

Memorandum



DATE December 29, 2025

CITY OF DALLAS

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 (AA)**

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 March 27, 2024, and amended and reauthorized on January 8, 2025). The Incentive Policy allows for certain incentives to be awarded by Administrative Action (AA) rather than by City Council Resolution. These include:

1. As-of-right tax abatements for certain projects in Target Areas
2. Incentive offers valued at or below \$1 million for projects in Target Areas
3. Incentive offers valued at or below \$1 million that are made to M/WBE developers or community developers in Target Areas and in non-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 Administrative Action under these three criteria.

For the period between July through September 2025, four (4) Administrative Actions were executed. Three of these AAs authorized South Dallas/Fair Park Opportunity Fund Human Development grant agreements, and one AA authorized the first grant agreement through the new Small Business Assistance Program (SBAP). City Council authorized establishment of the SBAP on January 8, 2025 by Resolution No. 25-0162.

More details regarding 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.

Service First, Now!



Robin Bentley
Assistant City Manager

c:

Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

By the Hand Club For Kids Dallas DBA After-School Opportunity Lab
South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: By The Hand Club For Kids Dallas dba After-School Opportunity Lab
Austin Bowyer, President

Organization Address: 400 N. Ervay Street, No. 132741, Dallas, Texas 75201

Project Address: 4200 Metropolitan Ave, Dallas TX 75210

Project Summary: By the Hand Club For Kids Dallas will operate a new, literary-focused after-school program serving 60 elementary school students from Paul L. Dunbar Learning Center in South Dallas, addressing critical educational gaps by providing daily literacy interventions, academic support, nutritious meals, and character development.

Award Amount: \$25,000

Grant Agreement: Authorized August 29, 2025 (AA 25-6110)

Wiese Industries, Inc dba Dallas Printing
Small Business Assistance Program (SBAP) Grant

Applicant: Wiese Industries, Inc dba Dallas Printing
Craig Wiese, Owner

Project Address: 7038 Greenville Avenue, Dallas, TX 75231

Project Summary: Full renovation of an existing commercial property for use as a printing shop including construction, utility upgrades, finishes, roofing and site improvements. The scope also includes the purchase and installation of new printing equipment. Ten (10) living wage jobs shall also be relocated, retained and/or created by October 30, 2026.

Award Amount: \$400,000

Grant Agreement: Authorized August 26, 2025 (AA 25-6095)

South Dallas Fair Park Innercity Community Development Corporation (ICDC)
South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: South Dallas Fair Park Innercity Community Development Corporation
Billy Lane, Executive Director

Organization Address: 4907 Spring Avenue, Dallas, Texas 75210

Project Summary: ICDC's Business Assistance Center (BAC) houses the most established small business resource center in South Dallas. Funds will be used to expand the BAC, which will provide intensive, on-site, one-on-one counseling and coaching to help businesses achieve the creditworthiness essential for securing loans, lines of credit, and other forms of financing, which are crucial for growth and expansion. During these onsite counseling sessions, the program helps participants address immediate, tactical business opportunities and enriches their skills for future success. Additionally, small grants of \$2,500 will be provided to help businesses address inefficiencies or business needs identified during this process.

Award Amount: \$25,000

Grant Agreement: Authorized September 9, 2025 (AA 25-6120)

After8ToEducate

South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: After8ToEducate

Angela Enciso, Executive Director

Organization Address: 4912 E. Grand Ave, Dallas TX 75223

Project Summary: After8toEducate's expanded Life Skills program is a 10-week program that provides life skills classes to participants in addition to case management, help securing vital documents needed for employment, and funds to cover GED costs. The program will be offered once in 2025, and three times in 2026. A credentialed case manager will help program participants secure their vital documents, a common barrier for many unhoused youth, and transportation to the facility. 20 young people will be assisted in attaining their GED through covering test fees and providing transit passes.

Award Amount: \$29,700

Grant Agreement: Authorized September 19, 2025 (AA 25-6173)

Exhibit B

Incentives previously approved by Administrative Action

| AA Number | Date | Recipient | Address | Type | Summary |
|-----------|------------|---|--------------------------|---|---|
| 23-5981 | 8/7/2023 | Trinity Industrial Park, LP | 8733 N. Stemmons | Real Property Tax Abatement (as of right) | 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 | 12/13/2023 | CityBuild Community Development Corporation | 6407 Carleton Garret | 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 | 5/9/2024 | Presidential Concepts, LLC | 1499 Regal Row | Real Property Tax Abatement (as of right) | 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. |
| 24-5793 | 5/17/2024 | Koya Medical | 2332 and 2340 Valdina St | 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 | 11/20/2024 | White Pants Agency, LLC | 404 Exposition Avenue | Grant (\$595,339) | Renovation of existing 7,500 square foot building and expansion of White Pants |

Exhibit B

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| | | | | | 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 | 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 |
| 25-5590 | 02/14/25 | Dallas Metal Fabricators | 2817 Logan Street | 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 | 03/20/25 | For Them | 4310 South Malcolm X Blvd | 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 | 04/07/25 | Dallas Prestige Group | 4312 S. Malcolm X Blvd | 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 Opportunity Fund service area |

Exhibit B

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| 25-5746 | 05/13/25 | Business and Community Lenders of Texas dba BCL of Texas | 1101 San Jacinto Blvd. Suite 500, Austin, TX | 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 Opportunity Fund service area |
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