



December 16, 2024

Luisa Garcia
Community Development Manager
City of Denton
Community Services

Re: Amendment 2

Dear Ms. Garcia:

Please receive this letter as request for an amendment to our current contract for pre-development, which is scheduled to expire on January 31, 2025.

We are requesting to receive the extension due to a delay in the phase of the pre-development. We encountered unusually delays in receiving the requested traffic study and continued details between DME and engineering firm, Eikon. Although, during the last 45 days continuous headway has been made the previous 5 months of delays have created a lag in time. We are proposing a new agreement completion date of January 31, 2026. This will allow ample time to complete the remaining required steps in the process.

Revised timeline includes planning and zoning and City Council approval by mid second quarter of 2025. We believe this to be a generous extension of the current contract timeline. As an organization we will continue to work with 97 Land as a consultant and leading us through the process of completing this project. Due to some challenges with our current engineering firm, 97 Land has identified three potential engineering firms for DCFOF to interview and determine the best partner for the next phase of civil engineering and construction.

Fundraising efforts will publicly be announced during the first quarter of 2025 with the announcement of a generous lead gift of \$8 million to construct a new emergency shelter. The second phase of construction will remain the transitional housing units and the third phase is scheduled to be the child development center. DCFOF has identified a partner for operation and partial construction costs of the child development center. With housing of victims and their children in both emergency shelter and transitional housing units access to affordable and non-traditional hours childcare is essential.

The revised timeline proposes planning and zoning review by February 2025, City Council approval in March 2025. Groundbreaking on the shelter project is anticipated for July 2025 with an anticipated 11 months of construction. The awarded \$8M must be spent by November 2026.

The impact on the project with the amendment allows for the completion of expenditures of necessary funds for this phase of the project. Without the amendment those funds must be allocated from other sources, which in effect could delay completion of the project on the back end of construction.

Best regards,



Toni Johnson-Simpson
Executive Director