

# FISCAL YEAR 2010 APPROPRIATIONS REQUESTS

## GENERAL QUESTIONNAIRE -- REP. Michael Burgess (TX-26)

Must be completed and submitted NO LATER than COB February 27, 2009

Please submit completed questionnaire to [matt.johnson@mail.house.gov](mailto:matt.johnson@mail.house.gov)

**PLEASE NOTE: ALL REQUESTS MUST INCLUDE A FORMAL LETTER OF REQUEST ON OFFICIAL LETTERHEAD EXPLAINING THE PROJECT. THIS QUESTIONNAIRE SHOULD ACCOMPANY, NOT REPLACE, A FORMAL LETTER OF REQUEST AND ANY OTHER QUESTIONNAIRE**

### I. PROJECT BACKGROUND & PURPOSE

1. Please provide a formal name for this project:

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#### Rosedale Avenue Redevelopment Initiative

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2. Please describe the project and its purpose:

The purpose of this project is to fully renovate and revitalize a three-block area in an extremely economically devastated area that surrounds Texas Wesleyan University.

Texas Wesleyan University has developed a comprehensive revitalization plan that includes commercial and residential development, with park-like open spaces that will enhance the appearance and improve the safety of this three-block area and the Texas Wesleyan community. Texas Wesleyan will expand its boundaries for security and maintenance purposes to provide the neighborhood with a pleasant, safe place to live, work, attend school, and participate in cultural activities. The City of Fort Worth has designated this area of the city as a Neighborhood Empowerment Zone (NEZ) that signifies the city's desire to encourage rehabilitation and economic growth.

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3. Please outline the project plan, including the finance plan

#### TEXAS WESLEYAN UNIVERSITY ROSEDALE AVENUE REDEVELOPMENT INITIATIVE FY10

##### PROJECT BUDGET

###### A. HISTORIC DILLOW HOUSE RENOVATION

Asbestos Abatement	\$ 75,000
Renovation and code compliance	\$ 800,000
Technology and access/parking	<u>\$ 125,000</u>
	<b>\$1,000,000</b>

###### B. ADDITIONAL STUDENT HOUSING - FAMILY HOUSING (20 units)

Architecture, fees, permits	\$ 150,000
Construction	\$2,400,000
Amenities and site work	<u>\$ 350,000</u>
	<b>\$2,900,000</b>

###### C. PARK CREATION, FENCING, OUTDOOR MEETING SPACES

Construction	\$ 300,000
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## II. BENEFIT TO THE 26<sup>th</sup> DISTRICT AND/OR THE UNITED STATES OF AMERICA

1. Please explain how this project will improve life, the economy or the general welfare of the 26<sup>th</sup> District and/or the country at-large. Please be specific (i.e. outline number of jobs created, savings to economy or taxpayers, improve national security):

As Fort Worth has targeted full Polytechnic/Wesleyan neighborhood rehabilitation at around \$15 to \$20 million in scope, this phase of the development will continue the work begun through a fiscal year 2008 appropriation. **This Texas Wesleyan sponsored initiative is the driving force behind the greater community need, and is the lynchpin of the entire development plan.**

Texas Wesleyan University is prepared to continue its development work along Rosedale Avenue through further building renovation and construction. The first phase of this effort was just completed through a partnership with the City of Fort Worth to renovate a historic building on Rosedale Street into a combination gallery, community center, coffee shop and meeting space. In addition, a University partnership with local inner-city developers is providing rehabilitation and economic development for a two-block area of vacant, derelict commercial buildings.

This phase of the Rosedale Plan calls for renovation and re-construction of the historic Dillow House, long a part of Texas Wesleyan life through its history as classrooms, housing, offices, and an alumni center. The University will use this facility as the permanent house for its Business Incubation Center sponsored and supported by its School of Business, and also as a meeting place for alumni and community. Years ago, the Dillow House was declared a historic landmark by the City of Fort Worth.

Additional funding will be used for student housing to be built along Rosedale, which will provide much needed housing for students and their families. Of particular need is housing for single parents who attend classes at the University. Currently the only on-campus housing is for single students, while there is a high percentage of needy students attending Texas Wesleyan who are married and/or have children. Currently these students are forced to live distances from school that force the students to commute via car or bus. **Texas Wesleyan University is a recognized Title III University, in that we have a high percentage of undergraduate students who are Pell eligible.**

Funding will also be used to create, at the time of this construction, green spaces that will provide parks for the community and the University, and will allow for outdoor cultural activities and even classroom outdoor experiences. Adding to the security of this area, the University will create attractive fencing to help define the neighborhood borders and will provide security for this designated area through its on-campus security force.

2. Please explain why this project should be considered a priority:

It is critical that the Rosedale effort continue, not only to ensure the success of the initial development, but also to add to the critical mass of residences and community opportunities in the neighborhood. As this rehabilitation need is not new, and as Texas Wesleyan University is recognized as the only viable economic engine in this area of the city, Texas Wesleyan has proven its willingness to be the driving force behind making these improvements.

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### III. REQUEST

1. Amount of money you are requesting:

\$4.2M

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2. Agency from which you are requesting funds:

HUD

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3. Account from which you are requesting funds:

Neighborhood Initiatives or EDI

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### IV. FUNDING HISTORY

1. What is the total project cost and can you provide a federal-state/local-other funding breakdown?

\$4.410M with \$4.2M federal and \$210K local. Additional funding expected to come from other private developers and donors.

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2. Has the project ever received federal funds before? If so, please elaborate.

Yes, \$150,000 in FY08

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3. Has the project received state, local or private funds before? If so, please elaborate.

Yes, funding was received for phase one of this multi-year project. The City of Fort Worth provided \$960,000 in HUD funds that the City controls for this rehabilitation effort. Additionally, Texas Wesleyan University has received a grant from a foundation and a gift from a private donor totaling \$250,000 for the project. Between the City, the University, and a private developer, \$3.2 million is currently being spent on the first phase of the Rosedale Plan, with only \$150,000 of this Phase 1 total funded through a FY08 federal earmark.

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4. Can you demonstrate a commitment for future funds from state, local, or private sectors? If so, please elaborate to the extent possible.

Yes, Texas Wesleyan, the City of Fort Worth, and private developers are committed to the full redevelopment of the Polytechnic/Wesleyan Urban Village.

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5. How do you intend to spend federal funds for this project (operating, construction, studies, equipment purchase, salaries, other)?

Please see the budget above in item 3.

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6. Does the project request stem from a currently-funded federal program (i.e., an already existing congressional authorization)? If so, please explain and be as specific as possible.

Yes, the HUD/EDI program.

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## V. PROJECT HISTORY

1. Please briefly explain the level of support for the project in the local and any other community (if letters of support exist, please attach to this form).

The City of Fort Worth supports this project. Texas Wesleyan has also received support from a local foundation and a private donor for the first phase of the project. Private developers are investing in this project as well.

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2. Has the project encountered any objections within the local or other interested communities? If so, please describe (if letters or official records exist noting objections to the project, please attach to this form).

No

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3. Please briefly explain the current stage and expected timeline of the project in as great a detail as possible.

Texas Wesleyan University is prepared to continue its developmental work along Rosedale Avenue through further building renovation and construction. The first phase of this effort was recently completed through a partnership with the City of Fort Worth to renovate a historic building on Rosedale Street into a combination gallery, community center, coffee shop and meeting space. In addition, a University partnership with local inner-city developers is providing rehabilitation and economic development for a two-block area of vacant, derelict commercial buildings, with the first retail spaces to open this spring.

This phase of the Rosedale Plan calls for renovation and re-construction of the historic Dillow House, long a part of Texas Wesleyan life through its history as classrooms, housing, offices, and an alumni center. The University will use this facility as the permanent house for its Business Incubation Center sponsored and supported by its School of Business, and also as a meeting place for alumni and community.

The University has also recently cleared ground to prepare for the creation of additional student housing that is specifically identified for married students and students with children. As there are only six such apartment units available proximate to the campus, there is a severe inability of the University and the neighborhood to provide this critical need. Funding will also be used to create green spaces that will provide parks for the community and the University. The University will create attractive fencing to help define the neighborhood borders and will provide security for this designated area through its on-campus security force.

As total project funding is estimated at \$15 to \$20 million, we anticipate it would take approximately 3-4 years to complete all phases of the overall project. Renovations for this particular phase of the project would be anticipated to take approximately one year to complete with full funding.

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## VI. CONTACTS

1. Who is the primary point of contact for the request?

Deborah J. Roark  
Director of Grants & Research

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2. Contact information (telephone and e-mail):

[droark@txwes.edu](mailto:droark@txwes.edu)  
Office: 817-531-6521 Fax: 817-531-7507  
Cell: 682-429-7561

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3. Mailing address of entity that would receive the funding?

Texas Wesleyan University  
1201 Wesleyan St.  
Fort Worth, TX. 76105

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## VII. TRANSPORTATION PROJECTS

1. How much of this request can be spent in fiscal year 2009?

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2. If this is a highway, transit, rail, or aviation request, did you check eligibility with the state DOT, FTA, FRA, or FAA?

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2a. If yes, did the agency indicate the project is eligible under the account requested?

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3. If this is an FHWA request, is the project considered by the state and/or regional transportation officials as critical to their needs?

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4. If a highway request, is the project on the state's transportation improvement plan?

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## PRIORITY PROJECT REQUEST CRITERIA

### CERTIFICATION:

I, HAROLD G. JEFFCOAT, ATTEST THAT THIS PROJECT REQUEST MADE ON BEHALF OF TEXAS WESLEYAN UNIVERSITY MEETS THE FOLLOWING CRITERIA:

1. All appropriations requests must be a priority for the 26<sup>th</sup> District and/or the country-at large as defined as enhancing life, liberty, or the general welfare.
2. All requests must be a proper and wise use of federal taxpayer dollars and must be justified as such. Projects that include a commitment to match federal funds will receive priority consideration.
3. All requests will be immediately posted on the website and supporting documentation made available to press outlets and interested individuals.
4. None of the funding requested will be used for a building, program, or project that has been named for Congressman Michael C. Burgess, M.D. No request will be made that Congressman Burgess or his spouse has any financial interest.
5. All requests shall be made in accordance with House of Representatives rules, and within Appropriations Committee deadlines. No funding request will be submitted after the deadline established by the Committee

Name of person certifying Dr. Harold G. Jeffcoat

Title of person certifying President

Project name as it will appear in the bill Rosedale Avenue Redevelopment Initiative

Legal name of entity making request Texas Wesleyan University

Address 1201 Wesleyan St., Fort Worth, TX 76105

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Signature

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Date