

7228 Bandera Rd.  
Wecare Shopping Center  
**Business**  
**Retention/Expansion**

Crystal Caldera, PhD

City Manager

# BLUF Summary

## **Question:**

City Council is being asked to consider the business retention/expansion of 7228 Bandera WeCare Shopping Center LLC. The project monies would come from Economic & Community Development project funds not to exceed \$10,000 to assist in completing the backflow prevention portion of this project.

## **Options:**

1. Approval
2. Denial
3. Approve alternate amount

# Background

- Mr. Jonah Obasi is completing a \$1.9 million dollar project to include efficiency units and 12 townhomes.
- City Council approved the zone change to a Planned Development District on November 2, 2021, City Council Meeting.
  - The PD was to construct 10 multi-family structures at the rear of the property, 6 of the structures would be two-story apartment units and the other 4 structures would be one-story efficiency units.
  - Each of the 10 structures would consist of two units, bringing the total number of units to 20.
  - These units enhance the shopping center WeCare Shopping Center put in the front of the property.
- Mr. Obasi states he was unaware that the backflow prevention was at his cost. The City's received a cost estimate of \$15,928 without installation costs. Mr. Obasi's cost quote with installation is \$29,000.

# Request

Business owner, Jonah Obasi, is seeking Economic and Community Development Funds to assist with the construction overrun costs of an unknown cost of Backflow prevention device.

Staff is proposing \$10,000 to finish out the final construction cost of the backflow prevention.

The owner has stated that the funds are greatly needed due to escalating cost of supplies and unforeseen circumstances.

# Request/Fiscal Impact

**Total cost for business retention project not to exceed: \$10,000**

**Council budgeted \$65,000 for project funding.**

# Recommendation

- The Economic Community Development Advisory Committee is recommending approval.

# Ending Remarks

- ❖ Business owner provided a complete ECD application – Attached
- ❖ This project will assist in finishing out the 12 townhomes.