

Item H-5

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 Alycia and David Routzon owners of property located at 200 South Main Street, Keller, TX 76248 for a City of Keller Facade Improvement Grant.

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Façade Improvement Grant Application

200 S. Main St. in Old Town Keller

- Property Owner/Applicant: Alycia and David Routzon
- Business: The Routzon Law Firm

Total Project Cost: \$27,378

Total Eligible Cost: \$25,435

Grant Request: \$10,000

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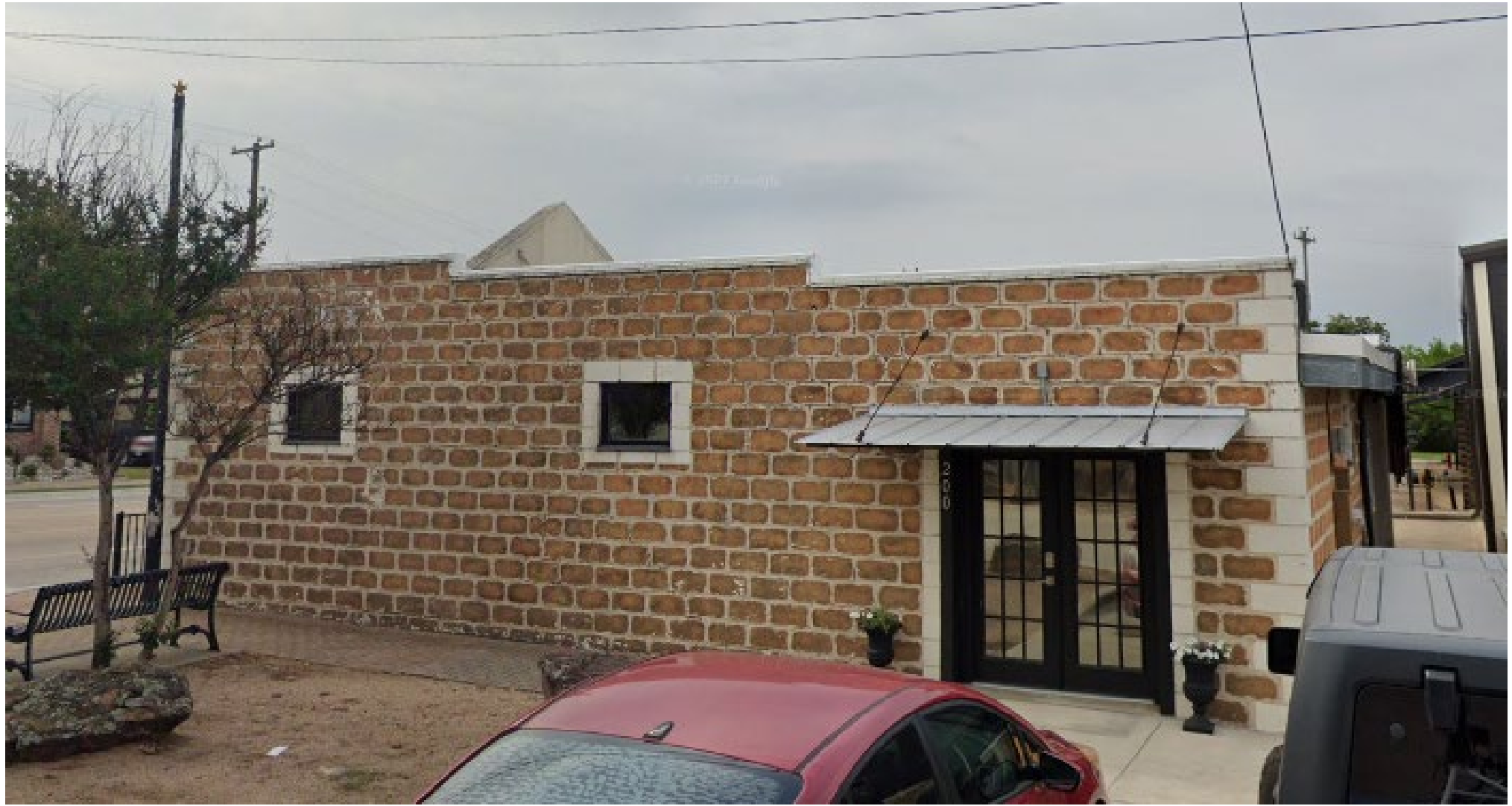
Before



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After



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Eligible Improvements

- Painting the exterior of the building –
 - white with black accents around the windows
 - metal awnings painted black to match window trim
- New Signage on the north and east side of building
- Remove and replace coping on roofline of building
- Replace exterior door with custom iron door (east)
 - Replace double doors on the north entry
- Adding exterior lighting and plantings

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Community Development

OTK - Old Town Keller District

- (1) General Purpose and Description. ...The OTK District is designed to transform the area into a historic focal point of the City with the character of a small Texas town of the early to middle 1900's. The standards set forth in this district will ensure design consistency in both the redevelopment of existing structures and in new developments.
- (5) Design Standards – (a) Architectural Requirements.
 - a (1) - *Materials*. ...materials must reflect a sense of quality, history, and permanence by utilizing brick, stone, stucco, fibrous cement and concrete. The use of split-faced concrete block shall be limited to the base of a building up to three feet (3') in height from the foundation...The color of building materials and the facade shall reflect the eclectic character of the early to mid 1900's, and include earth tones of red, tan, brown and off-white.

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Policy Considerations

- Section VI of the Façade Improvement Grant Policy
 - The availability of grant funds allocated for the fiscal year and other applications.
 - 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 the subject site including **the degree of visual improvement the proposed project brings to storefront and streetscape**.
 - Additional consideration given to projects **utilizing a Keller business**.

Project Location



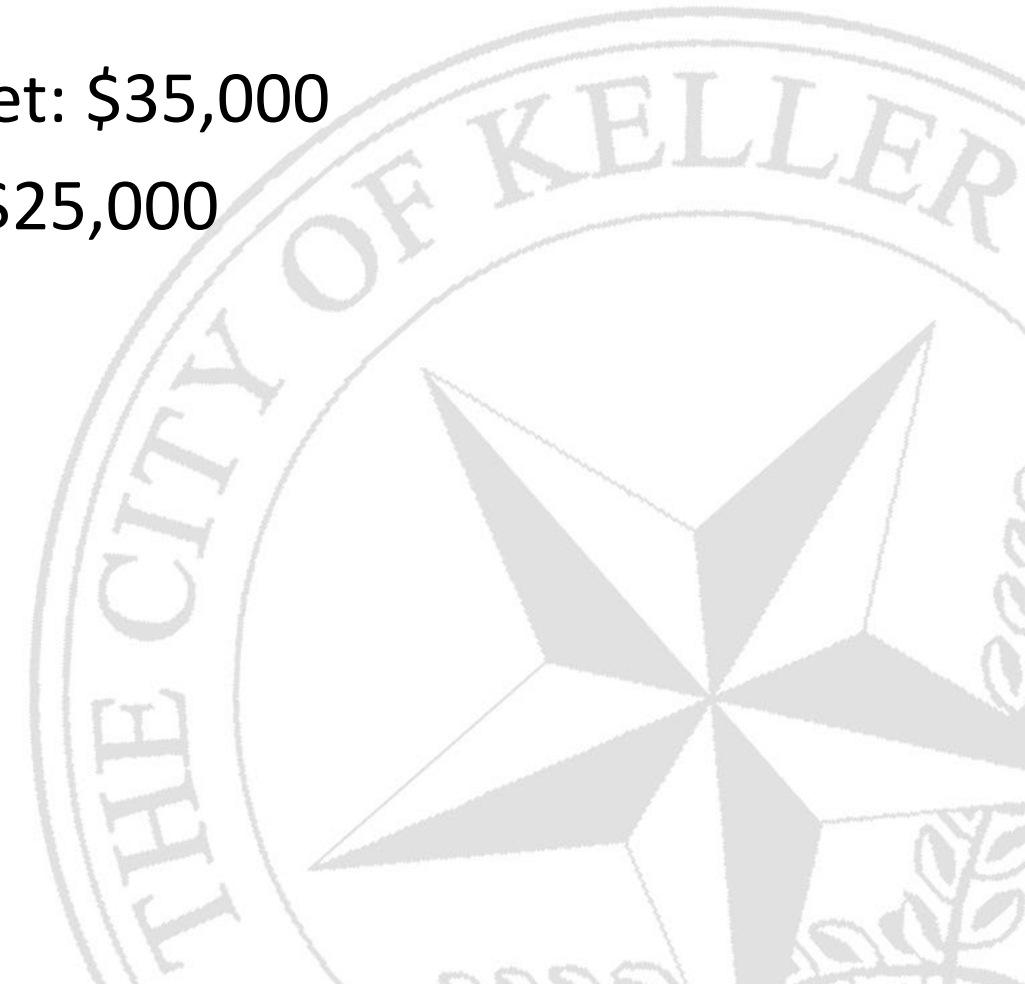
Old Town Keller West

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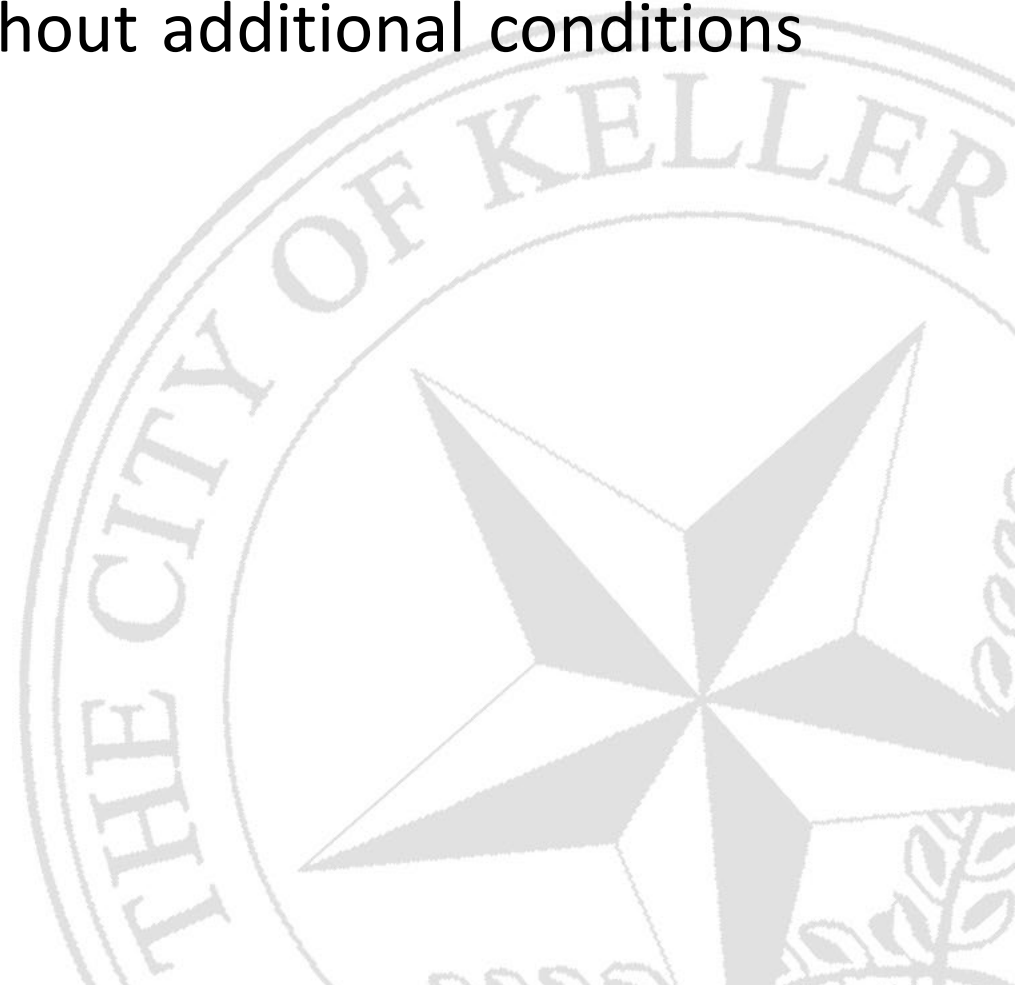
Budget

- FY 22-23 Façade Improvement Grant Budget: \$35,000
- If request is approved, remaining budget: \$25,000



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On March 20, 2023, the Keller Economic Development Board reviewed the request and recommended approval without additional conditions by a vote of 6 to 0.



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The City Council has the following options when considering a façade improvement grant request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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Director of Economic Development
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