

# Memorandum



DATE January 31, 2014

TO Members of the Economic Development Committee:  
Tennell Atkins (Chair), Rick Callahan (Vice Chair), Adam Medrano, Scott Griggs  
Lee Kleinman, Jerry R. Allen,

SUBJECT **Two Podner's Retail Eateries, LLC; February 12, 2014 Council Agenda**

On February 12, 2014, City Council will be asked to consider authorizing a Chapter 380 Forgivable Loan in the amount of \$275,000 to Two Podner's Retail Eateries, LLC for gap financing to develop a 11,000 square foot commercial building located at 1441 Robert B. Cullum in Dallas to expand Two Podner's Barbeque and Seafood Restaurant and add 6,500 square feet of retail space.

Two Podner's Retail Eateries, LLC is a development company created by Fred Conwright and James Runnels, owners of Two Podner's Barbeque and Seafood restaurant to develop a building for an expanded restaurant and other retail eateries. Two Podner's has operated in a 2,500 square foot facility at their current location in the South Dallas/Fair Park area for over 30 years.

The new development when fully tenanted is expected to create 40 – 50 FTE jobs. The total project cost is \$1,835,000. The developers, Fred Conwright and James Gunnels, will bring \$460K of equity to the project. The project will demolish the current facility and build a 4,500 square foot restaurant as the anchor tenant and add 6,500 square feet of additional space. The developers are in discussions with Del Taco, Krispy Kreme, Subway and a Chinese takeout to fill the tenant space.

The development of the Property will further the City's goals for redevelopment in the Southern Sector. The total consideration of \$275,000 is contingent upon \$460K of equity from the Developer, approval of one million in conventional financing (Spirit Bank of Texas has issued a \$1,000,000 Commitment), a loan not to exceed \$100,000 if needed from the South Dallas Fair Park Trust Fund and completion of the redevelopment of the subject site within three (3) years from the date of the Loan Agreement.

## **FISCAL INFORMATION**

\$275,000 – Public/Private Partnership Funds

## **OWNER**

### **Two Podner's Retail Eateries, LLC**

Fred Conwright, Partner  
James Runnels, Partner

**MAP**

Attached

**RECOMMENDATION**

Staff recommends approval of the subject item. Please contact me if you have any questions at 214-670-3296.



Ryan S. Evans  
Interim First Assistant City Manager

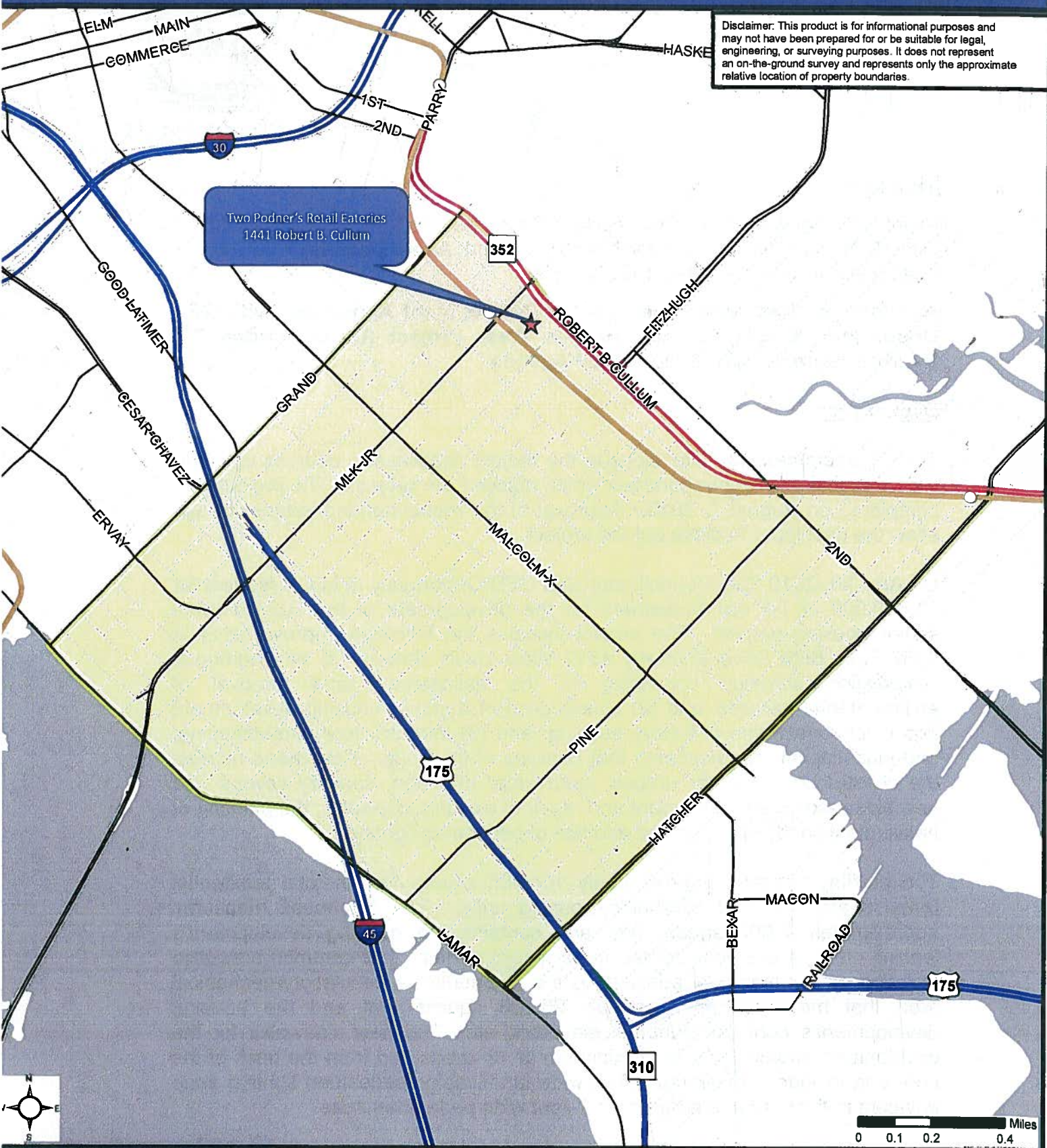
C: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, Interim City Manager  
Warren M. S. Ernst, City Attorney  
Judge Daniel F. Solis, Administrative Judge  
Rosa A. Rios, City Secretary  
Craig D. Kinton, City Auditor  
Jill A. Jordan, P. E., Assistant City Manager  
Forest E. Turner, Assistant City Manager

Joey Zapata, Assistant City Manager  
Charles M. Cato, Interim Assistant City Manager  
Theresa O'Donnell, Interim Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Karl Zavitkovsky, Director, Office of Eco. Dev.  
J. Hammond Perot, Asst. Director, OED  
Frank Libro, Public Information Officer  
Elsa Cantu, Asst. to the CMO – Mayor and Council

# Two Podner's Retail Eateries, LLC

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Two Podner's Retail Eateries  
1441 Robert B. Cullum



## Legend

- Program Boundary
- Freeway
- Flood Plain
- Rail Station
- Highway
- DART Light Rail
- Arterial
- Local Road

Source: City of Dallas, 2012

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SUBJECT **Authorize a Third Amendment to the Development Agreement with GFD Opportunity II, LLC for the Hillside West Project (Davis Garden TIF District), February 12, 2014 Council Agenda**

## Background

Staff is recommending extensions to the project deadlines to address industry-wide material and labor shortages which delayed the project. The project was completed on August 7, 2013. Approval of the recommended extensions will allow the developer to close out the project.

On April 28, 2010, City Council approved GFD Opportunity II, LLC's request for \$1,600,000 in TIF reimbursement for the development of the Hillside West senior housing project. The project includes the following improvements at 3757 Falls Bluff Drive (formerly 4512 West Davis Street): (1) environmental remediation activities consisting of the assessment and removal of environmental hazards; and (2) construction of a senior housing development and clubhouse within a 4-story building; and (3) infrastructure, streetscaping, and landscaping improvements that consists of the burial of overhead utilities; the construction of water utilities, stormwater drainage, sanitary sewers and new sidewalks; the replacement and repair of existing sidewalks; the planting of native plants and trees; and the addition of pedestrian lighting.

The building contains approximately 104,086 square feet in total residential rental space and 130 affordable housing units. The clubhouse measures approximately 7,000 square feet and contains the housing development's leasing office, a business center and a fitness center. The common area also includes an outdoor pool adjacent to the clubhouse, a circulation/mechanical area that measures approximately 23,536 square feet and the housing development's corridors, lobbies, elevators, etc.; The new sidewalks for the development project shall be a minimum of 12' measured from the back of the curb and include a minimum 3-foot wide landscaping/pedestrian lighting zone adjacent to the curb and a minimum 7-foot wide pedestrian zone.

**Financing**

No Cost Consideration to the City

**Project Council District**

District 3

**Owner**

**GFD Opportunity II, LLC  
A Texas Limited Liability Company**

Brandon Bolin, Principal

**Staff**

Karl Stundins, Manager, Area Redevelopment Division  
Telemachus Evans, Economic Development Analyst

**Map**

Attached

Staff recommends approval of the subject item. Please contact me if you have any questions at 214-670-3296.



Ryan S. Evans  
Interim First Assistant City Manager

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