

## Item H-3

Consider a resolution approving a Chapter 380 Economic Development Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the City's Economic Development Policy, with Brandon Ableman of DBN Properties Inc., for the property located at 116 Taylor Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

# Façade Improvement Grant Application

116 Taylor Street in Old Town Keller

- **Business Name:** Jade Beauty Collective
- **Property Owner:** Michael Ableman, DBN Properties Inc.
- **Applicant:** Brandon Ableman

Total Project Cost: \$18,560

- *On-Property Cost: \$14,604*
- *City Required Cost: \$3,956*

Grant Request: \$10,000



# Site Location



# Before



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# Conceptual Rendering



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# Conceptual Rendering



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# Conceptual Rendering



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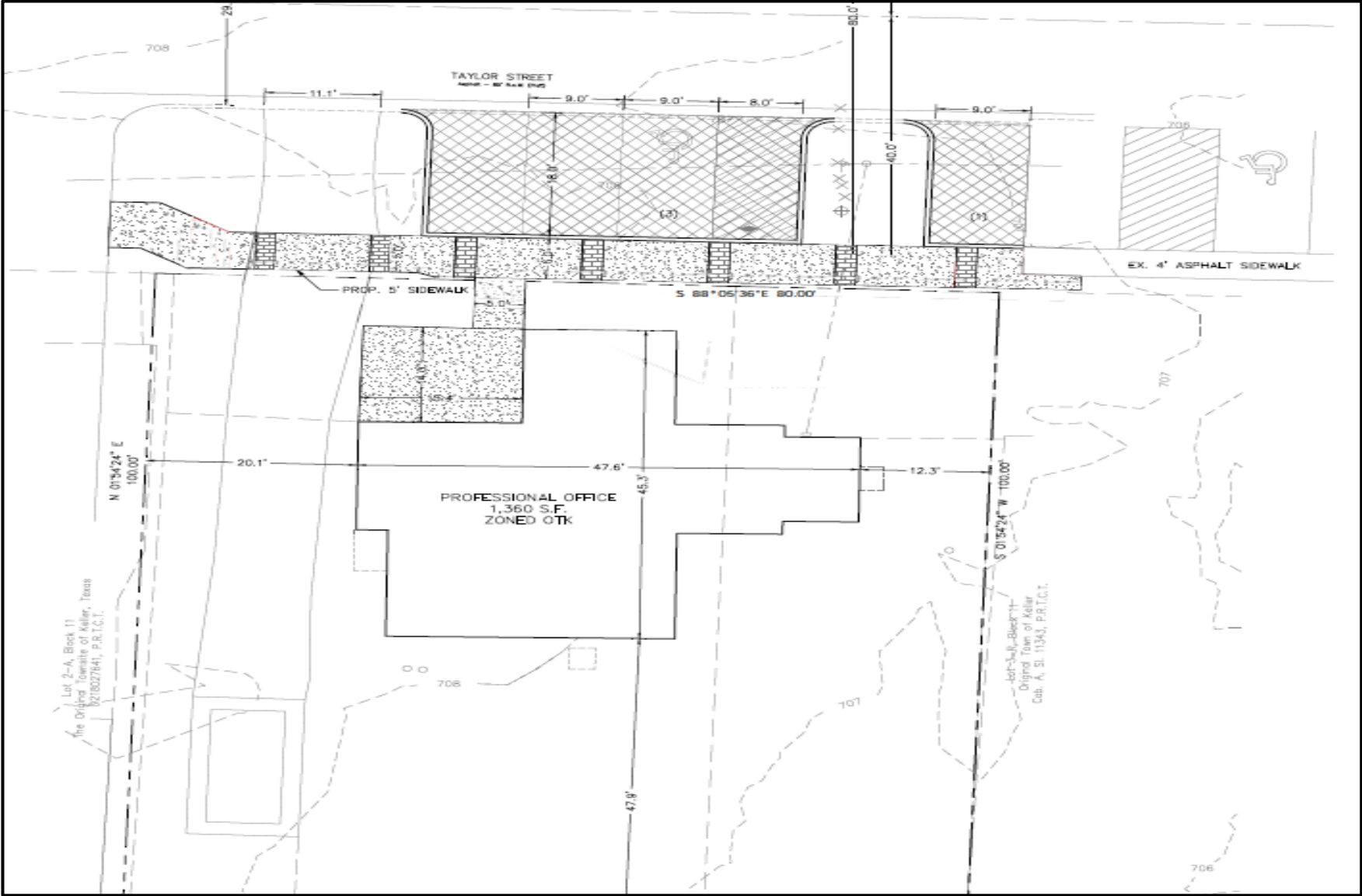


# Improvement Requests

PROJECT	DESCRIPTION	AMOUNT
Fence Replacement	Remove 30 ft of preexisting chain link and install 30 ft of 6ft privacy fence with new galvanized steel post with 60 lbs of concrete per post with Simpson wood to metal brackets with pre stained pressure treated 2x4x8 runners with 1x6x6 pre stained cedar pickets. This also includes disposal of the old fence.	\$1,400
Gate Installation	Install three pedestrian gates with new hardware and hinges with self locking latches	\$400
Ramp Installation	Build form and pour concrete for a wheelchair ramp. Dimensions will be 72" wide and 6 ft in length with a broom finish	\$4,500
Sidewalk Installation	Excavate and form 51 linear ft for pedestrian sidewalk leading from handicap space to meet with the with wheelchair ramp. Refer to approved site plan for dimensions. Installation of (7) 2-foot-wide segments of paver stones 8 feet apart This also includes haul off of excavated dirt.	\$3,700
Driveway Installation	Excavate, build form, and pour 88 feet of concrete to connect from side of house to road. Refer to approved site plan for dimensions	\$2,654
Skid Steer	Skid steer rental and operator to facilitate excavation of material to prepare for pouring of concrete	\$1,950
<b>MANDATORY CITY PROJECT REQUIREMENTS</b>	THE FOLLOWING ITEMS ARE MANDATED BY KELLER, TEXAS CODE OF ORDINANCES § 8.19 (SIDEWALKS) AND ARE NOT ELIGIBLE TO BE COUNTED TOWARD PROJECT COSTS FOR PURPOSES OF THE FAÇADE IMPROVEMENT GRANT	
Material Cost	354 Brick Pavers, 16 Bags of All-Purpose Sand, 1 Bag of Cement, 3 Bags of Paver Sand	\$356
Sidewalk	(3) 10-yard loads of concrete needed to complete all proposed and described flatwork.	\$3,600
<b>On-Property Cost (FIG)</b>		<b><u>\$14,604</u></b>
<b>CITY REQUIRED COST (NON-FIG)</b>		<b>\$3,956</b>
	<b>TOTAL</b>	<b><u>\$18,560.00</u></b>

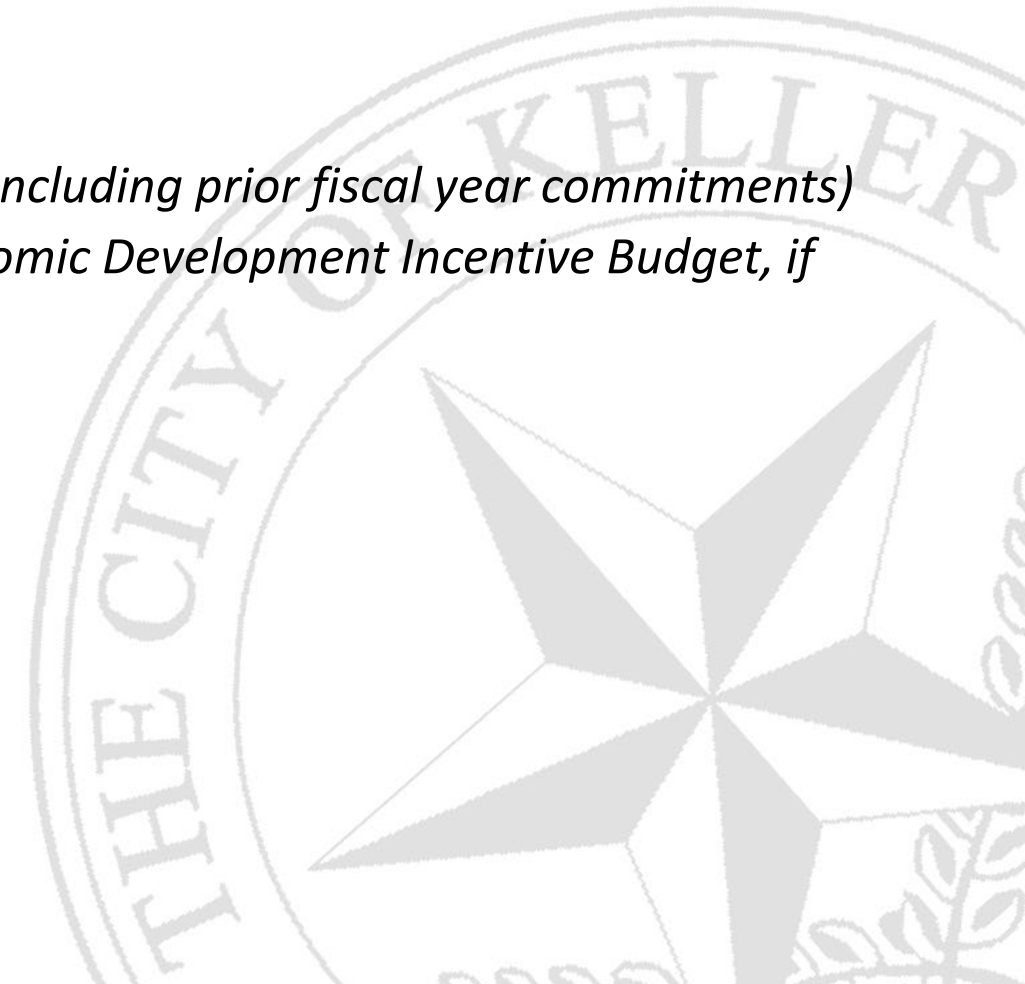
# Community Development

Improvements meet the UDC guidelines for the Old Town Keller Zoning District



# Financial Impact

- FY 26 Budget:
  - Development Grant Budget - \$35,000
  - Remaining Grant Funds - \$20,362.50
    - *(Reflects reimbursements to be paid this fiscal year, including prior fiscal year commitments)*
    - *(Additional funding capacity available through Economic Development Incentive Budget, if needed and approved)*
- Total grant request: \$10,000



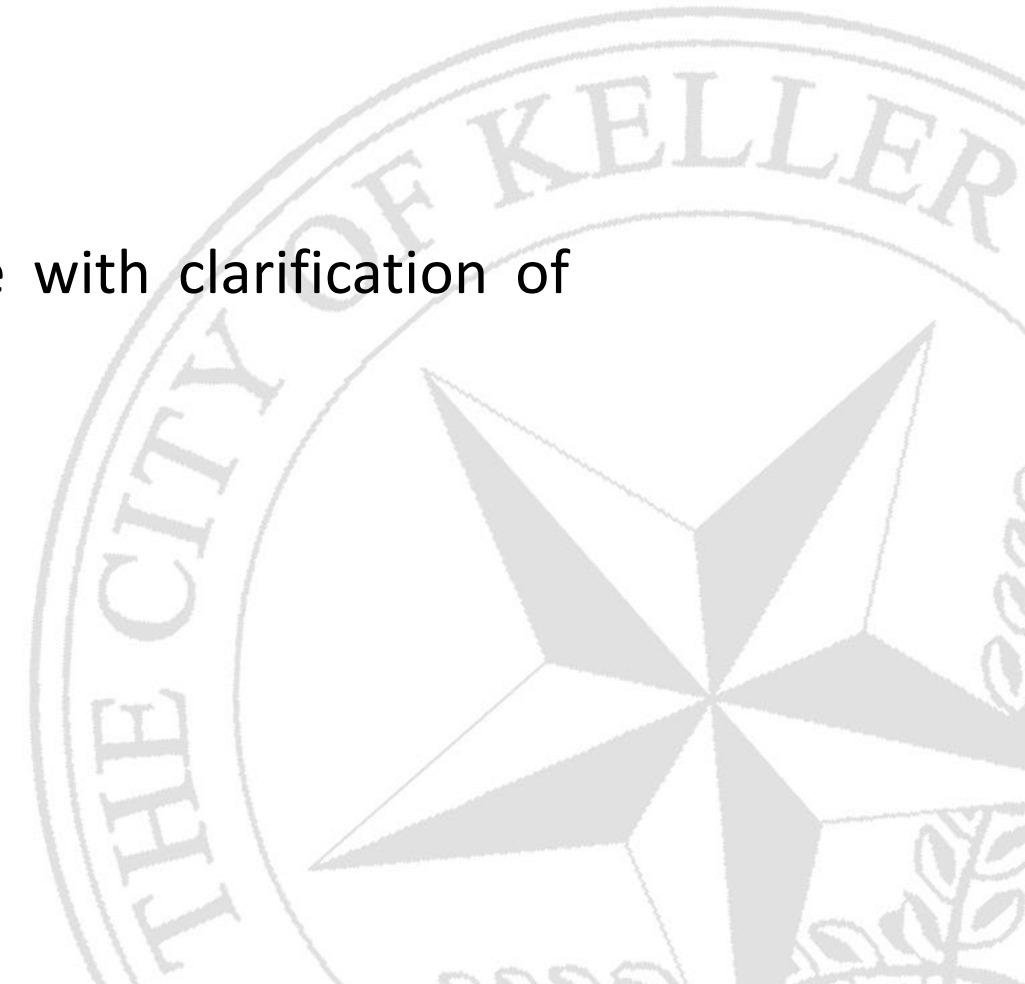
# Considerations for Grant Awards and Fund Allocation

The criteria used to review applications for grant funds shall include, but shall not be limited to, the following:

- The availability of grant funds allocated for the fiscal year and other applications.
- Project compliance with the terms and conditions set forth in this policy.
- The anticipated economic impact of the project on the revitalization of Keller for redevelopment.
- Anticipated increase in the taxable value of the subject property and the potential stimulus of economic activity for the surrounding properties.
- Overall improvement to subject site, including the degree of visual improvement the proposed project brings to storefront and streetscape.
- Design and quality of the proposed work and its compatibility within its business district.
- The overall project cost being paid by the applicant, outside of the grant amount.
- Additional consideration given to projects utilizing a Keller business.
- Other matters deemed appropriate by the City Council may be considered on a case-by-case basis

## City Council has the following options when considering a request for the improvement grant:

- Approve as presented
- Approve with changes and/or conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?**

**Ana Erwin**

**817-743-4009**

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