

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 01/11/22

M&C FILE NUMBER: M&C 22-0019

LOG NAME: 19STOP SIX HUB DONATIONS

SUBJECT

(CD 5) Accept a Total of \$877,500.00 in Donations from the Sid Richardson, Amon Carter, and Rainwater Foundations and Affiliated Bank for The Hub, a Proposed new Multipurpose Center to be located in the 5100 Block of Avenue G in the Stop Six Neighborhood, Amend the Fiscal Years 2022-2026 Capital Improvement Program, and Adopt Attached Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acceptance of \$500,000.00 from the Sid Richardson Foundation for The Hub, a new community center, early learning center, and aquatics center to be developed in the 5100 Block of Avenue G in the Stop Six Neighborhood;
 2. Authorize acceptance of \$325,000.00 from the Amon Carter Foundation for The Hub;
 3. Authorize acceptance of \$50,000.00 from the Rainwater Foundation for The Hub;
 4. Authorize acceptance of \$2,500.00 from Affiliated Bank for The Hub;
 5. Adopt the attached ordinance increasing estimated receipts and appropriations in the Special Donations Capital Projects Fund in the amount of \$877,500.00 from private donations, for the purpose of funding "The Hub Architecture and Design Project" (Project Number 103855); and
 6. Amend the FY2022-2026 Capital Improvement Program (CIP) to include The Hub Architecture & Design Project.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to accept and appropriate private contributions from local foundations and a bank to fund the architecture and design fees and services for The Hub (community center, early learning center, and aquatics center) planned for the Stop Six Neighborhood.

The Hub is a proposed new community center complex to be located in the Stop Six Community that will include a traditional community center operated by the Neighborhood Services Department; an early learning facility operated by Child Care Associates; and a new aquatics center operated by the Park & Recreation Department. Voters will be asked to approve funding to build The Hub as part of the 2022 City Bond Election, and the early learning center is funded by a recent allocation of \$5,000,000.00 in American Rescue Plan Act (ARPA) Funds by the City of Fort Worth to Child Care Associates (M&C 21-0814).

The concept of The Hub was developed in 2019 during the planning of the Choice Neighborhood Implementation Plan called the "Stop Six Transformation Plan" that was approved by Council through M&C 19-0268 and officially incorporated into the City's Comprehensive Plan. The City committed to both HUD and to Fort Worth Housing Solutions (FWHS) to seek bond funding of up to

\$30,815,654.00 for Choice Neighborhood Activities, subject to required voter approval, if a Choice Neighborhood Grant was awarded. In March 2020, the City and FWHS received the Choice Neighborhood Implementation Grant and immediately set to work developing plans and a bond proposal package for The Hub.

The concept of The Hub is an enriched community center that would provide the services and programs needed to assist the severely distressed Stop Six Neighborhood rebuild itself. The proposed Hub would include the traditional community center facilities, but would be larger and more comprehensive in its services to the community. The conceptual plans include a gymnasium, workout facility, Fort Worth Public Library, offices for Code Compliance and Police Department staff, Community Action Partners services, after school services, community meeting rooms, a community commercial kitchen, and expanded HUD Envision Center facilities.

In spring 2021, Child Care Associates committed to partnering with the City and FWHS for an early learning facility. Additionally, the City's Park & Recreation Department agreed to seek bond approval to build an aquatics center that will be managed by the City's Park & Recreation Department.

To ensure that the project can move forward quickly upon approval at the 2022 Bond Election, FWHS and the City have been fundraising so that architecture and design could be commenced prior to the Bond election.

Funding in the amount of \$877,500.00 has been pledged from three foundations and a bank. These funds are currently being held by FWHS. FWHS has advised that it will provide the City with the full amount, including covering, on an interim basis, those funds that have been pledged but not yet received, so that the City can appropriate the entire amount and proceed with procuring the services.

Following adoption of this M&C and receipt of donated funds from FWHS, the City will issue a Request for Qualifications (RFQ) for Architecture and Design, in an amount not-to-exceed \$877,500.00, for the development of Architecture and Design plans (master planning, programing and schematic design) for The Hub.

If The Hub facility and aquatics center receives approval through the City's 2022 Bond Election, once built and operational, the existing Martin Luther King (MLK) Community Center would be demolished, and the land currently containing the MLK center would become a City of Fort Worth park (Resolution No. 5422-06-2021, June 22, 2021).

The Hub Architecture & Design project was not included in the FY2022-2026 Capital Improvement Program (CIP) because The Hub and aquatics center has not yet gone to the voters and no City capital dollars were being requested to commence the design work, which is being paid for from donated funds. Adoption of this M&C will amend the FY2022-2026 Capital Improvement Program, as approved in connection with Ordinance 25073-09-2021, to add this architecture and design project.

Office of Business Diversity: We will not seek a waiver from the Office of Business Diversity and plan to meet the City's M/WBE Goals with the RFQ.

The Hub will be located in COUNCIL DISTRICT 5.

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 will be deposited to and available in the General Capital Projects Fund as appropriated. The Neighborhood Services Department and Property Management Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City. Prior to expenditures being incurred, the Neighborhood Services Department has the responsibility of verifying the availability of funds.

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Expedited