

Memorandum



CITY OF DALLAS

DATE September 30, 2025

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

SUBJECT **Upcoming Agenda Item: Supplemental Agreement No. 2 to the Chapter 380
economic development grant agreement with Corinth Communications, Inc. dba
The Dallas Examiner regarding the Project located at 4510 South Malcolm X
Boulevard**

On October 22, 2025, the City Council will consider an agenda item to authorize Supplemental Agreement No. 2 to the Chapter 380 economic development grant agreement ("Agreement") with Corinth Communications, Inc. dba The Dallas Examiner ("Grantee") previously authorized by City Council on June 28, 2023 by Resolution No. 22-0920, and as amended by Administrative Action No. 24-6423, related to capital improvements and construction costs for the property located at 4510 South Malcolm X Boulevard ("Project") to: (1) extend the Project completion deadline from September 30, 2025 to March 31, 2027; (2) amend the Project scope to remove external/internal painting, wrought iron security door with mailbox, electrical upgrade, plumbing upgrade, door replacement, and tempered glass for external door; (3) reflect that the grant payment will be made in one installment; and (4) reduce the grant amount by \$39,755 from \$82,115 to \$42,360. The South Dallas/Fair Park Opportunity Fund (SDFPOF) Board of Directors reviewed and recommended approval of Supplemental Agreement No. 2 on September 29, 2025.

Background

On June 28, 2023, by Resolution No. 23-0920, City Council authorized a Chapter 380 economic development grant agreement with Corinth Communications, Inc. dba The Dallas Examiner for capital improvements and construction costs related to the expansion and renovation of real property improvements located at 4510 South Malcolm X Boulevard in a total amount not to exceed \$170,998.00. The original terms and conditions of the Agreement were recommended by the Small Business Center (SBC) after an underwriting review. On May 13, 2023, the South Dallas/Fair Park Opportunity Fund Board of Directors recommended approval of the Agreement.

On October 26, 2024, Administrative Action No. 24-6423 authorized Supplemental Agreement No. 1, which effectuated the following amendments: (1) changed the Project completion deadline from September 30, 2024 (following a 9-month extension authorized by the Director of the Small Business Center) to September 30, 2025; (2) reduced the amount of the grant by \$88,883 from \$170,998 to \$82,115; (3) removed the Project scope requirement to construct an 2,214 square foot addition to the facility; (4) replaced the original Project Budget and Description (Exhibit A-1) with a revised Exhibit A-1 to reflect

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the changes to Project scope and size; (5) removed the job creation requirement to create one full-time and two part-time positions within three years of the Project completion date, and (6) allowed the grant payment to be made in two payments.

Due to challenges in raising funds and securing non-City sources of capital to start the Project, the Grantee has now requested a further reduction to the scope of the Project and an extension of the Project completion deadline. Per the Grantee's request, the revised Project scope elements would include roof repair, installation of gutters, interior drywall repair, and completion of ceiling grid and other tile repair as needed. These improvements would allow for a safer working environment and weather-tight roof. The estimated total Project cost of the revised scope is approximately \$55,811. The Grantee's minimum investment requirement of \$13,360 would remain unchanged.

The additional consideration to the City for these amendments requested by the Grantee is the creation of a year-round college internship program, which would be an expansion from an existing 10-week summer program already offered by Grantee.

Should you have any questions or require any additional information, please contact me or Heather Lepeska, Assistant Director, Office of Economic Development at heather.lepeska@dallas.gov or (214) 670-1222.

Service First, Now!



Robin Bentley,
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
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M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
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