

# Negotiation Proposal: 8/22/22

**Summary:** A legally binding contract between the City of Dallas, GAF and Singleton United/Unidos and enforceable by all parties.

1. Shut down operations in West Dallas **by December 2024**
  2. Rezone the site to align with future land use goals of community **by December 2024**
  3. Remediate the land to residential standards **by 2027 (flexible)**
  4. Deed the land to the City of Dallas or a non-profit organization for future development
  5. Donate funding for future development and property tax relief fund for residents
- **Phase I: Monitor, Shutdown and Rezone [Q3 2022 - Q4 2024]**
    - A. GAF:
      1. Shut down operations at the West Dallas facility by December 2024
        - a) GAF to not seek renewal of NSR permit due to expire in 2024 as an assurance and seriousness of exiting the community
        - b) GAF to not seek extensions from the TCEQ beyond 1 year from NSR permit non renewal
      2. Rezone the property site to mixed use in collaboration with SU residents to ensure new zoning aligns with desired future land use [now through 2024]
      3. Rezone the private residences of adjacent community for those interested from industrial to residential [now through 2024]
      4. Place regulatory air monitors on site and in adjacent neighborhood to monitor compliance with air quality standards [by Q1 2023 and until remediation is complete]
    - B. City of Dallas:
      1. Expedite the authorized hearing for rezoning of the neighborhood
      2. Incorporate the Singleton Corridor Neighborhood-Led Plan recommendations into ForwardDallas Plan update
      3. Comply with inclusion of Singleton United/Unidos as party to the contract to ensure future land use of the site is determined with resident leadership.
      4. Work with SU to set up property tax mitigation/relief plan for residents
  - **Phase II: Demolition & Remediation [Q1 2025 - Q4 2027; flexible]**
    - A. GAF:
      1. Demolition and relocation of all GAF materials and structures from the site [roughly 2025]
      2. Environmental impact assessment and remediation scope determined [2025]

3. Remediation of site to residential land use standards [2026] completion TBD based on scope of contamination. Timeline is flexible but a negotiated work plan has to be determined between parties once the assessment is complete to ensure that work is ongoing and enforceable.

B. City:

1. Seek brownfield remediation funding and program support to enable a thorough and swift remediation of the former GAF site

● **Phase III: Future Land Use Ownership & Development [TBD]**

A. GAF:

1. Once the land has been rezoned and remediated to residential standards, deed the land to a non profit development organization (existing or newly established Community Housing Development Organization (CHDO), Community Development Corporation (CDC) or Community Land Trust (CLT)) based on the input of Singleton United/Unidos OR to the City of Dallas based on the final timeline.
2. Donate \$XM to fund a tax protection fund for residents living in the SU boundaries dealing with high property taxes due to the zoning changes increasing their property value.
3. Donate \$XM to support the construction of the future housing/community amenities to be built by the non profit organization/builder.

B. City:

1. In the event that the land is deeded to the City of Dallas for the purpose of nonprofit housing and community development purposes, the City must partner with Singleton United/Unidos in selecting the appropriate developer and types of development on the site, as aligned with the zoning determined by Singleton United/Unidos.
2. Support the CHDO, CLT or CDC selected for the development of the site for the purposes of affordable housing and community development.
3. Support the management of funds for the tax relief fund created by the donations from GAF.
4. Support Dallas Housing Authority residents living at Kingbridge Crossing by working with DHA in the event that the property is sold, to ensure that residents seeking to stay in West Dallas are able through voucher relocation assistance or other mechanisms (temporary rental relief, homebuyer programs, connecting with nonprofit housing opportunities etc).