

Case Study

Property Enhancement Program - Balch Springs, TX

Overview

Improve the visual appearance and economic vitality of Balch Springs by encouraging the exterior improvement of commercial, retail and office structures

Program Highlights

- Titled *"Façade and Infrastructure Improvement Program"*
- 8 participants since program inception in 2011
- 60,000 in matching grants to date, \$720,000 total in private investment (including \$20,000 Type B microloan)
- Funding from Type A EDC sales tax revenue

Regulatory Aspects

- 50% Matching Grant up to \$5,000
- The program is limited to funding only certain improvements to the commercial properties
- Improvements eligible for funding include complete façade rehabilitation, replacement of broken windowpanes, window frames, broken storefront glass, and doors; scraping, priming, and painting of window frames, doors, cornice, and store front; exterior treatments such as brick, tile, stucco, stone, wood, or siding; attached signage and brackets; exterior lighting fixtures (attached to structure), and visible roof repair (when done in conjunction with other improvements)

Benefits of Program

- Creates goodwill to business community
- Increases value of property
- Easy and quick approval process



Lessons Learned

- Ensure improvements meet code
- Apply to future improvements only
- In-kind work does not apply to the grant

Example Projects

- Elam Kwik Kar, 11922 Elam Road
- Texas Truck A/C, 1705 S. Peachtree Lane
- Foremost Health Clinic, 1302 Shepherd Lane

Case Study Example

- **Taco Mexico, 11221 Lake June Road**
- Details
 - ◇ Family-owned restaurant near Lake June Road retail corridor
 - ◇ Has operated in Balch Springs for 7 years
- Financial Aspects
 - ◇ \$68,000 project for exterior improvements and signage
 - ◇ \$10,000 Type A grant
 - ◇ \$20,000 Type B microloan
- Actions Taken
 - ◇ New sign
 - ◇ New fence around property
 - ◇ Parking lot improvements
 - ◇ New façade and energy efficient windows
- Outcome / Results
 - ◇ Net increase in sales: 12%
 - ◇ Property valuation up 5%



Local Contact

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