

Memorandum



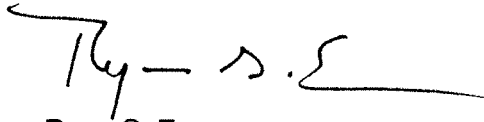
DATE May 17, 2013

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Hatcher Gardens Project

On Monday, May 20, 2013, you will be briefed on the Hatcher Gardens Project. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

Hatcher Gardens Project

A Briefing to the Housing Committee
Housing/Community Services Department
May 20, 2013

Purpose

- Present a proposed Hatcher Gardens mixed-use project
- Request approval from the Housing Committee of a commitment of Proposition 3 General Obligation Bond Funds in the amount of \$300,000

Development Location

- 4002-4006 Hatcher Street
- Council District 7
- Located half a block from the DART Green Line, Hatcher Station
- At the corner of Hatcher and Racell Streets

Site Map



Owner/Developer Team

- Craig Gant, Esq.-
Attorney/Owner/Developer/Investor
- Jerry Hicks, Esq.-
Attorney/Owner/Developer/Investor
- Kurt Thomas- NBA Basketball Player &
Investor

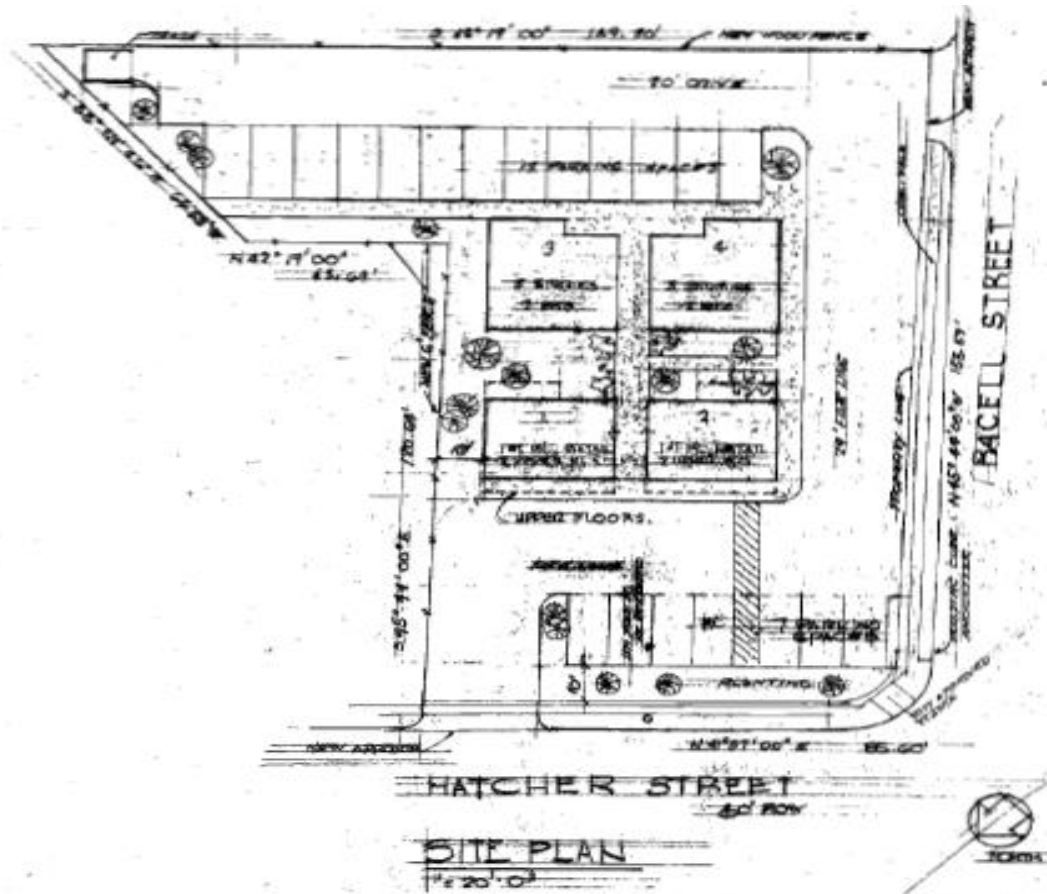
Description of Development

- 2 buildings of approximately 60,000 square feet per building
- 2 commercial units of approximately 800 square feet per unit
- 10 apartment units: 2 one-bedroom units and 8 two-bedroom units
- Covered parking, cable, high-speed internet, skylights in upstairs units

Project Rendering



Site Plan



Sources and Uses

Sources

Developer Equity	\$1,215,900
City of Dallas G.O. Bonds	<u>\$ 300,000</u>
Total	\$1,515,900

Uses

Preconstruction & Planning	\$ 123,000
Construction Costs	<u>\$1,392,900</u>
Total	\$1,515,900

Recommendation

- City would provide \$300,000 in 2012 Bond Funds to KKBK Properties, LLC, or its wholly owned affiliate, as a construction grant for the Hatcher Gardens
- KKBK Properties, LLC would be required to file a 10 year deed restriction to maintain the intended use

Next Steps

- June 12, 2013 – City Council consideration to provide KKBK Properties, LLC, or its wholly owned subsidiary, \$300,000 as a construction grant from 2012 Bond Funds for The Hatcher Gardens Project