

Mayor and Council Communication

DATE: 06/13/23

M&C FILE NUMBER: M&C 23-0461

LOG NAME: 19EVANSPLAZAANDPARK

SUBJECT

(CD 8) Authorize Change in Use and Expenditure of \$739,665.94 in Section 108 Loan Program Funds and \$517,930.35 in Economic Development Initiative Grant Funds for a Total of \$1,257,596.29 for the Evans Plaza Restoration and Evans Avenue Community Park Project in the Evans-Rosedale Business and Cultural District, Authorize a Substantial Amendment to the City's 2022-2023 Action Plan, Transfer Capital Funds and Adopt Appropriation Ordinances

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize a Substantial Amendment to the City's 2022-2023 Action Plan contingent upon successful completion of the federal public comment period;
2. Authorize Change in Use and expenditure of \$739,665.94 in Section 108 Loan Program Funds and \$517,930.35 in Economic Development Initiative Grant Funds for a total of \$1,257,596.29 for the rehabilitation of the Evans Plaza and development of the Evans Avenue Community Park located at the 1000 block of Evans Avenue and 800 block of Missouri Avenue within the Evans-Rosedale Business and Cultural District;
3. Adopt the attached Appropriation Ordinance increasing the estimated receipt and appropriations in the HUD 108 Loan Fund in the amount of \$739,665.94, from available funds, for the purpose of funding the Evans/Rosedale Section 108 project (City Project No. B06000);
4. Adopt the attached Appropriation Ordinance increasing the estimated receipt and appropriations in the Grants Capital Project Federal Fund in the amount of \$78,025.26, from available funds, for the purpose of funding the UCC Bethlehem Center project (City Project No. C01908); and
5. Adopt the attached Appropriation Ordinance increasing the estimated receipt and appropriations in the Grants Capital Project Fund in the amount of \$517,930.35, transferred from the UCC Bethlehem Center project (City Project No. C01908) for the purpose of funding the rehabilitation of the Evans Plaza and development of the Evans Avenue Community Park located at the 1000 block of Evans Avenue and 800 block of Missouri Avenue within the Evans-Rosedale Business and Cultural District.

DISCUSSION:

The United States Department of Housing and Urban Development (HUD) awarded the City of Fort Worth a Section 108 Loan Program (Section 108) in 1999 and an Economic Development Initiative (EDI) grant in 1998 totaling \$9,000,000.00 which was designated for the Evans-Rosedale Business and Cultural District redevelopment area. Except for an unspent balance amount of \$123,473.28 from the EDI grant, funds were used to complete the construction activities for the Shamblee Library, the Hazel Harvey Peace Center for Neighborhoods, and the United Community Centers, Inc. (UCC) Bethlehem Center. Since Section 108 and EDI funds were placed in an interest earning account until the completion of these projects, an available balance of \$739,665.94 of Section 108 funds and \$517,930.35 of EDI funds is available. These funds will be treated as Community Development Block Grant (CDBG) program income funds to benefit low-to-moderate income persons.

Staff proposes to use available funds on an activity that benefits the Evans-Rosedale Business and Cultural District which was what the funds were originally intended for. Consequently, staff proposes to use available funds for the Evans Plaza Restoration & Evans Avenue Community Park project (Project). The current Project site consists of a dilapidated plaza due to normal wear and tear that serves as a community space for events. The Evans Plaza also highlights the preservation of history through historical figure plaques for local residents. To the west of the Evans Plaza there is an empty greenspace that City staff proposes use as a dedicated city park.

The intent of the Project is to create an urban, walkable, neighborhood park for the residents living in the Evans & Rosedale neighborhood and surrounding Historic South Side Neighborhood. The goals are to: (1) create a walkable urban park; (2) provide the Neighborhood with a larger, more useful space for neighborhood events and activities (festivals, holiday celebrations, music, and food); (3) showcase art and preserve history to reflect the neighborhood spirit and historical events; and, (4) ensure the long-term preservation of the existing plaza.

The Project scope of work will include, but is not limited, to the rehabilitation of the historic plaques on the plaza by repairing or replacing bricks and pavers, improvements to lighting, painting and sealing, plumbing to access water and electrical installation/repairs, landscape maintenance and upgrades, and any other repairs with the sole goal of preserving the longevity of the Evans Plaza. In addition, improvements will include re-planting and park dedication, site grading, paving and surfacing, and installing sidewalks and pathways, development and installation of public art. Funds will also be used for both architectural and landscape design, engineering costs, public art design/installation, a topographical survey and plat of survey, and any consultants (such as historic preservation or art) to cause the completion of the Project. These services will be procured at a later time and will be awarded in a subsequent Mayor and Council.

In order to move the Project forward, staff recommends the change in use and expenditure of \$1,257,596.29 from the EDI Grant funds and Section 108 Loan.

The expenditure of EDI Grant funds and Section 108 Loan funds is conditioned upon the following:

1. Compliance with all CDBG requirements contained in 24 CFR Part 570 et seq;
2. Construction acceptable to City;
3. Satisfactory completion of an environmental review pursuant to 24 CFR Part 58; and
4. Receipt of authorization to use grant funds from HUD.

A public comment period on the change in use of these EDI and Section 108 funds opened on March 21, 2023 and will close on April 19, 2023. Any comments are maintained by the Neighborhood Services Department in accordance with federal regulations. This Project will benefit low-to-moderate income persons.

This Project is located in COUNCIL DISTRICT 8/ Future COUNCIL DISTRICT 8.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds are available in the current capital budgets, as appropriated, in the Grants Cap Projects Federal Fund and HUD 108 Loan Fund. Prior to an expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds. This is an advance grant.

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