

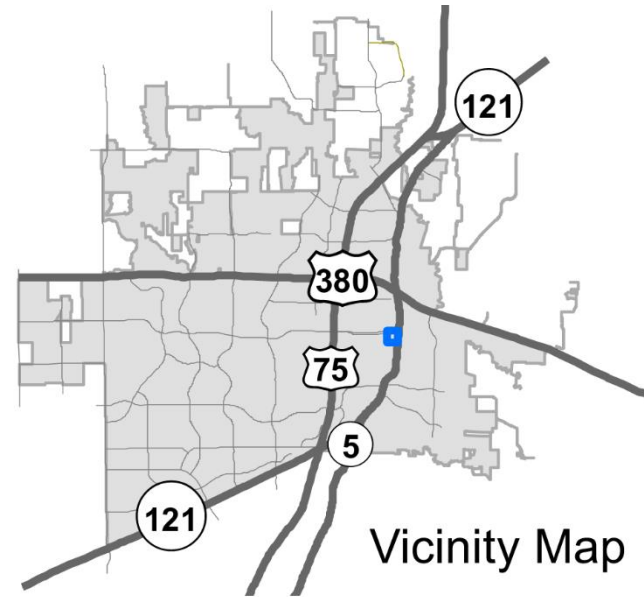
# 131, 129, 121 Tennessee Street - *The Parks Church*

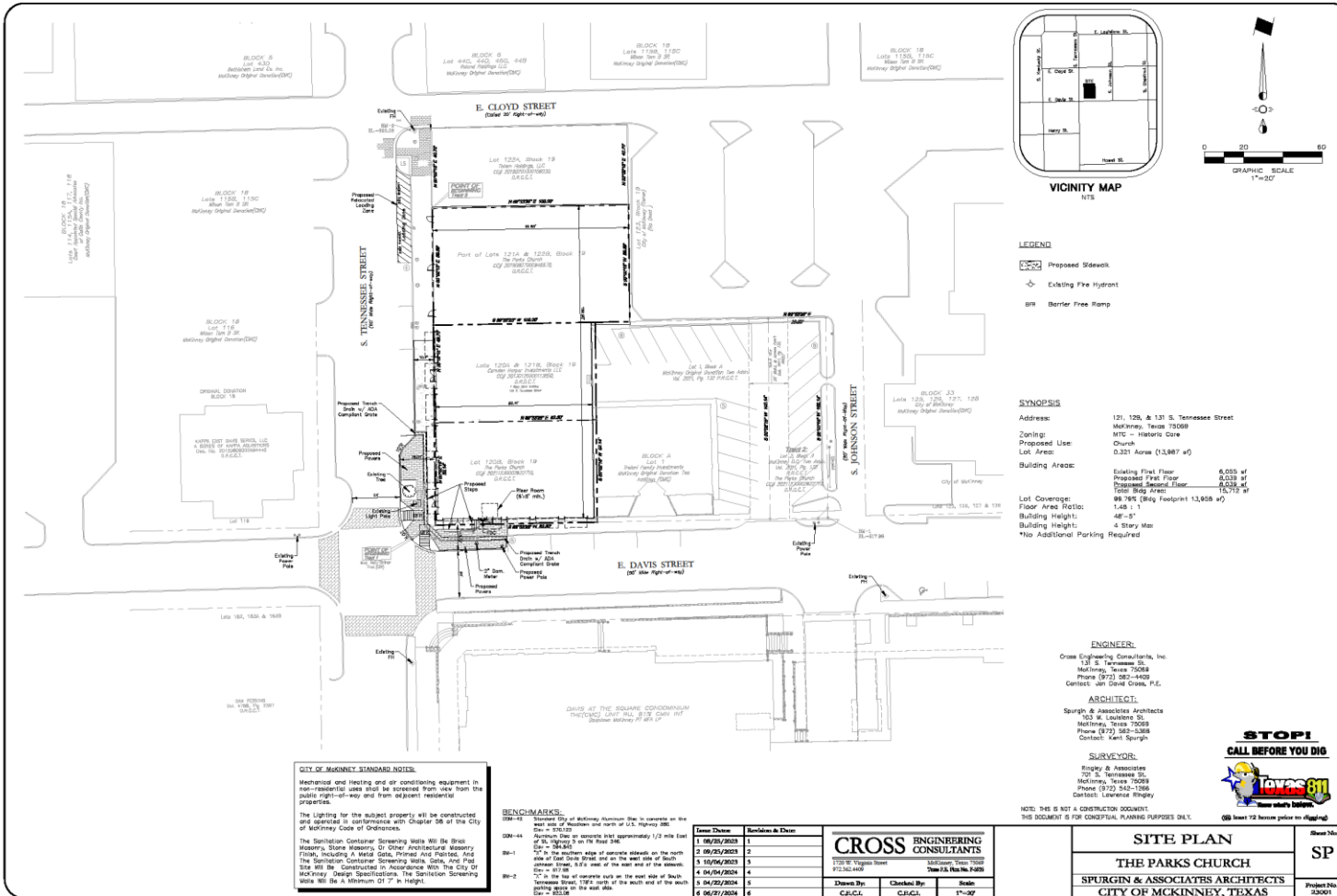
Tax Increment Reinvestment Zone (TIRZ) 1

Environmental Remediation Request

May 5th, 2026

# Aerial Exhibit





# Site Plan for The Parks Church

23-0061SP

Approved 7 – 0

By Planning and Zoning Commission

On September 12, 2023



### Summary of The Parks Church Expenditures and Potential TIRZ Category

Invoice Number	Address	Date	Scope of Work	Qualifying TIRZ Total	Builder's Fees	Total Cost of Development Activity	TIRZ Category	Notes
1312	131 S Tennessee St	2/29/2024	DCG Asbestos Survey Report	\$ 1,100.00	\$ 165.00	\$ 1,265.00	Environmental	Post Abatement Inspection
1352	121 Tennessee St	6/11/2024	FARGO Consultants Geo Tech	\$ 5,734.00	\$ 860.10	\$ 6,594.10	Environmental	Soil Report
1364	121 Tennessee St	6/21/2024	DCG Environmental Asbestos Reports	\$ 2,737.85	\$ 410.68	\$ 3,148.53	Environmental	Asbestos Report
1377	129, 131 S Tennessee St	7/31/2024	Dallas Demoliton	\$ 58,525.00	\$ 14,064.00	\$ 107,824.00	Environmental	See selected work description in the invoice
1379	129, 131 S Tennessee St	8/6/2024	TX Dept Health Asbestos Demo Fee	\$ 124.00	\$ 18.60	\$ 142.60	Environmental	Texas Department of State Health
1390	129, 131 S Tennessee St	8/27/2024	DCG Environmental Inv, Air Monitor	\$ 2,450.00	\$ 367.50	\$ 2,817.50	Environmental	OSHA/Monitoring
1404	129, 131 S Tennessee St	10/9/2024	Davis Excavation Inv	\$ 64,200.00	\$ 9,630.00	\$ 73,830.00	Environmental	Excavation - lot
1405	129 S Tennessee St	10/15/2024	Dallas Demolition	\$ 123,495.00	\$ 18,524.25	\$ 142,019.25	Environmental	Tank Removal
1428	129, 131 S Tennessee St	12/17/2024	FARGO Soil Tests	\$ 2,548.75	\$ 382.31	\$ 2,931.06	Environmental	Fargo Soil Testing/Report
1526	129 S Tennessee St	1/10/2025	JL Parker Plumbing	\$ 2,250.00	\$ 337.50	\$ 2,587.50	Environmental	Gas Line Relocation
1598	121 S Tennessee St	1/21/2025	A/C Rough In	\$ -	\$ 1,640.70	\$ 12,250.56	Not Eligible for Environmental Remediation	
1602	121 S Tennessee St	1/31/2025	Electrical Rework Office Remodel 121 Commons	\$ -	\$ 1,802.90	\$ 13,461.67	Not Eligible for Environmental Remediation	
1603	121 S Tennessee St	2/7/2025	Beam Redesign Engineering: Stentsrom Inv	\$ 1,825.00	\$ 314.81	\$ 2,098.75	Environmental	Beam Redesign and Site Visit
1604	121 S Tennessee St	2/10/2025	FARGO Concrete Tests	\$ 432.50	\$ 64.87	\$ 484.39	Environmental	Compressive Strength Test
1609	121 S Tennessee St	2/20/2025	Joplins Air Cond Rough In	\$ -	\$ 427.50	\$ 3,192.00	Not Eligible for Environmental Remediation	
1657	129, 131 S Tennessee St	6/13/2025	FARGO Cons Test Serv	\$ 6,240.00	\$ 936.00	\$ 6,988.80	Environmental	Multiple Concrete testing
1658	129 S Tennessee St	6/19/2025	Site Management 1/2 Jun	\$ -	\$ 375.00	\$ 2,800.00	Not Eligible for Environmental Remediation	
1668	129 S Tennessee St	7/9/2025	Davis Excavation Inv	\$ 176,460.27	\$ 26,469.04	\$ 197,635.50	Environmental	Sewer and Water
1690	129 S Tennessee St	8/18/2025	Davis Excavation Inv	\$ 5,317.20	\$ 797.58	\$ 5,955.26	Environmental	Soil Fill and Meter Report
<b>Eligible TIRZ Total:</b>				<b>\$ 453,439.57</b>	<b>\$ 77,588.34</b>	<b>\$ 588,026.47</b>		

## Applicant Request & Funding Implications

- Applicant request for meritorious exception of **\$453,439.57**
  - Exceeds meritorious exception guidelines of 50/50 match up to \$200,000
- This project request comes out of the allotted budget for FY26
  - Current FY26 budget balance is **\$279,000**
- If project was awarded funding exceeding allotted budget, this would impact the fund balance, which is projected to end FY26 at \$23.8M with \$3.2M restricted for transportation
  - Established project priorities for the fund balance include downtown fire suppression, State Highway 5 Study, VENU/Sunset Amphitheater, downtown parking garage
  - Priorities discussed at previous meetings also include downtown parking technology, redevelopment of old City Hall and Dev Services, State Highway 5 Ped Crossing, and land banking

## Staff Recommendation

- Staff recommendation of **\$50,000** per funding policy for environmental remediation
  - Applicant has shown invoices for qualified environmental remediation work for the site
  - Funding of \$50,000 does not exceed FY26 budget