253	\$20,034,878	\$21,255,002	\$88,247,745	\$621,794	\$27,165,916	\$191,411	100%	\$191,411	\$203,922
3	2021	2022	\$89,571,461	\$20,569,141	\$22,476,456	\$112,047,917	\$789,490	\$50,966,088	\$359,107	100%	\$359,107	\$505,055
4	2022	2023	\$113,728,636	\$20,569,141	\$23,150,750	\$136,879,386	\$964,452	\$75,797,557	\$534,070	100%	\$534,070	\$933,620
5	2023	2024	\$138,932,577	\$20,569,141	\$23,845,272	\$162,777,849	\$1,146,933	\$101,696,020	\$716,550	100%	\$716,550	\$1,483,856
6	2024	2025	\$165,219,517	\$18,432,088	\$22,008,877	\$187,228,393	\$1,319,211	\$126,146,564	\$888,829	100%	\$888,829	\$2,136,992
7	2025	2026	\$190,036,819	\$18,432,088	\$22,669,143	\$212,705,962	\$1,498,726	\$151,624,133	\$1,068,344	100%	\$1,068,344	\$2,888,236
8	2026	2027	\$215,896,552	\$18,432,088	\$20,141,240	\$236,037,792	\$1,663,122	\$174,955,963	\$1,232,740	100%	\$1,232,740	\$3,717,752
9	2027	2028	\$239,578,359	\$18,432,088	\$20,745,477	\$260,323,836	\$1,834,242	\$199,242,007	\$1,403,859	100%	\$1,403,859	\$4,621,736
10	2028	2029	\$264,228,693	\$0	\$0	\$264,228,693	\$1,861,755	\$203,146,864	\$1,431,373	100%	\$1,431,373	\$5,503,746
11	2029	2030	\$268,192,124	\$0	\$0	\$268,192,124	\$1,889,682	\$207,110,295	\$1,459,299	100%	\$1,459,299	\$6,364,242
12	2030	2031	\$272,215,006	\$0	\$0	\$272,215,006	\$1,918,027	\$211,133,177	\$1,487,644	100%	\$1,487,644	\$7,203,677
13	2031	2032	\$276,298,231	\$0	\$0	\$276,298,231	\$1,946,797	\$215,216,402	\$1,516,415	100%	\$1,516,415	\$8,022,500
14	2032	2033	\$280,442,704	\$0	\$0	\$280,442,704	\$1,975,999	\$219,360,875	\$1,545,617	100%	\$1,545,617	\$8,821,152
15	2033	2034	\$284,649,345	\$0	\$0	\$284,649,345	\$2,005,639	\$223,567,516	\$1,575,257	100%	\$1,575,257	\$9,600,068
16	2034	2035	\$288,919,085	\$0	\$0	\$288,919,085	\$2,035,724	\$227,837,256	\$1,605,341	100%	\$1,605,341	\$10,359,678
17	2035	2036	\$293,252,871	\$0	\$0	\$293,252,871	\$2,066,260	\$232,171,042	\$1,635,877	100%	\$1,635,877	\$11,100,403
18	2036	2037	\$297,651,664	\$0	\$0	\$297,651,664	\$2,097,254	\$236,569,835	\$1,666,871	100%	\$1,666,871	\$11,822,662
19	2037	2038	\$302,116,439	\$0	\$0	\$302,116,439	\$2,128,712	\$241,034,610	\$1,698,330	100%	\$1,698,330	\$12,526,862
20	2038	2039	\$306,648,186	\$0	\$0	\$306,648,186	\$2,160,643	\$245,566,357	\$1,730,261	100%	\$1,730,261	\$13,213,407
Total for years 1-20				\$160,704,422	\$181,682,999		\$32,066,384		\$23,786,713		\$23,786,713	



Next Steps

.....

- Public hearing and consideration of an ordinance to formalize the creation of the zone
 - Public notice to be published in *Dallas Morning News* seven (7) days prior to the public hearing
 - Public hearing to be scheduled for April 3, 2018
 - Council adopts ordinance to authorize creation of the zone on April 3, 2018
- Council appoints TIF Board members

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS DESIGNATING A CERTAIN AREA FOR A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS, "TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF GARLAND, TEXAS"; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR THE REINVESTMENT ZONE; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Garland, Texas ("City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by creation of a reinvestment zone for tax increment financing, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated ("Act");

WHEREAS, in compliance with the Act, the City called a public hearing to hear comments on the creation of the proposed reinvestment Zone and its benefits to the City and the property in the proposed reinvestment zone;

WHEREAS, in compliance with the Act, notice of such public hearing was published on March 23, 2018, in the "Dallas Morning News," which publication date being not later than seven days prior to the date of the public hearing;

WHEREAS, the public hearing was convened at the time and place stated in the published notice, the 3rd day of April, 2018 at 7:00 p.m., in the City Hall of the City of Garland, Texas;

WHEREAS, the City also gave written notice of the public hearing to all taxing units that include in their boundaries the real property to be included in the proposed reinvestment zone as required by state law;

WHEREAS, at the public hearing the City invited any interested person to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, the concept of tax increment financing and the appointment of a board of directors for the proposed reinvestment zone; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 2

That the City Council, after conducting the public hearing and having heard evidence and testimony, has made the following findings and determinations based on the evidence presented to it:

- a) That a public hearing on the adoption of the reinvestment zone has been properly called, held, and conducted, and that notices of the public hearing were published as required by law and mailed to all taxing units that include in their boundaries the real property to be included in the proposed reinvestment zone;
- b) That creation of the proposed reinvestment zone with boundaries as described in Exhibits "A-1" and "A-2" will benefit the City, its residents and property owners, in general and to the property, residents, and property owners in the reinvestment zone;
- c) That the reinvestment zone as defined in Exhibit "A-1" and Exhibit "A-2" meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that, more specifically:
 - (1) It is a contiguous geographic area located wholly within the corporate limits of the City; and
 - (2) The area is largely open or undeveloped; has deterioration of site improvements; contains a predominance of defective or inadequate sidewalk and street layout; and has a faulty lot layout in relation to size, adequacy, accessibility, or usefulness that impairs the sound growth of the municipality;

- d) That many of the goals and objectives in the Envision Garland Comprehensive Plan and Forest-Jupiter Transit-Oriented Redevelopment Plan are related to creating opportunities for new development and redevelopment within the reinvestment zone;
- e) That the closure of the Baylor Scott & White Medical Center - Garland on February 28, 2018, created an economic and social burden in the community and further enhanced the need for new development and redevelopment in the area;
- f) That while there are areas that have suffered a deterioration of site or other improvements, the ordinance does not constitute a blanket condemnation of all the properties within the reinvestment zone, or in any way open the door for future actions. It is a finding that there are some impediments to new development due to specific existing conditions that can be mitigated by the establishment of the reinvestment zone;
- g) That thirty percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is used for residential purposes, which is defined in the Act as any property occupied by a house which has less than five living units;
- h) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed a total of twenty five percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City, if any;
- i) That the proposed reinvestment zone does not contain more than twenty five percent of the total appraised value of real property taxable by Dallas County or Garland Independent School District;
- j) That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone; and

- k) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.

Section 3

That pursuant to the Act, the City hereby creates a reinvestment zone for tax increment financing encompassing only the area described by the description in Exhibit "A-1" attached hereto and depicted in the map attached hereto as Exhibit "A-2" and such reinvestment zone is hereby designated and shall hereafter be designated as "Tax Increment Financing Reinvestment Zone Number Three, City of Garland, Texas" ("Zone").

Section 4

That the Zone shall take effect immediately upon passage of this ordinance, and that the termination of the Zone shall occur on December 31, 2039, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

Section 5

That there is hereby established a board of directors for the Zone that shall consist of nine members appointed by the City Council.

- a) The initial board of directors shall be appointed by resolution of the City Council within sixty days of the passage of this ordinance or within a reasonable time thereafter. All members appointed to the board shall meet eligibility requirements as set forth in the Act.
- b) The terms of the board members shall be for three year terms. The City Council shall annually designate a member of the board to serve as chairman of the board of directors for a one year term, and the board shall elect from its members a vice chairman and other officers as it sees fit.

- c) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare, implement and monitor such project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

Section 6

That there is hereby created and established a tax increment fund for the Zone ("Fund") which may be divided into such sub-accounts as may be authorized by subsequent resolution or ordinance into which all tax increments, less any of the amounts not required to be paid into the Fund pursuant to the Act, are to be deposited. The Fund and any sub-accounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into the Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 7

That pursuant to the Act, the Zone may be expanded to include the "TIF Potential Boundary Expansion" boundaries as depicted in Exhibit "B" to include the closed hospital facility and adjacent properties at such time as the expanded area has been determined to have met a low taxable value.

Section 8

That if any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

Section 9

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Garland and it is accordingly so ordained.

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Exhibit "A-1"

City of Garland

Tax Increment Financing Reinvestment Zone No. 3

Boundary Description

The Tax Incremental Financing Reinvestment Zone #3 (TIF #3) is the area generally located at the intersection of Buckingham Road and Shiloh Road to the south, bounded to the west by land formerly known as Wyrick Farms and to the east by Clearview Drive, Bonnie View Drive, and Duck Creek extending south to the northern border of the former hospital campus named Baylor Scott & White Medical Center - Garland facility. In addition, TIF #3 includes all rights-of-way of Shiloh Road between Buckingham Road and West Walnut Street and all of West Walnut Street between Shiloh Road and Brookside Drive.

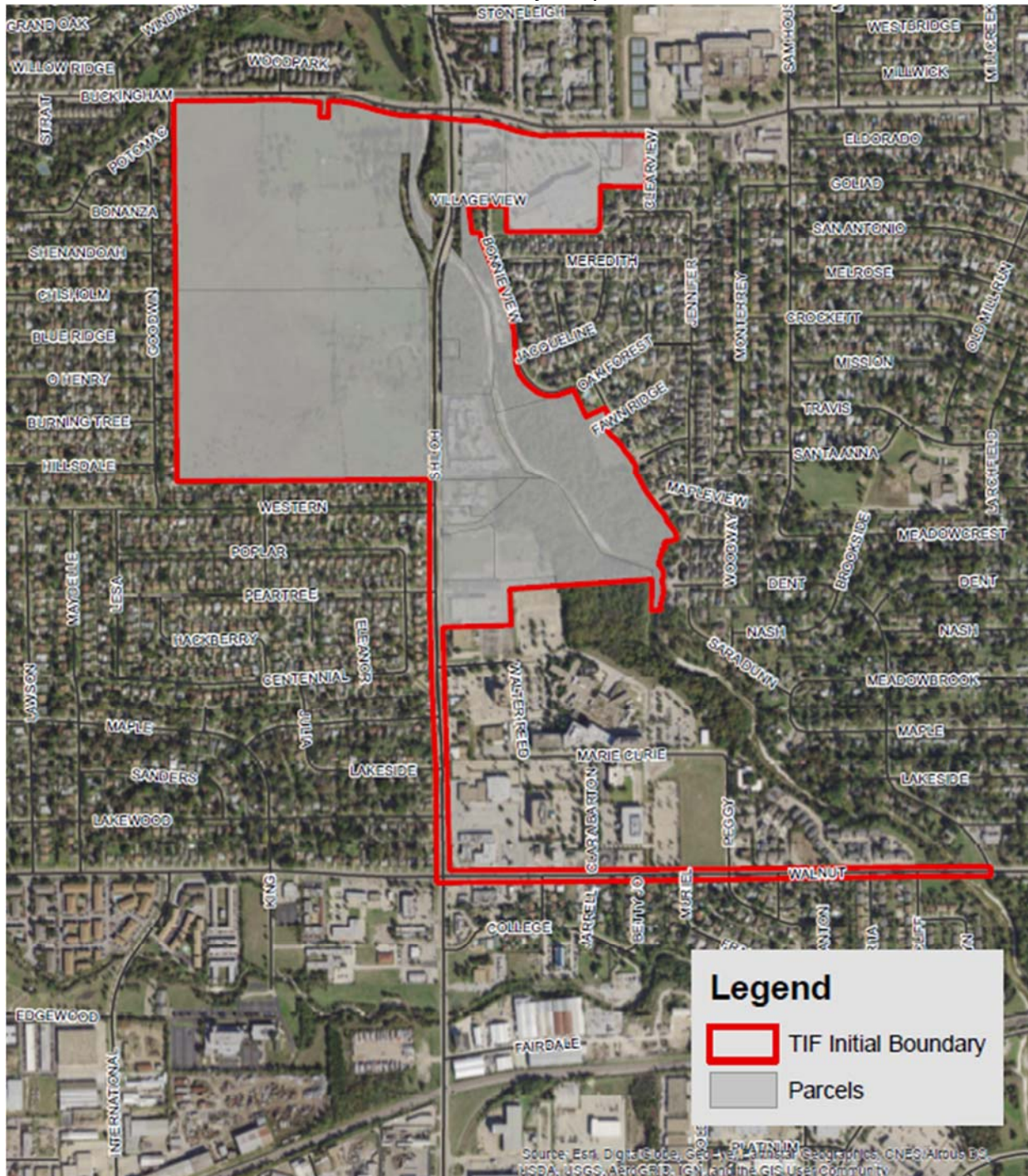
See Exhibit A-2 for a Detailed Boundary Map

Exhibit "A-2"

City of Garland

Tax Increment Financing Reinvestment Zone No. 3

Boundary Map



Potential Boundary Expansion



Preliminary Financing Plan

Tax Increment Financing Reinvestment Zone Number Three, City of Garland, Texas

March 13, 2018

Stein
Planning, LLC



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Disclaimer

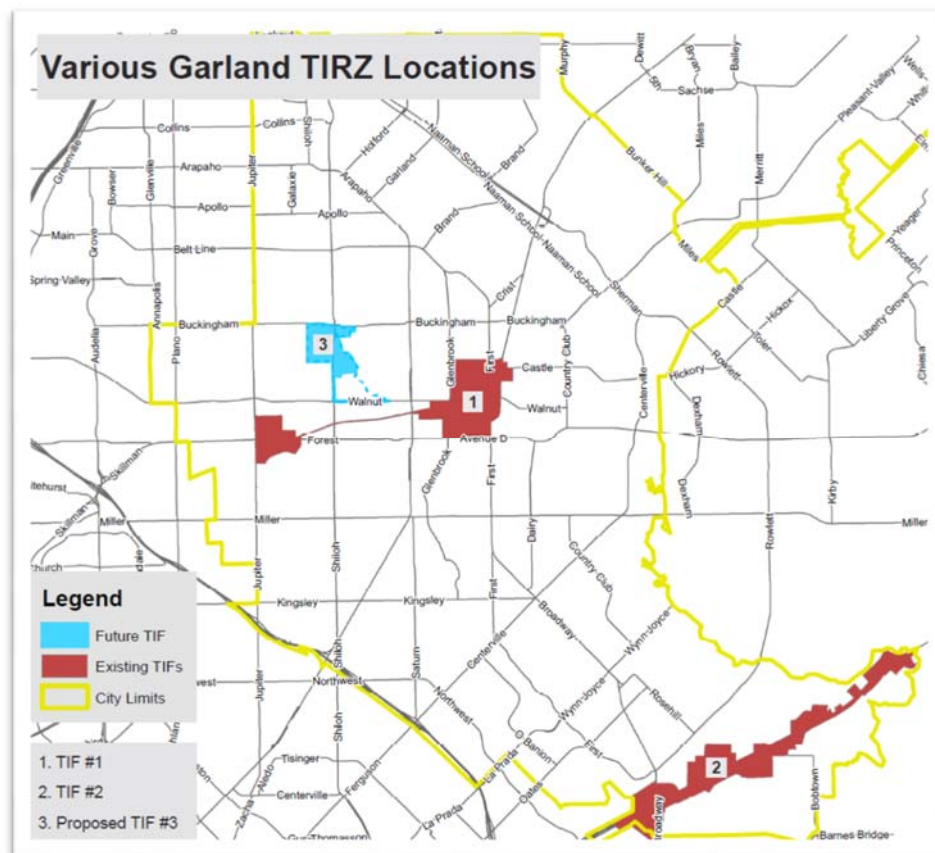
Neither this document nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC.

Section 1: What's Tax Increment Financing?

Tax increment financing is a tool for inducing improvements in an area Texas law or custom calls a "Tax Increment Financing Reinvestment Zone," "TIF zone," or "TIRZ." The basic concept is that development or redevelopment of an area will generate new tax revenue that will be dedicated to financing local improvements that made possible the additional public revenue and/or public benefits. The dedicated tax may reimburse expenses originally paid by a developer or city or may secure bonds to finance the improvements.

TIF zones must be areas with unusual development challenges and opportunities for economic development. The City of Garland has two active TIF zones. TIF zone 1 is located primarily in Downtown and along the Dallas Area Rapid Transit (DART) rail line to the Jupiter Road/Forest Lane area. Zone 2 is along the Interstate 30 Corridor from the Garland city limits east to Lake Ray Hubbard.

Exhibit A: TIF Zones in Garland



Statutes that authorize and govern tax increment financing are codified in Chapter 311 of the Texas Tax Code. To make an area eligible for tax increment financing, a city enacts an ordinance following procedural steps of Chapter 311. Steps preceding the designation ordinance include preparation of a preliminary financing plan and a duly advertised public hearing.

Tax growth added by increased value of real property in the TIF zone (and rarely--but not in this instance--sales tax) is called the "tax increment." A TIF zone's value growth is the difference between its total value liable for taxation by a governmental unit and that same indicator as of a base year. By statute, the base year is the year the TIF zone was designated. When real property is added to a TIF zone in a subsequent year, the base value is increased by the taxable value of the added properties for the year when the properties were added. To illustrate, if a TIF zone were created in 2018, its base value to the City of Garland would be the value liable for City real property tax on January 1, 2018, according to the most current version of the certified tax roll. If property were added to the TIF zone in 2019, base value would be increased by the value liable for City property tax as of January 1, 2019.

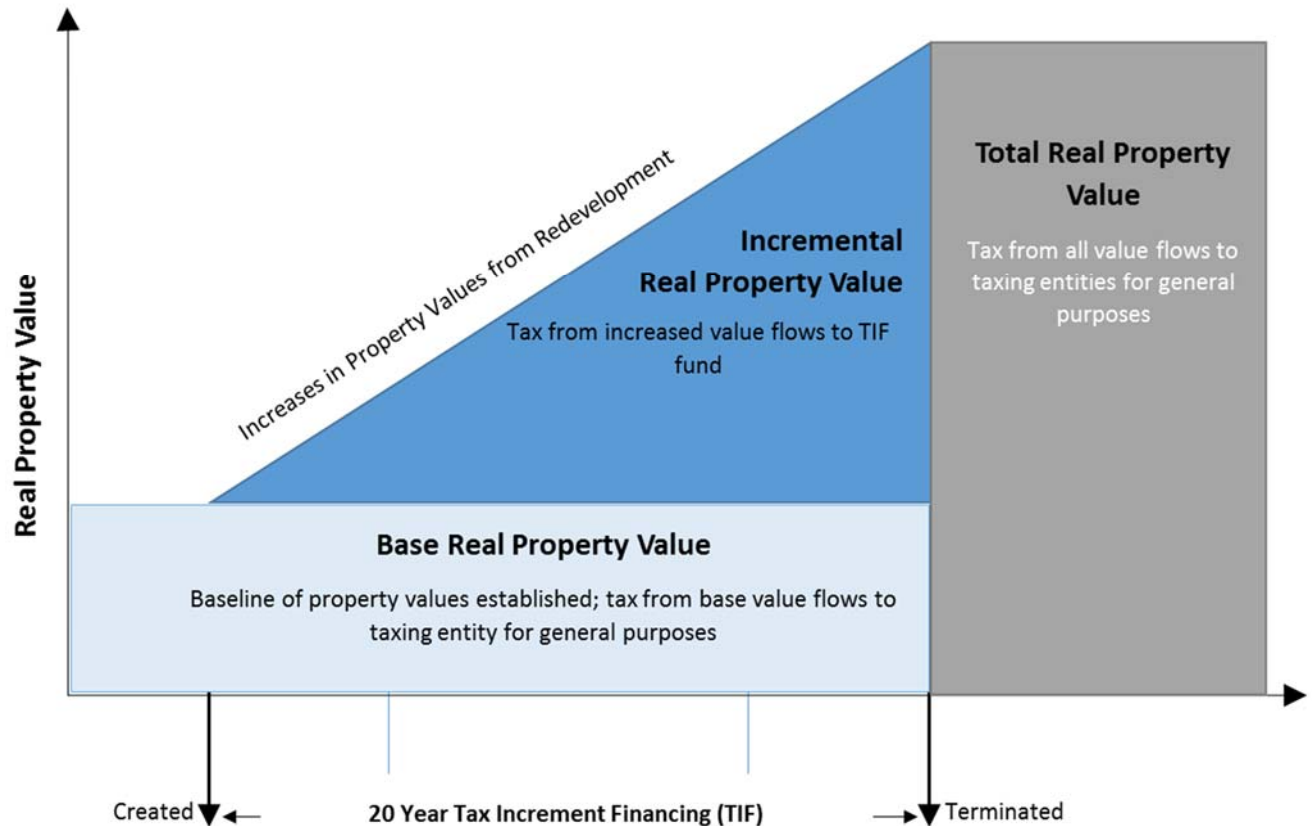
All or part of the tax increment flows to a tax increment fund ("TIF fund") for a specified term of years. If only part of the tax increment is to flow to the TIF fund, a city must so stipulate upon designation of the TIF zone and may not change the portion flowing to the TIF fund during its stated duration.

Money flowing to the TIF fund may be disbursed for projects and in approximate amounts consistent with a "project plan and financing plan" ("TIF plan," for short) approved by the City Council. Before approving a TIF plan, the Council must designate the TIF zone and then receive a recommendation about the plan from a TIF Board as prescribed by Chapter 311. The TIF plan should resemble the preliminary financing plan, but it may differ, and it must address a checklist of items stipulated in Chapter 311. A TIF plan may be amended by the Council pursuant to Chapter 311. The TIF fund may be used for public purposes authorized by Chapter 311, including grants and loans to stimulate economic development. Disbursements from the TIF fund to entities other than the City itself should be pursuant to written contractual agreements.

Dallas County may consent by order of the County Commissioners Court to participate in TIF zone 3 after the City has designated the zone. Other local governmental units may participate, although recent history suggests other participations are unlikely.

Exhibit B illustrates how tax from real properties in a TIF zone flows to a taxing jurisdiction and to a TIF Fund. Exhibit B assumes real property values in the Zone rise after the Zone's designation.

Exhibit B:
Real Property Tax Flow with Tax Increment Financing



Inclusion of a property in a TIF zone doesn't impact tax rates for the property. Rates in a TIF zone are the same as tax rates outside it and within the same taxing jurisdictions.

Section 2: TIF Zone 3 Described

TIF zone 3 seeks to capture value added by Wilbow's development of the Wyrick Farm and value added to other real property in the zone, then to use the captured real property tax increments to pay for public improvements on the Wyrick Farm site, other improvements to thoroughfares, drainage and trails within the TIF zone, and potential property acquisitions within the zone to promote redevelopment of the former hospital area for the benefit of Garland. The initial boundary of the TIF zone to be designated in 2018 is proposed in Exhibit C. Boundary lines that follow public streets and highways include all such rights-of-way. Boundaries that approximate property lines shall be construed to follow such property lines.

Taxable values of real properties with improvements east of Shiloh Road in the hospital area may decline after the January 1, 2018 appraisal due to closure of the hospital. Conversely, taxable values at the Wyrick Farm site are likely to increase after January 1, 2018. Accordingly, Garland is advised to designate TIF zone 3 with an initial boundary encompassing Wyrick Farms and nearby properties in calendar year 2018 and to anticipate a second ordinance in 2019 or 2020 to add the hospital area to the TIF zone after that area has hit a probable low taxable value. This two-step process of setting the TIF zone boundary will ultimately include the hospital site and adjacent properties, but will avoid burdening the TIF fund with a risk of reduced value and revenue. Exhibit D maps a proposed TIF zone 3 boundary after expansion.

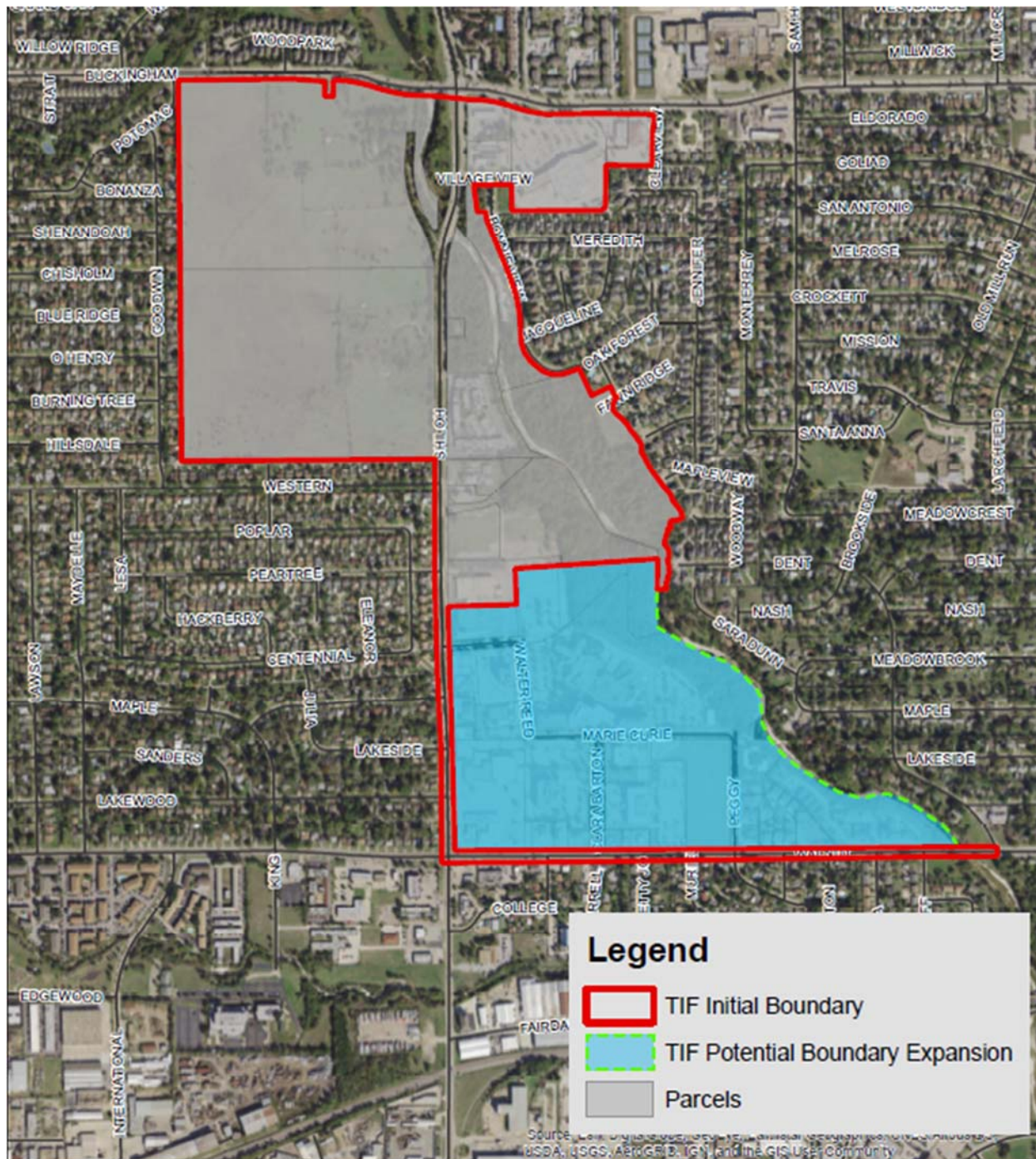
Chapter 311 requires the City Council to make findings about an area before designating a TIF zone. Findings must include the following:

- Residential properties (defined as properties with houses having fewer than five living units) constitute less than 30% of the property in the zone, excluding property that is publicly owned.
- The taxable value of real property in the proposed zone plus all other reinvestment zones in Garland is less than 25% of the taxable value of all real property in Garland.
- Development or redevelopment would not occur solely through private investment in the foreseeable future.
- Either or both of the following are true:
 - o The area impairs sound growth of the city, retards the provision of housing or constitutes an economic or social liability, menacing public health, safety, morals, or welfare in its present condition due to one or more of the conditions of Tax Code Section 311.005(a)(1).
 - o The area is predominantly open or undeveloped and impairs sound growth of the city for some specified reason.

**Exhibit C:
TIF Zone 3 Initial Boundary Map**



Exhibit D:
TIF Zone 3 Expanded Boundary Map, After 2018



Section 3:

Forecast Revenue to TIF Fund 3

Tax increment revenues to TIF fund 3 for a term of twenty years (commencing with City tax assessments levied in September 2019) are forecast to total about \$23.8 million. Annual revenue will ramp up gradually from less than \$100,000 in year 1 to roughly \$1.7 million in year 20. This anticipated tax increment revenue stems primarily from the Wyrick Farm development. Schedule 1 displays forecasts of annual taxable value, annual revenue to the TIF fund, and more for the TIF zone's proposed duration of twenty years. Schedule 1 assumes no major redevelopment of taxable property in either the initial or expanded area of the TIF zone other than Wyrick Farm.

Recognizing that a dollar received years in the future will almost certainly lack the buying power of a dollar today, the column at the right margin of Schedule 1 discounts revenue received in future years to express cumulative revenue in terms of worth in present (2018) dollars. The applicable discount rate for Garland is an estimate of the average long-term rate of interest the City will pay to borrow money. Applying a discount rate of 4.5% for each year into the future, the 2018 present value of the forecast \$23.8 million total cash for the TIF fund is about \$13.2 million, so Garland could use TIF fund revenue to purchase roughly \$13.2 million of improvements or services valued in 2018 dollars.

If and when Garland adds real property to TIF zone 3 after 2018, the zone's base value, taxable value, and perhaps tax increment revenue will increase. Without new development in the area added to the TIF zone, a condition for increased tax increment revenue from the expanded area will be that property value inflation must grow faster than depreciation of properties added to the zone. Ideally, property in the hospital area will expand the TIF zone after 2018, grow in taxable value, and add tax increment revenue to the TIF fund, boosting buying power beyond the forecasted \$13.2 million in present value dollars.

Another potential way to add cash flow to the TIF fund is for Dallas County to participate. Dallas County ordinarily limits participation to fifteen years, with 55% of the County tax increment flowing to a TIF fund. County participation beginning in year 3 might potentially add about \$1.9 million of present value revenue. A typical condition of Dallas County participation in a TIF program, however, is that twenty percent of housing units in projects receiving TIF money must meet a Dallas County goal for affordable housing. Those units must be affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. The Wyrick Farm development does not meet the County's affordable housing goal. County participation may be precluded if a planned expenditure from the TIF fund is reimbursement of public improvement costs to Wilbow.

Section 4:

Potential TIF Fund 3 Expenditures

Schedule 2 is a list of infrastructure improvement needs within the Zone to which TIF fund revenue might be applied. All cost estimates are approximate and are expressed in 2018 dollars. Costs will increase with inflation. The total project cost estimate is \$39.2 million in 2018 dollars.

Given the Schedule 1 forecast of revenue for TIF fund 3, it's clear the list of potential expenditures for TIF projects exceeds probable revenue. Although economically infeasible to finance 100% of the projects on the Schedule 2 list, Garland may retain the full list with knowledge it will eventually be necessary to set priorities, using TIF revenue to secure only some of the proposed projects.

Garland will have three methods for financing public improvements with TIF fund 3:

- 1) Contract with a developer or other private source to construct public improvements, transfer land, or provide a service. In exchange, the City may agree to reimburse an amount, ultimately using cash accumulated by the TIF fund.
- 2) Issue bonds secured wholly or partly by revenue to the TIF fund to pay for public improvements.
- 3) "Pay-as-you-go," allowing tax increment revenues to accumulate before a project is begun.

Schedule 1: Forecast Revenue to TIF Fund 3 with Wyrick Farm Development

Notes:

2017 taxable value is from an appendix. It's the taxable value of accounts within the TIRZ 3 boundary as proposed for 2018.

2018 taxable value is an estimate, based on modest inflation of the 2017 taxable value. Actual taxable value will be the 2018 freeze-adjusted taxable value for Jan. 1, 2018.

Annual inflation rates are long-term net average estimates. Actual adjustments may vary significantly from year to year.

Taxable value added by new construction for Jan. 1, 2019, is the difference between 2017 market value and 2017 taxable value of Wyrick Farm. This assumes termination of agricultural valuation for Wyrick Farm. The taxable value doesn't include rollback tax due for prior years.

2020 taxable value is an estimate combining the 2018 estimated taxable value, modest inflation, Wyrick Farm value added by surrender of its agricultural classification and 80% of the 2017 taxable value of land added to the zone after 2018.

Base value for the zone will be the sum of freeze-adjusted taxable values for Jan. 1 of the calendar years when real properties were included in the zone. This schedule assumes a 2018 base value of \$14,533,339 and a base value of \$61,081,829 for 2020 and subsequent years.

The tax rate is assumed constant from 2017 onward. Actual rates will be set annually.

Jan. 1, 2020 and subsequent values added by new construction (2018 dollars) are from an appendix. The value additions assume no new construction except Wyrick Farm.

Participation by Dallas County in TIF zone 3 for fifteen years with 55% of the County tax increment could add an estimated \$1.9 million of 2018 present value to the fund.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	Taxable Real Property Value Carried from Previous Year Net Change @ 1.50% Annually After 2017	Estimated Taxable Value Added by New Construction for Jan. 1, in 2018 Dollars	Taxable Value Added to Roll by New Construction, If Annual Inflation 3.00%	Taxable Value of Real Property within TIF Zone	City Real Property Tax Levy, If Per \$100 After 2017	City's Captured Appraised Value ("CAV"=Taxable Less Base Value)	Real Property Tax on CAV (the "Tax Increment")	% of City Tax Increment to TIF Fund	City Tax Increment to TIF Fund This Year	2018 Present Value of Cumulative Tax Increments to TIF Fund @ 4.50% Annual Discounts
-1	2017	2018				\$14,318,561	\$100,889					\$0
Base	2018	2019	\$14,533,339	\$0	\$0	\$14,533,339	\$102,402	\$0	\$0	0%	\$0	\$0
1	2019	2020	\$14,751,340	\$5,233,769	\$5,390,782	\$20,142,122	\$141,921	\$5,608,782	\$39,519	100%	\$39,519	\$36,189
2	2020	2021	\$20,444,253	\$20,034,878	\$21,255,002	\$88,247,745	\$621,794	\$27,165,916	\$191,411	100%	\$191,411	\$203,922
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7	2025	2026	\$190,036,819	\$18,432,088	\$22,669,143	\$212,705,962	\$1,498,726	\$151,624,133	\$1,068,344	100%	\$1,068,344	\$2,888,236
8	2026	2027	\$215,896,552	\$18,432,088	\$20,141,240	\$236,037,792	\$1,663,122	\$174,955,963	\$1,232,740	100%	\$1,232,740	\$3,717,752
9	2027	2028	\$239,578,359	\$18,432,088	\$20,745,477	\$260,323,836	\$1,834,242	\$199,242,007	\$1,403,859	100%	\$1,403,859	\$4,621,736
10	2028	2029	\$264,228,693	\$0	\$0	\$264,228,693	\$1,861,755	\$203,146,864	\$1,431,373	100%	\$1,431,373	\$5,503,746
11	2029	2030	\$268,192,124	\$0	\$0	\$268,192,124	\$1,889,682	\$207,110,295	\$1,459,299	100%	\$1,459,299	\$6,364,242
12	2030	2031	\$272,215,006	\$0	\$0	\$272,215,006	\$1,918,027	\$211,133,177	\$1,487,644	100%	\$1,487,644	\$7,203,677
13	2031	2032	\$276,298,231	\$0	\$0	\$276,298,231	\$1,946,797	\$215,216,402	\$1,516,415	100%	\$1,516,415	\$8,022,500
14	2032	2033	\$280,442,704	\$0	\$0	\$280,442,704	\$1,975,999	\$219,360,875	\$1,545,617	100%	\$1,545,617	\$8,821,152
15	2033	2034	\$284,649,345	\$0	\$0	\$284,649,345	\$2,005,639	\$223,567,516	\$1,575,257	100%	\$1,575,257	\$9,600,068
16	2034	2035	\$288,919,085	\$0	\$0	\$288,919,085	\$2,035,724	\$227,837,256	\$1,605,341	100%	\$1,605,341	\$10,359,678
17	2035	2036	\$293,252,871	\$0	\$0	\$293,252,871	\$2,066,260	\$232,171,042	\$1,635,877	100%	\$1,635,877	\$11,100,403
18	2036	2037	\$297,651,664	\$0	\$0	\$297,651,664	\$2,097,254	\$236,569,835	\$1,666,871	100%	\$1,666,871	\$11,822,662
19	2037	2038	\$302,116,439	\$0	\$0	\$302,116,439	\$2,128,712	\$241,034,610	\$1,698,330	100%	\$1,698,330	\$12,526,862
20	2038	2039	\$306,648,186	\$0	\$0	\$306,648,186	\$2,160,643	\$245,566,357	\$1,730,261	100%	\$1,730,261	\$13,213,407
Total for years 1-20				\$160,704,422	\$181,682,999		\$32,066,384		\$23,786,713		\$23,786,713	

Schedule 2: Potential Expenditures from TIF Fund 3, in 2018 Dollars

Notes:

Projects and cost estimates are current estimates from City of Garland personnel, with 2018 construction costs.

High-confidence cost estimates are +/-15%. Medium-confidence estimates are +/- 25%. Low-confidence estimates are +/- 50%. Confidence levels for cost estimates are not indicators of relative project priority.

Total cost estimates exceed the 2018 present value of the revenue forecast for TIF Fund 3. It's unlikely that the TIF fund will be sufficient to finance all of the identified projects.

(a) Project	(b) Cost Estimate	(c) Confidence in Cost Estimate
Wilbow Development Agreement <i>cash reimbursement incentives as outlined in the development agreement</i>	\$3,100,000	High
Establishing a TIRZ <i>professional services associated with establishing a TIRZ</i>	\$13,500	High
Target Investment Area - Market Study <i>professional services to conduct a market analysis and recommend a redevelopment plan for the area</i>	\$150,000	High
Drainage Study <i>professional consulting services to assess drainage needs, determine appropriate improvements, and provide a construction cost estimate</i>	\$100,000	High
Drainage <i>upsizing box culvert to meet current storm drainage standards</i>	\$4,000,000	Medium
Trail - Detailed Engineering Study <i>professional engineering consulting services to assess the site condition, determine appropriate alignment, and construction cost estimate</i>	\$150,000	High
Trail - Design and Construction <i>12-ft. trail along the creekside from Shiloh to Walnut, connecting to Wyrick tract, acquiring easements</i>	\$3,321,120	Low
Hospital District - Urban Design Standards <i>professional design consulting services to develop urban design standards unique to the Medical District</i>	\$40,000	High
Shiloh Road Screening Wall - Structural Maintenance <i>reconstructing screening wall along west side of Shiloh between Maple and Western</i>	\$660,000	Medium
Shiloh Road Screening Wall <i>aesthetic enhancements to the screening wall including landscaping, lighting, and decorative elements</i>	\$100,000	High
Shiloh Road - Pavement Replacement or Reconstruction <i>reconstructing a six-lane divided roadway, including underground utilities and bridge façade enhancements at Shiloh Road over Duck Creek, streetscape improvements at intersection of Shiloh/Buckingham and Walnut/Shiloh and along Shiloh between Buckingham and Walnut</i>	\$15,020,000	Medium
Walnut Street - Pavement Replacement or Reconstruction <i>Reconstructing a five-lane divided roadway, including underground utilities and streetscape improvements along Walnut between Peggy and Shiloh and correcting TAS issues with sidewalks and intersections</i>	\$7,770,000	Medium
Land Acquisition <i>acquiring land along Walnut and Shiloh as market presents opportunities</i>	\$4,815,889	Low
Total Estimated Cost	<u>\$39,240,509</u>	

Appendix 1:
Real Property Accounts and Taxable Values in TIF Zone 3,
January 1, 2017

Notes:

This appendix has two pages.

2017 taxable values are from the Dallas Central Appraisal District.

DCAD taxable value reflects agricultural valuations, if applicable.

It's assumed TIF zone 3 is designated in 2018 and expanded in 2020, a hedge to preclude diminution of the tax increment due to the hospital closing.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
DCAD Account	Property Address	Property Owner	Use	"Market" Value	Land SF	DCAD Land per SF	DCAD Taxable	
Accounts in TIRZ 3 at 2018 Designation:								
26033000010010000	1302 N. Shiloh	VDR Apartments, LLC	apartments	\$3,100,000	260,315	\$2.00	\$3,100,000	
26112070050010000	1401 Bonnie View	City of Garland	vacant	N.A.	219,542	N.A.	\$0	
26112070050030000	2125 Canyon Creek	City of Garland	vacant	N.A.	703,755	N.A.	\$0	
26179100010010000	2224 W. Buckingham	HDBAM Investments	retail store	\$893,100	40,119	\$1.00	\$893,100	
26201580010020000	1102 N. Shiloh	SHG Resources, LP	vacant	\$476,080	476,084	\$1.00	\$476,080	
264497000102A0000	932 N. Shiloh	Pinner	technical building	\$790,000	166,443	\$2.00	\$790,000	
26506600010010000	1200 N. Shiloh	St. Barnabas Church	church	N.A.	100,105	N.A.	\$0	
26506600010010100	1100 N. Shiloh	Episcopal Diocese of Dallas	vacant	N.A.	29,311	N.A.	\$0	
26554190010010000	1400 N. Shiloh	Snyder	vacant	\$43,110	268,242	\$0.16	\$43,110	
26554190010020000	1450 N. Shiloh	Snyder	residence	\$285,240	16,858	\$0.16	\$209,246	
26591400010010000	2210 W. Buckingham	Sicilianos, Inc.	restaurant	\$1,044,890	78,277	\$5.00	\$1,044,890	
26683650010020000	2334 W. Buckingham	Southwest Buckingham, LLC	shopping center	\$5,075,000	430,808	\$2.50	\$5,075,000	
26683650011R10000	1873 N. Shiloh	Car Spa, Inc.	car wash	\$1,028,750	71,264	\$7.50	\$1,028,750	
26683650011R20000	2534 W. Buckingham	RaceTrac Petroleum, Inc.	convenience store	\$1,465,000	76,115	\$10.00	\$1,465,000	
65148754610130000	1401 N. Shiloh	Ingram & Patterson	vacant	\$2,553,070	2,127,558	\$1.20	\$4,395	
651487546101300HS	1909 N. Shiloh	Ingram & Patterson	residence	\$184,490	56,628	\$2.00	\$184,490	
65148754610130100	1201 N. Shiloh	Ingram & Patterson	vacant	\$2,613,600	2,178,000	\$1.20	\$4,500	
Subtotal				\$19,552,330	7,299,424		\$14,318,561	
Accounts Added to TIRZ 3 in 2020:								
26001500010010000	618 Clara Barton	Hargett Electric Co., L.P.	bank	\$1,636,260	64,835	\$4.00	\$1,636,260	
26032660010010000	601 Clara Barton	BT Garland JV, LLP	land only	\$1,072,180	268,046	\$4.00	\$1,072,180	
26032660010019800	601 Clara Barton	HRT Properties of Texas	medical office	\$5,850,000	0	N.A.	\$5,850,000	
26062700010010000	2101 W. Walnut	Las Brisas Properties, Inc.	apartments	\$342,850	44,867	\$2.00	\$342,850	
26143000010010000	1801 W. Walnut	Regents Point Realty, LP	apartments	\$4,000,000	337,329	\$2.00	\$4,000,000	
26346200010010000	705 Walter Reed	BT Garland JV, LLP	medical office	\$878,000	53,191	\$4.00	\$878,000	
26346200010020000	701 Walter Reed	BT Garland JV, LLP	land only	\$106,740	26,685	\$4.00	\$106,740	
26436000010010000	2039 W. Walnut	Ikujenyo	residence	\$220,110	9,496	\$5.00	\$220,110	
26436000010010200	2057 W. Walnut	Tang Living Trust	residence	\$196,410	8,059	\$5.00	\$196,410	
26436000010010300	2113 W. Walnut	Thomas	residence	\$216,440	8,146	\$5.00	\$216,440	
26436000010010400	2053 W. Walnut	Cityspace Holding Corp.	residence	\$206,030	7,667	\$5.00	\$206,030	
26436000010010500	2117 W. Walnut	Cityspace Holding Corp.	residence	\$223,210	10,629	\$5.00	\$223,210	
26436000010010600	2041 W. Walnut	Volosen	residence	\$216,890	10,411	\$5.00	\$216,890	
26436000010010700	2045 W. Walnut	Mak	residence	\$212,510	7,492	\$5.00	\$212,510	
26436000010010800	2049 W. Walnut	Tran	residence	\$211,950	8,059	\$5.00	\$211,950	
26436000010010900	2035 W. Walnut	JED Realty, LLC	residence	\$183,900	9,757	\$5.00	\$183,900	

Appendix 1:
Real Property Accounts and Taxable Values in TIF Zone 3,
January 1, 2017

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
DCAD Account	Property Address	Property Owner	Use	DCAD "Market" Value	Land SF	DCAD Land per SF	DCAD Taxable	
26436000010011000	2105 W. Walnut	Morroquin	residence	\$193,930	9,801	\$5.00	\$139,052	
26436000010011100	2109 W. Walnut	Suarez, Trustee	residence	\$164,460	8,699	\$5.00	\$164,460	
265140500010010000	760 N. Shiloh	Garland Medical Offices, LLC	medical office	\$500,000	29,965	\$5.00	\$500,000	
26619700010020000	530 Clara Barton	Baylor Health Care System	land only	\$781,670	260,558	\$3.00	\$781,670	
266406400010020000	2121 W. Walnut	U.S. Sam Ent. Corp.	medical office	\$342,850	20,386	\$5.00	\$342,850	
266406400010020100	2231 Peggy	Daasuba Property Mgmt.	medical office	\$219,290	16,474	\$4.00	\$219,290	
266406400010020200	2225 Peggy	Adami	medical office	\$292,640	18,504	\$4.00	\$292,640	
266485000010010000	2425 W. Walnut	Ward Properties Walnut	shopping center	\$3,141,090	287,904	\$5.25	\$3,141,090	
266495000010010000	2431 W. Walnut	Brightest Real Estate Inv.	retail strip	\$563,440	25,375	\$10.00	\$563,440	
266565000010010000	2321 W. Walnut	Huang Li Feng	fast food restaurant	\$263,750	30,000	\$7.00	\$263,750	
266566000010010000	2319 W. Walnut	2319 Walnut, LLC	fast food restaurant	\$371,000	19,308	\$7.00	\$371,000	
266755000010010000	2215 W. Walnut	Walnut Street, Inc.	retail store	\$276,500	15,625	\$7.00	\$276,500	
266765000010020000	2221 W. Walnut	Reed	medical office	\$151,700	7,500	\$7.00	\$151,700	
266775000010030000	2227 W. Walnut	Reed	fast food restaurant	\$118,440	14,375	\$7.00	\$118,440	
266775300010010000	2301 W. Walnut	TKM Corporate Services	retail store	\$151,930	18,730	\$0.70	\$151,930	
65073810510090000	2323 W. Walnut	Ward Properties Walnut	land only	\$48,830	9,300	\$5.25	\$48,830	
65073810510340000	720 N. Shiloh	Dunkin	day nursery	\$149,170	15,000	\$5.00	\$149,170	
65073810510440000	614 Clara Barton	Hargett Electric Co., L.P.	land only	\$130,640	32,661	\$4.00	\$130,640	
260326000010010000	2300 Marie Curie	Baylor Scott & White Health	hospital	\$22,500,000	1,041,807	\$1.52	\$22,500,000	
26032660001001CU00	601 Clara Barton	BT Garland JV, LLP	land only	\$124,760	31,189	\$4.00	\$124,760	
260398000010010000	777 Walter Reed	BT Garland JV, LLP	land only	\$426,020	106,504	\$0.70	\$426,020	
262015800010010000	1000 N. Shiloh	Baylor Health Care System	vacant	\$239,200	119,598	\$2.00	\$239,200	
262087500010010000	800 N. Shiloh	BT Garland JV, LLP	land only	\$300,000	60,000	\$5.00	\$300,000	
262087500010019900	800 N. Shiloh	HRT Properties of Texas	medical office	\$500,000	0	N.A.	\$500,000	
263463500010010000	2400 Westwood	BT Garland JV, LLP	vacant	\$288,820	144,410	\$2.00	\$288,820	
2644970000102B0000	900 N. Shiloh	BT Garland JV, LLP	technical building	\$765,420	104,544	\$2.00	\$765,420	
266197000011RR0000	530 Clara Barton	BT Garland JV, LLP	land only	\$737,050	245,683	\$3.00	\$737,050	
266197000011RR9900	530 Clara Barton	HRT Properties of Texas	medical office	\$7,400,000	0	N.A.	\$7,400,000	
266701500A00000100	2241 Peggy	Medical Condo A, LP	medical office	\$489,370	44,566	\$3.00	\$489,370	
266701500B00000100	2241 Peggy	Naser	medical office	\$100,000	8,983	\$3.00	\$100,000	
266701500B00000200	2241 Peggy	Medical Condo A, LP	medical office	\$130,340	11,718	\$3.00	\$130,340	
266701500B00000300	2241 Peggy	Medical Condo A, LP	medical office	\$104,600	10,210	\$3.00	\$104,600	
266701500B00000400	2241 Peggy	Kukreja	medical office	\$167,150	15,017	\$3.00	\$167,150	
266701500C00000100	2241 Peggy	IDB Properties, LLC	medical office	\$243,360	22,075	\$3.00	\$243,360	
65073810510140000	2450 Westwood	BT Garland JV, LLP	vacant	\$59,020	118,047	\$0.50	\$59,020	
65073810510510000	931 Sara Dunn	Baylor Scott & White Health	vacant	\$30,570	101,890	\$0.30	\$30,570	
Subtotal				\$58,240,490	3,901,074		\$58,185,612	
Adjusted subtotal for expansion area if 80% of 2017 value							\$46,548,490	
Assumed 2020 base value = assumed 2018 base plus 80% of 2017 taxable value of properties added after 2018							\$61,081,829	

Appendix 2:
Anticipated Wyrick Farm Development
and Taxable Real Property Values Added
for the City of Garland,
in 2018 Dollars

Notes:

Annual home completions for Wyrick Farm are current estimates by the developer.
Average taxable value added per home is an estimate by Stein Planning, LLC, from another appendix.
No commercial completions are assumed for Wyrick Farm in this time horizon.

(a)	(b)	(c)	(d)	(e)	(f)
Project Site	Completed During Year Ended Dec. 31	Appraised as Complete Jan. 1	Detached Homes @ Average of \$267,132 Each	Commercial Floor Area @ \$130 per Sq. Ft.	Estimated Taxable Value Added This Year in 2018 Dollars
Wyrick Farm	2019	2020	75		\$20,034,878
	2020	2021	77		\$20,569,141
	2021	2022	77		\$20,569,141
	2022	2023	77		\$20,569,141
	2023	2024	69		\$18,432,088
	2024	2025	69		\$18,432,088
	2025	2026	69		\$18,432,088
	2026	2027	69		\$18,432,088
Total					\$155,470,653

Appendix 3: Estimated Sale Prices of Wyrick Farm Homes and Estimated City Taxable Values, in 2018 Dollars

Notes:

Lot mix and estimated average home sale prices for each lot size are from Wilbow.
All dollar values on this page are expressed in 2018 dollars, before adjustment for inflation.
Adjustments from sales volume to taxable home value are based on local observations.

Sale Prices and Total Sales Volume

Approx. Lot Dimensions	Number of Lots	% of Lots	Mean Sale Price per Unit (Land and Improvements)	Total Sales Volume
22' x 100'	293	50%	\$250,000	\$73,250,000
33' x 75'	94	16%	\$337,500	\$31,725,000
40' x 115'	136	23%	\$375,000	\$51,000,000
50' x 115'	59	10%	\$400,000	\$23,600,000
All	582	100%		\$179,575,000
Mean Sale Price per New Home =			\$308,548	\$179,575,000

Adjustments from Sales Value to Taxable Value

		Consequence of Adjustment for Taxable Value of Whole Site
Assumed long-term relation of DCAD "market" to true sale price	95%	(\$8,978,750)
Exemption for veteran with 100% disability rating =	100%	
Assumed % of homesteads with 100% disability rating =	2%	(\$3,411,925)
City of Garland exemption for homestead status =	8%	
Assumed % of homes with homestead exemption =	75%	(\$9,763,565)
City homestead exemption supplement for over-65 =	\$51,000	
Assumed % of homesteads with over-65 supplements =	8%	(\$1,733,429)
City homestead exemption supplement for disability =	\$51,000	
Assumed % of homesteads with City disability supplements =	1%	(\$216,679)
Taxable Value after Adjustments =		\$155,470,653
Mean Taxable Value per Home =		<u><u>\$267,132</u></u>



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4.a.

Meeting Date: March 20, 2018

Item Title: Boards and Commissions

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Council Member Robert Vera

- Doug Williams - Plan Commission
- Pamela Williams - Property Standards Board

Recommendation/Action Requested and Justification

Attachments

Doug Williams

Pamela Williams



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 2-26-2018

Name: Douglas A Williams

Phone: [REDACTED]

(Home)

Address: 3810 Burning Tree Ln

Phone: [REDACTED]

(Other)

City, State, Zip: Garland TX 75042

Email: [REDACTED]

Resident of Garland for 45 years

Resident of Texas for 64 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 6 ✓

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Planning Commission, Utility Advisory Board, Library Board, Property Standards Board, Charter Review C

If you have previously served on a City Board or Commission, please specify and list dates of service.

current member of Property Standard Board

List civic or community endeavors with which you have been involved.

community volunteer

What is your educational background?

High School, some college

What is your occupational experience?

Owner of U.S. Plumbing Service Co. - Master Plumber

I hereby affirm that all statements herein are true and correct.

Doug A Williams

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council *

☒ Plan Commission

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☒ No ☒
[Signature] 3/10/18

Revised 03/2017



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 2-26-2018

Name: Pamela Williams

Phone: [REDACTED]

(Home)

Address: 3810 Burning Tree Ln

Phone: [REDACTED]

work
(Other)

City, State, Zip: Garland TX 75042

Email: _____

Resident of Garland for 7 years

Resident of Texas for 59 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 6 ✓

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have a concern for the health and safety of City residents; I understand the diversity of neighborhoods and

If you have previously served on a City Board or Commission, please specify and list dates of service.

no

List civic or community endeavors with which you have been involved.

What is your educational background?

Associates degree

What is your occupational experience?

Previous Restaurant Manager. Now supplying restaurants with equipment and quotes

I hereby affirm that all statements herein are true and correct. [Signature]

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council *

☐ Plan Commission

☐ Citizens Environmental and Neighborhood Advisory Committee

☒ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current X
Current X

Past Due
Past Due

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

[Signature] Yes X No 3/10/18

Date Notified _____

Disclosure Form Filed _____

Revised 03/2017