

Memorandum



CITY OF DALLAS

DATE March 2, 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). The Incentive Policy allows for certain incentives to be awarded by Administrative Action (AA) rather than by City Council Resolution. As of January 28, 2026, these include:

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 Administrative Action under these two criteria.

For the period between October through December 2025, a total of five (5) Administrative Actions were executed:

- South Dallas/Fair Park Opportunity Fund Human Development grant agreement with Advocate Foundation Inc. dba Dallas Free Press
- Small Business Assistance Program grant agreement with River Sing, LLC
- Small Business Assistance Program grant agreement with J&PD LLC
- Grant agreement for a real estate development project in an Economic Development Target Area with The Adaline at Bonnie View, LLC
- As-of-Right Business Personal Property Tax Abatement Agreement with Well Shin Industries Co. Ltd.

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

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| Kimberly Bizer Tolbert, City Manager | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Tammy Palomino, City Attorney | Alina Ciocan, Assistant City Manager |
| Mark Swann, City Auditor | Donzell Gipson, Assistant City Manager |
| Biliera Johnson, City Secretary | Jack Ireland, Chief Financial Officer |
| Preston Robinson, Administrative Judge | Ahmad Goree, Chief of Staff to the City Manager |
| Dominique Artis, Chief of Public Safety | Directors and Assistant Directors |
| Dev Rastogi, Assistant City Manager | |

Exhibit A

River Sing, LLC

Small Business Assistance Program (SBAP) Grant

Applicant: River Sing, LLC

Matthew Ciccione, Partner

Organization Address: 10000 N. Central Expressway, Suite 100, Dallas, TX 75231

Project Address: 820 Exposition Avenue Suite 1, Dallas, TX 75226 (Target Area)

Project Summary: Full renovation of an existing commercial space for use as a restaurant, including demolition, structural modifications, utility upgrades, finishes, and site improvements. The scope includes work inside the building, garden area, and parking lot to deliver a code compliant, ADA-accessible, fully operational restaurant.

Award Amount: \$226,059

Grant Agreement: Authorized October 2, 2025 (AA 25-6161)

Advocate Foundation Inc. DBA Dallas Free Press

South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: Advocate Foundation Inc.
Keri Mitchell, Executive Director

Organization Address: 2803 Taylor St. Dallas, Texas 75226

Project Addresses: 3000 Martin Luther King Jr Blvd, Dallas, TX 75215 & 4312 S. Malcolm X Blvd., Suite F, Dallas, Texas 75215

Project Summary: Dallas Free Press will partner with Dallas Prestige Group to launch 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. Recruitment is expected to begin through the existing student network, but the program is designed to serve youth from across South Dallas providing out of school access to professional tools and creative opportunities that don't currently exist in the community.

Award Amount: \$17,200

Grant Agreement: Authorized October 24, 2025 (AA 25-6348)

J&PD LLC

Small Business Assistance Program (SBAP) Grant

Applicant: J&PD LLC

Jeffery Dowling, Founder

Project Address: 4640 Crosstown Expressway, Dallas, TX 75223 (Target Area)

Project Summary: Construction and occupancy of a new 3,200 square foot, one-story commercial facility. The project includes utility installation, site preparation, foundation work, vertical building construction, and interior systems installation including plumbing, electrical, and HVAC. Exterior components such as fencing, paving, landscaping, and drive approach construction are also included. Upon completion, the facility will serve as an owner-occupied automotive shop with the business relocating from Lewisville, Texas.

Award Amount: \$70,810

Grant Agreement: Authorized November 20, 2025 (AA 25-6676)

The Adaline at Bonnie View, LLC

Chapter 380 Economic Grant Agreement (Real Estate Development)

Applicant: Onu Ventures Inc.
Mikial Onu, President & CEO

Project Address: 4315 Riverside Rd, Dallas, TX 75421 (Target Area)

Project Summary: The 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 surrounding area. The estimated total project cost is \$3,697,107. The project is expected to be completed by December 31, 2026.

Award Amount: \$250,000

Grant Agreement: Authorized December 10, 2025 (AA 25-6662)

Well Shin Industries Corp.

Business Personal Property Tax Abatement Agreement

Applicant: Well Shin Industries Co. Ltd. (“Well Shin”)
Yenting Wu, President

Project Address: 2301 West Commerce St. Dallas, Texas 75212 (Target Area)

Project Summary: Well Shin will purchase a 7.7 acre industrial property in Dallas which includes an existing 171,075 square foot building. Well Shin 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.

The As-of-Right Business Personal Property Tax Abatement supports the purchase and installation of manufacturing equipment so that the Dallas facility can take raw materials (primarily copper, steel, and PVC) and fabricate these materials into power connection cords for their primary wholesale customers. Well Shin intends to relocate and retain 9 employees from their existing Kentucky location.

Minimum Investment Requirement: \$5,000,000

Business Personal Property Tax Abatement: 5-year, 90%

Grant Agreement: Authorized December 24, 2025 (AA 25-6708)

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 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 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 service area.
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 service area.
25-6110	08/29/25	By the Hand Club for Kids Dallas dba After-School Opportunity Lab	4200 Metropolitan Ave. Dallas, TX 75201	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	08/26/25	Wiese Industries, Inc dba Dallas Printing	7038 Greenville Ave, Dallas, TX 75231	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	09/09/25	South Dallas Fair Park Inncity Community Development Corporation (ICDC)	4907 Spring Ave. Dallas, TX 75210	Grant (\$25,000)	SDFP Opportunity Fund Human Development grant to support an expansion of ICDC's Business Assistance Center.
25-6173	09/19/25	After8ToEducate	4912 E. Grand Ave. Dallas, TX 75223	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.
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