



City of Dallas



**Building Improvement Grants
for Businesses in South Dallas
(Up to \$30K)**

Southern Dallas Adaptive Reuse Grant Program



Providing funding for building improvements to new owners of certain commercial buildings to encourage reuse of underperforming and vacant buildings pursuant to Chapter 380 of the Texas Local Government Code and the City's Public/Private Partnership Program as a means of promoting economic development in southern Dallas in accordance with the eligibility and criteria set forth.





Southern Dallas Adaptive Reuse Grant Program Statement

Award Adaptive Reuse Grant Program (Adaptive Reuse Program) building improvement grants up to \$30,000 from Public/Private Partnership funds to eligible commercial building owners who are for-profit 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.



Eligibility and Criteria

- Program period until depletion of funds
- Maximum Grant amount \$30,000 approved by Administrative Action
- Minimum project investment \$150,000 (building improvements)
- Document code compliance and maintenance of improvements for a period of 5 years
- Grant recipient must be the owner of repurposed building Maximum building size 10,000 square feet
- Payment of Grant proceeds made to Grantee with Invoice for payment and approval from Code
- Compliance for the building and job creation requirements met and documented
- If requested, SBC to verify funds availability to Contractor prior to work starting
- Recipient must utilize 51% of building for the owner for-profit 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). Excludes South/Dallas Fair Park area which will have a program designated for this geography
- Funds may be used for permitted uses under the Dallas Development Code on the property, but no event may they include any use that requires a sexually oriented business license under Chapter 41A of the Dallas City Code, or a liquor store, a pawn shop, a body piercing studio, or a tattoo studio as those terms are defined by the Dallas Development Code.





Bombay Holdings, LLC dba/Oak Cliff Ophthalmology

1114 N. Bishop Ave.

www.oakcliffeyes.com

Total Project Cost \$693,612





A-Zap Welding Company
10901 Stinson Street
Dallas, TX 75211
Total Project Cost \$140,664





Nostalgic Habitat, LLC dba/Arts Mission Oak Cliff

410 S. Windomere Ave.

www.artsmissionoc.org

Total Project Cost \$854,409





Square Peg Properties, LLC dba/DFW M'Aniques

301 W. 8th Street

www.dfwmaniques.com

Total Project Cost \$361,300





Tzoali Amaranth
2823 E. Illinois Ave.
www.tzoali.com
Total Project Cost \$179,422





Encanto Market & Cocina
8560 Fireside Dr.
Total Project Cost \$253,976



<https://sourcedallas.org/2022/02/16/sbc-small-business-spotlight-encanto-market-cocina-grand/>



Southern Dallas Investment Grant Program



The City hereby establishes and provides for the administration of the Southern Dallas Investment Fund (the "Fund") to promote local economic development and to stimulate business and commercial activity in the City, in conformance with Chapter 380 of the Texas Local Government Code. The purpose of the Fund is to support small businesses in southern Dallas. For purposes of this program statement, the term "southern Dallas" generally refers to areas south of I-30 and/or the Trinity river.



Southern Dallas Investment Fund Grant Program Statement



PURPOSE

The City hereby establishes and provides for the administration of the southern Dallas Investment Fund (the “Fund”) to promote local economic development and to stimulate business and commercial activity in the City, in conformance with Chapter 380 of the Texas Local Government Code. The purpose of the Fund is to support small businesses in southern Dallas. For purposes of this program statement, the term “southern Dallas” generally refers to areas south of 1-30 and/or the Trinity River.



Southern Dallas Investment Fund Grant - Eligibility Criteria



- Funds may be used to stimulate business and commercial activity in southern Dallas by supporting small business growth in southern Dallas and attracting/retaining southern Dallas employers.
- Grants must be earmarked for capital improvements
- Grants shall not be awarded to persons or entities who have outstanding city liens or tax liens, who are party to a lawsuit against the City, who have filed for bankruptcy in the previous 5 years, who are currently in default under any other agreement with the City, or who in the previous 5 years been party to a contract with the City that was terminated due to default.
- Grants of \$50,000 or less will be processed via administrative action. Grants greater than \$50,000 will be forwarded to the City Council for approval. All expenditures for services will be subject to state and local procurement laws.





Chicken & Go, Inc. dba/Hall's Honey Fried Chicken

4105 W. Camp Wisdom Rd.

www.hallshoneyfriedchicken.com

Total Project Cost \$88,000

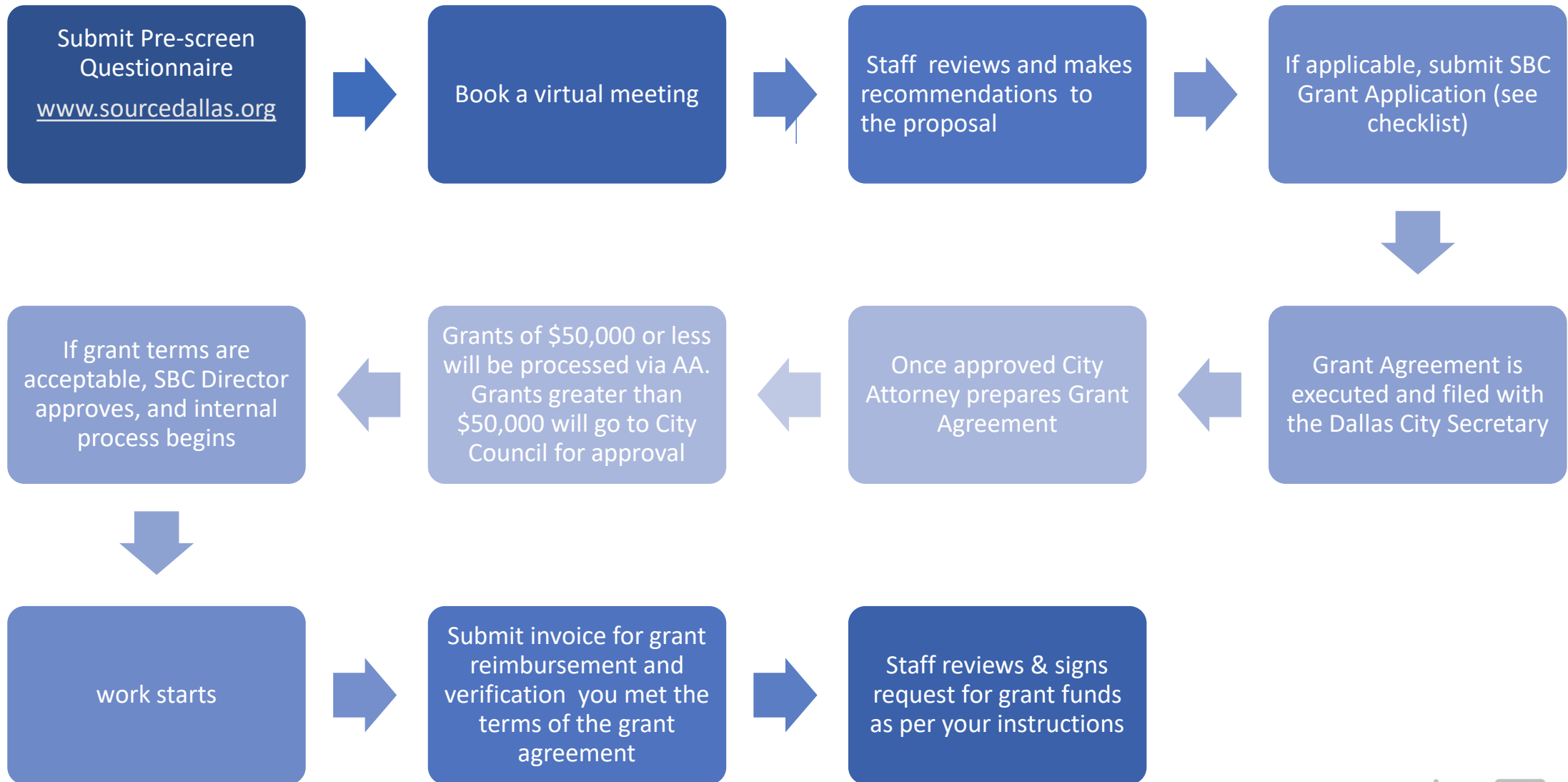




DFW Dawg Life, LLC.
2721 Logan St.
www.dfwdawglife.com
Total Project Cost \$130,000



SBC Grant Application Process





City of Dallas



www.SourceDallas.org

Erma Saracho

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