

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 for Café Medi, 129 Olive Street, Keller, TX 76248

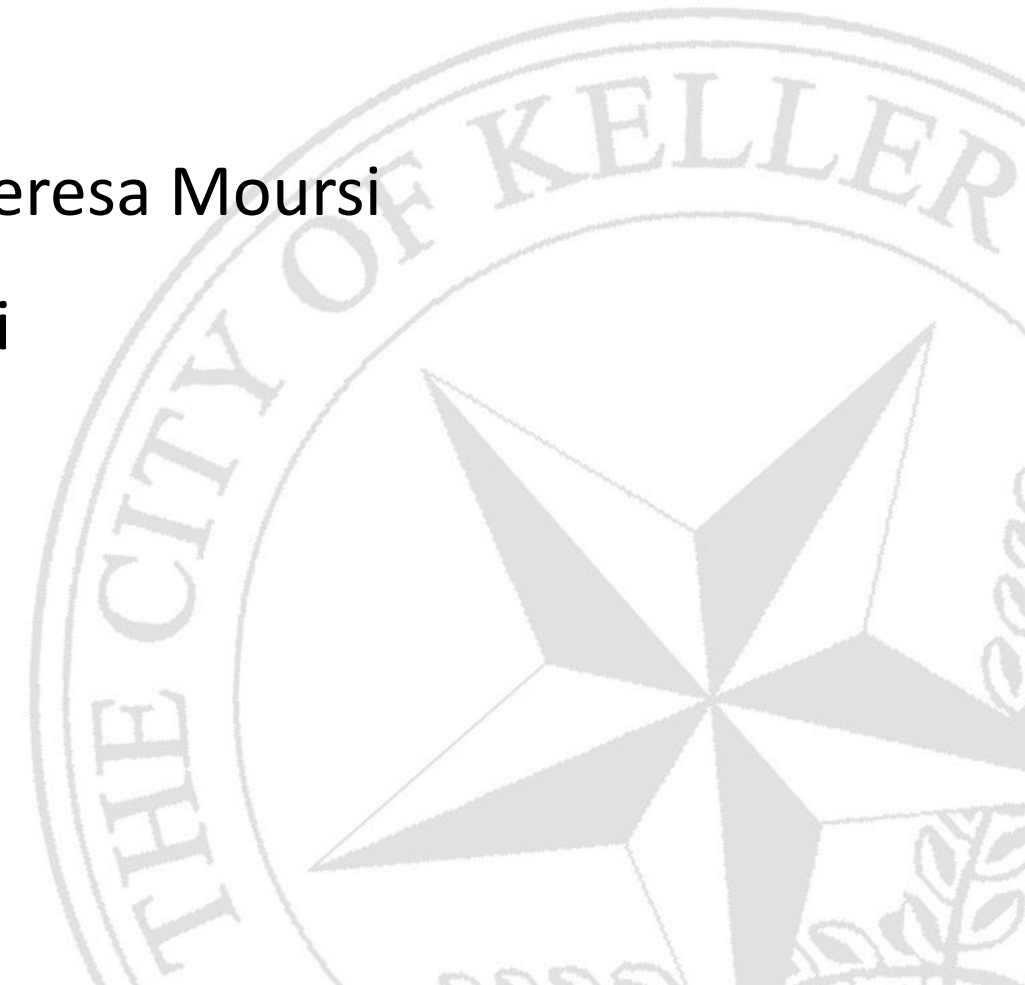
Façade Improvement Grant Application

129 Olive St. in Old Town Keller

- Property Owner: Mohamed and Theresa Moursi
- Applicant: 129 MEDI INC, Cafe Medi

Total Eligible Project Cost: \$26,834

Grant Request: \$10,000



Before



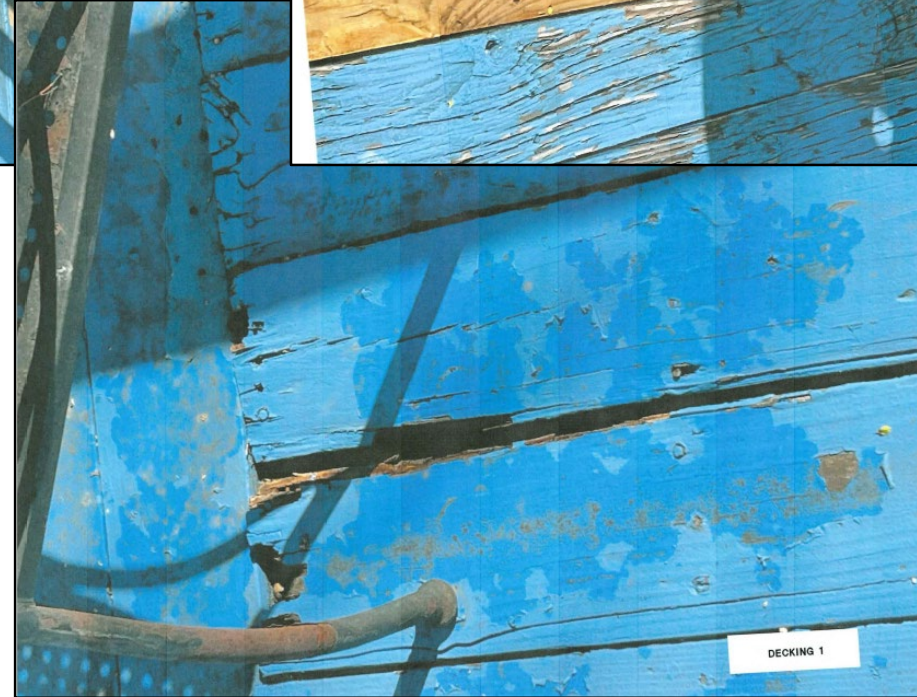
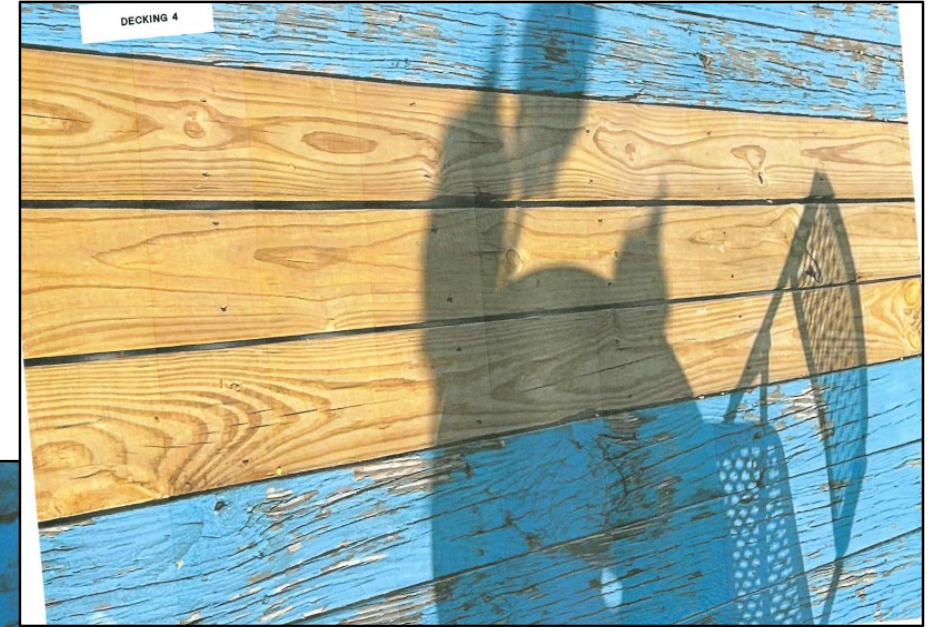
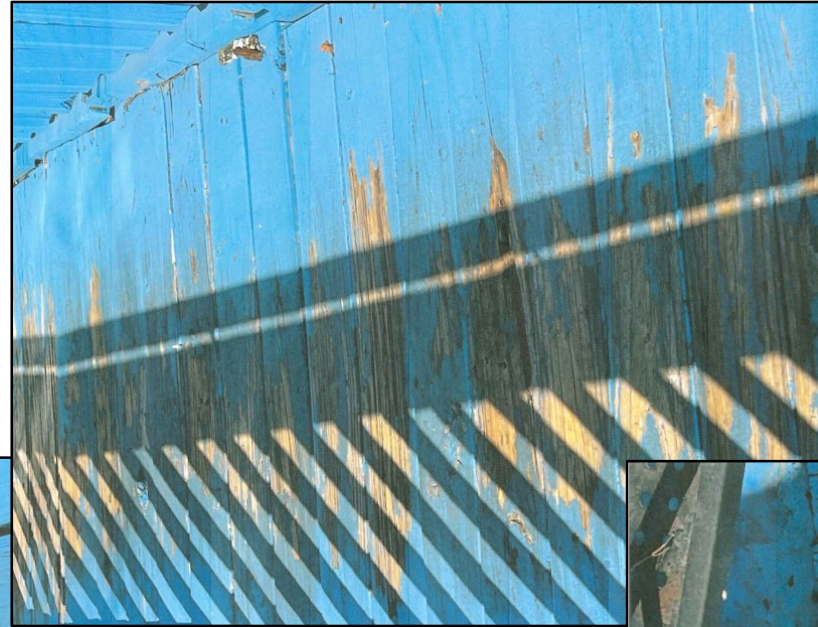
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Before



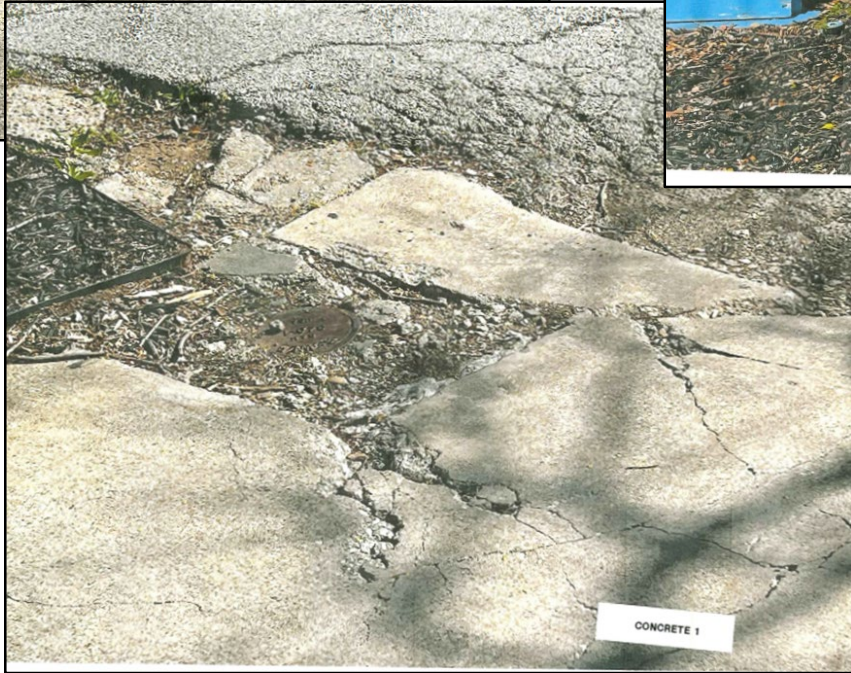
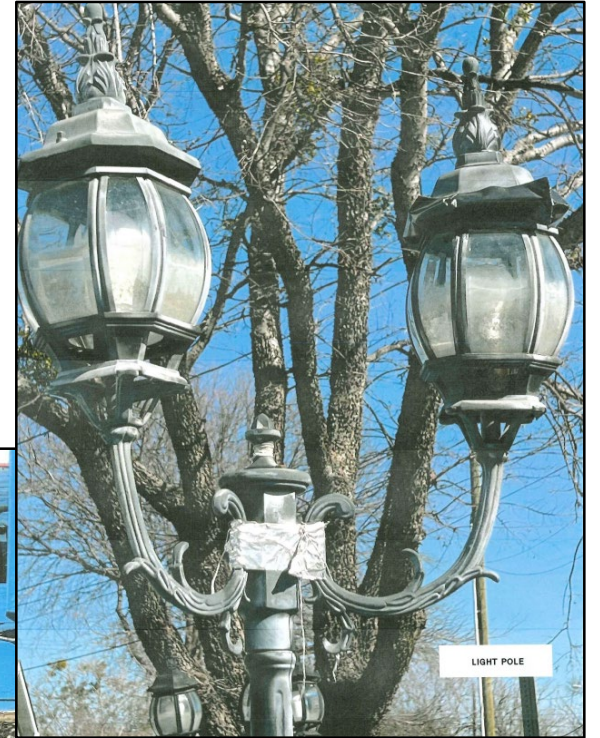
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Before

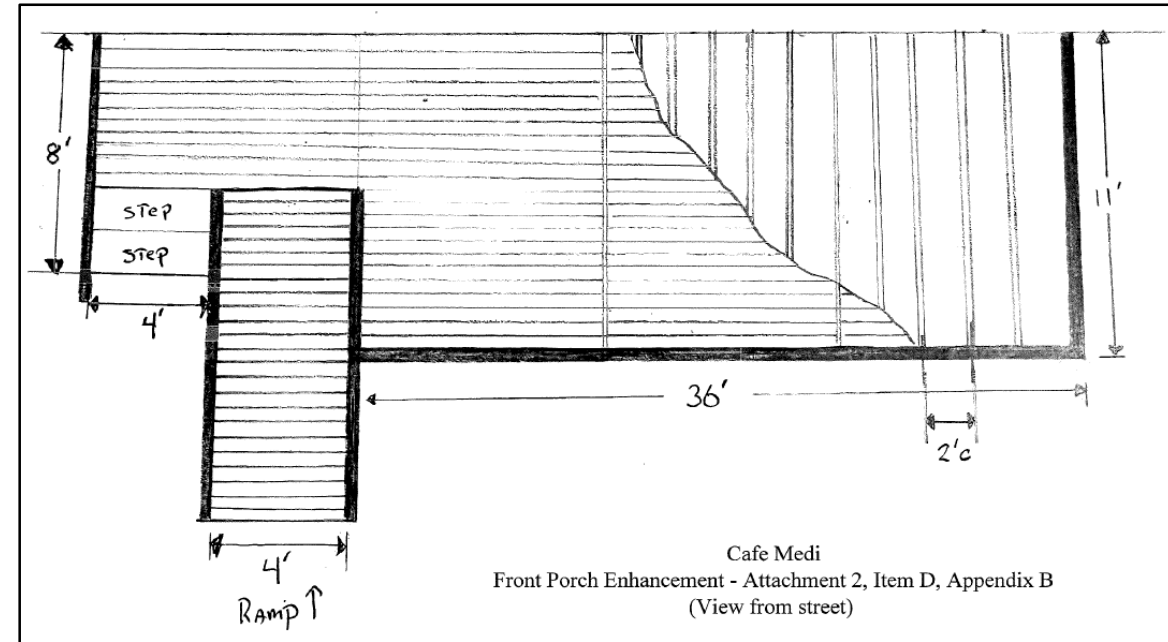
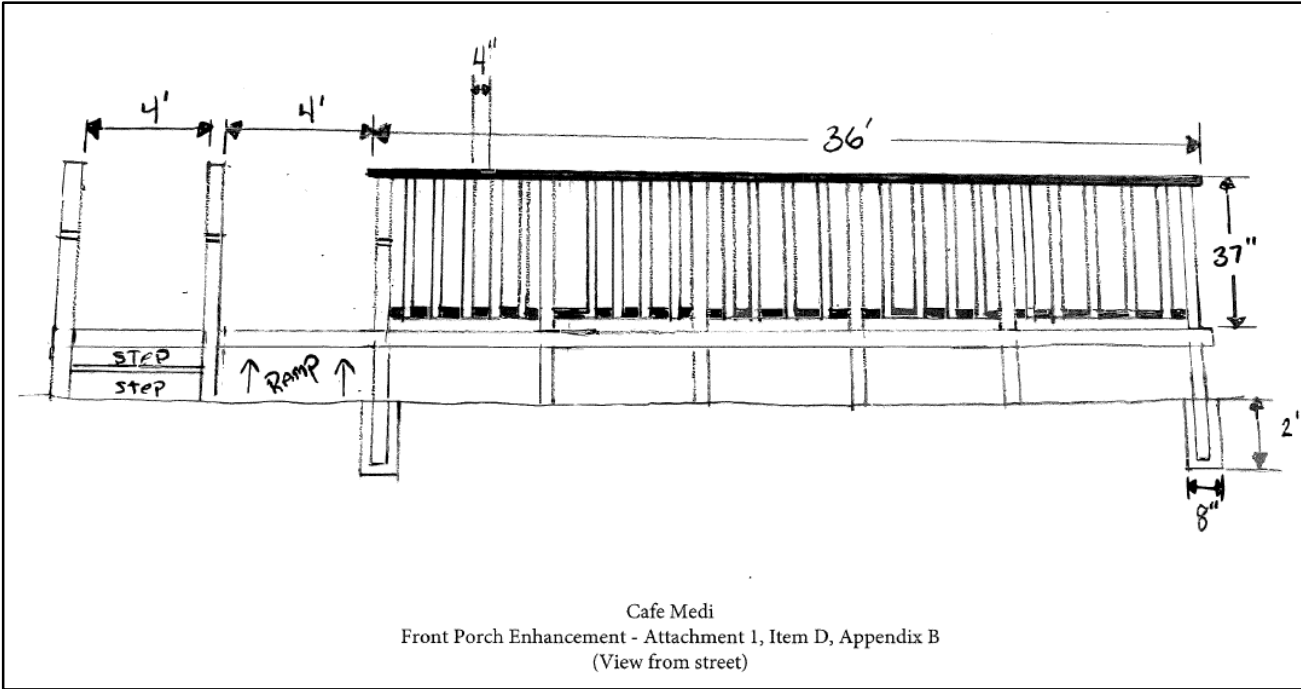


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Before



Renderings



Improvements



Improvements



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Eligible Improvements

- Deck and ramp replacement
- Lighting replacement
- Landscaping



Community Development

- Improvements meet the UDC guidelines for the Old Town Keller Zoning District
- A building permit is required for the ramp and deck patio replacement
 - A site plan sheet should be included to reflect additional lighting
- Neon string/rope lights are not allowed under the UDC

Previous Grant History

- 2013
- \$5,000 OTK Façade Improvement Matching Grant
- \$10,900 in improvements
 - Install double door
 - Replace windows
 - Install access ramp
 - Paint exterior façade
 - Add new lighting in front of building
 - Install new signage



Financial Impact

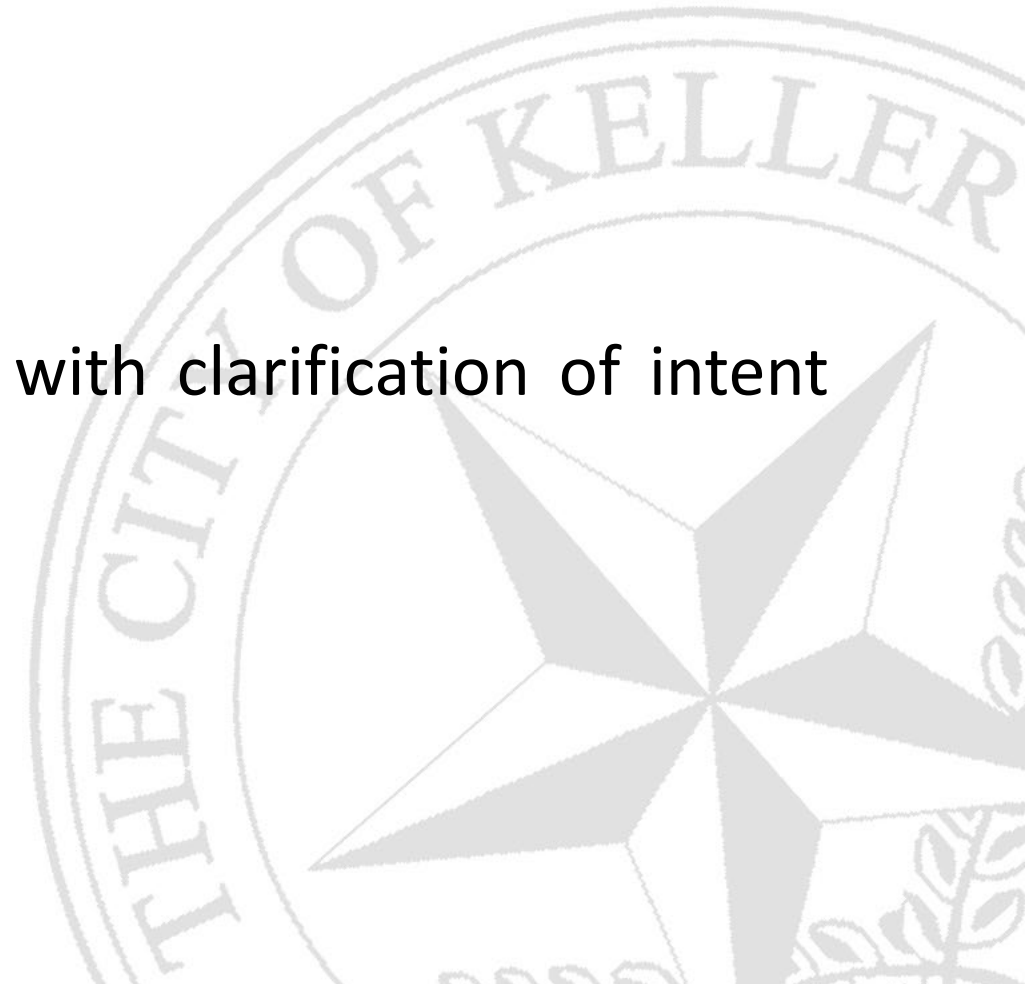
- FY 24 Available Budget:
 - Economic Development Incentive Budget – \$225,000 of pro re nata funds
- Total grant request: \$10,000
- Additional Considerations
 - Total awarded in FY23: \$64,844
 - Total awarded in FY24: \$40,000
 - Prospective applicants: 1

FIG Policy Considerations

Availability of grant funds	Façade Improvement Grant Budget line item is fully spent, but there is \$220,000 of pro re nata funds available in the ED Incentives Budget
Policy compliance	Meets policy requirements
Anticipated economic impact	Undetermined
Anticipated increase in taxable value	Undetermined (FY23 taxable value is \$277,624)
Overall visual improvement	KEDB and City Council discretion
Design and quality of proposed work	KEDB and City Council discretion
Overall project cost	\$26,834 in eligible improvements, applicant is also investing nearly \$50K in interior renovations
Utilization of Keller Contractor	No

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?
Mary Culver
817-743-4009**

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