

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Marichelle Samples, Director of Economic Development & Tourism

DATE: June 15, 2026

SUBJECT: **Approval of the Economic Development Agreement Between the City of Lewisville and GT & JM Enterprises; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

GT & JM Enterprises (“Owner”) owns Main Street Cafe, located at 208 E. Main Street in Old Town Lewisville, and is proposing several exterior improvements to the property, including new paint, staining of the new deck, and gutter repairs. In addition to the façade improvements, the Owner also plans to complete repairs to the parking lot.

ANALYSIS

As part of the proposed improvements, the Owner is requesting an economic development incentive in the form of a grant for up to 50% of eligible façade improvement costs, not to exceed \$40,000. Eligible expenses include brick repair, signage, awnings, windows, exterior fixtures, landscaping, and lighting.

The improvements will enhance the appearance of the property and surrounding area, support ongoing revitalization efforts in Old Town Lewisville, and further the City Council’s goals related to economic development and reinvestment in the area. Updated façades and site improvements help create a more attractive environment for residents, visitors, and businesses while encouraging additional private investment in Old Town.

Consistent with other façade improvement grants approved by City Council, all work must be paid for upfront by the Owner. Reimbursement will occur after the project is completed and all required permits, inspections, and approvals have been received.

CITY STAFF’S RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.