

Memorandum



DATE September 30, 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**

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 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 April through June 2025, two (2) Administrative Actions were executed to authorize 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.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
 Tammy Palomino, City Attorney
 Mark Swann, City Auditor
 Bilierae 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

Exhibit A

Dallas Prestige Group

South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: Dallas Prestige Group
Brandon Stoval, CEO

Organization Address: 4312 S. Malcolm X Blvd. (City Council District 7)

Project Summary: Prestige Partners is the flagship initiative of the Dallas Prestige Group (DPG), designated to provide holistic development opportunities for students from 2nd to 12th grade in the South Dallas/Fair Park (SD/FP) community. Since its inception in 2013, the program has consistently delivered outstanding results, focusing on leadership development, mentorship, and social emotional learning (SEL). Prestige Partners operated throughout the academic year, with programming extending into the summer to ensure consistent support for youth.

The program follows the E3 model - Engage, Enrich, Empower. This model engages students where they are, enriches their experiences beyond the classroom, and empowers them to become leaders in their communities. By offering a combination of academic support, life skills development, and mentorship, Prestige Partners equips participants with the tools to succeed in school and in life.

Award Amount: \$60,000

Grant Agreement: Authorized April 7, 2025 (AA 25-5597)

Business and Community Lenders of Texas dba BCL of Texas
South Dallas/Fair Park Opportunity Fund Human Development Grant

Applicant: Business and Community Lenders of Texas dba BCL of Texas
Raquel Valdez Sanchez, CEO

Organization Address: 1101 San Jacinto Blvd. Suite 500 (Austin, TX)

Project Summary: BCL of Texas' South Dallas/Fair Park (SD/FP) Business Growth Series: A Personal Finance Initiative for Entrepreneurs is a response to the 2024 South Dallas/Fair Park Opportunity Fund Human Development Grant NOFA. The program is intended to increase small business activity and growth in the South Dallas/Fair Park area by providing a cohort-style program delivering financial education, one-on-one coaching, and an incentive to participate: a dollar-for-dollar match of up to \$500 for all participants. Workshops will be located at Comerica Business HQ (5201 E. RL Thornton, Dallas, Texas 75223), and at least 90% of participants will be from the SD/FP Opportunity Fund service area.

Award Amount: \$36,510

Grant Agreement: Authorized May 13, 2025 (AA 25-5746)

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