

RESOLUTION NO. 2026-029



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, REAFFIRMING, APPROVING AND RATIFYING AN EXPENDITURE FOR AN ADVANCE PAYMENT UNDER THE HOME REBUILD PROGRAM TO BUILDERS OF HOPE COMMUNITY DEVELOPMENT CORPORATION FOR THE DEMOLITION AND CONSTRUCTION OF SINGLE FAMILY RESIDENCES UNDER THE VALWOOD PARK REVITALIZATION PROJECT IN THE AMOUNT OF \$95,000; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO MANAGE AND ADMINISTER THE PROGRAM AND TO EXECUTE APPROPRIATE AGREEMENTS AND PAYMENTS ON THE CITY'S BEHALF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch has established various economic development programs pursuant to Chapter 380 of the Texas Local Government Code for the purpose of promoting the location of new businesses and for the retention and expansion of existing business enterprises within the City; and

WHEREAS, the City has established the Farmers Branch Home Rebuild Program under which the City may purchase properties within targeted areas of the City with old, dilapidated and sometimes dangerous residential structures for the purpose of demolishing such structures, rebuilding new residences, and reselling the land to qualified homeowners; and

WHEREAS, the City has entered into an interlocal agreement with Dallas County on or about June 28, 2024, whereby the County, through the use of federal funding through the American Rescue Plan Act of 2021 ("ARPA"), has agreed to provide grant funding in an amount not to exceed \$25 million to fund affordable housing initiatives that (i) increase the supply of affordable housing and high-quality living units; (ii) improve housing security; and (iii) support durable and sustainable homeownership; and the City's Valwood Park Revitalization Project ("Project") meets the eligibility criteria under the Dallas County Interlocal Agreement to entitle the City to receive the funding; and

WHEREAS, following a competitive bidding process, the City has entered into a Construction Services Agreement with Builders of Hope Community Development Corporation ("BOH") to demolish old structures and design, construct and install ten new single family residences in furtherance of the Home Rebuild Program goals and objectives and within the scope of the Valwood Park Revitalization Project, the costs of which are to be remitted by the City to BOH and reimbursed by Dallas County in an aggregate amount not to exceed the grant funding available from the County; and

WHEREAS, the City has issued a Notice to Proceed to BOH to commence the demolition and reconstruction process under the Project and, in furtherance of demolition, geotechnical services and testing, permit application preparation, and up-front costs, is to issue start-up costs to BOH in the amount of \$95,000, which amount is within the discretionary spending authority of, and has been approved by, the City Manager; and

WHEREAS, the City Council of the City of Farmers Branch, Texas, upon full review and consideration of the expenditure, the goals and objectives of the Project, and all matters related thereto, is of the opinion and finds that the expenditure should be accepted, reaffirmed and ratified and that the City Manager or designee should be authorized to issue further construction payments to BOH and seek reimbursement from Dallas County, and to oversee, manage and administer the Valwood Park Revitalization Project, which the Council finds and determines is in the best interests of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

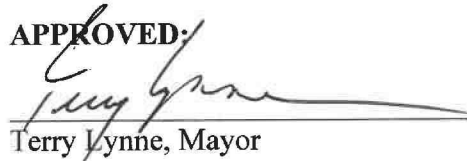
SECTION 1: The City Council approves, reaffirms and ratifies the expenditure of \$95,000 remitted to Builders of Hope Community Development Corporation pursuant to the Construction Services Agreement, effective on or about August 7, 2025, for the demolition of existing structures and the design, construction and installation of ten new single family residences under the Valwood Park Revitalization Project, and authorizes the City Manager or designee to administer and manage the Valwood Park Revitalization Project; to provide for payment to Builders of Hope and to seek reimbursement therefor from Dallas County; to sign on the City's behalf any necessary or appropriate documents; and to accept and approve such contract amendments as the City Manager deems reasonable, necessary, in the public interest, in compliance with applicable law and City policy, and, in the case of an increase in contract price, subject to the availability of funds.

SECTION 2. This Resolution shall become effective immediately from and after its passage as the law and charter in such cases provide.

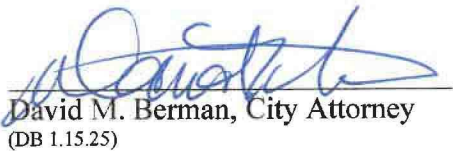
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 3RD DAY OF FEBRUARY 2026.

ATTEST:


Erin Flores, City Secretary

APPROVED:

Terry Lynne, Mayor

APPROVED AS TO FORM:


David M. Berman, City Attorney
(DB 1.15.25)



**City of Farmers Branch
13000 William Dodson
Farmers Branch, Texas 75234
972-247-3131**

**Christopher Lewis, Interim President and CEO
Builders of Hope Community Development Corporation
603 Munger Avenue, Suite 100
Dallas, Texas 75202**

**Re: Notice to Proceed
Valwood Park Revitalization Project RFP# 25-2
13200 Nestle Drive 2538 Havenhurst Lane
2586 Brandywine Drive 2679 Wasina Drive
2539 Collingwood Drive 2531 Squire Place
13646 Charcoal Lane 2550 Wasina Drive
2935 Topaz Lane 2535 Squire Place**

Dear Builders of Hope:

This letter serves as your official authorization to proceed with the work for the above referenced Project at the specific locations stated above. You are hereby directed to proceed with construction and provide the services described in the Construction Services Agreement of August 7, 2025. Time is of the essence in the performance of the services.

You are authorized to commence work immediately, as of the date of this Notice, and must commence work within no more than ten (10) days of the date hereof. All work must be performed in accordance with the contract's plans, specifications, and conditions and all development, construction and services shall be rendered and shall be finally complete no later than July 1, 2026.

Upon acceptance and acknowledge of this Notice, the City will, within ten (10) days of this Notice, provide advance funding in the amount of \$95,000.00 (costs associated with insurance coverage, geotechnical investigation and testing, preliminary demolition and permit application). Monthly draw requests must be submitted no later than the 15th day of each month, which will be paid (if not disputed) no later than 30 days of the submission of each monthly draw request.

Please sign the acknowledgment below and return a copy to this office to confirm receipt and acceptance of this Notice to Proceed.

Sincerely,

By

[Signature]
CM

By

[Signature]
DEM

Receipt of this Notice to Proceed is acknowledged and we confirm our readiness to commence work as stated in the Construction Services Agreement promptly and within ten days hereof.

Builders of Hope Community Development Corporation

By

[Signature]
Christopher Lewis, Interim President and CEO