City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Downtown Denton Tax Increment Financing Zone No. 1 Board

Wednesday, May 24, 2023 | **8:30 AM** | **Development Service Center Training Rooms**

CANCELLED - MAY 24, 2023 @ 8:46 A.M. DUE TO LACK OF QUORUM

After determining that a quorum is present, the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, May 24, 2023, at 8:30 a.m. in the Development Service Center, Training Rooms 1 and 2, at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

A. TIF23-004 Consider approval of the minutes of April 12, 2023.

Attachments: Exhibit 1. Agenda Information Sheet
Exhibit 2. April 12 2023 TIRZ #1 Minutes Draft

B. TIF23-007 Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC.

Attachments: Exhibit 1. Agenda Information Sheet
Exhibit 2. Grant Application
Exhibit 3. HPO Review
Exhibit 4. Presentation

C. TIF23-009 Staff Reports:

1. Update on Downtown TIRZ #1 boundary expansion.
2. Update on Downtown Reinvestment Grant Program activity.

2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (https://tx-denton.civicplus.com/242/Public-Meetings-Agendas) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 18, 2023, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

_____

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

File #: TIF23-004, **Version:** 1

AGENDA CAPTION

Consider approval of the minutes of April 12, 2023.

City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET
DOWNTOWN DENTON TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1

DEPARTMENT: **Economic Development**

ACM: **Christine Taylor**

DATE: **May 24, 2023**

SUBJECT
Consider approval of the minutes of April 12, 2023.

BACKGROUND
The draft minutes of the April 12, 2023 meeting are attached for the Board's review and consideration.

EXHIBITS
1. Agenda Information Sheet
2. Draft Minutes of April 12, 2023

Respectfully submitted:
Matilda Weeden
Economic Development Specialist

MINUTES
CITY OF DENTON
TAX INCREMENT REINVESTMENT ZONE NO. 1 BOARD
April 12, 2023

After determining that a quorum is present, the Downtown Denton Tax Increment Financing Reinvestment Zone No. 1 Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, April 12, 2023, at 12:07 p.m. in the Development Service Center, Training Rooms 4 and 5 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

PRESENT: Melissa Lenaburg (Chair), Daniel Abasolo, Vicki Byrd, Marybeth Reinke Doyle, Ben Esely, Suzanne Johnson, and Chris Watts

ABSENT: None

STAFF: Scott Bray, Lacy Brummett, Christina Davis, Wayne Emerson, Erica Sullivan, and Matilda Weeden

1. ITEMS FOR CONSIDERATION

A. TIF23-002 Consider approval of the minutes of November 16, 2022.

V. Byrd made a motion to approve the minutes of November 16, 2022. B. Esely seconded the motion. Motion carried (7-0).

AYES (7): Abasolo, Byrd, Doyle, Esely, Johnson, Lenaburg, and Watts
NAYS (0): None

B. TIF23-003 Receive a report, hold a discussion, and consider approval of an annual meeting schedule.

S. Johnson made a motion to approve the calendar as presented. C. Watts seconded the motion. Motion carried (7-0).

AYES (7): Abasolo, Byrd, Doyle, Esely, Johnson, Lenaburg, and Watts
NAYS (0): None

C. TIF23-001 Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2021-2022 Downtown Tax Increment Reinvestment Zone No. 1 Annual Report.

Staff presented the item to the board and a discussion followed.

V. Byrd made a motion to recommend approval of the TIRZ #1 Annual report to Council. M. Doyle seconded the motion. Motion carried (7-0).

AYES (7): Abasolo, Byrd, Doyle, Esely, Johnson, Lenaburg, and Watts
NAYS (0): None

D. <u>TIF23-005</u> Receive a report and hold a discussion regarding the Downtown Denton Tax Increment Financing Zone No. 1 Project and Finance Plans.

Consultants presented the item and a discussion followed.

2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 1:08 p.m.

_____	_____
Melissa Lenaburg, Chair **Downtown TIRZ No. 1**	**Lacy Brummett** **Administrative Assistant**

Minutes Approved On: _____

File #: TIF23-007, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC.

City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE

DEPARTMENT: **Economic Development**

ACM: **Christine Taylor**

DATE: **May 24, 2023**

SUBJECT
Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 108 W. McKinney St. by Bullseye Investments & Holdings LLC.

BACKGROUND
Bullseye Bike Shop, a well-established business in Denton with a 14-year history, has experienced significant growth and success, leading to the need for expansion. Bullseye Bike owner Kevin Marshall, and Dallas preservationist Michaella Ramier teamed up to purchase 109 W. McKinney, formerly home to Walt's Garage. The 2,800 square feet historic building location will house Bullseye Bike Shop as the anchor tenant, while also providing space for various local small businesses and creative pursuits, further contributing to Denton's vibrant community atmosphere.

The building dates back to an early 1900's build and is currently in a state of disrepair with a deteriorating roof and empty interior. Extensive rehabilitation is planned, including the installation of a new roof, upgrading the mechanical systems, electrical wiring, plumbing, and HVAC. These improvements will ensure structural integrity and provide a safe, comfortable environment for customers and employees.

The owner is also committed to preserving the building's historical charm, restoring the original windows, repairing rotting wood, and maintaining exposed brick on both the interior and exterior. The plan is to add historically sensitive storefront signage, millwork colors, and exterior lighting, enhancing the building's appearance while maintaining its historical context within the community. The existing sliding wood doors will be renovated for improved functionality while preserving their original character.

In addition to housing Bullseye Bike Shop, the building at 109 W. McKinney has the potential to accommodate various uses, such as an artists' makerspace, micro retail, gym, yoga studio, office space, live/work retail, or a barber shop. By offering a mix of these potential uses, the building could become a thriving hub of activity for the Denton community, providing valuable services and resources to Downtown residents and contributing to the ongoing preservation and revitalization of the area's unique charm and heritage.

Projected Improvements includes: Façade/Building Rehab, Awnings, Utility Upgrades, Interior/Code Improvements
Project Submitted Expenses: $142,800
Grant Request: $50,000
Applicable Policy Limits:

- *Façade/Building Rehab*: Grants are limited to a 50% match of the eligible project's costs, with a cap of $50,000 per grant for facade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project. Paint-only grants are limited to a 50% match with a cap of $7,500 per grant.
- *Utility Upgrades*: Grants are limited to a 50% match with a cap of $50,000 per grant.
- *Interior/Code Improvements*: Grants are limited to a 50% match with a cap of $50,000 per grant.

PRIOR ACTION/REVIEW

On May 4, 2023, the Downtown Economic Development Committee (DEDC) reviewed and scored the application. The application received an average score of 31 points, making it eligible for a recommendation of up to $50,000. This score supports the recommendation to approve the application as requested. The grant application request and DEDC recommendation is for $50,000.

EXHIBITS

1. Agenda Information Sheet
2. Grant Application
3. HPO Review
4. Presentation

Respectfully submitted:
Christina Davis
Business Development Administrator

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name Managers Michaella Ramler & Kevin Marshall	Date 4/20/2023
Business Name Bullseye Investments & Holding LLC	
Mailing Address 700 W Hickory Denton	
Contact Phone 214-543-6710	Email Address michaella@stewardingspace.com
Building Owner (if different from applicant)	
Historical/Current Building Name Walt's Garage	
Project Site/Address 108 W McKinney	

Type of Work: (check all that apply)

- ☑ Paint Only
- ☑ Signage
- ☑ Utility Upgrades
- ☑ Facade & Building Renovation
- ☐ Awnings
- ☐ Impact Fees
- ☑ Interior/Code Improvements
- ☐ Fire Suppression System

Details of planned improvements relating to grant request (attach additional information if necessary).

Currently Walt's garage is a shell with a deteriorating roof, unprotected from the elements. Building stability if our first line of defense to saving and preserving this historical asset. Demo existing roof and install new, all new mechanicals: electrical, plumbing and HVAC.

Additional preservation details include: restore original windows, rotting wood, clean and keep exposed brick interior and exterior, install historically sensitive storefront signage, millwork colors, exterior lighting, and more demonstrated in presentation packet.

*will carefully look for original paint colors underneath current layers. Should our findings reveal anything, we will proceed with those in paint selection!

How will this project benefit Downtown?

We plan to move Bullseye Bike Shop to be the anchor tenant of this new space. Bullseye has been an fixture of Denton serving the community for over 14 years. We need to expand our footprint due to increased volume and this building is perfect. If needed, we also plan to lease out some of the 2,800 square feet to another tenant. Bullseye has already renovated a historic commercial building on the corner of W Hickory and Denton Street preserving it's historic aesthetic with period correct renovations and plans to do the same with this space. We love Denton and want to preserve what makes it unique, our amazing history.

Legal Description of the property:

108 W McKinney Denton

LACY ADDN BLK 1 LOT 9(W35') 12/403///BBB&C RR 185

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab ROOF	$70,000	$25,000
Awnings	$0	
Signs	TBD	
Impact Fees	$0	
Utility Upgrades	$55,200	$25,000
Interior/Code Improvements	$17,600	
Fire Suppression System	$0	
Totals	$142,800	$50,000

SEE PRESENTATION FOR FURTHER BREAKOUT

TOTAL COST OF PROPOSED PROJECT $ $142,800

TOTAL GRANT REQUEST
(May not exceed 50% of TOTAL COST up to $50,000) $ $50,000

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.

Kevin Marshall

Kevin Marshall & Michaella Ramler 4/20/2023

Applicant's Signature *Date*

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

_____

Business/Organization Name

Bullseye Investments & Holdings, LLC

Applicant's Signature *Printed Name* *Date*

Kevin Marshall Kevin Marshall & Michaella Ramler 4/20/2023

Building Owner's Signature (if different from applicant) *Printed Name* *Date*

This section is to be completed by Economic Development staff.

_____

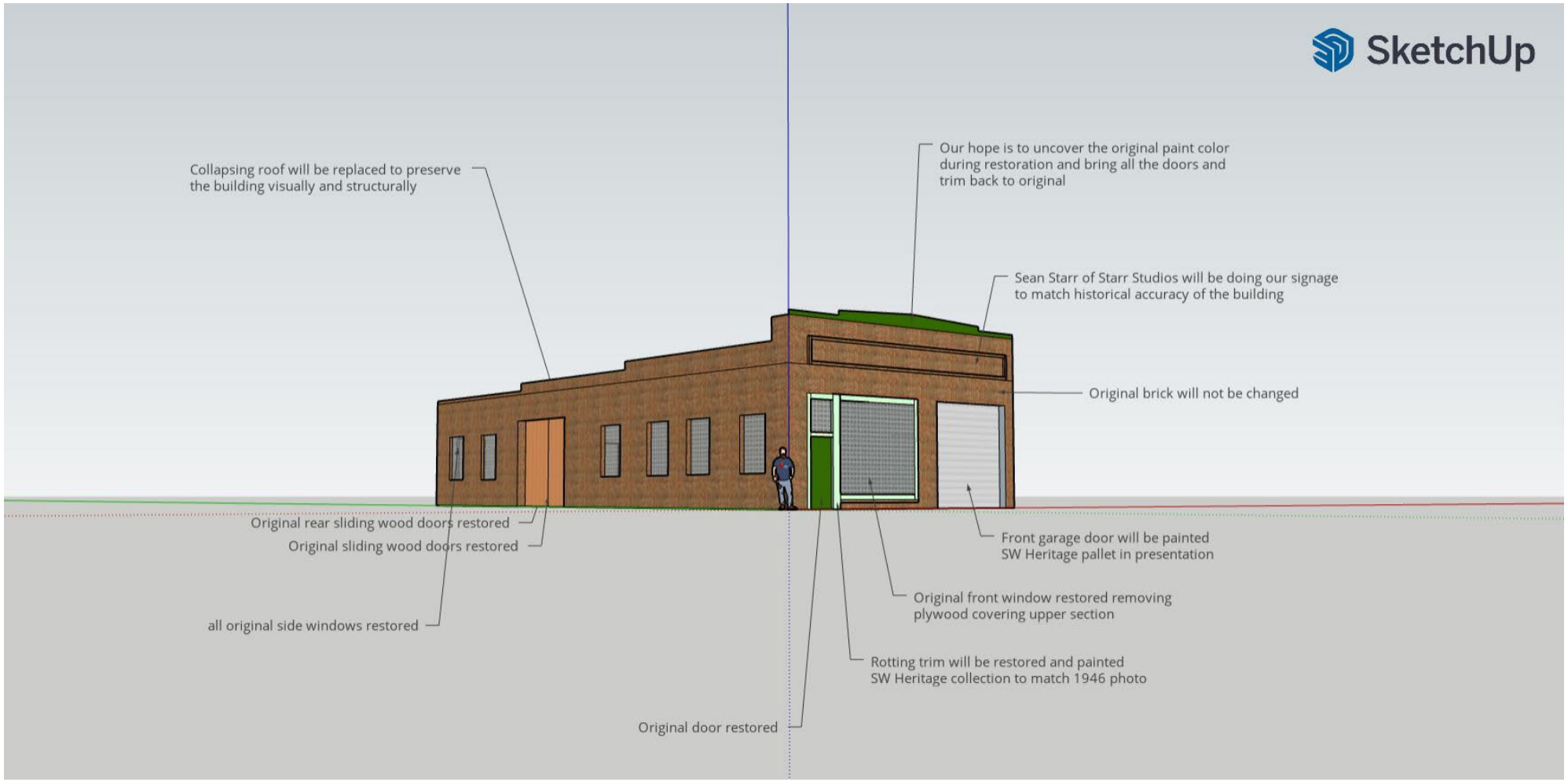
Date considered by DEDC *Recommendation* *Staff Signature*

_____

Date considered by TIRZ #1 Board *Recommendation* *Staff Signature*

_____

Date considered by City Council *Approval* *Staff Signature*


SketchUp
Collapsing roof will be replaced to preserve the building visually and structurally
Our hope is to uncover the original paint color during restoration and bring all the doors and trim back to original
Sean Starr of Starr Studios will be doing our signage to match historical accuracy of the building
Original brick will not be changed
Original rear sliding wood doors restored
Original sliding wood doors restored
Front garage door will be painted SW Heritage pallet in presentation
Original front window restored removing plywood covering upper section
all original side windows restored
Rotting trim will be restored and painted SW Heritage collection to match 1946 photo
Original door restored

Planning Division | Development Services
401 N Elm St., Denton, TX 76201 • (940) 349-8532

April 27, 2023

Michaella Ramler & Kevin Marshall, Managers
Bullseye Investments & Holding, LLC
700 W Hickory Street
Denton, TX 76201

RE: 108 W McKinney Street – Restoration

Dear Ms. Ramler and Mr. Marshall:

Pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties ("The Standards"),

> ***Restoration***
> *Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.*

Standards for Restoration are the following:

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding

conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Staff received documents from the applicant on April 24, 2023. Staff's review of the material provided, and per The Standards above, the proposed project is approved for the restoration work below:

- Cleaning and restoration of exterior and interior exposed brick
- Restoration and exposure of original exterior windows on the north, west, and south facades
- Implementation of new electrical and plumbing, including HVAC
- Roof demolition, stabilization, reframing and new installation
- New garage door with walking door entry on the front (south) façade
- Restoration of original sliding wood doors on the north and west facades
- Use of historically accurate paint colors from the 1930s-1940s Sherwin Williams America's Heritage Historical Exterior Colors Pallet
    - Noted that should the original paint colors appear, the applicant will honor those colors and proceed historically in line with findings
- Implementation of historically appropriate exterior electrical fixtures

Please note that any work that deviates from the work proposed above should be discussed with staff prior to permitting to keep applicant in substantial conformance with the Downtown Reinvestment Grant Program.

Please use this approval letter as a record of staff's review. If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,

Cameron Robertson

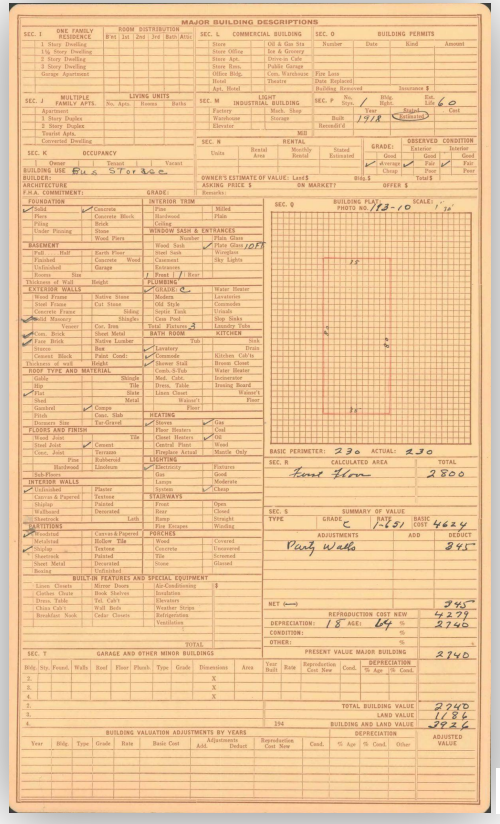
Cameron Robertson, AICP
Historic Preservation Officer

Walt's Garage - 108 McKinney

Applicant:
Bullseye Bikes &
Stewarding Space

Bullseye Bike Shop & Founder Kevin Marshall

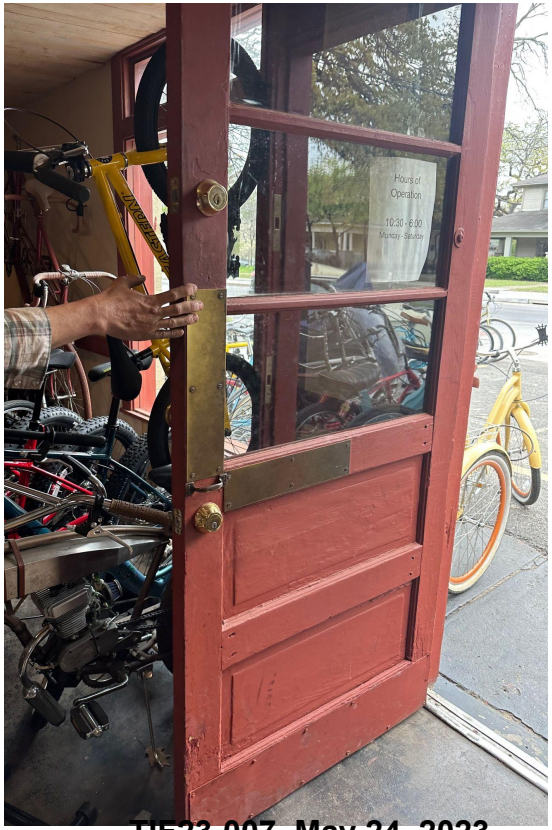
Documentary Video



TIF23-007, May 24, 2023

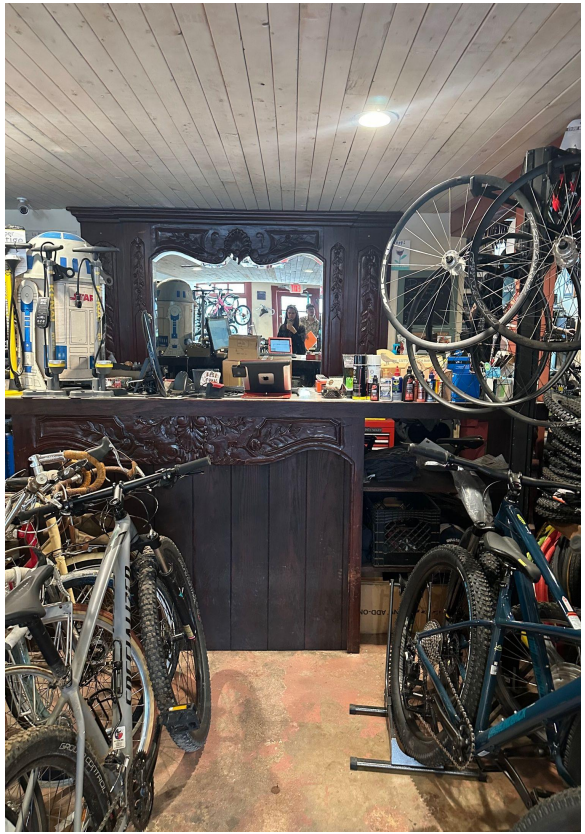
700 Hickory - Storefront Preservation

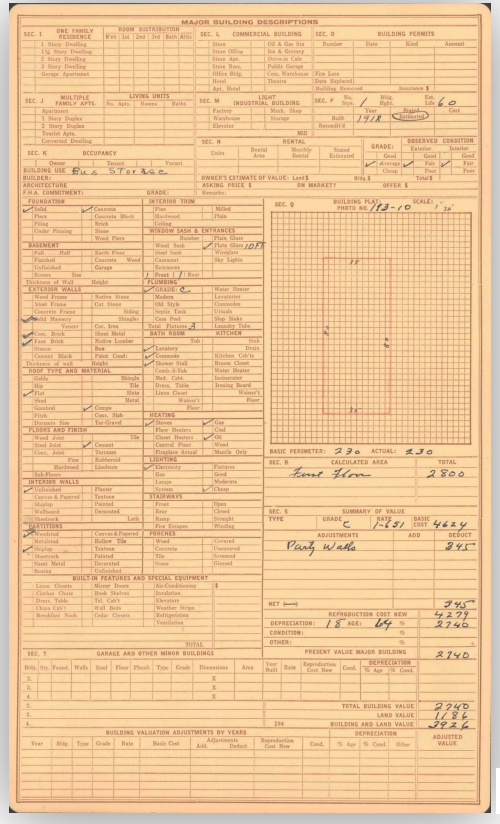
700 Hickory - Millwork, Windows & Doors Restored



700 Hickory - Historically Sensitive Signage

700 Hickory - Historically Sensitive Interiors





MAJOR BUILDING DESCRIPTIONS

SEC. I ONE FAMILY RESIDENCE — ROOM DISTRIBUTION: 8'ns 1st 2nd 3rd Bath Attic
1 Story Dwelling
1½ Story Dwelling
2 Story Dwelling
2 Story Dwelling Garage Apartment

SEC. J MULTIPLE FAMILY APTS. — LIVING UNITS: No. Apts. Rooms Baths
Apartment
3 Story Duplex
2 Story Duplex
Tenfold Apts.
Commercial Dwelling

SEC. K OCCUPANCY: Owner Tenant Vacant
BUILDING USE: Bus Storage
BUILDER:
ARCHITECTURE:
F.H.A. COMMITMENT: GRADE:

FOUNDATION: ✓Solid Concrete; Piers Concrete Block; Piling Brick; Under Pinning Stone; Wood Piers
BASEMENT: Full Half; Finished Earth Floor; Unfinished Concrete Wood; Rooms Size Garage; Thickness of Wall Height
EXTERIOR WALLS: Wood Frame Native Stone; Steel Frame Cut Stone; Concrete Frame Siding; ✓Solid Masonry Shingles; Veneer Cut. Iron; Conc. Brick Sheet Metal; ✓Face Brick Native Lumber; Stucco Roll; Cement Block Paint Cond.; Thickness of wall Height
ROOF TYPE AND MATERIAL: Gable Shingle; Hip Tile; ✓Flat Slate; Shed Metal; Gambrel ✓Compo; Pitch Conc. Slab; Bungalow Eye Tar-Gravel
FLOORS AND FINISH: Wood Joist Tile; Steel Joist ✓Cement; Conc. Joist Terrazzo; Pine Reinforced; Hardwood Linoleum; Sub-Floor
INTERIOR WALLS: ✓Unfinished Plaster; Canvas & Papered Textone; Shiplap Painted; Wallboard Decorated; Sheetrock Lath
PARTITIONS: ✓Studded Canvas&Papered; Metalclad Hollow Tile; ✓Shiplap Textone; Sheetrock Painted; Sheet Metal Decorated; Roofing Unfinished
BUILT-IN FEATURES AND SPECIAL EQUIPMENT: Linen Closets Mirror Doors; Clothes Chute Book Shelves; Dress. Table Vel. Cab't; China Cab't Wall Beds; Breakfast Nook Cedar Closets

SEC. L COMMERCIAL BUILDING: Store; Store Office; Store Apt.; Store Rms.; Office Bldg.; Hotel; Apt. Hotel; Gil & Gas Sta.; Ice & Grocery; Drive-in Cafe; Public Garage; Com. Warehouse; Theatre
SEC. M INDUSTRIAL BUILDING — LIGHT: Factory; Warehouse; Elevator; Mach. Shop; Storage; MG
SEC. N RENTAL: Units; Rental Area; Month Rental; Stated Estimated
OWNER'S ESTIMATE OF VALUE: Land $ Bldg. $ Total $
ASKING PRICE $ ON MARKET? OFFER $
Remarks:

INTERIOR TRIM: Fine; Hardwood; Ceiling; Milled; Plain
WINDOW SASH & ENTRANCES: Rumbler; Wood Sash; Steel Sash; Casement; Entrances; ✓Plate Glass 10 DP; Wrought; Sky Lights
✓Front / Rear
PLUMBING: ✓GRADE: C; Modern; Old Style; Septic Tank; Com. Pool; Total Fixtures 2; Water Heater; Lavatories; Commodes; Urinals; Sup. Sinks; Laundry Tubs
BATH ROOM: ✓Lavatory; ✓Commode; Shower Stall; Comb.-S-Tub; Med. Cabs.; Dress. Table; Linen Closet; Tub; Seat; Drain
KITCHEN: Kitchen Cab'ts; Brown Closet; Water Heater; Intercoster; Ironing Board; Water's Floor
HEATING: ✓Stoves; Floor Heaters; Closet Heaters; Central Plant; Fireplace Actual; ✓Gas; Coal; ✓Oil; Wood; Mantle Only
LIGHTING: ✓Electricity; Gas; Lamps; Fixtures; Good; Moderate; ✓Cheap
STAIRWAYS: Front; Rear; Ramp; Fire Escapes; Open; Closed; Straight; Winding
PORCHES: Wood; Concrete; Tile; Stone; Covered; Uncovered; Glazed
Air-Conditioning $; Insulation; Elevators; Weather Strips; Refrigeration; Ventilation
TOTAL

SEC. O BUILDING PERMITS: Number; Date; Kind; Amount; Issuance $
SEC. P No. Stys. 1; Bldg. Right; Year 1918 Original; Est. Life 60; Cost
OBSERVED CONDITION: Exterior / Interior — Good; Average; Cheap; Good; Fair; Poor
BUILDING PLAN — PHOTO NO. 113-10; SCALE: 1/8"
BASIC PERIMETER: 230 ACTUAL: 230

SEC. R CALCULATED AREA — TOTAL
Front Flow 2800

SEC. S SUMMARY OF VALUE
TYPE C GRADE C RATE 1.231 BASIC COST 4624
ADJUSTMENTS — ADD — DEDUCT
Porch Walls 245
NET 4379
REPRODUCTION COST NEW 4379
DEPRECIATION: 18 AGE: 64 % 2740
CONDITION: %
OTHER: %
PRESENT VALUE MAJOR BUILDING 2740

SEC. T GARAGE AND OTHER MINOR BUILDINGS
Bldg. Sty. Found. Walls Roof Floor Plumb. Type Grade Dimensions Area Year Built Rate Reproduction Cost New Cond. Depreciation % Age % Cond.
1. X
2. X
3. X
4. X
TOTAL BUILDING VALUE 2740
LAND VALUE 1186
194 BUILDING AND LAND VALUE 3926
BUILDING VALUATION ADJUSTMENTS BY YEARS: Year Bldg. Type Grade Rate Basic Cost Adjustments Add. Deduct Reproduction Cost New Cond. Depreciation % Age % Cond. Other ADJUSTED VALUE

TIF23-007, May 24, 2023

Michaella Ramler - Dallas Preservationist

CandysDirt.com

Downtown Lancaster Gets a $600K Shot in The Arm For Revitalization

January 13, 2023 | April Towery | No Comments | What's Developing

Share News:

DALLAS BUSINESS JOURNAL

Esoterica Studios and Pink & West

Stewarding Space founder Michaella Ramler plans to redevelop the downtown square and help bring more attention to the area and local businesses.

For Stewarding Space founder Michaella Ramler, real estate is a mission.

The Oak Cliff-based development firm recently purchased eight sites in Lancaster's downtown square, totaling 17,000 square feet. Ramler plans to revitalize the space and help bring more attention to the area and local businesses. The deal is expected

Michaella Ramler - Dallas Preservationist

BAD NEWS FOR OLD BUILDINGS just keeps coming in our neighborhood.

Nine-story apartments now rise out of the gound where the old El Fenix and Polar Bear ice cream used to be on Colorado and Zang boulevards.

A whole block of quaint apartment buildings on 8th Street will be demolished soon to make way for four-story apartment buildings in the Bishop Arts District.

A fire damaged the Dallas historic landmark Oak Cliff United Methodist Church, on South Marsalis at East Jefferson, in January, further endangering a property that's already been found to be under "demolition by neglect" in violation of City of Dallas code.

The battle to preserve old buildings in a rapidly gentrifying neighborhood sees few victories. But one of the winners is Zion Hill Missionary Baptist Church, originally known as Oak Cliff Assembly of God, on Morrell Avenue.

A partnership that includes husband-and-wife real estate pros A.J. and Michaella Ramler purchased the 101-year-old church in March.

The Ramlers also saved the Struck House, a West Dallas farmhouse built in 1890, when David Weekley Homes had plans to redevelop the site, which is behind the Belmont Hotel. They bought the house and renovated it, and they now live there with their two kids.

The Struck House won a Preservation Dallas award, which will be presented to the Ramlers this month.

The award is dedicated to all their neighbors who have wished well for the house over the years, Michaella Ramler says.

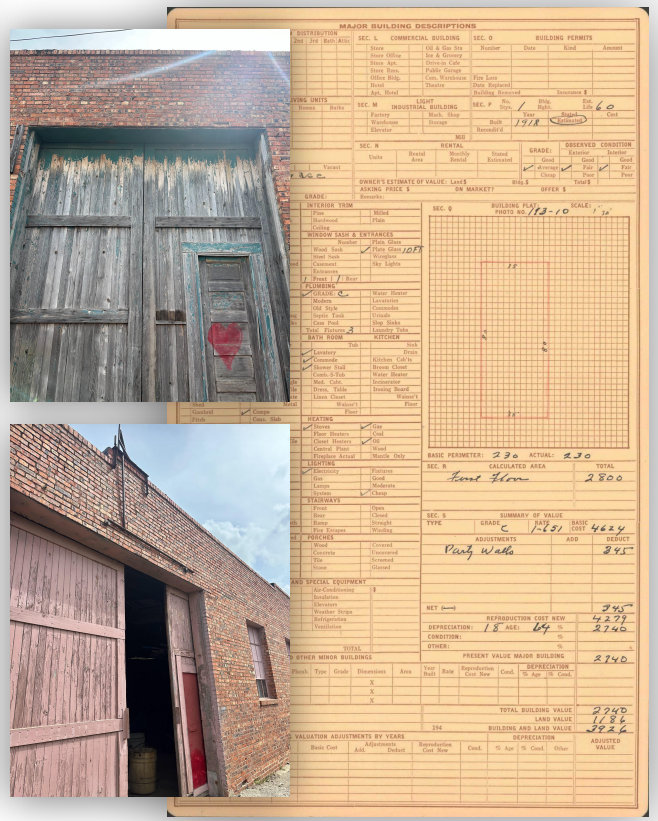
ADVOCATE
OAK CLIFF

NEWS DINING MAGAZINE BEST OF EVENTS MARKETPLACE

Once threatened with demolition, the Struck house survives thanks to Ramler family

By Rachel Stone | October 31st, 2017

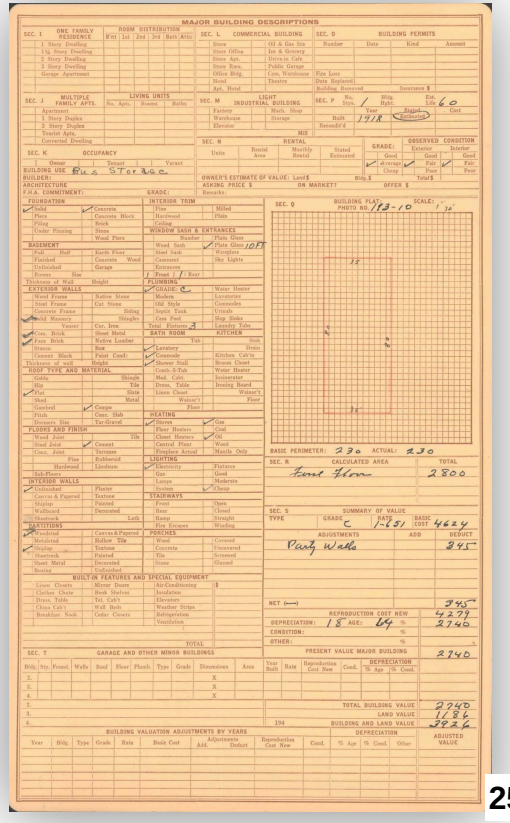
108 W McKinney - TIRZ Subject - New Bullseye



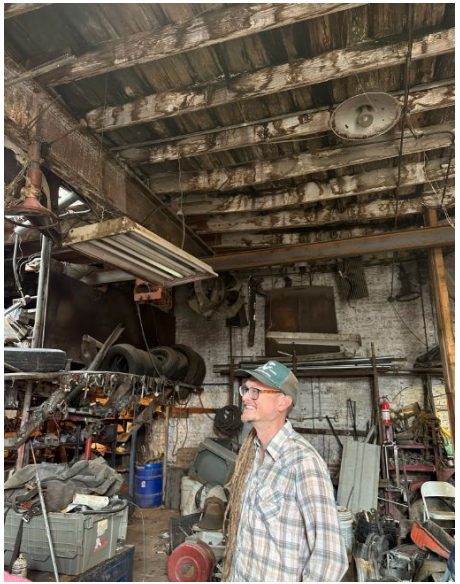
TIF23-007, May 24, 2023

108 W. McKinney - Existing Condition

- Roof collapsing and leaking
- Electrical in disrepair
- Falling interior walls
- Windows broken, painted or covered
- Structurally unsound
- Rotting wood and peeling paint



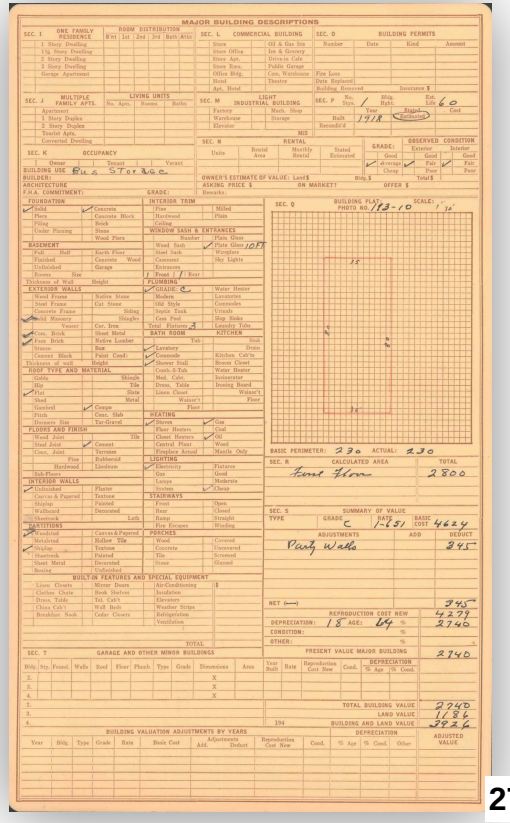
108 W. McKinney - Existing Condition



108 W. McKinney - Preservation Plan

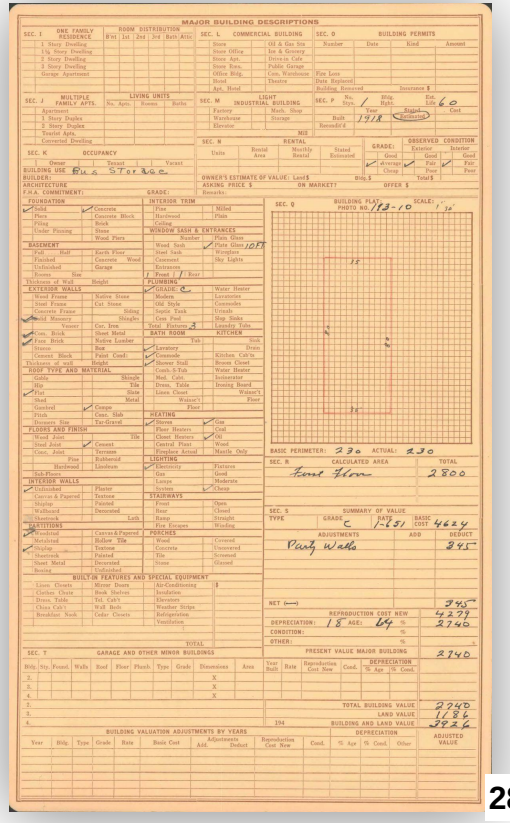
Itemized Preservation Overview

- ★ Keep original exterior brick
- ★ Keep interior brick exposed and clean
- ★ Restore all exterior windows to original glory
- ★ Historically accurate paint, dark as shown in black and white original photo
- ★ New Roof
- ★ New Electrical
- ★ New Plumbing
- ★ Try to restore under the paneling in front exterior wall
- ★ Historically appropriate exterior electrical fixtures



108 W. McKinney - Targeted Use

- **Local Denton Small Businesses**
- Bullseye Bike Shop
- Artists Makerspace
- Micro Retail
- Gym
- Yoga
- Studio
- Office Space
- Live/Work Retail
- Barber



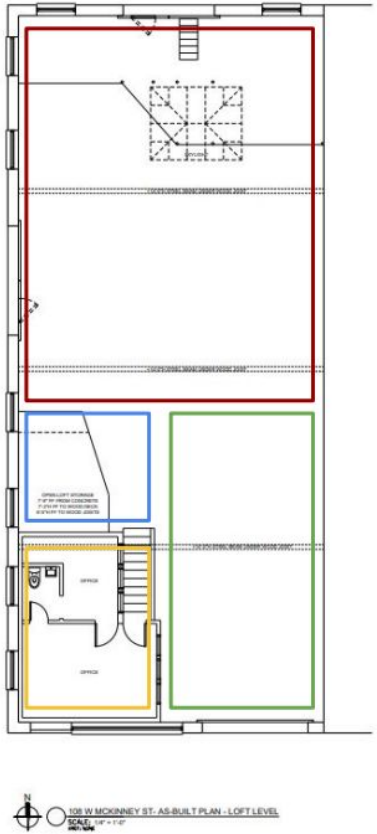
108 W. McKinney - Targeted Use LOD

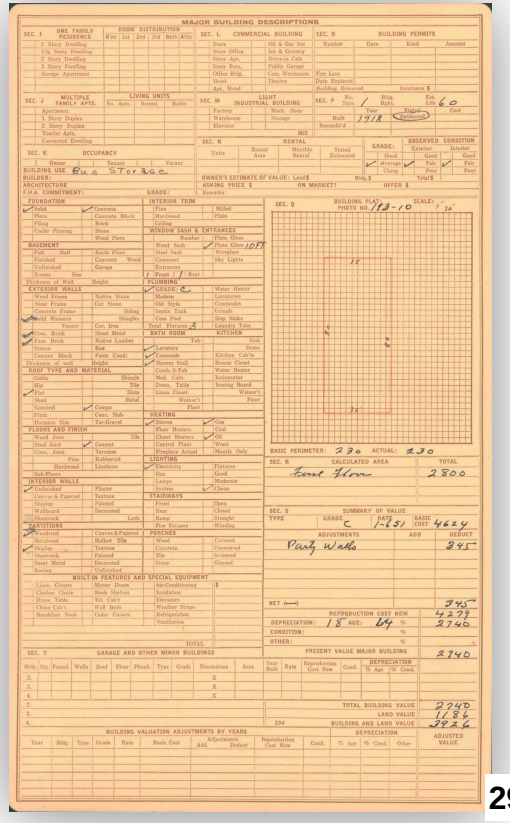
Bullseye Bike Shop

94 Vintage

Local Barber

Small Retail





108 W. McKinney - Project Budget & Scope

Elyse Design & Build, LLC
Client: Bullseye Bikeshop, LLC / and or assigns
108 McKinney - Bullseye Bikes

Square Feet	3,000
Project Timeline in Months	6

Scope	UNIT COST	COST	COST/sqft
Roof stabilize and re frame		$ 70,000.00	$ 23.33
Electrical		$ 19,600.00	$ 6.53
Plumbing		$ 19,600.00	$ 6.53
HVAC 2 commercial spaces	2	$ 10,000.00	$ -
HVAC Live Work	1	$ 6,000.00	$ -
Sheetrock		$ 7,000.00	$ 2.33
Paint		$ 5,600.00	$ 1.87
Garage door with walking door entry		$ 5,000.00	$ -
Soft Cost		$ 5,000.00	$ -
Contingency		$ 29,560.00	
Sub Total		$ 177,360.00	
GC Fee		$ 35,472.00	
Total		$ 212,832.00	

Client: Michaella Ramler, manager
Date: 2/21/2023

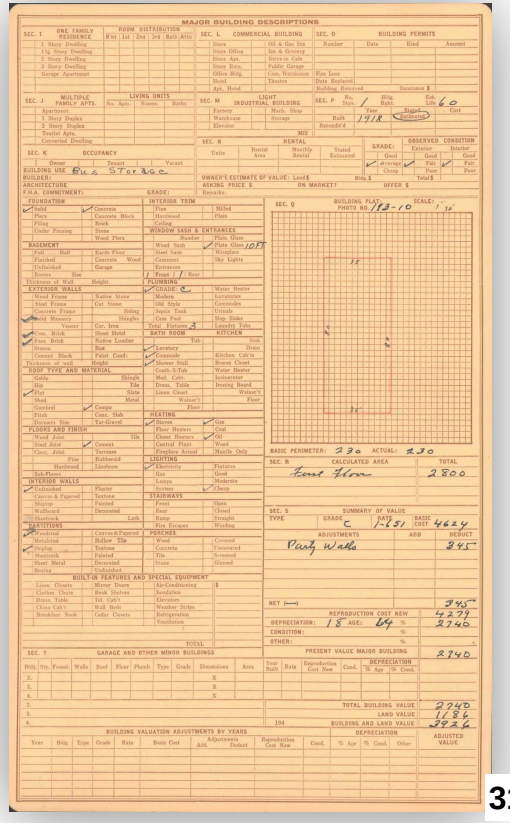
Michaella Ramler

Historical Architect - Alicia Quintas
General Contractor - Elyse Design & Build

108 W. McKinney - TIRZ Grant Ask

Scope	UNIT COST	COST	COST/sqft
Roof demolition, framing and new install		$ 70,000.00	$ 23.33
Electrical		$ 19,600.00	$ 6.53
Plumbing		$ 19,600.00	$ 6.53
HVAC 2 commercial spaces	2	$ 10,000.00	$ -
HVAC Live Work	1	$ 6,000.00	$ -

Grant Fund Contributions	
Roof Total	$70,000
TIRZ Ask	$25,000
Utility Upgrade Total	$55,200
TIRZ Ask	$25,000



Historical Inspiration in Denton

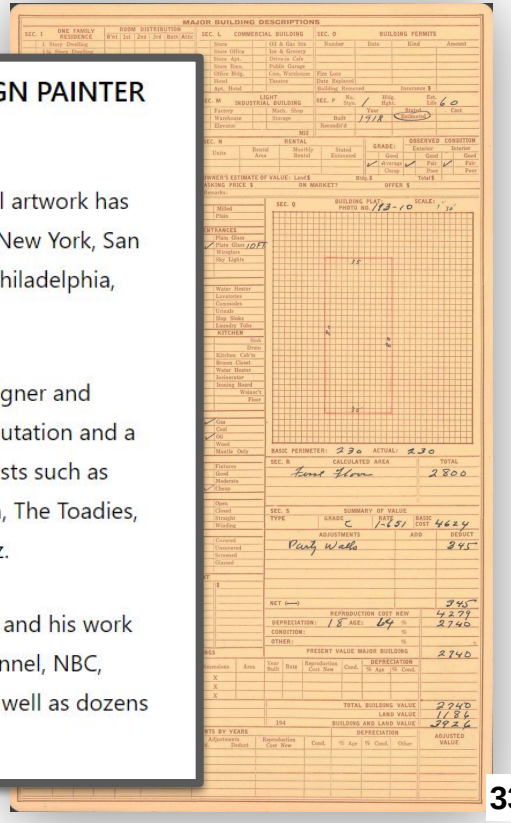
108 W. McKinney - Historical Era Signage, Hand Painted

VISUAL ARTIST, DESIGNER, MUSICIAN & SIGN PAINTER SEAN STARR

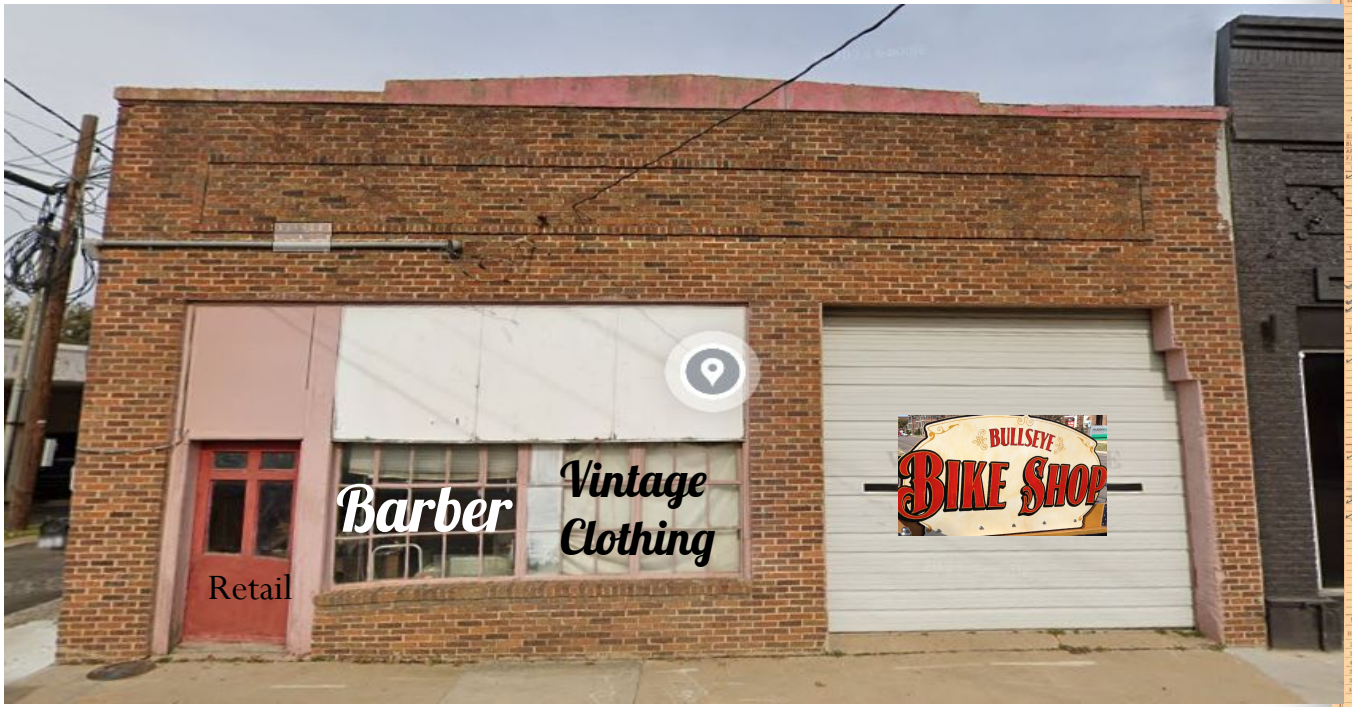
Over the last 20 years, Visual Artist Sean Starr's original artwork has been displayed in dozens of exhibitions at galleries in New York, San Francisco, Los Angeles, Dallas, Houston, Napa Valley, Philadelphia, Chicago, San Antonio and Ireland.

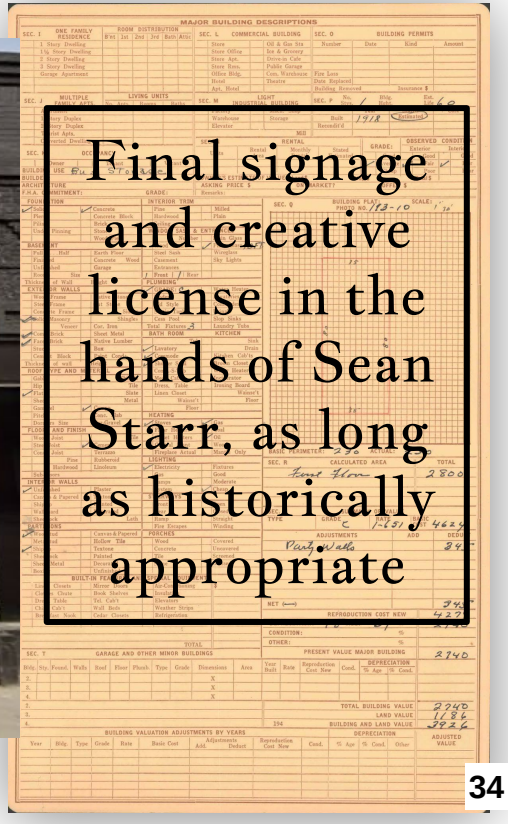
Blending his background as an artist, sign painter, designer and illustrator, Sean Starr has achieved an international reputation and a wide range of exhibitions while working with other artists such as The Cranberries, Fleetwood Mac's Lindsay Buckingham, The Toadies, Reese Witherspoon, and Gogol Bordello's Eugene Hutz.

Starr was featured in the film and book "Sign Painters" and his work has seen coverage in media such as the Discovery Channel, NBC, Dallas Observer, Juxtapoz and ArtForum magazines as well as dozens of other outlets.



108 W. McKinney - Signage Placement



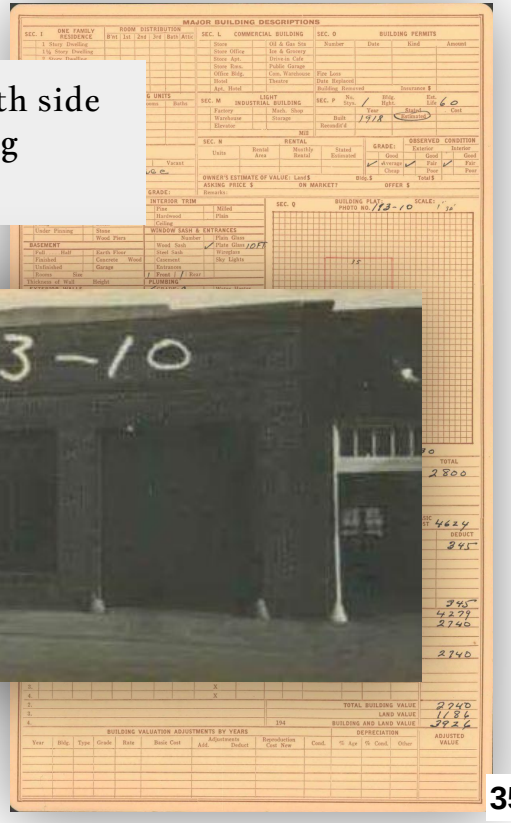


Final signage and creative license in the hands of Sean Starr, as long as historically appropriate

108 W. McKinney - South and West Fronts

Restore window panes on West side as well as original sliding doors

Restore window panes on South side and uncover plywood, restoring original full storefront



108 W. McKinney - Paint Palette

Color Through the Decades: 1930s – 1940s

The Bauhaus inspired modern movement and streamlined design were makin
time were soft and dusty with creamy yellows, blued grays, soft pinks and acc
burgundy.

SW 0065
Vogue Green
Interior / Exterior

SW 0066
Cascade Green
Interior / Exterior

SW 0067
Belvedere Cream
Interior / Exterior

Interior / Exterior

Sherwin Williams America's Heritage Historical Exterior Colors Pallet

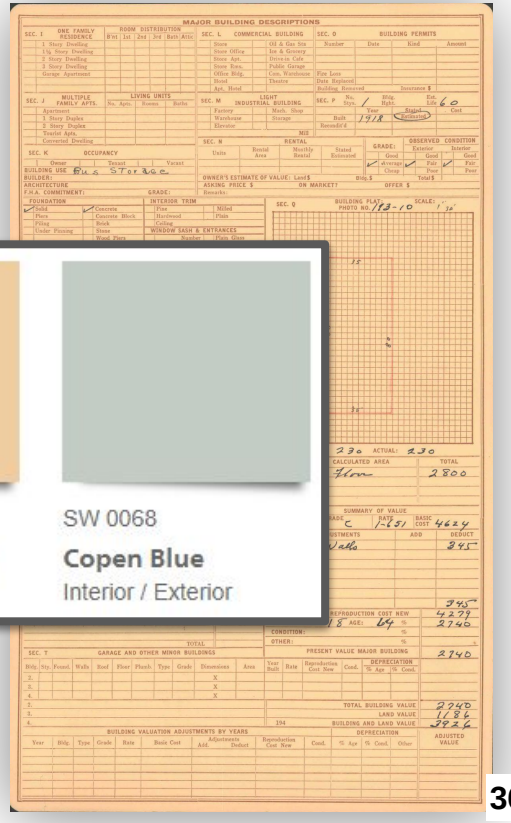
1930s - 1940s

SW 0065
Vogue Green
Interior / Exterior

SW 0066
Cascade Green
Interior / Exterior

SW 0067
Belvedere Cream
Interior / Exterior

SW 0068
Copen Blue
Interior / Exterior



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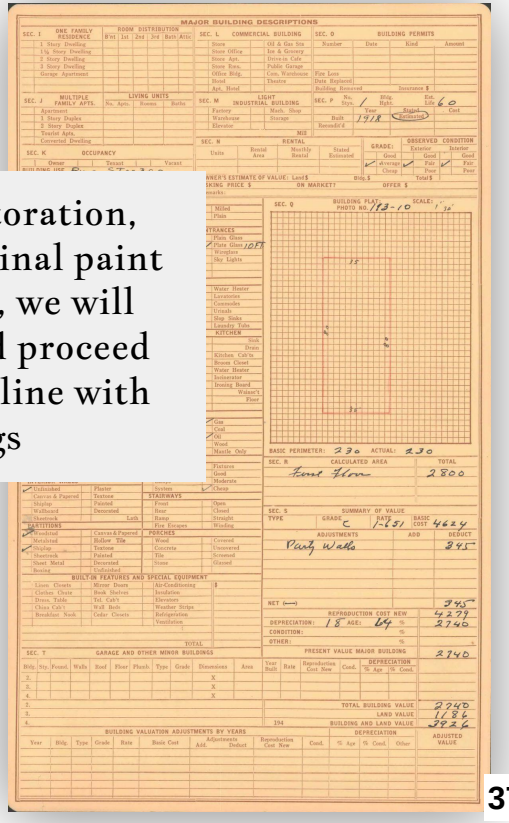
108 W. McKinney - Proposed Paint

SW 0065
Vogue Green
Interior / Exterior

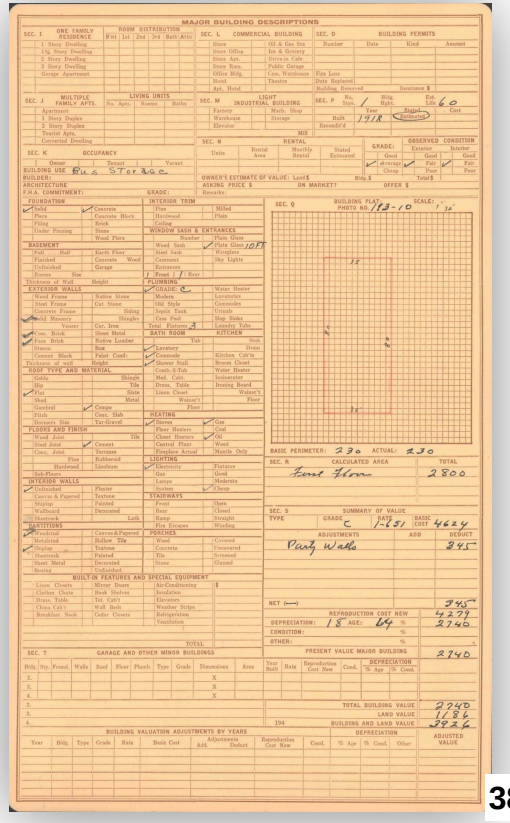
SW 0068
Copen Blue
Interior / Exterior

Base - Vogue Green
Trim - Copen Blue

**During restoration, should the original paint colors appear, we will honor that and proceed historically in line with findings



108 W. McKinney - Exterior Lighting



MAJOR BUILDING DESCRIPTIONS

SEC. I ONE FAMILY RESIDENCE — ROOM DISTRIBUTION: B'nt | 1st | 2nd | 3rd | Bath | Attic
1 Story Dwelling
1½ Story Dwelling
2 Story Dwelling
2 Story Dwelling
Garage Apartment

SEC. J MULTIPLE FAMILY APTS. — LIVING UNITS: No. Apts. | Rooms | Baths
Apartment
1 Story Duplex
2 Story Duplex
Tourist Apts.
Converted Dwelling

SEC. K OCCUPANCY: Owner | Tenant | Vacant
BUILDING USE: Bus Store
BUILDER:
ARCHITECTURE
F.H.A. COMMITMENT: GRADE:

FOUNDATION: Solid | Piers | Piling | Under Pinning | Concrete | Concrete Block | Brick | Stone | Wood Piers
BASEMENT: Full | Half | Finished | Unfinished | Rooms | Size | Thickness of Wall | Earth Floor | Concrete | Wood | Garage | Height
EXTERIOR WALLS: Wood Frame | Steel Frame | Concrete Frame | Solid Masonry | Veneer | Con. Brick | Face Brick | Stucco | Cement Block | Thickness of wall | Native Stone | Cut Stone | Siding | Shingles | Cor. Iron | Sheet Metal | Metlox Lumber | Box | Paint Cond. | Height
ROOF TYPE AND MATERIAL: Gable | Hip | Flat | Shed | Gambrel | Pitch | Dormers Size | Shingle | Tile | Slate | Metal | Composition | Conc. Slab | Tar-Gravel
FLOORS AND FINISH: Wood Joist | Steel Joist | Conc. Joint | Tile | Cement | Terrazzo | Rubberoid | Linoleum | Pine | Hardwood | Sub-Floor
INTERIOR WALLS: Unfinished | Canvas & Papered | Shiplap | Wallboard | Sheetrock | Plaster | Textone | Painted | Decorated | Lath
PARTITIONS: Wainscoted | Metalized | Shiplap | Sheetrock | Sheet Metal | Boxing | Canvas & Papered | Rubber Tile | Textone | Painted | Decorated | Unfinished

INTERIOR TRIM: Fine | Hardwood | Ceiling | Milled | Plain
WINDOW SASH & ENTRANCES: Wood Sash | Steel Sash | Casement | Entrances | Number | Plain Glass | Plate Glass 10 ft | Wirglass | Sky Lights | Front | Rear
PLUMBING: Obsolete | Modern | Old Style | Septic Tank | Gas Pmt. | Total Fixtures 3 | Water Heater | Lavatories | Commodes | Urinals | Slop Sinks | Laundry Tubs
BATH ROOM: Lavatory | Commode | Shower Stall | Comb. 3-Pcs | Tub | Sink | Drain
KITCHEN: Kitchen Cab'ts | Broom Closet | Water Heater | Instantaneous | Ironing Board | Walnut's | Pine'r
HEATING: Stoves | Floor Heaters | Closet Heaters | Central Plant | Fireplace Actual | Gas | Coal | Oil | Wood | Mantle Only
LIGHTING: Electricity | Gas | Lamps | System | Fixtures | Good | Moderate | Cheap
STAIRWAYS: Front | Rear | Ramp | Fire Escapes | Open | Closed | Straight | Winding
PORCHES: Wood | Concrete | Tile | Stone | Covered | Uncovered | Screened | Glazed

BUILT-IN FEATURES AND SPECIAL EQUIPMENT: Linen Closets | Clothes Chute | Dress. Table | China Cab't | Breakfast Nook | Mirror Doors | Book Shelves | Tel. Cab't | Wall Beds | Cedar Closets | Air-Conditioning | Insulation | Elevators | Weather Strips | Refrigeration | Ventilation | $ | TOTAL

SEC. L COMMERCIAL BUILDING: Store | Store Office | Store Apt. | Store Stor. | Office Bldg. | Hotel | Apt. Hotel | Old & Gas Sta | Ice & Scenery | Drive-in Cafe | Public Garage | Cov. Warehouse | Theatre
SEC. M INDUSTRIAL BUILDING: Factory | Warehouse | Elevator | Mach. Shop | Storage
LIGHT
MIX
SEC. N RENTAL: Units | Rental Area | Monthly Rental | Stated Estimated
SEC. O BUILDING PERMITS: Number | Date | Kind | Amount
Fire Loss
Date Replaced
Building Removed | Insurance $
SEC. P No. Stys. 1 | Bldg. Rmt. | Est. Life 60 | Stated | Cost | Built 1928 | Remodel'd
GRADE: Good | Average | Cheap
OBSERVED CONDITION: Exterior | Interior | Good | Good | Fair | Fair | Poor | Poor
OWNER'S ESTIMATE OF VALUE: Land $ | Bldg. $ | Total $
ASKING PRICE $ | ON MARKET? | OFFER $
Remarks

SEC. Q BUILDING PLAN — PHOTO NO. 113-10 — SCALE: 1" = 10'
BASIC PERIMETER: 230 ACTUAL: 230

SEC. R CALCULATED AREA — TOTAL
First Floor 2800

SEC. S SUMMARY OF VALUE — TYPE | GRADE C | YEAR 1-151 | BASIC COST 4624
ADJUSTMENTS — ADD | DEDUCT
Party Walls 345
NET (—) 345
REPRODUCTION COST NEW 4279
DEPRECIATION: 18 AGE: 64 % 2740
CONDITION: %
OTHER: %
PRESENT VALUE MAJOR BUILDING 2740

SEC. T GARAGE AND OTHER MINOR BUILDINGS: Bldg. | Sty. | Found. | Walls | Roof | Floor | Plumb. | Type | Grade | Dimensions | Area
1. X
2. X
3. X
4.
5.
TOTAL BUILDING VALUE 2740
LAND VALUE 1186
194 BUILDING AND LAND VALUE 3926

BUILDING VALUATION ADJUSTMENTS BY YEARS: Year | Bldg. | Type | Grade | Rate | Basic Cost | Adjustments Add | Deduct | Reproduction Cost New | Cond. | DEPRECIATION % Age | % Cond. | Other | ADJUSTED VALUE

108 W. McKinney - Historic Preservation - Extra Mile

Shadow box

TIF23-007, May 24, 2023

File #: TIF23-009, **Version:** 1

AGENDA CAPTION

Staff Reports:

1. Update on Downtown TIRZ #1 boundary expansion.
2. Update on Downtown Reinvestment Grant Program activity.