

## Item H-8

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 Brian Palfrey, owner of the property located at 207 South Elm Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

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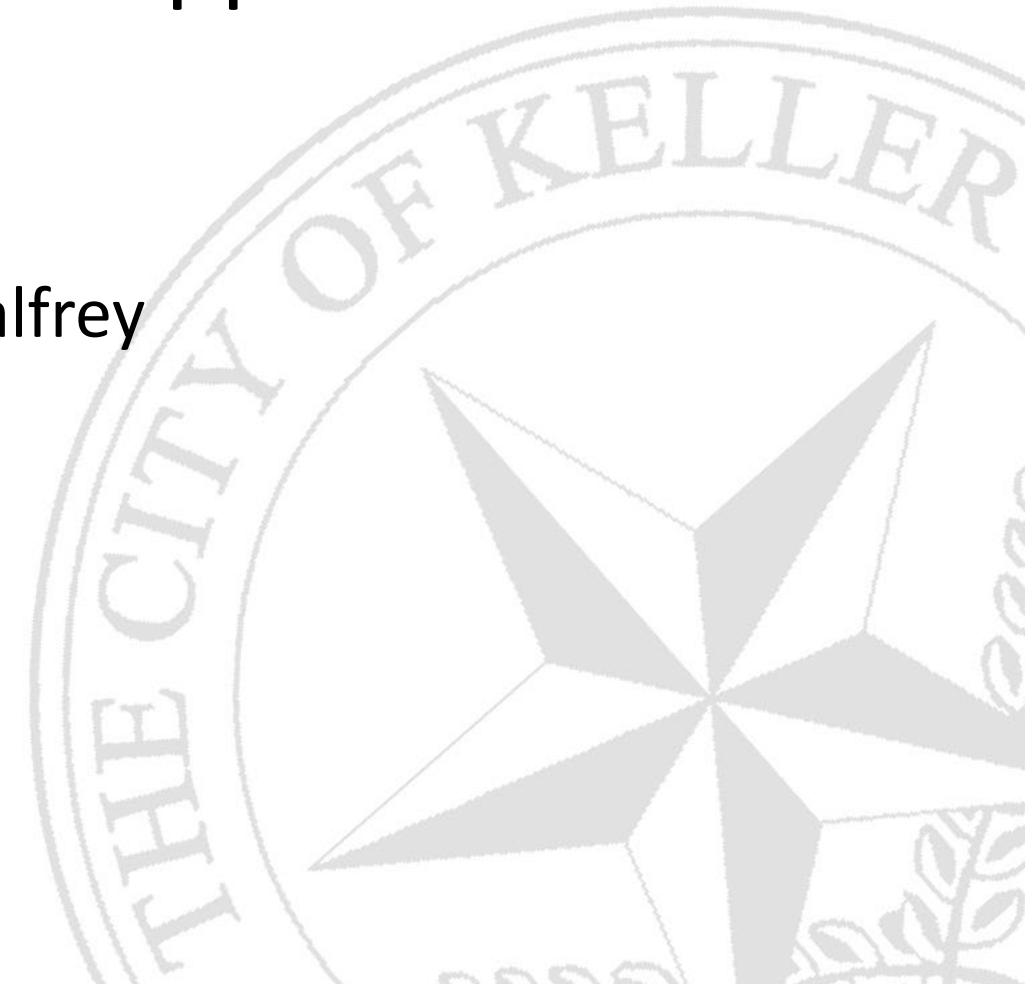
## Façade Improvement Grant Application

207 S Elm Street in Old Town Keller

- Property Owner/Applicant: Brian Palfrey

Total Project Cost: \$10,500

Total Grant Request: \$10,000



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## Before



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# Conceptual Updates



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# Conceptual Updates

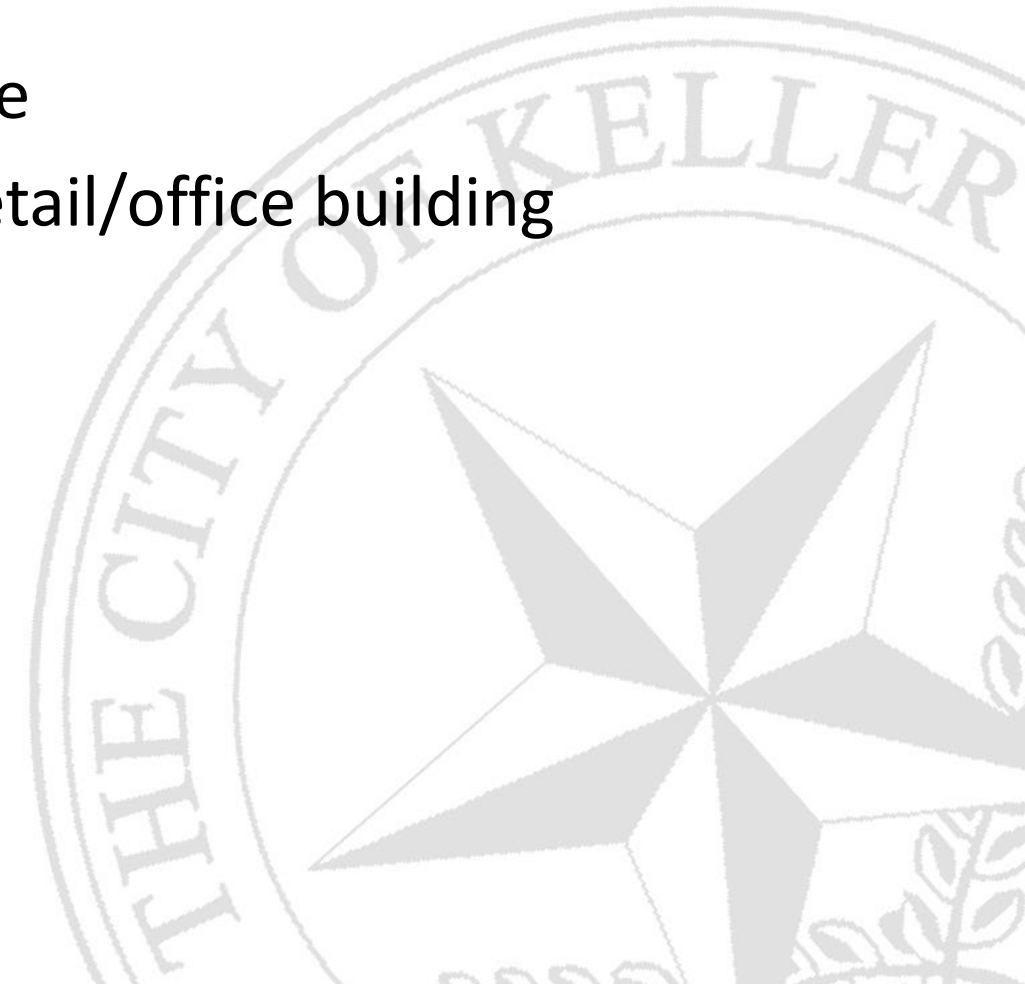


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## Eligible Improvements

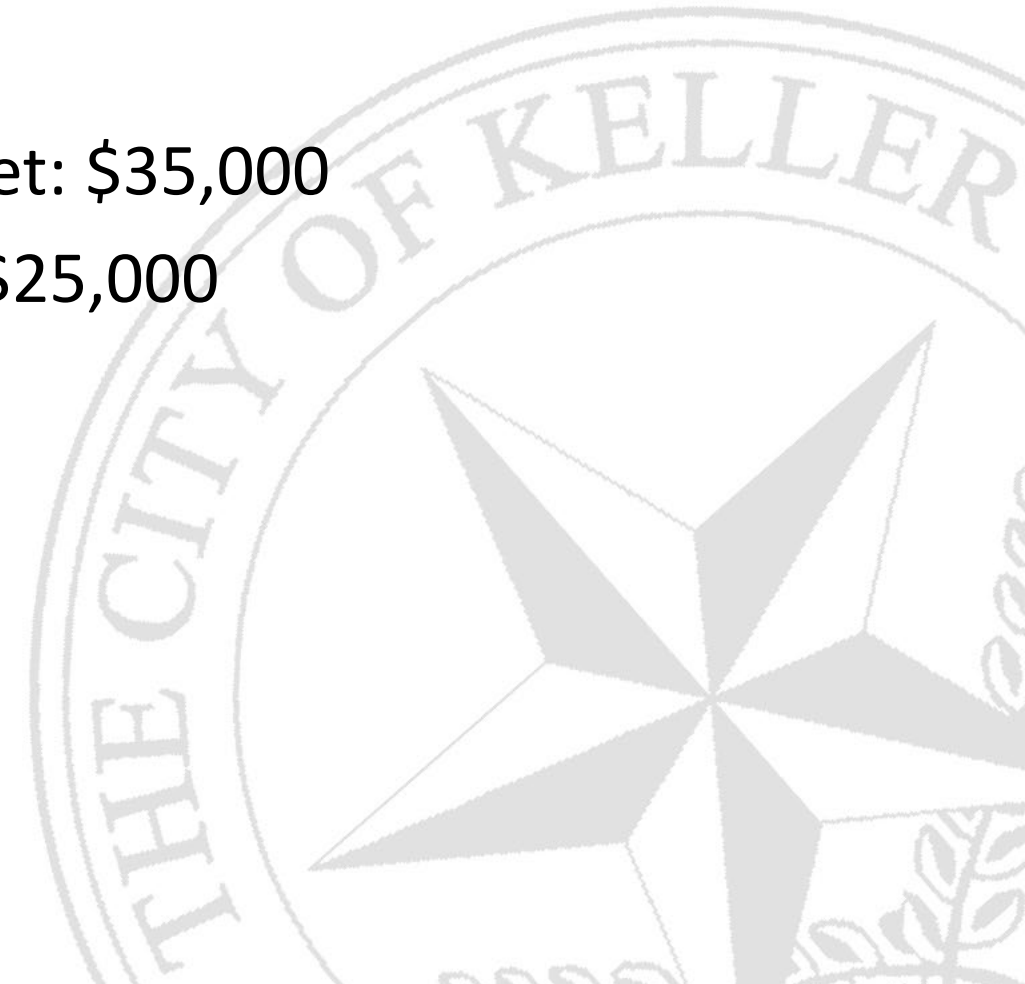
- Demolition of existing residential structure
- Build new two-story, 4,000-square-foot retail/office building
  - 1st floor restaurant/retail
  - 2nd floor office



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## Budget

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



# Project Location



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## Policy Considerations

- Section VII of the Façade Improvement Grant Policy
  - Construction of improvements must commence within ninety (90) days of grant application approval and **must be completed within one (1) year of grant application approval**. The applicant may request a one (1) time thirty (30) day extension for construction commencement and a onetime (6) month extension to complete the project from the Director of Economic Development. Projects that exceed these deadlines must reapply for grant consideration.
  - Payment will be made after all work is satisfactorily completed **according to the terms of the approved Chapter 380 Agreement**, with submissions of copies of all receipts paid, a notarized lien release from each contractor and photos of all improvements.

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On Nov. 21, 2022, the Keller Economic Development Board reviewed the request and recommended the additional condition that the payment is made upon issue of the building permit of the new commercial building.

The request was recommended for approval by a vote of 5 to 1.

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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) including the recommendation by the Keller Economic Development Board
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Mary Culver**  
**Director of Economic Development**  
**817-743-4009**

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