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Memorandum

2024 APR 19 PM 5:18

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE April 19, 2024

TO Chair Cara Mendelsohn, Ad Hoc Committee on General Investigating & Ethics
T.C. Broadnax, City Manager
Director Andrew Espinoza, Office of Development Services

SUBJECT Request for Information regarding 7800 North Stemmons Freeway

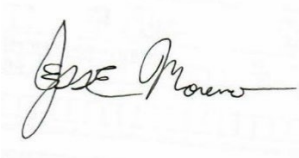
I am deeply concerned about the developments at 7800 North Stemmons Freeway. City facilities should be a safe and welcoming environment for all our employees. I commend Council Member Mendelsohn's intention to call a meeting of the Ad Hoc Committee on General Investigating & Ethics and look forward to the good work they will do on this matter.

I request that the following questions be entered into the record regarding 7800 N. Stemmons Fwy.:

1. What was the full evaluation process and what due diligence was taken prior to the purchase of 7800 N. Stemmons Fwy.?
2. What would be the cost of maintaining employees in the Oak Cliff Municipal Center for one and a half years beyond the purchase of 7800 N. Stemmons Fwy.?
3. What was the impact of the building transition on the permitting process?
4. What are the fiscal ramifications to the Enterprise Fund balance and/or reserves?
5. Did employees access areas that were not authorized for occupancy? If so, for what duration?
6. What steps did City staff take to address the issue when the problem was identified?
7. What cost is now associated with ensuring full compliance of 7800 N. Stemmons Fwy.?
8. As a result of the incident with 7800 N. Stemmons Fwy., did the City fall out of compliance with any state regulations and, if so, are there anticipated penalties associated with this?
9. Were fire systems certified in the building for use by TDLR? Was it communicated to staff working in the building that fire systems were working correctly?
10. Is it the practice of the City to independently verify the status of building infrastructure, asbestos, etc. when purchasing new property?
11. Has a full evaluation of the property been conducted or will a full evaluation of the property be conducted?

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If you have any questions, please contact my office at 214-670-4171.

A handwritten signature in black ink, appearing to read "Jesse Moreno", is written over a faint, light-colored rectangular stamp or watermark.

Jesse Moreno
Council Member, District 2

c: Kim Bizzor Tolbert, Interim City Manager
Dr. Robert Perez, Assistant City Manager
Majed Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Liz Cedillo-Pereira, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors