

Memorandum



CITY OF DALLAS

DATE August 3, 2026

TO

Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT

Quarterly Update: Economic Development Incentives Awarded via Administrative Action

On January 25, 2023, the City Council approved an amended City of Dallas Economic Development Policy and a new Economic Development Incentive Policy (which was subsequently amended on March 27, 2024; amended and reauthorized on January 8, 2025; amended on June 11, 2025, and amended on January 28, 2026).

As of January 28, 2026, the Incentive Policy allows for the following types of incentives to be awarded by Administrative Action (AA) rather than by City Council Resolution:

1. As-of-right tax abatements for certain projects in Economic Development Target Areas
2. Incentive offers valued at or below \$1 million for projects in Economic Development Target Areas

The Incentive Policy specifies that the Office of Economic Development (OED) will update the Economic Development Committee via a quarterly memo summarizing incentives awarded by AA under these two criteria.

For the period between **April through June 2026**, two (2) Administrative Actions were executed. Both AAs authorized South Dallas/Fair Park Opportunity Fund Human Development grant agreements.

More details on these Administrative Actions are attached as **Exhibit A**. Additionally, a list of previously approved Administrative Actions is attached as **Exhibit B**.

Should you have any questions, please contact Kevin Spath, Director, Office of Economic Development, at (214) 670-1691 or Kevin.Spath@dallas.gov.

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Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Bertram Vandenberg, City Attorney (I)
Mamatha Sparks, City Auditor (I)
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
John Johnson, Chief of Real Estate
Directors and Assistant Directors

Together We Thrive

South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: Together We Thrive
Tracey Hardwick, Executive Director

Organization Address: 5955 Alpha Road, No. 404, Dallas, Texas 75240

Project Address: Resource Center South in Fair Park, 4401 S. Second Ave, Dallas TX 75210

Project Summary: Together We Thrive will operate a new, structured summer initiative called the Together We Thrive Summer Middle School Program. From July 6 to July 30, 2026, students will participate in programming Monday through Thursday, 8 a.m. to 4 p.m. Each day includes one-on-one life coaching sessions, social-emotional learning (SEL) workshops, group mentorship activities, and enrichment designed to promote teamwork, leadership, and academic preparedness. A minimum of 60 students will participate.

Award Amount: \$20,000

Grant Agreement: Authorized June 16, 2026 (AA 26-5779)

Dallas Education Foundation

South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: Dallas Education Foundation
Mita Havlick, Executive Director

Organization Address: 9400 N. Central Expressway, MB #19, Dallas, Texas 75231

Project Address: Resource Center South in Fair Park, 4401 S. Second Ave, Dallas TX 75210

Project Summary: Dallas Education Foundation will operate an expanded Free Summer Enrichment Program. During the month of July, elementary and middle school students will receive free, full-day summer programming that engages them in math and reading sessions, cooking classes, STEM activities, sports and recreation, wellness skills, and inspiring field trips. Approximately 120 students will participate.

Award Amount: \$39,064

Grant Agreement: Authorized June 16, 2026 (AA 26-5796)

Incentives previously approved by Administrative Action

AA Number	Date	Recipient	Address	Council District	Type	Summary
23-5981	8/7/23	Trinity Industrial Park, LP	8733 N. Stemmons	6	As-of-Right Real Property Tax Abatement: 10 years, 90% Estimated revenue foregone: \$927,666	New ground-up construction of two office/warehouse buildings totaling approximately 78,120 square feet with an estimated investment of \$16.8 million
23-6671	12/13/23	CityBuild Community Development Corporation	6407 Carleton Garret	7	Grant: \$850,000	New ground-up construction of the Bonton Wellness Center, an 11,000-square-foot community health, wellness, and financial literacy center with an estimated investment of approximately \$5.5 million.
24-5874	5/9/24	Presidential Concepts, LLC	1499 Regal Row	6	As-of-Right Property Abatement: 10 years, 90% Estimated revenue foregone: \$418,488	Renovation of existing 59,742 square foot building to create a new state-of-the-art, commercial kitchen facility with an estimated investment of approximately \$9 million.

AA Number	Date	Recipient	Address	Council District	Type	Summary
24-5793	5/17/24	Koya Medical	2332 & 2340 Valdina St	6	Grant: \$350,000	Relocation and expansion of headquarters of Koya Medical, a medical supply company specializing in compression therapy. Project retains 7 existing full-time jobs in Dallas, relocates 10 existing jobs from out-of-state to Dallas, and creates 220 new full-time jobs in Dallas. Estimated investment of approximately \$1.7 million.
24-6539	11/20/24	White Pants Agency, LLC	404 Exposition Avenue	2	Grant: \$595,339	Renovation of existing 7,500 square foot building and expansion of White Pants Agency, a digital marketing and content production firm, including creation of 15 new jobs and estimated investment of \$900,000.
25-5249	12/27/24	Trinity Industrial Park, LP	8733 N. Stemmons	6	Supplemental Agreement No. 1 (amendment of existing Real Property Tax Abatement)	Amendments to extend Project's completion deadline by 4 months, allow for delays resulting from Force Majeure, modify language to reflect changes to Incentive Policy, and increase the minimum investment requirement by \$300,000.

AA Number	Date	Recipient	Address	Council District	Type	Summary
25-5590	2/14/25	Dallas Metal Fabricators	2817 Logan Street	7	Grant: \$100,000	Renovation of existing 18,000 square foot building and business expansion of Dallas Metal Fabricators, a Dallas company with roots back to 1937, including retention of 30 jobs, creation of 10 new jobs, and estimated investment of \$800,000.
25-5532	3/20/25	For Them	4310 South Malcolm X Blvd	7	Grant: \$23,100	SDFP Opportunity Fund Human Development grant for the operation of a summer and after-school program and meal service for youth in the SDFP Opportunity Fund service area.
25-5597	4/7/25	Dallas Prestige Group	4312 S. Malcolm X Blvd	7	Grant: \$60,000	SDFP Opportunity Fund Human Development grant for the operation of a program which will provide holistic development opportunities for students from 2 nd to 12 th grades in the SDFP service area.
25-5746	5/13/25	Business and Community Lenders of Texas dba BCL of Texas	1101 San Jacinto Blvd. Suite 500, Austin, TX	7	Grant: \$36,510	SDFP Opportunity Fund Human Development grant for the operation of a program which will provide financial education, one-on-one coaching, and incentives to entrepreneurs in the SDFP service area.

AA Number	Date	Recipient	Address	Council District	Type	Summary
25-6110	8/29/25	By the Hand Club for Kids Dallas dba After-School Opportunity Lab	4200 Metropolitan Ave.	7	Grant: \$25,000	SDFP Opportunity Fund Human Development grant for the operation of literacy-focused after-school program serving 60 elementary school students from Paul L. Dunbar Learning Center in South Dallas.
25-6095	8/26/25	Wiese Industries, Inc dba Dallas Printing	7038 Greenville Ave	13	Grant: \$400,000	Full renovation of commercial property for use as a printing shop as well as purchase and installation of new printing equipment, including retention/creation of 10 jobs and estimated investment of \$1,600,000.
25-6120	9/9/25	South Dallas Fair Park Innercity Community Development Corporation (ICDC)	4907 Spring Ave	7	Grant: \$25,000	SDFP Opportunity Fund Human Development grant to support an expansion of ICDC's Business Assistance Center.
25-6173	9/19/25	After8ToEducate	4912 E. Grand Ave	7	Grant: \$29,700	SDFP Opportunity Fund Human Development grant to support the operation of a workforce development program, which provides case management, help in securing vital documents, and funds to cover GED costs, for youth ages 14-21.

Exhibit B

AA Number	Date	Recipient	Address	Council District	Type	Summary
25-6161	10/2/25	River Sing, LLC	820 Exposition Ave. Suite 1	7	Grant: \$226,059	Full renovation of an existing commercial space for use as a restaurant, including demolition, structural modifications, utility upgrades, finishes, and site improvements. Total estimated Project cost is \$1,507,059 and includes approximately \$128,032 in equipment.
25-6348	10/24/25	Advocate Foundation Inc. DBA Free Press	3000 Martin Luther King Jr. Blvd. & 4312 S. Malcolm X Blvd. Suite F	7	Grant: \$17,200	SDFP Opportunity Fund Human Development grant to support the launch of a student podcast studio and year-round audio and visual storytelling program. This initiative builds directly on the ongoing journalism pathway with students at James Madison High School.
25-6676	11/20/25	J&PD LLC	4640 Crosstown Expressway	2	Grant: \$70,810	Construction and occupancy of a new 3,200 square foot, one-story commercial facility. Project includes utility installation, site preparation, foundation work, vertical building construction, and interior systems installation including plumbing, electrical, and HVAC. Estimated Project cost is \$725,039, and the expected completion date is December 2026.

Exhibit B

AA Number	Date	Recipient	Address	Council District	Type	Summary
25-6662	12/10/25	The Adaline at Bonnie View, LLC	4315 Riverside Rd	8	Grant: \$250,000	Project includes design and construction of new ground-up commercial/retail buildings totaling approximately 9,300 square feet, an outdoor lounge area/event space, parking lot, and an on-site detention facility required to support stormwater management for the Project and the adjacent multi-family residential development. Estimated total Project cost is \$3,697,107, and the Project is expected to be completed by December 2026.
25-6708	12/24/25	Well Shin Industries Corp	2301 West Commerce St	6	As-of-Right Business Personal Property Tax Abatement: 5 Years, 90% Estimated revenue foregone: \$127,000	Company will purchase a 7.7-acre industrial property in Dallas which includes an existing 171,075 square foot building. Company will convert existing building into a manufacturing facility for Well Shin Industries Co. Ltd, a power connector manufacturing company, with current U.S. operations based in Kentucky. Total Project cost, excluding real estate acquisition, is an estimated \$6 million, with approximately \$600,000 in building (i.e. real property) improvements and approximately \$5.25 million in furniture, fixtures, and equipment (i.e. business personal property) expenditures.