



City of Dallas

Proposed MLK Wellness Complex Project

**Economic Development Committee
June 6, 2022**

Joyce Williams, Director
Small Business Center

Presentation Overview



- Purpose of Briefing
- Project Background
- Funding Recommendation
- MLK Wellness, LLC Project Design
- Next Steps



Purpose of Briefing



- Provide an overview of the proposed MLK Wellness Complex Project to be located at 3101 Martin Luther King Jr. Blvd



Project Background



- The Project is a \$1.121M mixed-use redevelopment to be housed in the former Dallas Weekly building.
- Project's goal is to enrich the South Dallas community, particularly its youth, by providing wellness options focused on fitness, healthy lifestyle, and diet choices.
 - Fitness center - 3,000 sq ft
 - Health food restaurant - 1,200 sq foot
 - Office space - 863 sq ft
- Project involves renovating a 5,063 sq ft existing building at **3103 Martin Luther King, Jr. Boulevard, Dallas, Texas, 75215**, and utilizing a 3,212 sq ft adjacent vacant lot at 2904 Meadow Street, Dallas, Texas, 75215, for parking.
- The South Dallas Fair Park Opportunity Fund Board approved this proposed project on May 23, 2022.





Based on estimates from the developer Ferrell Fellows, the total project cost is \$1,121,608.

Funding Source	Funding Amount
Trinity Capital Bank	\$511,150.00
Ferrell Fellows (Owner)	\$160,458.00
South Dallas Fair Park Opportunity Fund (repayable loan@1% interest)	\$350,000.00
Southern Dallas Investment Grant 2017 Prop I	\$100,000.00
Project Total Cost	\$1,121, 608.00



MLK Wellness, LLC Project Design



Current Location View



New Design



Staff Recommendation



- Authorize a Conditional South Dallas/Fair Park Opportunity Fund Chapter 380 Economic Development Loan Agreement in the amount of \$350,000; and a \$100,000 Southern Dallas Investment Fund Grant with MLK Kingdom Complex, LLC for construction costs related to development of the MLK Wellness Complex, a commercial center located at 3101 Martin Luther King Jr. Blvd. Dallas, Texas.



Next Steps



- City Council approval on June 22, 2022
- Continue to partner with developer and tenants to implement project





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