Memorandum

DATE April 18, 2014
TO Members of the Economic Development Committee:
   Rick Callahan, (Vice-Chair), Jerry R. Allen, Scott Griggs, Adam Medrano, Lee Kleinman
SUBJECT Economic Development Committee
   Monday April 21, 2014, 9:00 – 10:30 a.m.
   1500 Marilla Street, City Hall, Room 6ES, Dallas, Texas 75201

AGENDA

1. Approval of April 7, 2014 Minutes of the Economic Development Committee

2. Executive Session
   Pursuant to §551.071 of TOMA
   D.R. Horton - Texas, Ltd. vs. The City of Dallas, Texas, Cause No. DC-14-00682
   Chris Bowers, First Assistant City Attorney
   City Attorney’s Office
   (Estimated time 20 minutes)

3. Streetscape Licenses
   David Cossum, Interim Director
   Sustainable Development and Construction
   (Estimated time 20 minutes)

4. Digital Billboard Review
   David Cossum, Interim Director
   Sustainable Development and Construction
   (Estimated time 20 minutes)

5. Upcoming Agenda Item
   • Southern Dallas Adaptive Reuse Pilot Program

Tennell Atkins, Chair
Economic Development Committee

C: The Honorable Mayor and Members of the City Council
   A. C. Gonzalez, City Manager
   Rosa Rios, City Secretary
   Warren M.S. Ernst, City Attorney
   Judge Daniel Solis, Administrative Judge Municipal Court
   Craig Kinton, City Auditor
   Frank Librio, Public Information Officer
   Ryan S. Evans, Interim 1st Assistant City Manager
   Forest Turner, Assistant City Manager

   Jill A. Jordan, P.E., Assistant City Manager
   Joey Zapata, Assistant City Manager
   Charles M. Cato, Interim Assistant City Manager
   Theresa O’Donnell, Interim Assistant City Mgr.
   Jeannne Chipperfield, CFO, OFS
   Karl Zavitkovsky, Director, OED
   J. Hammond Perot, Assistant Director, OED
   Elsa Cantu, Assistant to the CMO & Mayor and Council

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.
A closed session may be held if the discussion on any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested to the City Attorney. Section 551.071 of the Texas Open Meetings Act.

2. The Purchase, exchange, lease or value of real property, if the deliberation in an Open Meeting would have a detrimental affect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.

3. A contract for a prospective gift or donation to the City, if deliberation in an Open Meeting would have a detrimental affect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.

4. Personnel matters involving appointments, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.

5. The deployment or specific occasions for implementation of security personnel or device. Section 551.076 of the Texas Open Meetings Act.

Meeting Date: April 7, 2014  Meeting Start time: 9:02 AM

Committee Members Present:
Tennell Atkins
Rick Callahan
Jerry R. Allen
Adam Medrano
Lee Kleinman
Scott Griggs

Other Council Members Present:
Carolyn R. Davis
Dwaine R. Caraway
Philip T. Kingston
Sheffie Kadane

Staff Present:
Ryan Evans, Interim First Assistant City Manager, City Managers Office
Karl Zavitkovsky, Director, Office of Economic Development
Kevin Spath, Senior Coordinator, Office of Economic Development
Jill Jordan, Assistant City Manager, City Managers Office

Other Presenters:
Dorothy Hopkins, President, CEO, Frazier Revitalization, Inc.
Andrea Hills, Project Manager, Frazier Revitalization, Inc.

1. Approval of March 6, 2014 Minutes of the Economic Development Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: Mr. Allen  Motion seconded by: Mr. Callahan

Item passed unanimously:  X
Item failed unanimously:  

Follow-up (if necessary):

2. Mall Area Redevelopment TIF District Proposal

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval.

Motion made by: Mr. Kleinman  Motion seconded by: Mr. Callahan

Item passed unanimously:  X
Item failed unanimously:  

Follow-up (if necessary):

3. Stati/er/Library/Jackson Street Project Downtown Connection TIF District

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Kleinman  Motion seconded by: Mr. Callahan

Item passed unanimously:  X
Item failed unanimously:  

Follow-up (if necessary):
4. Hatcher Station Village Medical Clinic
Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval
Motion made by: Mr. Kleinman          Motion seconded by: Mr. Callahan
Item passed unanimously: X            Item passed on a divided vote: 
Item failed unanimously:               Item failed on a divided vote: 

5. Executive Session
Presenter(s):

Action Taken/Committee Recommendation(s): Item moved to the April 21, 2014 Economic Development Committee Agenda
Motion made by:                          Motion seconded by:
Item passed unanimously:                Item passed on a divided vote: 
Item failed unanimously:                Item failed on a divided vote: 
  • Follow-up (if necessary):

6. Upcoming Item

Two Ponders Retail Eateries
Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval
Motion made by: Mr. Kleinman          Motion seconded by: Mr. Callahan
Item passed unanimously: X            Item passed on a divided vote: 
Item failed unanimously:               Item failed on a divided vote: 
Follow-up (if necessary):

Marty, Inc. d/b/a Friendly Food Mart
Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): No Action Taken
Motion made by:                          Motion seconded by:
Item passed unanimously:                Item passed on a divided vote: 
Item failed unanimously:                Item failed on a divided vote: 
Follow-up (if necessary): Committee directed staff to formulate a southern Dallas Adaptive Reuse Pilot Program for Committee review on 4/21/14 and Council consideration on 4/23/14.
Authorize approval of Phase II SDFPAB Facade

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Kleinman                     Motion seconded by: Mr. Callahan
Item passed unanimously: X                        Item passed on a divided vote: ____
Item failed unanimously: ___                      Item failed on a divided vote: ___
Follow-up (if necessary):

Jefferson Towers Amendment

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Griggs                       Motion seconded by: Mr. Kleinman
Item passed unanimously: X                        Item passed on a divided vote: ____
Item failed unanimously: ___                      Item failed on a divided vote: ___
Follow-up (if necessary):

Trinity Forest Golf Center (FYI Only)

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): No Action Taken

Motion made by:                                    Motion seconded by:
Item passed unanimously: ___                        Item passed on a divided vote: ____
Item failed unanimously: ___                        Item failed on a divided vote: ___
Follow-up (if necessary):

Meeting Adjourned: 10:31 AM

Approved By: ________________________________
Executive Session

Pursuant to §551.071 of TOMA

-D.R. Horton – Texas, Ltd. Vs. The City of Dallas, Texas, Cause No. DC-14-00682
Memorandum

CITY OF DALLAS

Date: April 18, 2014

To: Honorable Members of the Economic Development Committee: Mayor Pro Tem Tennell Atkins (Chair), Rick Callahan (Vice Chair), Jerry R. Allen, Scott Griggs, Lee Kleinman and Adam Medrano

Subject: Streetscape Licenses

On Monday, April 21, you will be briefed on potential revisions to Streetscape Licenses. This item has been previously briefed to the Quality of Life Committee in June and November of 2013 which recommended approval of the revisions to reduce license fees. The item was placed on the January 22, 2015 City Council meeting where it was referred to the Economic Development Committee. A copy of the briefing is attached. Please contact David Cossum at 670-4127 should you have any questions or need additional information.

[Signature]
Theresa O'Donnell
Interim Assistant City Manager

cc: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Judge Daniel F. Solis, Administrative Judge
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Shawn Williams, Interim Public Information Officer
David Cossum, Interim Director Sustainable Development and Construction
Rick Galceran, Director, Public Works
Elsa Cantu, Assistant to the City Manager – Mayor and Council

“Dallas, The City That Works: Diverse, Vibrant and Progressive.”
Streetscape Licenses

Economic Development Committee
April 21, 2014
Purpose

- Follow-up to Council meeting January 22, 2014
  - Quality of Life reviewed proposal in June and November 2013
  - Committee requested staff to move forward with reduced fee options
    - Encourage increased use of street amenities
    - Encourage economic development
  - City Council requested another briefing to Economic Development Committee
Why Accommodate Use of Right-of-Way?

Compliments Complete Streets Vision

There is no better catalyst for economic development than the creation of a “place” highly valued by the community. Streets with historic social, cultural, and public gathering functions add tangible value.

In most metropolitan areas, every one-point increase in the 100-point Walk Score scale is associated with an increase in home value of $500 - $3,000.
Examples
Why Licenses Are Required

- Home rule cities hold the right-of-way (ROW) in trust for the public
  - Public has the right of free and full use/passage
  - City may or may not own underlying fee title
Why Licenses Are Required

- Licenses best fit the type of “rights” that can be granted in the right-of-way
  - Right to use; not an interest in land
  - Terminable
  - Non-exclusive
  - Not assignable without consent
Why Licenses Are Required

- State statute (Texas Transportation Code Section 316.001 et seq) provides that:
  - Governing body of city may permit use of ROW
  - For decorative landscaping, sidewalk cafés, ornamental features and street amenities (like benches, water fountains, bus shelters, planters)
  - To abutting owner of underlying fee title or tenant with permission to use
Why Licenses Are Required

- State statute provides that Governing body must find that:
  - Encroachment into roadway or part of sidewalk is not needed for pedestrian use;
  - Encroachment will not create a hazardous condition or obstruct travel;
  - Design and location of encroachment includes reasonable planning to minimize potential injury and interference.
Why Licenses Are Required

- Dallas City Charter and Article VI, Sec. 43 of the Code require license:
  - Be granted by Council ordinance
  - To abutting property owners
  - Not be inconsistent with or unreasonably impair public use
  - City retaining right to terminate as necessary
Why Licenses Are Required

- Enables staff to perform due diligence required by State and City statutes
  - Confirms grant to appropriate party
  - Location and coordination with other uses in ROW (especially utilities)
  - Insurance protection of public & City
  - Indemnification and defense of City
  - Confirm no hazards, interference, obstructions, etc.
  - Removal from and restoration of ROW upon termination
Current Process

- Applicant submits request along with:
  - $750 non-refundable application fee
  - Field notes describing licensed area and a measured drawing showing proposed use
  - Deed showing ownership, or tenant lease
  - Written concurrence of abutting owners
Current Process

- City routes request to departments and outside agencies / utilities for review and approval
  - Any concerns must be addressed by applicant
  - If concerns cannot be resolved, license does not progress
- License fee determined through formula based on assessed value or one-time fee
- Request submitted to City Council for authorization by ordinance
Typical Review Considerations
Key Concerns

Accessibility and sidewalk clearance
Key Concerns

Detectability for Visually Impaired

Some design elements could diminish visual attributes of the public realm

Durability
Why Fees are Charged

- Texas Constitution prohibits gifts of public funds exclusively for private benefit
  - There must be a definite public benefit to City articulated
Why Fees are Charged

- Fees pay for staff time and resources spent discussing requests with applicants, viewing details of proposed sites in the field, reviewing field notes and designs to ensure compliance, drafting legal documents and preparing agenda items for City Council consideration.
- Based on existing workload and fees, annual license revenue into General Fund currently funds these FTEs at $230,000.
Three Fee Approaches:

- **Market-Based – past model**
  - Until 2007, calculation based on assessed value
  - State law allows municipalities to receive market value (more than cost recovery)

- **Partial Cost-Recovery – current model**
  - In 2009, reduced fees based on pilot program
  - FY 13-14 Fee Study to include Real Estate license fees

- **Public Subsidy – model under consideration**
  - QOL Committee direction from June 2013
  - Encourage public amenities and Complete Street goals while meeting regulatory requirements
**QOL Committee Direction:**
Café Sliding Scale; $250 for One-Time Fees

<table>
<thead>
<tr>
<th>One-Time Streetscape License Fee:</th>
<th>Assumes Equal Requests for Café Sizes</th>
<th>Potential Combined One-Year Revenue Cafes &amp; One-time (Rounded)</th>
<th>Annual Projected Streetscape Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$250</strong></td>
<td><strong>ANNUAL Sidewalk Café Max. 3 Tables and 6 Chairs</strong></td>
<td><strong>$600</strong></td>
<td><strong>$1,000</strong></td>
</tr>
<tr>
<td></td>
<td><strong>$300</strong></td>
<td><strong>ANNUAL Sidewalk Café Max. 6 Tables And 12 Chairs</strong></td>
<td><strong>$250</strong></td>
</tr>
<tr>
<td></td>
<td><strong>$600</strong></td>
<td><strong>ANNUAL Sidewalk Café 7+ Tables and 13+ Chairs</strong></td>
<td><strong>$300</strong></td>
</tr>
<tr>
<td><strong>Based on Current Volume:</strong></td>
<td><strong>$15,000</strong></td>
<td><strong>$22,800</strong></td>
<td><strong>$39,000</strong></td>
</tr>
<tr>
<td></td>
<td>(59 streetscape elements)</td>
<td>36 total cafes (12 of each size café)</td>
<td></td>
</tr>
<tr>
<td><strong>Projecting a 25% Increase:</strong></td>
<td><strong>$21,000</strong></td>
<td><strong>$28,500</strong></td>
<td><strong>$50,000</strong></td>
</tr>
<tr>
<td></td>
<td>(74 streetscape elements)</td>
<td>45 total cafes (15 of each size café)</td>
<td></td>
</tr>
</tbody>
</table>

**Projected Streetscape Revenue:**

- Based on Current Volume: $15,000 (59 streetscape elements) → $39,000
- Projecting a 25% Increase: $21,000 (74 streetscape elements) → $50,000
Budget Implications
Assuming 25% Increase in Applications

- Reduced fees with 25% increase in applications have potential to result in:
  - Revenue reduction
    - Current streetscape revenue: $315,000
    - Potential revenue with reduced fees and sliding scale for sidewalk cafés: $212,000
    - Reduction in annual revenue of $103,000
  - Increased workload
    - May have staffing and associated cost implications to the General Fund in addition to any lost revenue
Quality of Life Committee Recommendation

- Revise City Code to allow two-year trial period of the following:
  - One-time license fees of $250 (vs. $1,000)
  - Sidewalk café fees to a sliding scale based on number of tables / chairs of $300 to $1,000 (vs. formula determination based on square feet and appraised value, up to a maximum of $2,500)
Next Steps

- Establish and implement Sidewalk Café Design Standards
  - Ensure accessibility and conformance with ADA
  - Ensure adequate sidewalk clearance for pedestrian traffic volumes at a particular location
  - Minimize conflicts with other uses of the right-of-way (i.e. bus shelters)
  - Ensure design that enhances streetscape
  - Ensure durability of proposed improvements
Next Steps

- Survey all existing sidewalk cafes and determine which:
  - Are illegal and need to be licensed or terminated
  - Meet design requirements
  - Do not meet requirements and need to be brought into conformance

- Monitor impact of trial period on revenues and expenditures for upcoming budget year
Council Action Required

- Approval of amendments to Chapter 43 of the City Code to implement proposed license fees
Memorandum

CITY OF DALLAS

Date: April 18, 2014

To: Honorable Members of the Economic Development Committee: Mayor Pro Tem
   Tennell Atkins (Chair), Rick Callahan (Vice Chair), Jerry R. Allen, Scott Griggs, Lee
   Kleinman and Adam Medrano

Subject: Digital Billboard Review

       On Monday, April 21st, you will be briefed on the status of the digital billboard
       ordinance passed by City Council on June 8, 2011. The ordinance will sunset on
       August 1st 2014 but the ordinance includes a provision that City Council will review
       the digital billboard provisions prior to that date. A copy of the briefing is attached.
       Please contact David Cossum at 670-4127 should you have any questions or need
       additional information.

       Theresa O'Donnell
       Interim Assistant City Manager

cc: Honorable Mayor and Members of the City Council
   A.C. Gonzalez, City Manager
   Warren M.S. Ernst, City Attorney
   Rosa A. Rios, City Secretary
   Craig D. Kinton, City Auditor
   Judge Daniel F. Solis, Administrative Judge
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   Charles M. Cato, Interim Assistant City Manager
   Jeanne Chipperfield, Chief Financial Officer
   Shaun Williams, Interim Public Information Officer
   David Cossum, Interim Director Sustainable Development and Construction
   Rick Galceran, Director, Public Works
   Elsa Cantu, Assistant to the City Manager – Mayor and Council
Digital Billboard Review

City Council
Economic Development Committee
April 21, 2014
Purpose

• The purpose of this briefing is to:
  – Update City Council on the number of signs that have been converted to digital display technology and the resulting number of signs removed to allow for the conversion based on the code amendment adopted on June 8, 2011 which will sunset on August 1, 2014.
  – Receive guidance from the Committee as to whether the existing provisions should be extended, and if any amendments to the provisions should be considered.
Background

• On June 8, 2011, City Council approved a code amendment to allow certain billboards on freeways to convert to digital technology.

• The code amendment included a provision that the regulations allowing digital conversion would expire on August 1, 2014.

• The ordinance required that for every 1 square foot of billboard converted to digital technology 3 square feet of static billboard had to be removed elsewhere.

• The ordinance capped the number of locations that could include a digital sign at 50 locations (if a two-sided sign existed at a location, both signs may be able to be converted to digital and count as one location)
Background

• Other ordinance provisions included:
  – Displays must automatically adjust sign brightness dependent upon ambient light conditions
  – Messages must be displayed for a minimum of 8 seconds and the message change must be accomplished in 2 seconds
  – Change of message must occur simultaneously on the entire sign face
  – No flashing, dimming or brightening of message is permitted except to accommodate the change of message
  – City may require emergency information to be displayed
Background

• Other ordinance provisions related to location included:
  – Digital display signs must be located on an expressway
  – Signs cannot be located within 300 feet of a lot in a residential zoning district
  – Signs cannot be located within 500 feet of an historic district
  – Signs cannot be located within 2,000 feet of the Trinity River or within 500 feet of the escarpment zone.
  – Digital display signs must be located a minimum of 1,500 feet from another digital display sign oriented to the same traffic direction (2,000 feet if the location has back to back digital displays)
Background

- Permit status to date:
  - All 50 location permits have been issued
  - 44 locations have been converted to include digital faces
  - 451 sign structures have been removed with 859 sign faces
  - The majority of sign faces removed were smaller signs on local arterials
Issues

• If the digital provisions sunset and are not renewed, existing digital signs will remain as non-conforming signs.

• Non-conforming signs are signs that were legally erected pursuant to a valid permit and may remain and be maintained at their current location.

• Non-conforming signs may not be repaired if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location.
Issues

• Most of the concerns expressed to the department to date have been related to the brightness of signs in conditions other than daylight.

• Some concerns have also been received relative to the message change and how that brings attention to a digital display to a greater degree than a static message had previously.
Possible Additional Considerations

- Adjust brightness standards
- Allow digital conversion with reduced sign area exchange for billboard relocations due to right-of-way acquisition (would not move the sign, just convert an existing sign to digital).
Next Steps

• Receive direction from the committee and proceed as instructed.
• Continue to monitor regulatory best practices
DATE       April 18, 2014

TO         Members of the Economic Development Committee:
            Tennell Atkins (Chair), Rick Callahan (Vice Chair), Adam Medrano, Scott Griggs
            Lee Kleinman, Jerry R. Allen

SUBJECT   Southern Dallas Adaptive Reuse Pilot Program; April 23, 2014 Council Agenda

BACKGROUND

On April 23, 2014, City Council will be asked to consider authorizing the Southern Dallas Adaptive Reuse Pilot Program.

This item is being placed on the Addendum based on the April 7, 2014 Economic Development Committee direction to formulate a southern Dallas Adaptive Reuse Pilot Program for Council consideration on April 23, 2014.

Adaptive reuse is the practice of repurposing underutilized buildings to support better use as an alternative to demolition, vacancy or undesirable use. There are many existing occupied and vacant small buildings in southern Dallas that have fallen into disrepair and become an eyesore to the community. Many are boarded up and/or have code violations. There are opportunities to transform this existing building stock to better serve needs of the community while removing urban blight. This program will be designed to support small building owner/business operator businesses in southern Dallas and is intended to be a pilot for one year or until funding is depleted. There are established parameters and guidelines for eligibility and use. (Program Statement - Attachment A)

Area TOD plans funded by the $2.255 million HUD Sustainable Communities Challenge Grant received by the City identified the adaptive reuse of unused and/or underutilized small commercial buildings as a crucial strategy to upgrade unsightly deteriorating structures and bring amenities to underserved neighborhoods, without the need for large-scale redevelopment. The five Dallas TOD plans funded by the grant were adopted by Dallas City Council in April 2013.

The adaptive reuse of existing buildings contributes to economic vitality, aesthetic appeal and a more vibrant community.

Public Private Partnership funding for the program in an amount not to exceed $150,000 will be awarded on a project by project basis via Administrative Actions approved by the City Manager in accordance with program criteria and eligibility and a Grant Agreement securing the obligation of the Grantee.
MAP

Attached

RECOMMENDATION

Staff recommends approval of the subject item.

Should you have any questions or concerns, please contact me at (214) 670-3296.

Ryan S. Evans
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Judge Daniel F. Solis, Administrative Judge
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Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Lee McKinney, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor and Council
ATTACHMENT A

Southern Dallas Adaptive Reuse Pilot Program Statement

Award Adaptive Reuse Pilot Program (Adaptive Reuse Program) building improvement grants up to $30,000 from Public/Private Partnership funds to eligible commercial building owners who are business operators in the building being improved to repurpose underutilized buildings in southern Dallas to support new and/or expanded uses as an alternative to demolition, vacancy and/or undesirable uses.

- The Office of Economic Development (OED) will manage the Adaptive Reuse Program on behalf of the City of Dallas. The OED will:
  - Post the Program on the City’s Web Site
  - Screen grant applicants for eligibility
  - Award improvement grants up to $30,000 per business, and execute grant agreements with the approved grant applicant
  - Conduct applicable environmental reviews for each approved property/business assisted
  - Conduct improvement site visits and coordinate code inspections
  - Process payments upon completion of work and verification of code compliance
  - Maintain all relevant project documentation

Eligibility and Criteria
- Program period one (1) year from Council approval or depletion of funds, whichever is first
- Maximum Grant amount $30,000 approved by Administrative Action
- Minimum project investment $250,000 (acquisition and/or improvement)
- Documented validation of investment
- Grant recipient must be building owner, repurposing the building
- Recipient must utilize 51% of building for owner business operation
- Building must be located in southern Dallas (south of the Trinity River and south of I 30 from downtown to the Dallas east boundary)
- Maximum building size 10,000 square feet
- Written Estimate of cost for work to be funded by grant
- Payment of Grant proceeds made to Grantee with Invoice for payment and approval from Code Compliance of work satisfactorily completed
- ECO to verify funds availability to Contractor prior to work starting
- Prohibited uses per Grant Agreement