

# Contract With Independent Contractor

## 1. Names

This agreement is between Southwest Housing Management, a Texas corporation (Client), and The Black State Employees Association of Texas CDC, Inc., a Texas corporation (Contractor).

## 2. Services to be Performed by Contractor

Program Management & Professional Consultant Services for the proposed Rosemont 250 unit multi-family housing project located at 9901 Scyene Road, Dallas, Texas: The BSEATCDC will operate in the capacity of the "Program Manager." The Program Manager will serve in the oversight capacity of the construction project (pre-construction and post-construction phases). The "Program Manager" will be responsible for the selection of the "Project Manager/Consultant" who will work directly with the construction project "General Contractor." The "Program Manager" will also inspect, evaluate, review and approve proposed site and construction plans including any and all revisions, area demographics, budget and cost projections and other project related details. Will assist and approve the establishment of a minority "good faith" effort contracting out reach initiative (goal of 40%+ participation); Advise and participate in the final approval/selection process relative to the project's contractors, as well as the post-construction property staffing and personnel needs. Market, advertise and solicit services from locally owned minority owned contractors/vendors. Monitor contractors compliance with minority "good faith" effort goals. Will continue to work closely with local city and state public/elected officials representing the designated (council/legislative) districts, community and business leaders, neighborhood and religious based organizations and others. Will attend scheduled business and community meeting/public hearings (in Austin, Texas 12-04 and/or 1-05). Will explore and encourage retail development options/opprtunities adjacent to and/or nearby the project site. Will provide other services as mutually agreed upon.

## 3. Time for Performance

Contractor will perform the services according to the following schedule:

Will continue "immediately" with project discussions and meetings (public officials, neighborhood market analysis, etc.) upon signing of this agreement.