



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: May 19, 2015

SUBJECT: Approval of Resolution No. 2015-048 approving a façade grant for 13610 Midway Road;

In 2012, a Commercial Facade Revitalization Program (Program) was developed and funded to encourage property owners to enhance the publicly viewed areas of their buildings. The Program is set up as a single payment reimbursement to property owners per building/business, and in some situations, tenants. Facade grants are available up to a 50/50 matching basis with a minimum project value of \$2,000 and a maximum reimbursement of \$50,000 per grant, unless otherwise approved by the City Council. Since the Program's inception, four grants have been approved: 12879 Josey Lane, 12895 Josey Lane, 3212 Beltline Road, and 2914-2920 Valley View Lane.

There is currently a \$209,860 balance in the fiscal year 2014-2015 budget for this Program.

BH Properties owns eleven (11) office buildings along Midway Road between Alpha and Sigma. Three of the buildings have recently been renovated. The owner learned about the facade grant program and is applying for three buildings located at 13610 Midway Road, 13740 Midway Road (Suite 700), and 13720 Midway Road (Suite 200).

The 13610 Midway property is 14,938 square feet of one story office space. A permit has not been filed with the Community Services Department. The façade grant application submitted to the Economic Development Department on April 3, 2015 lists the project value at \$130,000. The applicant is requesting \$50,000 for this property.

The applicant lists planned improvements include adding stucco and molding to the exterior of each property.

BH Properties has filed building permits with the Community Services Department for the following properties:

<u>Location</u>	<u>Contractor Valuation</u>	<u>Lease Space SF</u>	<u>Received Final Inspection</u>
13608 Midway	\$35,001	1,800	No
13614 Midway	\$45,001	9,552	No
13740 Midway, 500	\$45,001	14,495	No
13740 Midway, 600	\$35,001	9,821	No
13604 Midway	\$40,001	13,586	No
13720 Midway, 100 (August 2014)	\$42,500	23,134	No
13720 Midway, 100 (January 2015)	\$47,500	23,134	No
13740 Midway, 800	\$18,000	9,821	No

Properties for which the applicant is requesting a façade grant:

<u>Location</u>	<u>Contractor Valuation</u>	<u>Lease Space SF</u>	<u>Grant Amount Requested</u>
13610 Midway	\$130,000	14,938	\$50,000
13740 Midway, 700	\$130,000	14,565	\$50,000
13720 Midway, 200	\$68,000	23,130	\$34,000

The applicant submitted a commercial façade grant application for 13720 Midway (Suite 200). On June 17, 2014 City Council denied the application.

The Facade Grant Program was originally designed to revitalize the Josey Lane and Valley View area but remains open to all areas of the City for application. For example, Texas Security Bank renovated 3212 Beltline Road with the assistance of the facade grant program helping improve the rezoning of the Beltline corridor.

City Administration does not believe the Midway corridor is distressed and recommends denying Resolution No. 2015-048.

Possible Council Action:

1. I move to approve Resolution No. 2015-048 awarding Economic Development Incentives pursuant to the Commercial Facade Revitalization Grant Program for 13610 Midway Road.
2. I move to approve Resolution No. 2015-048 awarding Economic Development Incentives pursuant to the Commercial Facade Revitalization Grant Program for 13610 Midway Road, with modifications.
3. I move to table the item or take no action.