

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY AND THE KOGI HOUSE, LLC, ESTABLISHING A PROGRAM OF GRANTS IN AMOUNTS NOT TO EXCEED \$159,932 FOR 3044 OLD DENTON ROAD, SUITE 310 TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY WITHIN THE CITY; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (the “City Council”), has authority to reduce blight in order to protect the health, safety, and welfare of the residents of the City of Carrollton, Texas (the “City”); and

WHEREAS, the City Council has taken steps towards to promote and encourage tourism and commerce in the City’s retail centers along major corridors; and

WHEREAS, 3044 Old Denton Road, Suite 310 (the “Real Property”) is located within a major retail corridor within the City; and

WHEREAS, the City Council has been presented a grant request by The Kogi House, LLC (the “Tenant”) to establish a program of grants in an amount not to exceed \$159,932 for the renovation of the Real Property, as further described in Exhibit “A”, in order to promote local economic development and stimulate business and commercial activity within the City in accordance with the City’s Retail Re-Development and Rehabilitation Grant Program (a Chapter 380 Economic Development Program); and

WHEREAS, the Tenant proposes to redevelop a vacant grocery store space by renovating the interior and upgrading the building façade; and

WHEREAS, the Real Property’s current estimated valuation is \$6,186,150, and the Tenant’s total rehabilitation budget is approximately \$4,932,142; and

WHEREAS, upon full review and consideration of the terms of the request, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager shall be authorized to negotiate and execute an agreement with Owner on behalf of the City of Carrollton; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

The requested terms and conditions of a proposed economic development agreement with The Kogi House, LLC, having been reviewed by the City Council, and found to be acceptable and in the best interests of the City and its citizens, are hereby in all things approved.

SECTION 3.

The City Manager is hereby authorized to negotiate and execute an economic development agreement, and all other documents in connection therewith, on behalf of the City of Carrollton, substantially according to the terms and conditions set forth in this Resolution for a total grant amount not to exceed \$159,932.

SECTION 4.

This Resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Carrollton, Texas this 28th day of October 2025.

ATTEST:

CITY OF CARROLLTON, TEXAS

Chloe Sawatzky, City Secretary

Steve Babick, Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Meredith A. Ladd
City Attorney

Jenny Zeilfelder
Director of Economic Development