

Memorandum



CITY OF DALLAS

DATE January 15, 2009

TO Members of the Economic Development & Housing Committee: (Chair), Ron Natinsky, (Vice-Chair), Tennell Atkins, Jerry Allen, Dwaine Caraway, Sheffie Kadane, Linda Koop, Ann Margolin, Steve Salazar

SUBJECT

Authorize a Special Economic Development Loan Agreement with Richard Knight d/b/a the MLK/175 Gateway Project in the amount of \$ 92,800 for the South Dallas/Fair Park Trust Fund FY 08-09.

Authorize a Commercial Loan Agreement` with Freedom Fashions in the amount of \$50,000 for the South Dallas/Fair Park Trust Fund FY 08-09.

Authorize a Commercial Loan Agreement` with Namamai Services, LLC in the amount of \$50,000 for the South Dallas/Fair Park Trust Fund FY 08-09.

Richard Knight d/b/a MLK/175 Gateway Project is located at 2321 MLK Blvd, Dallas, 75215. The project involves rehabbing an existing commercial facility which will be leased to an auto repair, auto service related business. Trust Fund monies will be used for the electrical system, exterior fence, flooring, paint, roof repair, texturing, tile, an HVAC system, lighting, cabinets, doors, store front windows purchase and/or install carpets.

Once completed, the project will create 5 permanent and 8 temporary jobs. Sales generated will approximate \$528,000.00 per year. The economic impact of the project is job creation and retail sales.

Freedom Fashions is a sole proprietorship, owned and operated by Ephraim and Helen Oladirian. Specializes in men's casual clothing, the store is located at 2716 MLK Blvd, Dallas, 75215, and has been in business for over 25 years. The applicants are former borrowers of the Trust Fund and have timely paid off the prior loan in full. The purpose of this loan is to purchase new equipment, expand inventory (women and children's clothing) and make leasehold improvements. The loan is secured by a 2nd lien in rental real estate with estimated equity of \$68,000 and 1st lien on unimproved land with an estimated value of \$6,600. .

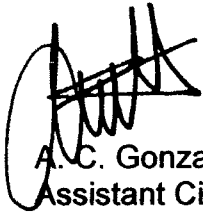
Namamai Services, LLC is located at 5200 East Grand Avenue, Suite 555, Dallas, 75223 and is owned and operated by Charles Senteio. An 18 month old business, Namamai Services, LLC provides in-home social/clinical support to vulnerable patients. The goal of the business is to reduce patient hospitalization, by focusing on clinically, socially, or financially vulnerable patients. The purpose of the loan is to provide operating expenses and to hire two (2), Community Health Workers.

Health Workers.

Staff Recommendation

Staff recommends Council approval of the above referenced Special Economic Development Loan in the amount of \$92,800 to Richard Knight d/b/a the MLK/175 Gateway Project, a Commercial Loan in the amount of \$50,000 to Freedom Fashions and a Commercial Loan in the amount of \$50,000 to the Namamai Services.

Should you have any questions concerning this information, please contact me at 2146703314.



A.C. Gonzalez
Assistant City Manager

The Honorable Mayor and Members of the City Council

Mary K. Suhm, City Manager

Deborah Watkins, City Secretary

Tom Perkins, City Attorney

Judge C. Victor Lander, Judiciary

Ryan S. Evans, First Assistant City Manager

A.C. Gonzalez, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager

Ramon Miguez, P.E., Assistant City Manager

Forest Turner, Assistant City Manager

Dave Cook, Chief Financial Officer

Jeanne Chipperfield, Director, Budget & Management Services

Karl Zavitkovsky Director, Office of Economic Development

Hammond Perot, Assistant Director, Office of Economic Development

Helena Stevens-Thompson, Assistant to the City Manager