



## Façade Improvement Grant Program Application

### I. Applicant Information

- A. Applicant Name 129 MEDI INC
- B. Business Name CAFE MEDI
- C. Street Address 129 Olive St, Keller, 76248
- D. Mailing Address 129 Olive St.  
Keller, TX 76248
- E. Work Phone 817-337-3204 Cell Phone 817-8089245
- F. Email moursi2000@yahoo.com

### II. Property Owner Information (if different from Applicant)

- A. Owner Name Mohamed Moursi / Theresa Moursi
- B. Business Name \_\_\_\_\_
- C. Street Address 5903 Highland Hills  
Colleyville, TX 76034
- D. Mailing Address SAME
- E. Work Phone 817-337-3204 Cell Phone 817-808-9245
- F. Email moursi2000@yahoo.com

### III. Property and Project Description

- A. Address/Location of property to be considered for the City of Keller Façade Improvement Grant Program

129 Olive St., Keller, TX 76248

- B. Is the building currently occupied by a business?

Yes  No If yes, please list the business name(s) and Certificate of Occupancy numbers below.

Cafe Medi 331069194

C. Is this a residential building that is being converted for commercial use?

Yes  No *Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.*

D. Have building plans been submitted to the city for the project?

Yes  No *Please note: building plans are required for some improvements, but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.*

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Grant before?

Yes  No *If yes, please list the property address(es) and year(s) the grant was awarded below.*

In 2013

F. Are there any current code enforcement actions, tax liens, or judgement liens against the property?

Yes  No

G. Grant Request

1. Total Project Cost (for Façade Improvements Only)	<u>\$ 26,834</u>
2. Eligible Grant Request (Up to \$10,000)	<u>\$ 10,000.00</u>

H. Project Description

(Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May submit on a separate sheet of paper.)

SEE ATTACHMENT

I. What is the anticipated start and end date for the project? (Month/Year)

Start Date APRIL 2024 End Date APRIL 2024

J. Application Checklist

I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable. N/A
- The proposed façade improvements have not been completed prior to receipt and verification of a complete application by city staff.

**DISCLAIMER**

I acknowledge that I understand the terms of the City of Keller Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Keller City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature Matt Moore Date 2/28/2018

Property Owner Signature (if different from applicant) Matt Moore Date 2/28/2018

Information Below to be Filled Out by City Staff Only

Date Received \_\_\_\_\_ Staff Initials \_\_\_\_\_

Application

Complete

Incomplete  Missing Items \_\_\_\_\_  
 \_\_\_\_\_



Façade Improvement Grant Program  
Landscape Maintenance Contract

The undersigned grant recipient hereby agrees to the following terms and conditions of the Façade Improvement Grant award for use in landscaping materials.

129 MEDICAL INC / CAFE MEDICAL (Name of Business) agrees to properly maintain all landscaping to the specifications of the City of Keller, which are summarized below.

- Provide proper hydration as needed to all trees, shrubs, flowers, vines, grasses and any plant material
- Provide proper fertilization to all of the above, regularly, as prescribed by individual plant requirements
- Provide proper general care of all landscaping on a regular schedule, including, if applicable, weekly mowing at recommended heights, edging, trimming, pruning, sucker removal, raking/leaf removal, transplanting, grooming, maintaining of espaliered shrubs and vines, deadheading as needed
- In case of plant failure, provide immediate removal, appropriate disposal and replacement in a timely manner
- Agree to purchase plant materials with warranty by retail supplier, if possible
- Agree to inspections from the City on a regular basis to ensure the quality of landscaping improvement

The City of Keller shall not be liable for any loss or damage sustained on landscaping items. The grant recipient shall hold the City of Keller whole and harmless and all claims for liability or damage of whatsoever nature and kind, including cost of court and attorney's fees. This contract automatically expires 24 months after fund disbursement from the City of Keller for the Façade Improvement Grant approved by City Council under Resolution No. \_\_\_\_\_.

Applicant Signature Mohammed Mourji Date 2/28/2024  
 Name of Business 129 MEDICAL INC / CAFE MEDICAL  
 Address 129 Olive St., Keller, TX Phone 817-808-9245  
 Email mourji2000@yahoo.com

Café Medi – 129 Olive St., Keller, TX 76248

City of Keller  
Façade Improvement Grant Program

Appendix B, Item H: Project Description

The scope of these improvements includes complete replacement of the front exterior patio deck, railing, handicap ramp, and steps that lead to our entrance door and house outdoor seating. It also includes concrete repairs around this area, landscaping improvements and lamp post lighting replacement. The cost associated with these improvements is significant for our small business. This grant would reduce our project cost by nearly 40%.

Appendix B, Item J: Improvement Cost Itemization

\$ 24,000 – Quote from Martin Pitts for deck, ramp, and stair replacement.

\$ 1,500 – Quote from Martin Pitts for concrete repair.

\$ 475 – Quote from The Flower Ranch for landscape improvements.

\$ 859 – Quote from Home Depot for 3 Outdoor Lamp Posts.

\$ 26,834 – Total Project Cost



**MARTIN PITTS**  
CONSTRUCTION

To: Café Medl	Date: 2-13-2024
Address: 129 Olive St Phone: (817) 808-9245	Email: moursi2000@yahoo.com
Project: Deck, Concrete work,	Location:

We furnished labor, materials where noted, and insurance – complete in accordance with the specifications per scope of work listed below

**Front Deck Replacement Composite Material Inclusions:**

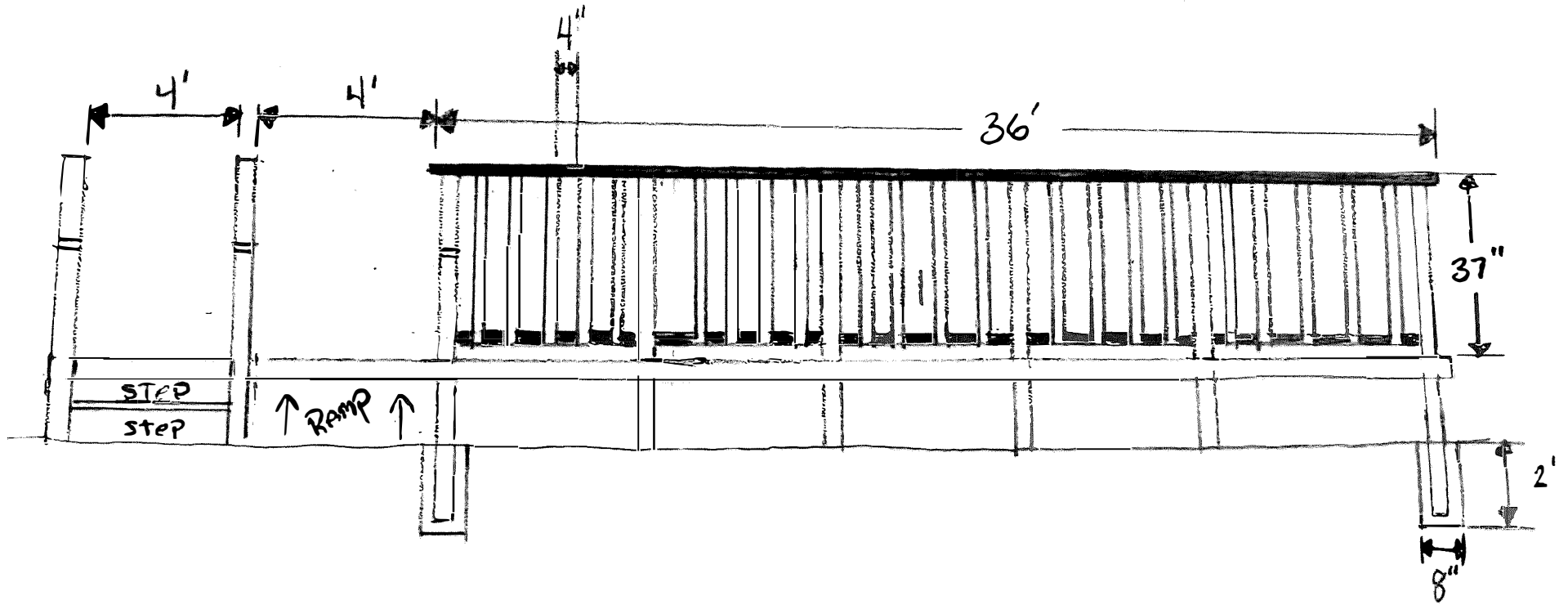
- Removal of exiting deck and railings
- Install new post anchors, rim joist, joist, stingers for stairs, framing for handicap accessibility, hand rails, and decking

**Total \$24,000.00**

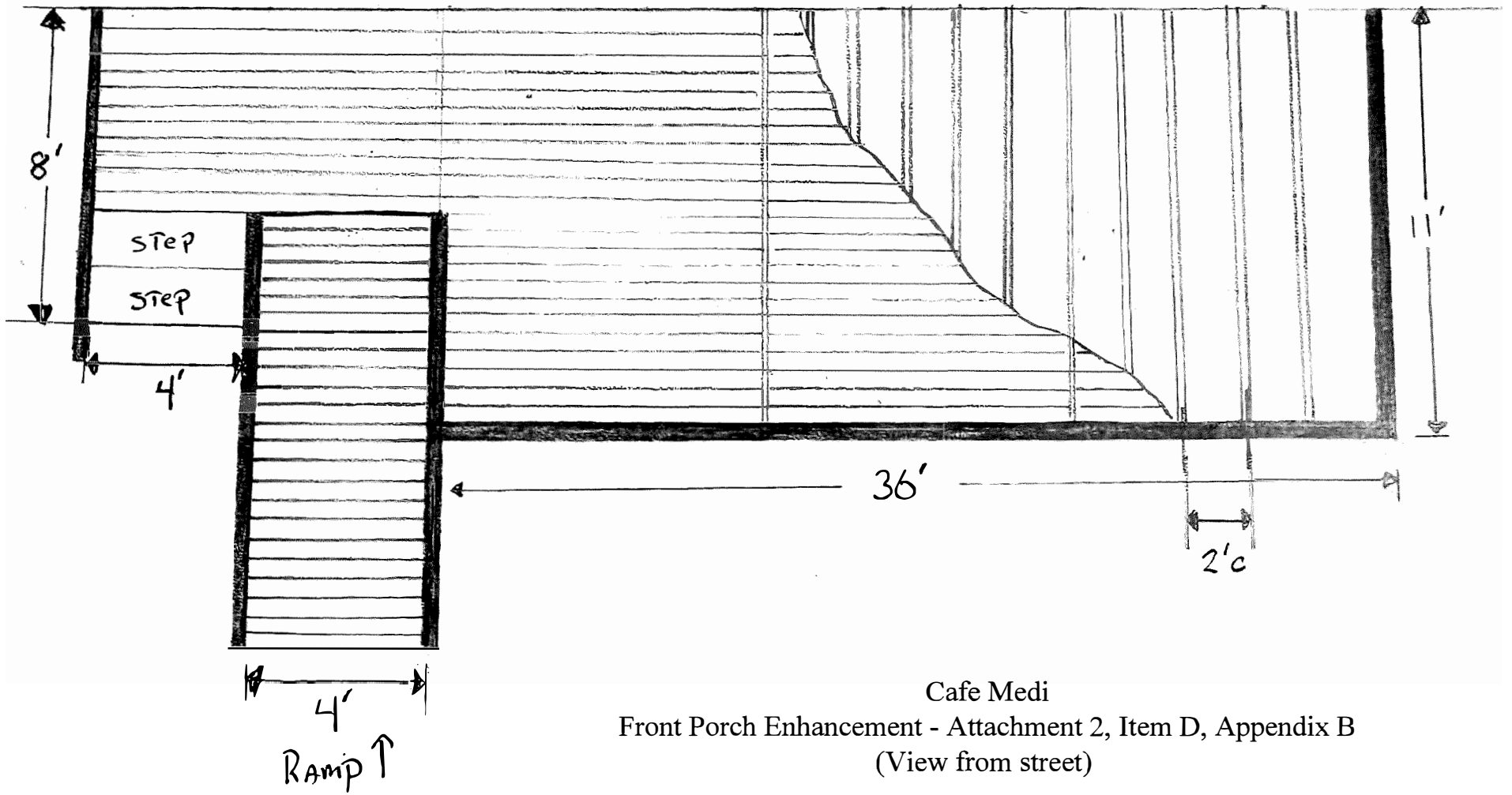
**Concrete Repair:**

- Cut and remove approx. 130 SF of concrete, install 3/8" rebar 12" OC and pour & broom finish concrete to match existing.

**Total \$1,500.00**



Cafe Medi  
Front Porch Enhancement - Attachment I, Item D, Appendix B  
(View from street)



Sales Rep : Justin The Flower Ranch  
 Tagger / Location : 901. S. Pearson Ln, Keller

Quantity	Item Description	Quantity	Item Description
6	Pink Boug BKst		
			Bougainvillea
6	Purple Boug BKst		
			\$35 ea.
<hr/>			
	Carolina Jessemine	4 gal	\$20.00
		3 gal	\$35.00
			\$475.00

Company Name : Cafe medi  
 Contact : Justin - 817-229-3936  
 P.O.   
 Del or P/U Location : 129 olive St. Keller  
 P/U Delivery Date & Time :



Bel Air Lighting

### Classical 8 ft. 3-Light Black Outdoor Lamp Post Light Fixture Set with Clear Glass

★★★★★ (13) Questions & Answers (16)



- E26 BULB BASE**
- 100 Watts**
- HARDWIRED**
- WET LOCATION**

Hover Image to Zoom

## \$286.43

Pay \$261.43 after \$25 OFF your total qualifying purchase upon opening a new card. Apply for a Home Depot Consumer Card.

- Outdoor post lighting for landscape areas and exterior walkways
- Lamp post set includes light pole and three-head post lantern
- Uses (3) 100W E26 incandescent or LED light bulb, not included
- [View More Details](#)

Pickup at N Richland Delivering to 76180

**Ship to Store**  
Feb 29 - Mar 1  
60 available  
FREE

**Delivery**  
Monday, Mar 4  
60 available  
FREE

#### Need a Pro? We Can Help!

Get Referred to a Local Pro  
 Add Pro Referral  
[What to Expect](#)

#### Protect This Item

Select a Home Depot Protection Plan by Allstate for:  
 2 Year / \$45.00  
 No thanks



Bel Air Lighting

### Classical 8 ft. 3-Light Black Outdoor Lamp Post Light Fixture Set with Clear Glass

★★★★★ (13) Questions & Answers (16)



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 Add Pro Referral  
[What to Expect](#)

#### Protect This Item

Select a Home Depot Protection Plan by Allstate for:  
 2 Year / \$45.00  
 No thanks  
[What to Expect](#)

Share Print

1 + [Add to Cart](#)

Lamp Posts – Quantity 3 – \$859

Café Medi

Greek & Mediterranean Cuisine

OPEN



# Café Mødi

Greek & Mediterranean Cuisine



No Solicitors

VISA  
MasterCard  
Discover  
American Express

CLOSED  
Please Call Ahead  
508-548-1234

NOW  
HIRING



DECKING 1



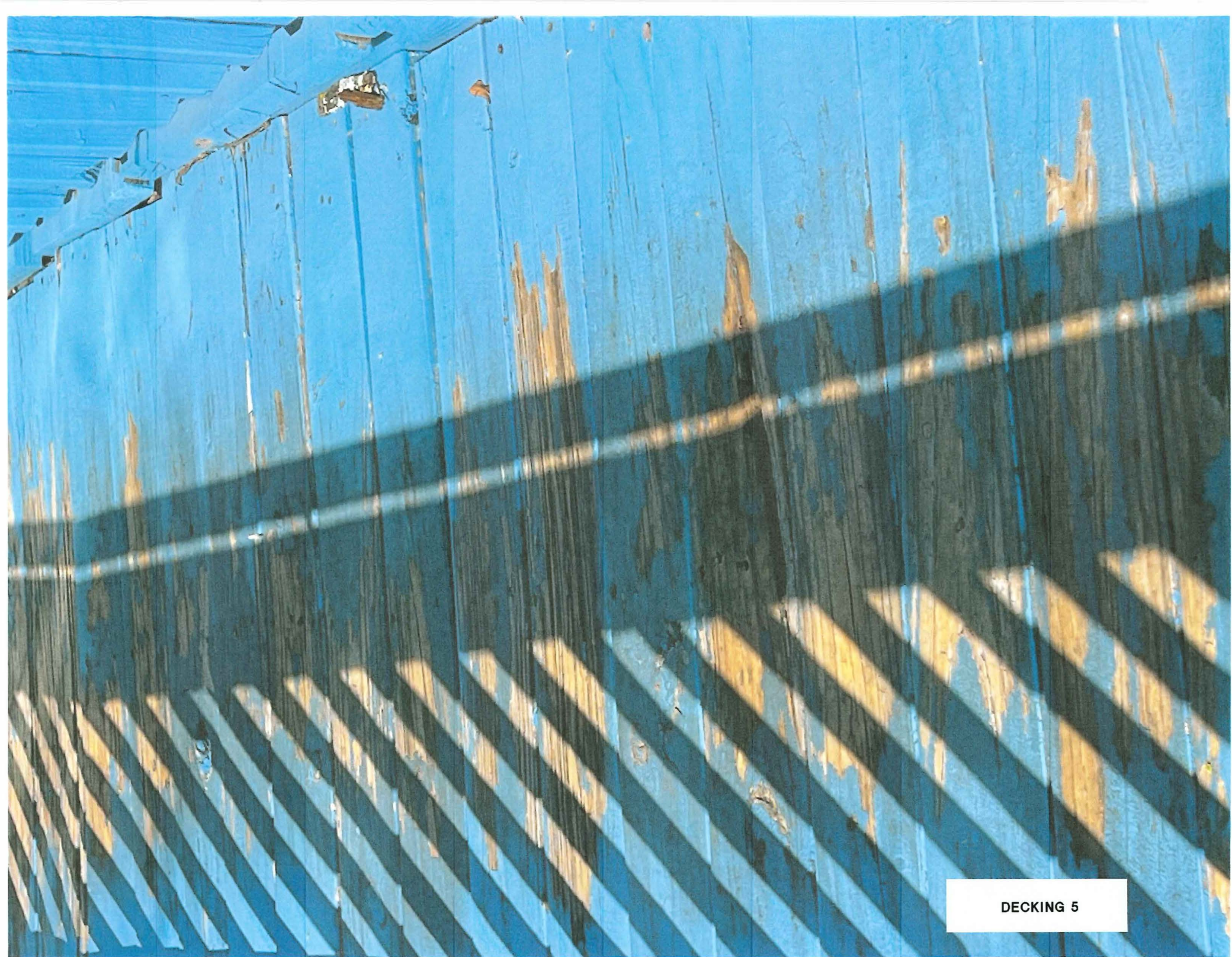
DECKING 2



DECKING 3

DECKING 4

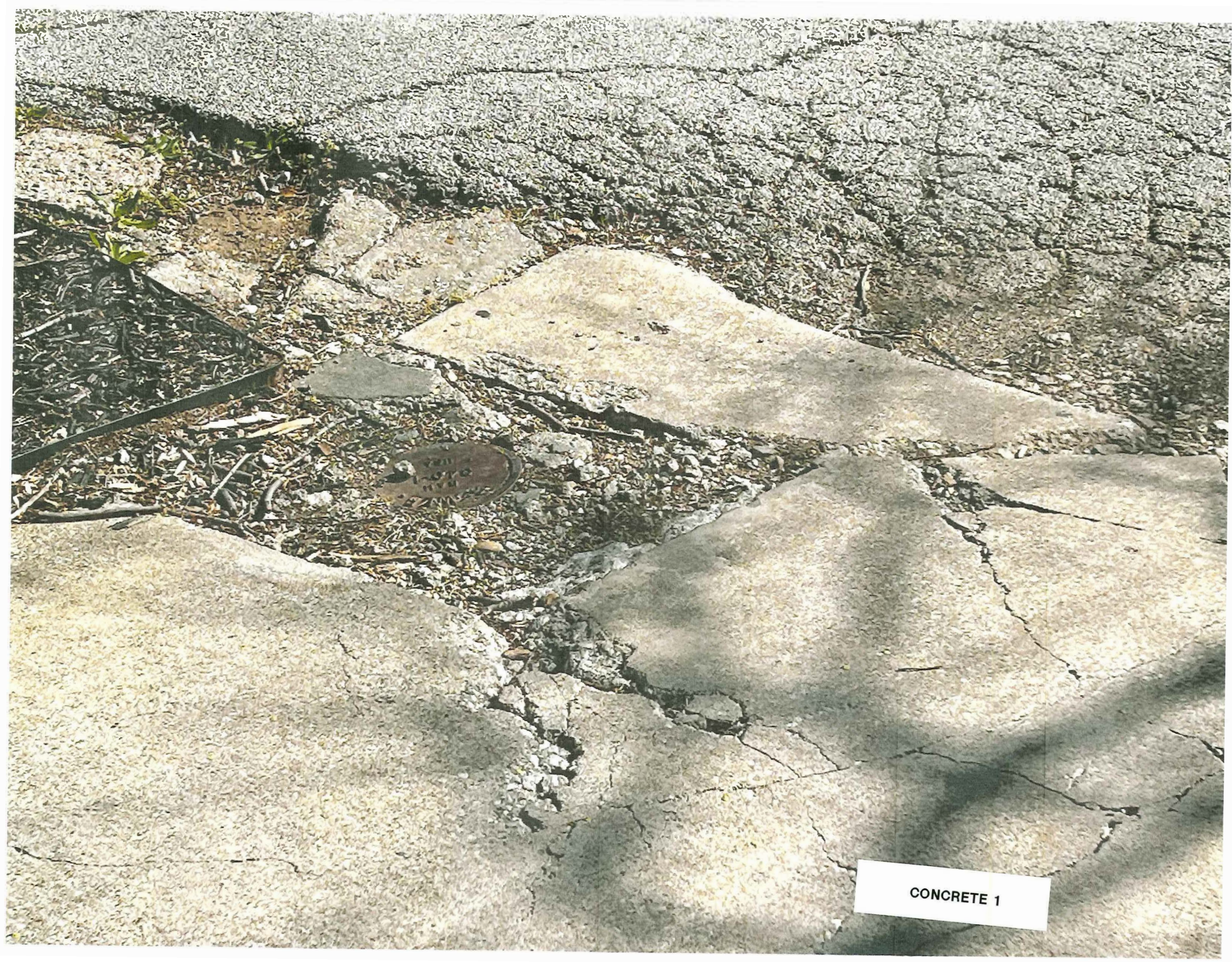




DECKING 5

RAMP





CONCRETE 1

A photograph of a concrete surface showing significant cracking and discoloration. The concrete is light gray with yellowish-brown staining, particularly in the upper left and middle sections. Several prominent, irregular cracks run across the surface. In the top right corner, there is a section of dark, coarse aggregate material, possibly gravel or crushed stone. A white rectangular label with the text "CONCRETE 2" is placed in the bottom right corner of the image.

CONCRETE 2



**FLOWER BED 2**



FLOWER BED 1



**NEW FLOWERS**



**LIGHT POLE**