

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 Justin Sadler, owner of Sadler Accounting PLLC, for the property located at 131 East Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

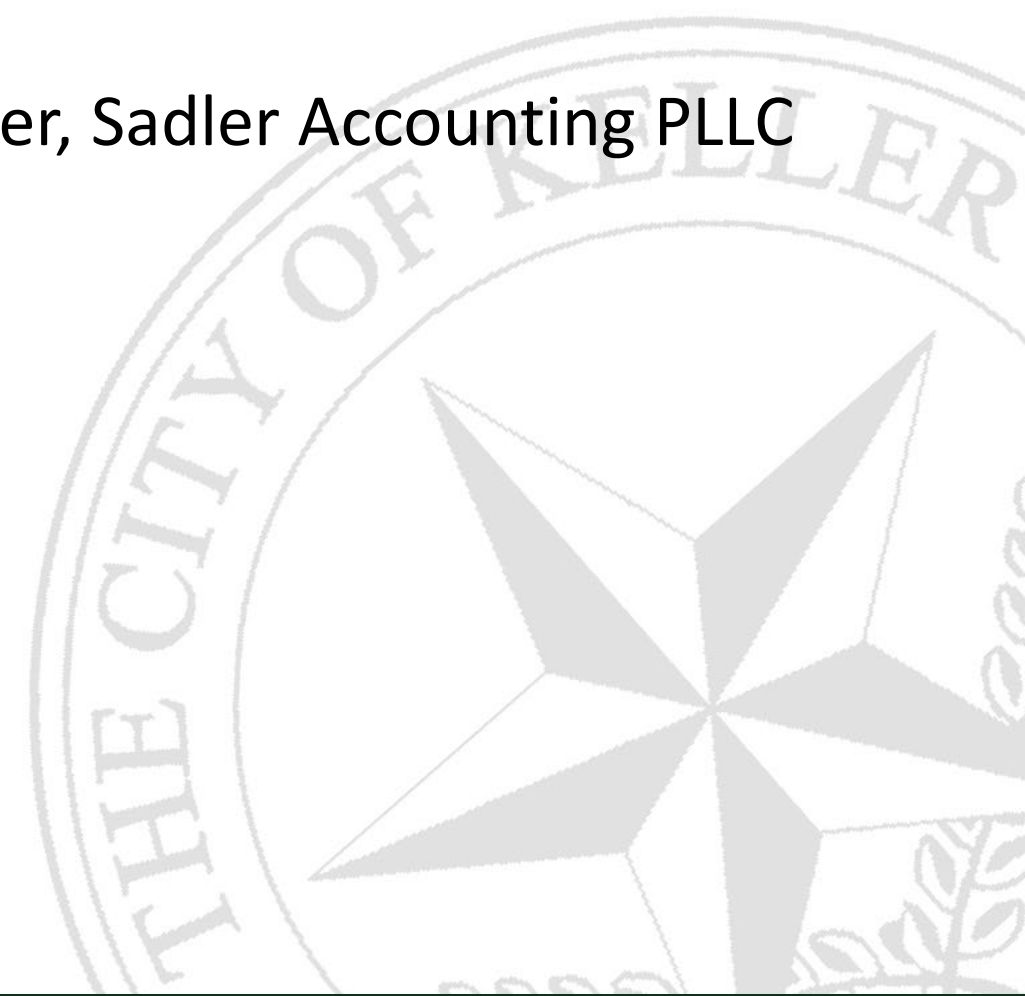
Façade Improvement Grant Application

131 East Hill Street in Old Town Keller

- **Property Owner/Applicant:** Justin Sadler, Sadler Accounting PLLC

Total Eligible Project Cost: \$15,425

Grant Request: \$10,000



Site Location



Excellence • Integrity • Service • Creativity • Communication

Site Location



Excellence • Integrity • Service • Creativity • Communication

Before



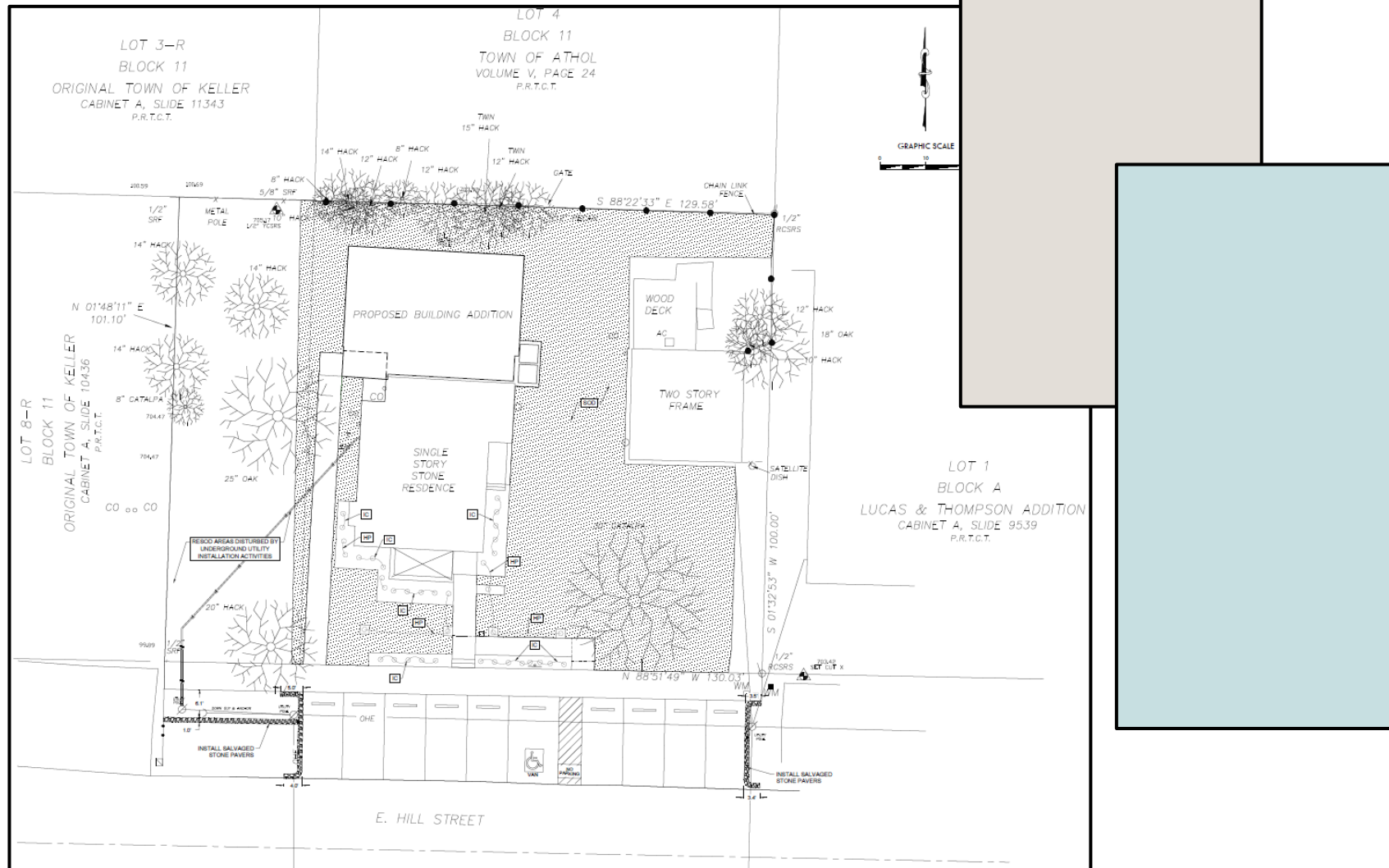
Excellence • Integrity • Service • Creativity • Communication

Before



Excellence • Integrity • Service • Creativity • Communication

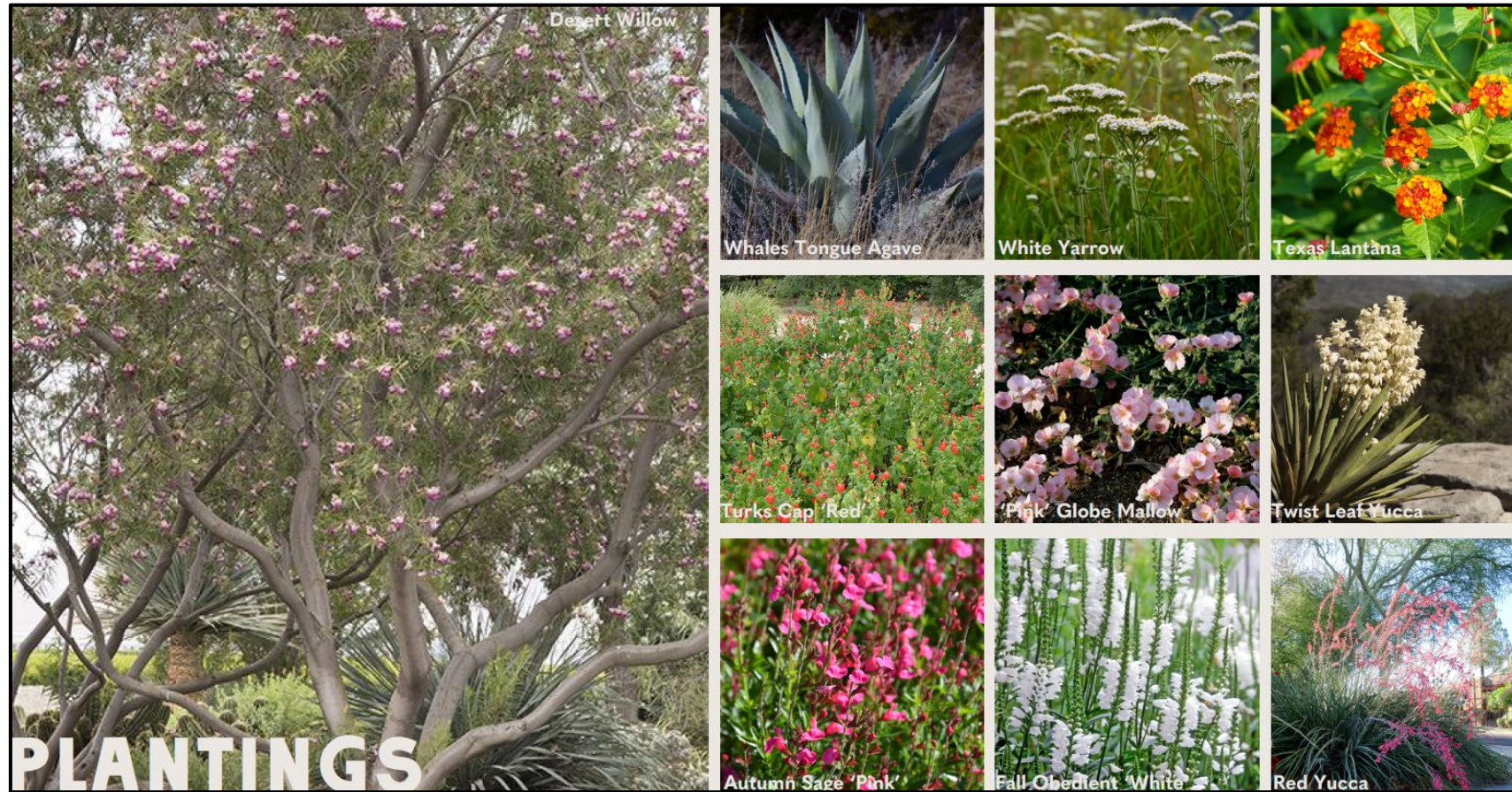
Rendering



Excellence • Integrity • Service • Creativity • Communication

[illegible]

Improvements



Improvements



Eligible Improvements

- Exterior paint
- Handrail additions
- Landscaping
- Wood repair



Cost Breakdown

<u>Project:</u>	<u>Vendor/Installer</u>	<u>Cost</u>
Wood Trim Repair and Replacement	CAET	\$425.00
Exterior Paint	CAET	\$2,800.00
Handrail and Installation	CAET	\$1,200.00
Landscaping	CAET	\$11,000.00
		\$15,425.00

Excellence • Integrity • Service • Creativity • Communication

Community Development

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



Financial Impact

- FY 26 Available Budget:
 - Development Grant Budget - \$35,000
- Total grant request: \$10,000
- Additional Considerations
 - Total awarded in FY24: \$40,000
 - Total awarded in FY25: \$0
 - Prospective applicants: 2



FIG Policy Considerations

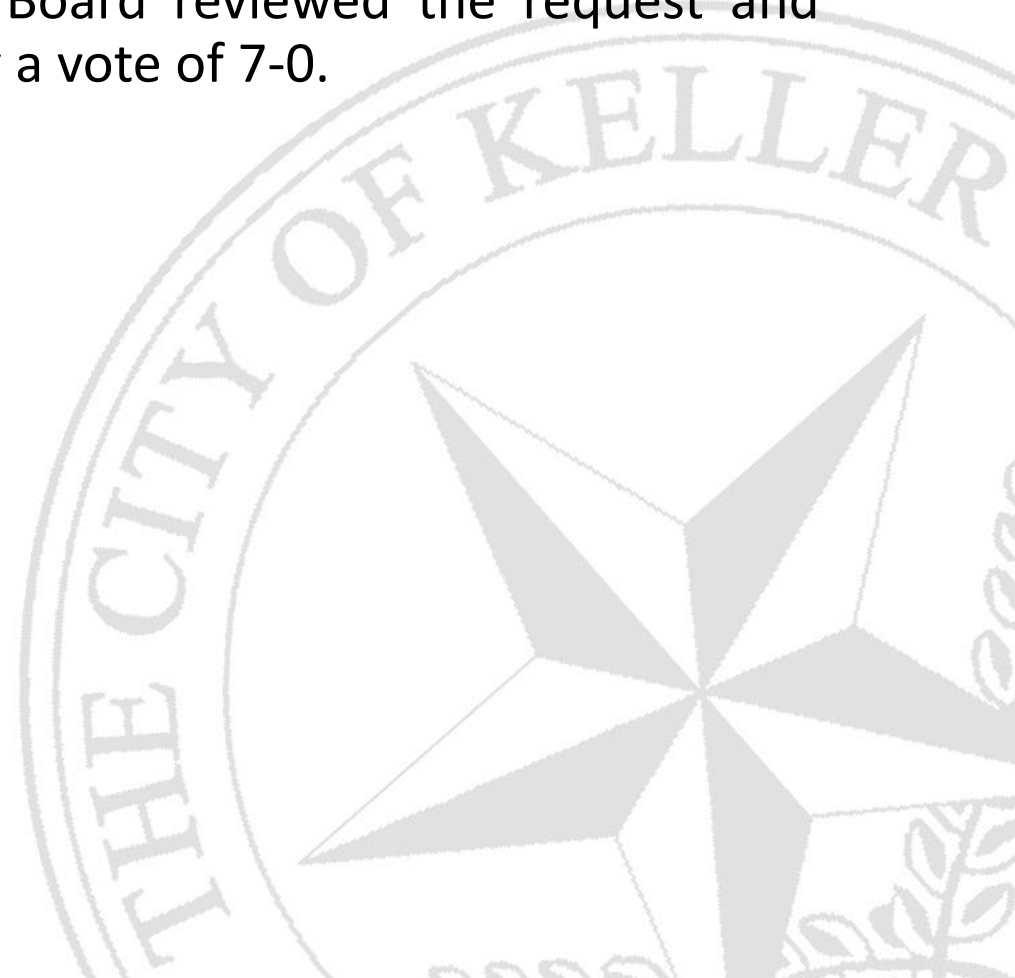
Availability of grant funds	Grant funds available for FY26
Policy compliance	Meets policy requirements
Anticipated economic impact	Undetermined
Anticipated increase in taxable value	Undetermined (FY25 taxable value is \$336,658)
Overall visual improvement	KEDB and City Council Discretion
Design and quality of proposed work	KEDB and City Council discretion
Overall project cost	\$15,425 in eligible improvements, applicant is also remodeling interior and making additional exterior improvements.
Utilization of Keller Contractor	Yes

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.

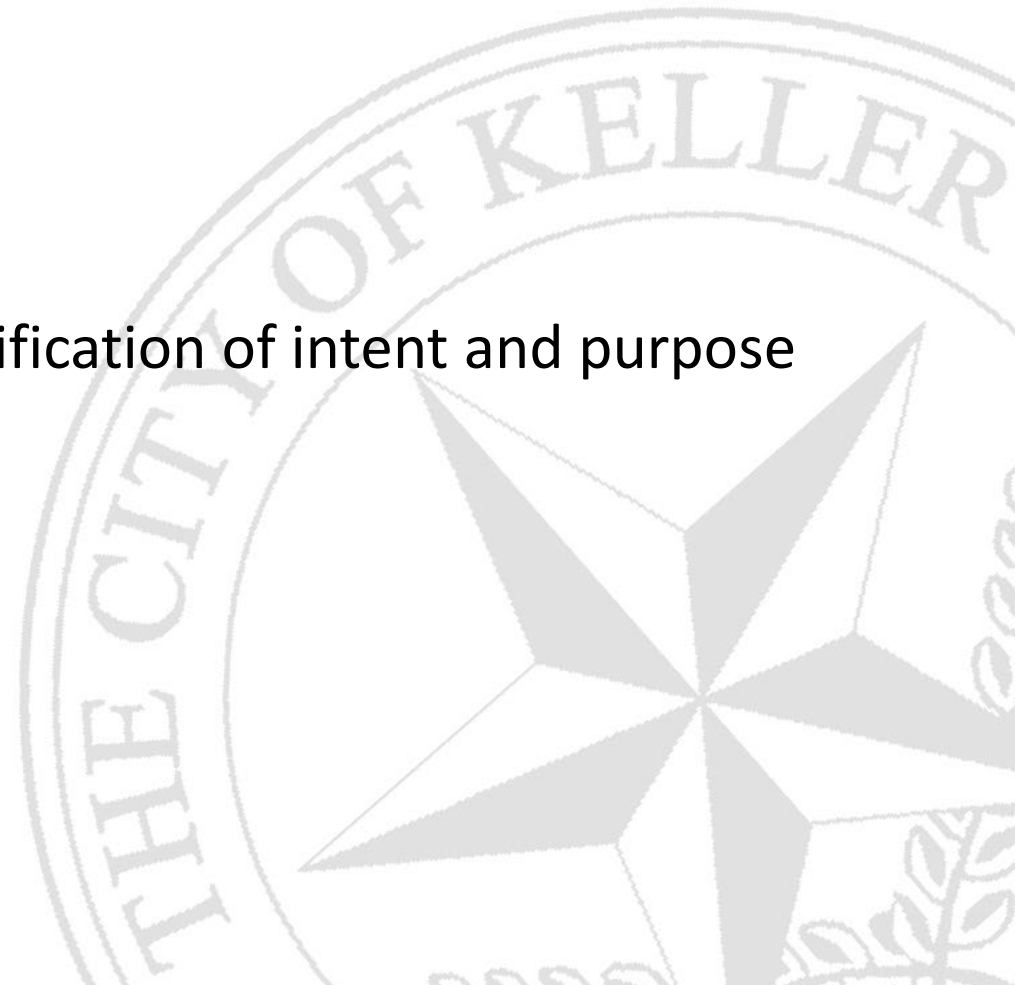
Item H-3

On Aug. 18, 2025, the Keller Economic Development Board reviewed the request and recommended approval without additional conditions by a vote of 7-0.



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

Excellence • Integrity • Service • Creativity • Communication