

RECEIVED

Memorandum

2024 MAY 30 PM 2: 25

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE May 30, 2024

TO Interim City Manager Kimberly Tolbert

SUBJECT Family Gateway Building

I am gravely concerned with the condition of 711 South St. Paul St., herein referred to as the “Old Family Gateway Building” or the “facility”. This location is a city-owned facility in our stewardship and care. As work was done to mitigate the impact of homelessness on South St. Paul St. for an unrelated project, there were concerns that the Old Family Gateway Building was unsecure and being accessed by unauthorized inhabitants. I requested of staff a walkthrough of the building and to be present for the initial assessment of the building, however, I was not invited to the initial assessment of the facility’s exterior. This is of concern to me as the Chair of the Housing and Homelessness Solutions Committee and as this is in District 2; I wanted to ensure that I could be informed and engage in this process. Further, it was represented to my office that the building was “secure” and that there were no points of access other than an accessible gate leading to an outdoor playground. Today, May 30th, City Staff conducted an internal walkthrough and investigation of the facility following a Dallas Police Department canvassing. In that canvassing, it was represented to my office by officers at the time that more than 20 individuals were found, some with animals, and they were removed from the premises. It was noted that access was gained through the playground door leading into the building, which was evidently not secured.

Upon entry into the building, there was an odor of feces and urine, as well as a significant presence of flies, gnats, cockroaches, and crickets. The rooms were canvassed by staff and various spots of feces were found on the floors. Signs of long-term living conditions were seen, including a makeshift iron, an air conditioning unit, and various clothes and sundries. The bathroom toilets were clogged and nearly overflowing with feces and urine. There were windows broken in the interior and staff had to forcefully access the roof by means of a crowbar, because the handle had been broken on the door leading to the roof. Evidently, there were signs of living conditions on the roof, including a workout bar, chairs, and toys. The roof has unsafe ledges that untrained and unauthorized inhabitants could fall off easily. Staff also noticed that the built-in air conditioner was being drained regularly so that unauthorized inhabitants could live in the room where leakage may occur. Various bags of trash, litter, and broken furniture were strewn about the facility’s interior. What once were offices now had living quarters and feces in them. Liquor bottles were also found at the facility. A fire door was opened, and an alarm did not sound, indicating that the alarm system may be deactivated. Fire panels were open at the time of accessing the facility. Additionally, there were many ceiling tiles missing and light switches either falling off the wall or evidently damaged. There were ceiling tiles with water stains and cups with cigarette remains in them. It was also represented to my office that the cameras by the previous

DATE May 30, 2024
SUBJECT Family Gateway Building

tenants were removed, yet there is one prominently at the front door of the building, albeit inactive. Graffiti was found on the roof-access component of the building. Finally, advertisements were illegally posted on the boarding of the windows. These conditions would normally be pursued by the City's Code Compliance department if this were a privately-owned facility. I am concerned that the City has not maintained for our facilities the same high standard we hold for our residents and business owners when it comes to proper maintenance of a building. Given the lack of life safety infrastructure and lack of no-trespass signage, I am concerned about the undue responsibility that the City may assume for the safety of those who have been trespassing and living in this facility without proper life-safety measures.

Given the aforementioned facts, I request the following:

- The building be secured, cleaned/sanitized, and that there be routine monitoring and maintenance of the facility so long as it is in our possession.
- A third-party review to assess the security of the building.
- A third-party review to determine the viability of the facility's sale on the market. This has been reviewed/discussed in the Council's Government Performance & Financial Management Committee, but I believe this information brings to new light concerns about the facility's viability on the market.
- No-Trespass signage to be posted on the building at all entry points.
- A report from City Staff on the measures that have been taken to secure the facility up to today and whether City Staff have accessed this facility to conduct any work before today.
- Weekly engagement by the Office of Homeless Solutions with the unsheltered population in the area surrounding the building.
- Follow-up by the Code Compliance department on the illegal posting of advertisements on a city facility.
- Graffiti abatement on the facility.
- A report on the actions that will be taken following today's walkthrough.
- Regular updates on progress for the previous requests.


To be clear, I define a secure City facility as one which does not need Dallas Police Department to clear it before it is accessed, one that is free from unauthorized inhabitants, and one which does not present biological hazards to authorized personnel.

I appreciate the response from City Staff today to mitigate these concerns and help secure the facility. The Dallas Police Department, the Office of Integrated Public Safety Solutions, the Building Services Department, and the Office of Homeless Solutions were very helpful in today's project. I request that my office be looped in on any further developments related to this so that we can assist as needed and remain informed.

Please see pictures below for reference to the conditions of the building listed in this memo. Note that these pictures do not represent every problem identified in the building and show examples of what can be found throughout the building.

DATE May 30, 2024
SUBJECT Family Gateway Building

If you have any questions, please email me at Jesse.Moreno@Dallas.Gov.

A handwritten signature in black ink, appearing to read "Jesse Moreno", is centered on a light gray rectangular background.

Jesse Moreno
Council Member, District 2

c: Donzell Gipson, Interim Assistant City Manager
Robin Bentley, Interim Assistant City Manager
Jon Fortune, Assistant City Manager

Biliera Johnson, City Secretary
Elizabeth Saab, Chief of Strategy, Engagement, & Alignment
Directors and Assistant Directors

DATE May 30, 2024
SUBJECT Family Gateway Building

Pictures of the walkthrough of the Old Family Gateway Building:

1.



2.



DATE May 30, 2024
SUBJECT Family Gateway Building

3.



4.



DATE May 30, 2024
SUBJECT Family Gateway Building

5.



6.



DATE May 30, 2024
SUBJECT Family Gateway Building

7.

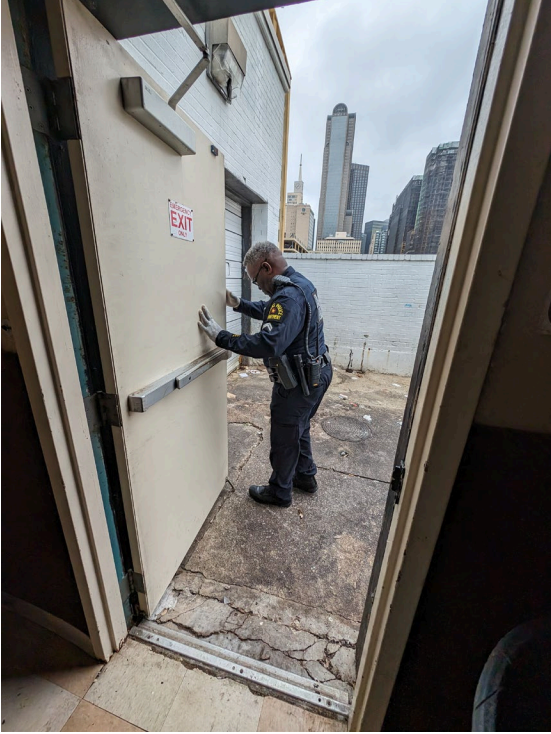


8.



DATE May 30, 2024
SUBJECT Family Gateway Building

9.



10.



DATE May 30, 2024
SUBJECT Family Gateway Building

11.



12.



DATE May 30, 2024
SUBJECT Family Gateway Building

13.



14.



DATE May 30, 2024
SUBJECT Family Gateway Building

15.



16.



DATE May 30, 2024
SUBJECT Family Gateway Building

17.



18.



DATE May 30, 2024
SUBJECT Family Gateway Building

19.



20.



DATE May 30, 2024
SUBJECT Family Gateway Building

21.



22.



DATE May 30, 2024
SUBJECT Family Gateway Building

23.

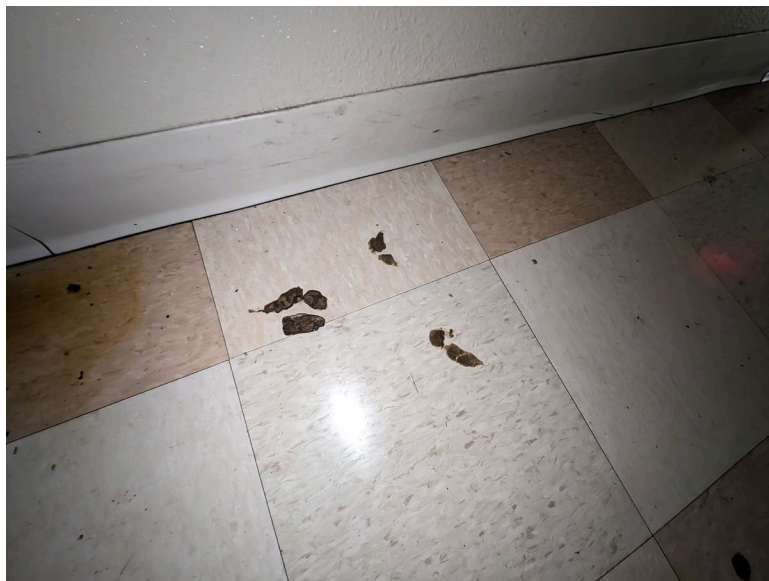


24.



DATE May 30, 2024
SUBJECT Family Gateway Building

25.

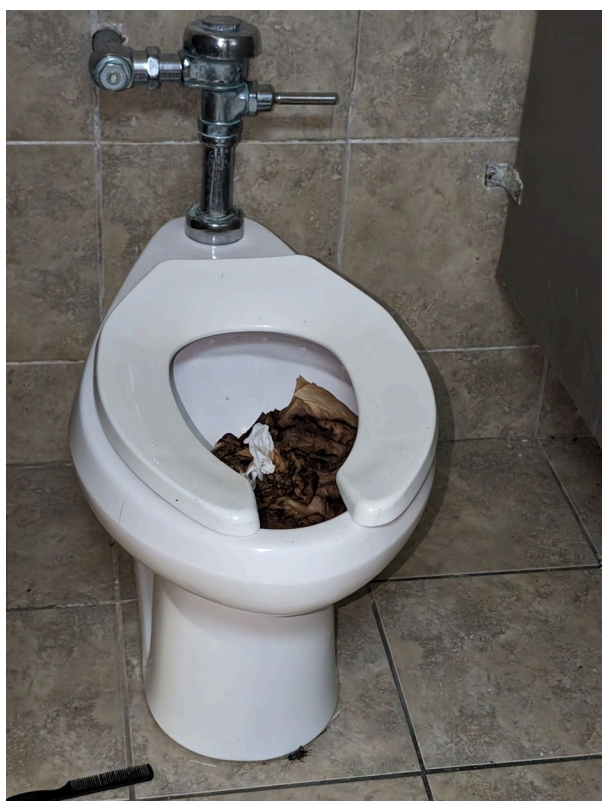


26.



DATE May 30, 2024
SUBJECT Family Gateway Building

27.



28.



DATE May 30, 2024
SUBJECT Family Gateway Building

29.



30.



DATE May 30, 2024
SUBJECT Family Gateway Building

31.



32.



DATE May 30, 2024
SUBJECT Family Gateway Building

33.



34.



