

## Item H-2

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 Angela Goin, Property Manager, on behalf of owners, Neal & Carol Watts of JAK Land Holdings LP, for the property located at 130 East Hill Street, Keller, TX 76248 for a City of Keller Façade Improvement Grant.

# Façade Improvement Grant Application

130 E. Hill St. in Old Town Keller

- **Business Names:** Renewed Strength Family Chiropractic and Wellness, Clint Goin State Farm
- **Property Owners:** Neal & Carol Watts, JAK Land Holdings LP
- **Applicant:** Angela Goin, Property Manager

Total Eligible Project Cost: \$13,472.35

Grant Request: \$10,000

# Site Location



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# Site Location



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# Before



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# Before



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**Before**



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# Conceptual Rendering



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# Improvements



Harmony Zoysia  
Sod Pallet



Farmers Cobble Small



Arizona River Boulders



# Eligible Improvements

- Landscaping
- Exterior painting
  - Sanding
  - Caulking
- Siding and trim repair





## Cost Breakdown – 1-Story building

<u>Project:</u>	<u>Vendor/Installer</u>	<u>Building</u>	<u>Description</u>	<u>Cost</u>
Paint Job	3:16 Roofing and Construction	1 Story	Front & both sides- deep sand, chaulk, putty, replace rotted wood and paint	\$6,924.93
Rock	Whiz-Q Stone- Self-Install	1 Story	Install decorative rock mulch in flower beds and accent boulders and large boulder planter	\$2,656.50
Grass Sod	Home Depot- Self-Install	1 story	Remove all existing grass, aerate ground and lay Zoysia sod	\$702.54
Rock Supplies	Home Depot- Self-Install	1 story	Weed Barrier to be laid under rocks	\$216.44
Rock Supplies	Home Depot- Self-Install	1 story	Landscape Staples for weed barrier	\$72.00
				<b>\$10,572.41</b>



# Before



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# Improvements



Farmers Cobble Small

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# Eligible Improvements

- Landscaping



## Cost Breakdown – 2-Story building

<u>Project:</u> ▼	<u>Vendor/Installer</u> ▼	<u>Building</u> ▼	<u>Description</u> ▼	<u>Cost 2-story</u> ▼
Rock	Whiz-Q Stone- Self-Install	2-story	Install decorative rock mulch in flower beds and accent boulders and large boulder	\$2,656.50
Rock Supplies	Home Depot- Self-Install	2-Story	Weed Barrier to be laid under rocks	\$216.44
Rock Supplies	Home Depot- Self-Install	2-Story	Landscape Staples for weed barrier	\$72.00
				\$2,944.94



# Community Development

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



# Property Grant History

- 2021- Kirkwood Investments LLC
- \$7,492.75 Façade Improvement Matching Grant
- \$ 14,985.49 in improvements
  - Power wash & scrape
  - Caulk exterior
  - Paint
  - Deck removal and replacement



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# 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 \$860,500)
Overall visual improvement	KEDB and City Council discretion
Design and quality of proposed work	KEDB and City Council discretion
Overall project cost	\$13,472.35
Utilization of Keller Contractor	Yes

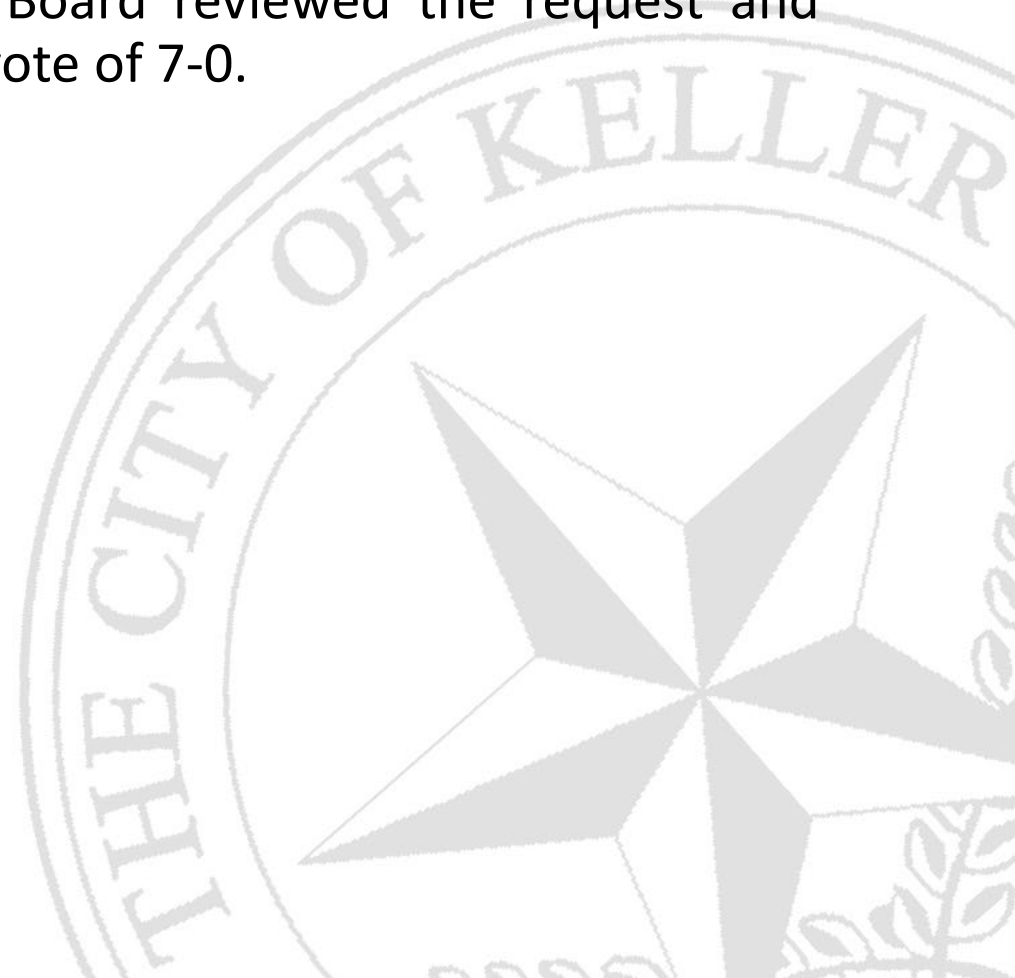


**The criteria used to review applications for grant funds shall include, but shall not be limited to, the following:**

- 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-2

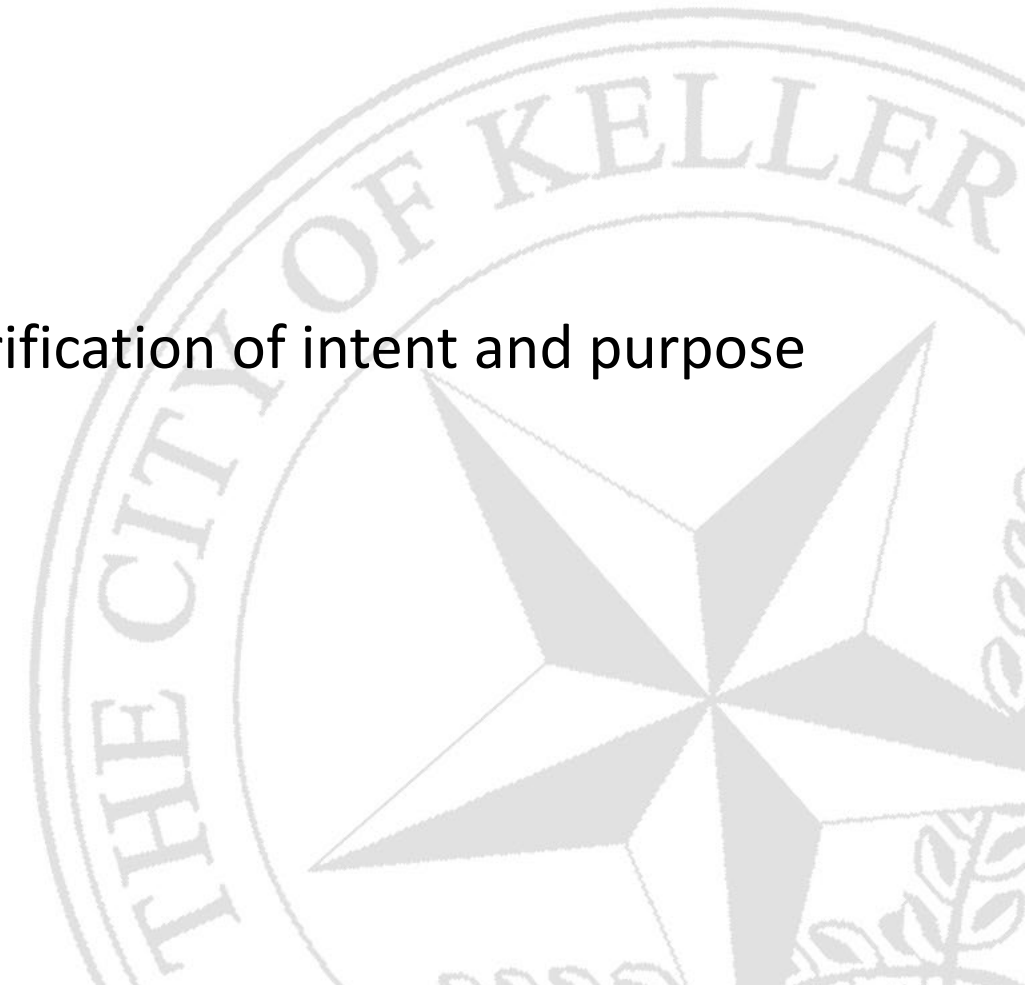
On Aug. 18, 2025, the Keller Economic Development Board reviewed the request and recommended approval with additional conditions by a vote of 7-0.





## **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**

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