

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** January 28, 2015  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** 47S

---

**SUBJECT**

Authorize an extension of the conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, from December 31, 2014 to December 31, 2015, for the construction of commercial and residential units for the Hatcher Gardens Project located at 4002 Hatcher Street – Financing: No cost consideration to the City

**BACKGROUND**

In June 2013, KKBK Properties, LLC, or its wholly owned subsidiary, and the City of Dallas entered into a conditional grant agreement for funding for Hatcher Gardens Project for \$300,000 for the construction of a mixed use building to include two commercial units of approximately 800 square feet per unit and ten apartment units at 4002 Hatcher Street. The site is located immediately south of the DART Green Line Hatcher Station.

The Hatcher Gardens Project will serve a mixed income and mixed use purpose and further economic development in the area. The development owner/partners include Craig Gant, Esq., Jerry Hicks, Esq., and Kurt Thomas.

To date, the developer has completed demolition of the existing improvements, re-platted the property into a single parcel, conducted the feasibility study, issued the building permits, installed the rough plumbing and poured the foundation on the property. The developer is still collaborating with the City regarding re-zoning, design/civil engineering plans, and utility infrastructure.

This action would allow KKBK Properties, LLC, or its wholly owned subsidiary, to continue their efforts to complete the construction of this mixed use building that is deed restricted for ten years and to occupy the apartment units with tenants at or below 140% Area Median Family Income.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On June 26, 2013, the City Council approved the conditional grant agreement in the amount of \$300,000 to KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units for low-to-moderate income families, by Resolution No. 13-1105.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER(S)**

**KKBK Properties, LLC**

Craig Gant, Esq.  
Jerry Hicks, Esq.  
Kurt Thomas

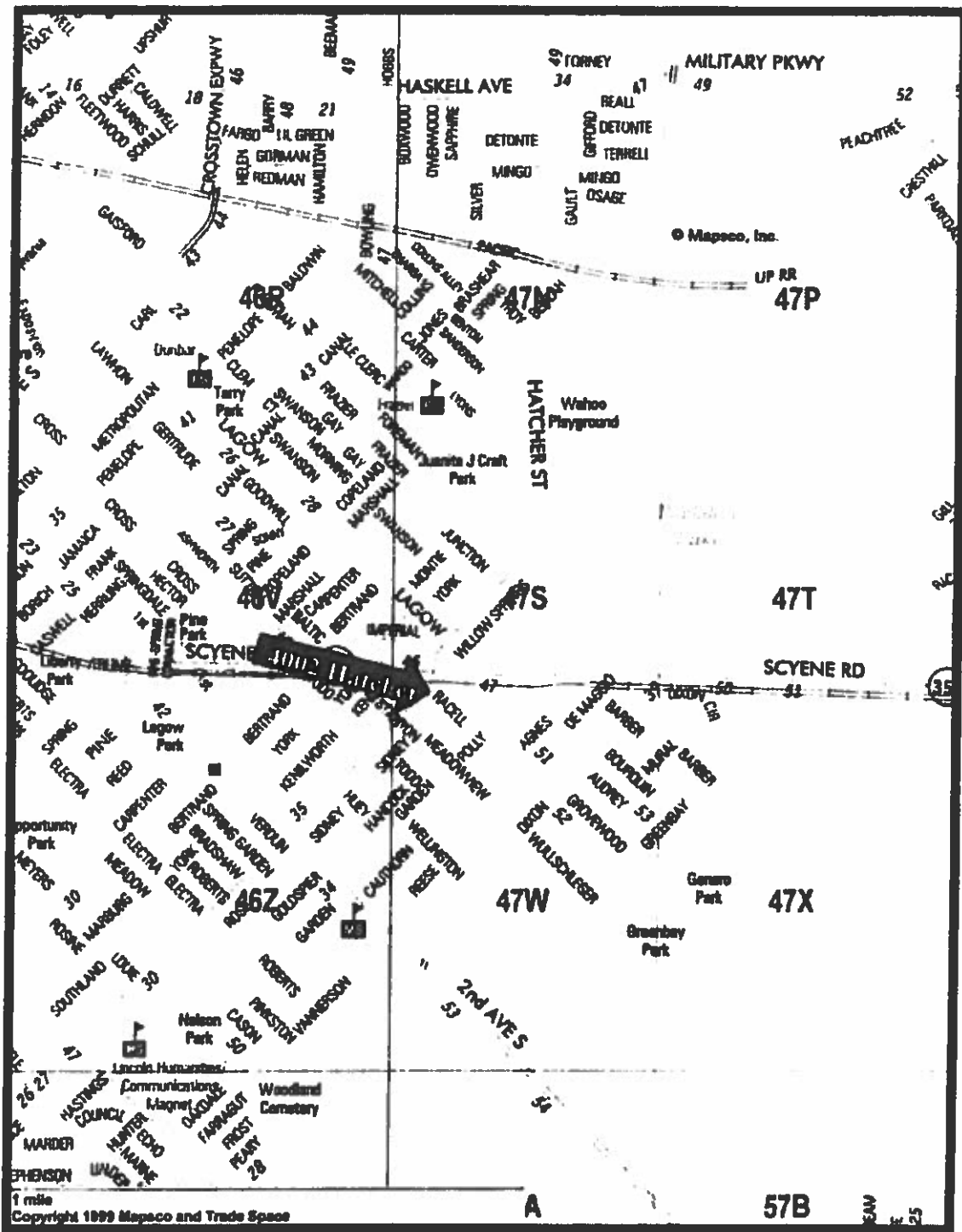
**DEVELOPER(S)**

**KKBK Properties, LLC**

Craig Gant, Esq.  
Jerry Hicks, Esq.  
Kurt Thomas

**MAP**

Attached.



**MAPSCO 47S**

January 28, 2015

**WHEREAS**, on June 26, 2013, the City Council approved the conditional grant agreement in the amount of \$300,000 with KKBK Properties, LLC, or its wholly owned subsidiary, to provide funding for the construction of commercial and residential units at 4002 Hatcher Street to be completed by December 31, 2014, by Resolution No. 13-1105; and

**WHEREAS**, KKBK Properties, LLC, or its wholly owned subsidiary, has requested an extension of time to the conditional grant agreement to allow them to continue their efforts to complete the mixed use building and occupy the apartment units with tenants at or below 140% Area Median Family Income;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to amend the conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project to extend the conditional grant agreement from December 31, 2014 to December 31, 2015, for construction of the commercial and residential units at 4002 Hatcher Street.

**SECTION 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

**SECTION 3.** That the City is authorized to execute subordination of liens on the property upon approval for the interim construction lender and permanent lender.

**SECTION 4.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time that loan documents are duly approved, by all parties and executed.

**SECTION 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.