

#### Invoice

Customer: Ad Order #: Sales Rep:	NORTH CENTRAL TX COUNCIL GOV 0001875178 David Ferster		Customer Account: PO Number: Order Taker:	100000539 David Ferster		
Net Amount:	\$279.40	Tax Amount:	\$0.00	Total Amount:	\$279.40	
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$279.40	
Ad Order #:	0001875178					
Ad Number: 0	001875178-01					
Color:		Ad Size:	2 X 13.00 Li			
Street Pavem The North Centro Governments (N proposals for Str Services Propos	ST FOR PROPOSALS lent Crack Sealing Services RFP# 2024-107 al Texas Council of CTCOG) is soliciting eet Pavement Crack Sealing als will be accepted until 2:00 <b>mber 18, 2024</b> . Solicitation vallable online at hase.com					
Run Dates		Product		Placement/Cla	assification - Position	
Publish Date: 08/21/2		Dallas Morning News		Legals Bids Notices - LN Bids Proposals		
Publish Date: 08/21/2		DallasNews.com		Legals Bids Notices - LN Bids Proposals		
Publish Date: 08/21/2	2024 Stop Date: 08/28/2024	Al Dia		Legals Bids Notices - LN Bids Proposals		



#### **Order Confirmation / Invoice**

Customer: Ad Order #: Sales Rep:	NORTH CENTRAL TX COUNCIL GOV 0001875178 David Ferster	,	Customer Account: PO Number: Order Taker:	100000539 David Ferster	
Net Amount: Payment Method:	\$279.40 Check/Money Order	Tax Amount: Payment Amount:	\$0.00 : \$0.00	Total Amount: Amount Due:	\$279.40 <b>\$279.40</b>
Ad Order #:	0001875178 0001875178-01				
Color:		Ad Size:	2 X 13.00 Li		
Street Paven	ST FOR PROPOSALS ent Crack Sealing Services RFP# 2024-107 al Texas Council of CTCOC) is soliciting eet Pavement Crack Sealing als will be accepted until 2:00 mber 18, 2024 . Solicitation vailable online at hase.com				
Run Dates		Product		Placement/Cla	assification - Position
Publish Date: 08/21/ Publish Date: 08/21/		Dallas Morning News DallasNews.com		Legals Bids Notices - LN Bids Proposals	
Publish Date: 08/21/		DallasNews.com Legals Bids Notices - LN Bids Proposals   Al Dia Legals Bids Notices - LN Bids Proposals			

#### REQUEST FOR PROPOSALS Street Pavement Crack Sealing Services RFP # 2024-107

The North Central Texas Council of Governments (NCTCOG) is soliciting proposals for the above referenced item. Proposals will be accepted until 2:00 PM (CT), **September 18, 2024**. Solicitation documents are available online at <u>www.publicpurchase.com</u>

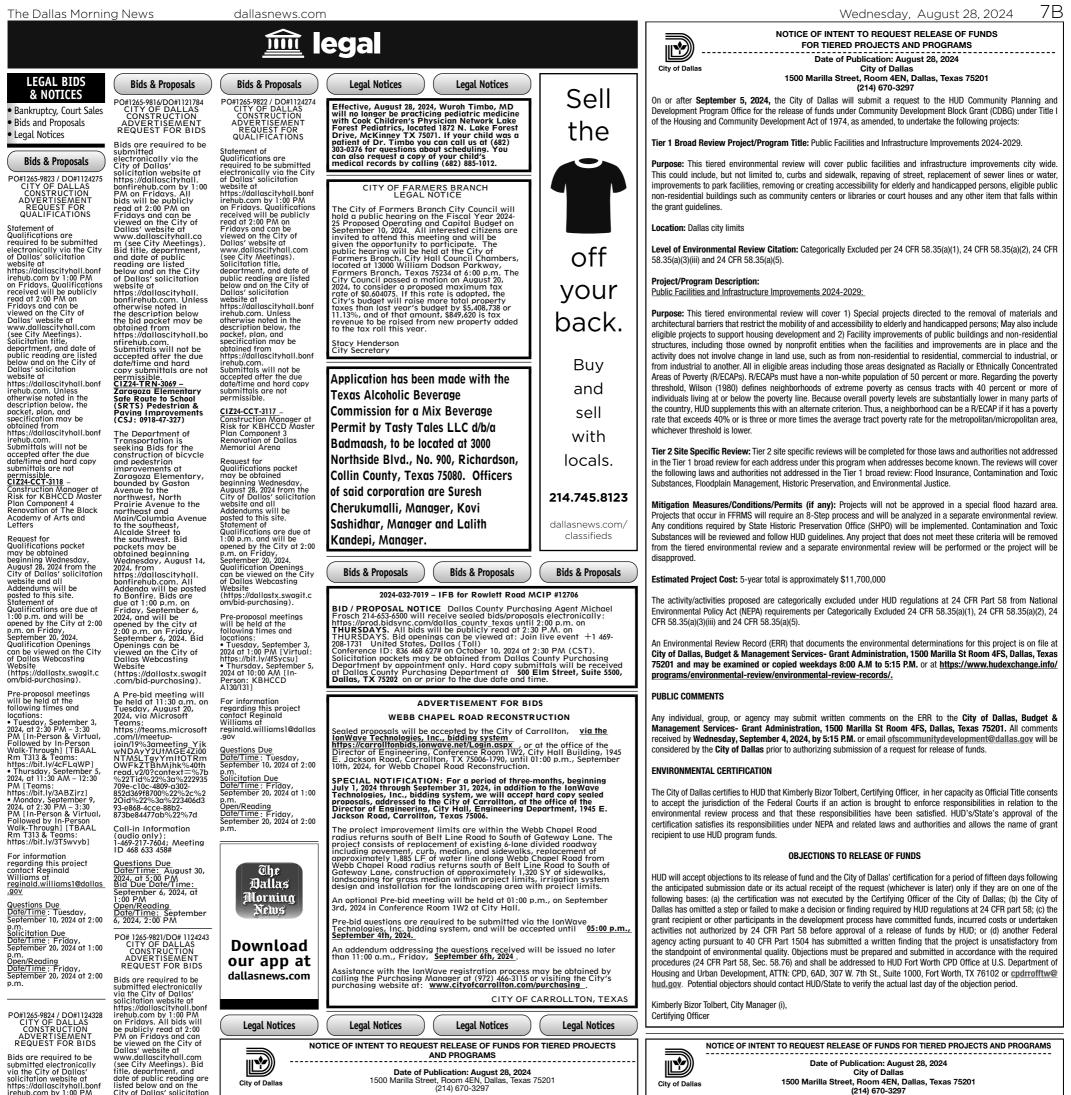
Charlie Oberrender, CPPB Purchasing Agent NCTCOG coberrender@nctcog.org

Ad Dates:

DMN - Wednesday 8/21/24 and Wednesday, 8/28/24 Al Dia – Wednesday, 8/211/24 and Wednesday, 8/28/24

Charge code is New Initiatives - 242221





submitted electronically via the City of Dallas' solicitation website at https://dallascityhall.bonf irehub.com by 1:00 PM on Fridays. All bids will be publicly read at 2:00 PM on Fridays and can be viewed on the City of Dallas' website at listed below and on me City of Dallas' solicitation website at https://dallascityhall.bonf irehub.com. Unless otherwise noted in the description below the bid PM on Fridays and can be viewed on the City of Dallas' website at www.dallascityhall.com (see City Meetings). Bid title, department, and date of public reading are listed below and on the City of Dallas' solicitation website at https://dallascityhall.bonf https://dallascityhall.bonf description below the bid packet may be obtained from irehub.com. Unless otherwise noted in the description below the bid packet may be obtained from https://dallascityhall.bonf irehub.com. Irenub.com. Submittals will not be accepted after the due date/time and hard copy submittals are not permissible. <u>CIZ24-PKR-3120</u> – Glendale Park Phase One Improvements – Bid #3 Park and Recreation Marilla, Room 6FS, Dallas, TX 75201. Dallas, TX 75201. Proposers are strongly encouraged to attend the preproposal conference held in-person on Thursday, September 12, 2024 from 2:00 pm to 3:30 pm. (CDT), at Park and Recreation 6FS, Conference Room. Conference Room, Dallas, Texas 75210. The Request for Bids documents may be obtained beginning Wednesday, August 28, 2024 from the Bonfire Procurement Portal. Go to: https://dallascityhall.com .bonfirehub.com to register for project information updates/addendums. Department Contact: Vincent Ogbuehi (214) 671-7994. vincent.ogbuehi@dallas. g0\

from https://dallascityhall.bonf irehub.com. Submittals will not be accepted after the due date/time and hard copy submittals are not permissible. **CIZ24-PKR-3116** - Trinity Strand Hi-Line Span Pedestrian Bridge and Trail Construction Park and Recreation Department, 1500 Marilla, Room 6FS, Dallas, TX 75201. Bidders Dallas, 1X /3201. Bidders are strongly encouraged to attend a pre-bid conference held via Microsoft Teams on Thursday, September 13, 2024, from 9:00 a.m. – 10:00 a.m. (CDT), please ioin the meeting from your computer, tablet, or smartphone. Bidders must receive an invitation to participate in this meeting. invitation to participate in this meeting. Invitations will be sent to the project Team and all Plan Holders of record. Invitations for the online meeting will be sent on Wednesday, September 12, 2024. Just as soon as you procure plans, immediately send your e-mail and other contact information via e-mail to the project manager (see below). Bid documents may be obtained beginning obtained beginning Wednesday, August 28, 2024, from the Bonfire Procurement Portal. Go to: https://dallascityhall.com bonfirehub.com Department Contact: Mehul Pithadia, 214-670-1806, nehul.pithadia@dallas

<u>Questions Due</u> <u>Date/Time</u> : Wednesday, October 2, 2024, at 5:00

p.m. Bid Due Date/Time : Friday, October 4, 2024 at 1:00 p.m. Open/Reading Date/Time : October 4, 2024, at 2:00 p.m.

**Bids & Proposals** Bids & Proposals

Northstar Builders Group, LLC, Construction Manager for Celina ISD is currently accepting proposals for the Celina MS #2 – Building proposals for the Celina MS 24 – Building Proposals for the Celina MS 24 – Building Package. Proposals are due on Thursday, September 5, 2024 at 2:00 p.m., and can be emailed/delivered to 3401 Olympus Blvd, Suite 510, Coppell, TX 76010 Bid Documents can be obtained by emailing Zach Frazier – zfrazier@nstarbuilders.com

REQUEST FOR PROPOSALS Concrete Pavement Panel Lifting Services RFP 2024-108

The North Central Texas Council of Governments (NCTCOG) is soliciting proposals for Concrete Pavement Panel Liffing Services. Proposals will be accepted until 2:00 PM (CT), September 25, 2024. olicitation documents are available online at /ww.publicpurchase.com

## REQUEST FOR PROPOSALS Street Pavement Crack Sealing Services RFP# 2024-107

The North Central Texas Council of Governments (NCTCOG) is soliciting proposals for Street Pavement Crack Sealing Services. Proposals will be accepted until 2:00 PM (CT), September 18, 2024. Solicitation documents are available online at www.publicpurchase.com

Metrocare Services- Request for Proposal Rawlins Chateau Exterior Storage Conversion Opening Date: August 20, 2024 Closing Date: September 13, 2024 Bid Details provided upon request: For more information contact: Katisha Clark Email: Katisha Clark@metrocareservices.org Katisha Clark Email: Katisha.Clark@metrocareservices.org https://www.metrocareservices.org/aboutus/pu rchasing-rfps Woman/Minority-Owned/HUB certified businesses are encouraged to participate.

(214) 670-3297

On or after September 5, 2024, the City of Dallas will submit a request to the HUD Community Planning and Development Program Office for the release of funds under Community Development Block Grant (CDBG) under Title I of the Housing and Community Development Act of 1974, as amended; and (HOME - HOME Investment Partnerships Program) Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, to undertake the following projects

Tier 1 Broad Review Project/Program Title: New Construction 2024-2029.

Purpose: This tiered environmental review will cover new single-family homes (1 to 4 units) construction, reconstruction and demolition from two different grants (CDBG and HOME) which can include acquisition. All rehabs associated with any of these programs will be analyzed in a separate tiered environmental review. These projects are to ensure decent, safe, affordable housing by creating and maintaining a suitable living environment. This program will preserve communities by maintaining affordable and safe housing stock Participant of the program must be eligible including but not limited to owner-occupied persons who earn less than 80% of the area media income (AMI). The eligible homeowner will go through an application process Location: Dallas city limits

Level of Environmental Review Citation: Categorically Excluded per 24 CFR 58.35(a)(3)(i), 24 CFR 58.35(a)(4), and 24 CFR 58.35(a)(5) Project/Program Description:

Residential Development Acquisition Loan Program (RDLAP):

Purpose: This program provides for profit and nonprofit organizations with loans and grants for acquisition, relocation, and demolition to support affordable single-family housing for low-and moderate-income homeowners. Eligible costs may include but is not limited to predevelopment, relocation, demolition, acquisition and related costs. Maximum number of RDALP projects is approximately 40 annually for a cumulative total of 200 in five years. CDBG funds. Estimate are for up to \$2.6M per year for a total estimate of \$13M through September 2029

#### Housing Development Loan Program:

Purpose: This program provides for profit and nonprofit organizations with loans for the development of single-family housing one to four (1 4) units and multifamily housing (5 or more units). Eligible costs may include but is not limited to predevelopment, construction, relocation demolition, acquisition and related costs, and substantial rehabilitation. The City uses a competitive process - Notice of Funding Availability (NOFA) - to make HOME funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. Maximum number of RDALP projects is approximately 59 annually for a cumulative total of 295 in five years. HOME funds Estimates are for up to \$3.4M per year for a total estimate of \$17M through September 2029.

#### Community Housing Development Organization Development (CHDO) Loan Program

Purpose: This program Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process - Notice of Funding Availability (NOFA) - to make HOME funds available to certified CHDOs during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum). Maximum number of projects is approximately 11 annually for a cumulative total of 55 in five years. HOME funds. Estimates are up to \$765,000 per year for 5 years for a total estimate of 3.8 through September 2029.

Tier 2 Site Specific Review: Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the Tier 1 broad review for each address under this program when addresses become known. The reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Airport Hazards, Flood Insurance, Clean Air, Contamination and Toxic Substances, Explosive and Flammable Hazards, Floodplain Management, Historic Preservation, Noise, and Environmental Justice.

Mitigation Measures/Conditions/Permits (if any): Projects will not be approved in a special flood hazard area. Projects that occur in FFRMS will require an 8-Step process and will be analyzed in a separate environmental review. Any conditions required by State Historic Preservation Office (SHPO) will be implemented. No project will be approved in an airport hazard. Noise mitigation measures will be implemented. Clear air will be assessed for the de minimis emissions levels. Contamination and Toxic Substances, and Explosive and Flammable Hazards will be reviewed and follow HUD guidelines. Any project that does not meet these criteria will be removed from the iered environmental review and a separate environmental review will be performed or the project will be disap Estimated Project Cost: 5-year total is approximately \$33,000,000

The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Ac (NEPA) requirements per Categorically Excluded per 24 CFR 58.35(a)(3)(i), 24 CFR 58.35(a)(4)(i) and (ii), 24 CFR 58.35(a)(5)

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at City of Dallas Budget & Management Services- Grant Administration, 1500 Marilla St Room 4FS, Dallas, Texas 75201 and may be examine or copied weekdays 8:00 A.M to 5:15 P.M. or at https://www.hudexchange.info/programs/environ ental-review/environmental review-records/.

#### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Dallas, Budget & Management Services- Gran Administration, 1500 Marilla St Room 4FS, Dallas, Texas 75201. All comments received by Wednesday, September 4, 2024 by 5:15 P.M. or email ofscommunitydevelopment@dallas.gov will be considered by the City of Dallas prior to authorizing submission o a request for release of funds

#### ENVIRONMENTAL CERTIFICATION

The City of Dallas certifies to HUD that Kimberly Bizor Tolbert, Certifying Officer, in her capacity as Official Title consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's/State's approval of the certification satisfies its responsibilities under NEPA and related aws and authorities and allows the name of grant recipient to use HUD program funds.

#### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and the City of Dallas' certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Dallas; (b) the City of Dallas has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) anothe Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec 58.76) and shall be addressed to HUD Fort Worth CPD Office at U.S. Department of Housing and Urban Development, ATTN: CPD, 6AD, 307 W. 7th St., Suite 1000, Fort Worth, TX 76102 or cpdrrofftw@hud.gov. Potential objectors should contact HUD/State to verify the actual last day of the objection period.

Kimberly Bizor Tolbert, City Manager (I), Certifying Officer

#### (214) 670-3297

On or after September 5, 2024 the City of Dallas will submit a request to the HUD Community Planning and Development Program Office for the release of funds under Community Development Block Grant (CDBG) under Title Lof the Housing and Community Development Act of 1974, as amended; and (HOWPA - Housing Opportunity for Persons with AIDS) the AIDS Housing Opportunity Act, Subtitle D of Title VIII of the Cranston-Gonzalez National Affordable Housing Act, as amended; and (HOME - HOME Investment Partnerships Program) Title II of the Cranston-Gonzalez National Affordable Housing Act as amended to undertake the following projects:

#### Tier 1 Broad Review Project/Program Title: Housing Rehabilitation 2024-2029.

Purpose: This tiered environmental review will cover rehabilitation projects for single family homes & multifamily housing from three different grants & can include acquisition. For rehabilitation of multifamily housing projects (greater than 4 units), the unit density will not be increased by more than 20%. Rehab can include but is not limited to: repair and/or replace HVAC, roof, electrical, plumbing, windows, interior rehab, exterior rehab, etc. These projects are to ensure decent, safe, affordable housing by creating and maintaining a suitable living environment. This program will preserve existing and at-risk housing stock by maintaining affordable and safe housing. Participant of the program must be eligible including but not limited to owner-occupied persons who earn less than 80% of the area median income (AMI). The eligible homeowner will go through an application process.

Location: Dallas city limits for HOME and CDBG Rehab projects; HOWPA is Dallas and surrounding counties. See project description and site-specific reviews for addresses

Level of Environmental Review Citation: Categorically Excluded per 24 CFR 58.35(a)(3)(i) and (ii) at the Broad Review level. Acquisition of the property can be included and is classified as Categorically Excluded per 24 CFR 58.35(a)(5)

#### Project/Program Description:

#### THE Home Improvement and Preservation Program (HIPP)

Purpose: The HIPP program will offer a Major Systems Rebabilitation Program for single-family owner-occupied housing units. Financial assistance will be provided as a no-interest forgivable loan up to \$24,000 secured with one five (5) year lien for all eligible rehabilitation. HIPP can be administered by staff, subrecipient, or contractor. Maximum number of HIPP projects is approximately 128 annually for a cumulative total of 640 in five years. CDBG funds. Estimate are up to \$3.1M per year for 5 years for a total estimate of 15.5M through September 2029

#### Housing Opportunities for Persons with AIDS (HOPWA):

Purpose: This program provides rehabilitation, repair and/or acquisition of housing units for persons with HIV/AIDS and their families who live in the Dallas eligible metropolitan area in the following counties: Dallas, Collin, Denton, Ellis, Hunt, Kaufman and Rockwall. Funds will be used consistent with priorities established by the Rvan White Planning Council of the Dallas Area (RWPC). The RWPC is responsible for planning services that support the use of HIV medical care among people living with HIV/AIDS (PLWHA) in a 12-county region. HOPWA funds. Estimates are for \$300,000 per year for five years for a total estimate of \$1.5M through September 2029.

Community Housing Development Organization Development (CHDO) Loan Program and Housing Development Loan Program/For Sale and Rental Program:

Purpose: Provide loans to City-Certified Community Housing Development Organizations (CHDOs) to develop affordable housing for low- and moderate-income households earning 80% or below of Area Median Family Income. Funds can be used for predevelopment, acquisition, construction, and substantial rehabilitation costs associated with the production of affordable housing. CHDOs may act as owners, developers or sponsors of affordable homeownership or rental housing developments. The City uses a competitive process - Notice of Funding Availability (NOFA) - to make HOME funds available to certified CHDOs during the fiscal year. NOFAs are developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten b on established City underwriting standards. Long-term affordability restrictions are required for every funded development based on HOME subsidy amounts. (15% minimum). Maximum number of projects is approximately 11 annually for a cumulative total of 55 in five years. HOME funds. Estimate are up to \$765,000 per year for 5 years for a total estimate of 3.8 through September 2029.

Tier 2 Site Specific Review: Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the Tier 1 broad review for each address under this program when addresses become known. The reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Airport Hazards, Flood Insurance, Contamination and Toxic Substances, Floodplain Managemen Historic Preservation, Noise, and Environmental Justice.

Mitigation Measures/Conditions/Permits (if any): Projects will not be approved in a special flood hazard area. Projects that occur in FFRMS will require an 8-Step process and will be analyzed in a separate environmental review. Any conditions required by State Historic Preservation Office (SHPO) will be implemented. An airport hazard will be addressed on a case by case basis. Noise mitigation measures will be implemented when possible given the scope of work. Contamination and Toxic Substances will be reviewed and follow HUD guidelines. Any project that does not meet these criteria will be removed from the tiered environmental review and a separate environmental review will be performed or the project will be disapproved.

#### Estimated Project Cost: 5-year total is approximately \$38,000,000

The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per Categorically Excluded per 24 CFR 58.35(a)(3)(i) and (ii) at the Broad Review level. Acquisition of the property car be included and is classified as Categorically Excluded per 24 CFR 58.35(a)(5)

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at City of Dallas, Budget & Management Services- Grant Administration, 1500 Marilla St Room 4FS, Dallas, Texas 75201 and may be examined or copied eekdays 8:00 A.M to 5:15 P.M. or at https://www.hudexchange.info/programs/environmental-review/environmental-review-records/. PUBLIC COMMENTS

#### Any individual, group, or agency may submit written comments on the ERR to the City of Dallas, Budget & Management Services- Grant Administration, 1500 Marilla St Room 4FS, Dallas, Texas 75201. All comments received by Wednesday, September 4, 2024 by 5:15

P.M. or email ofscommunitydevelopment@dallas.gov will be considered by the City of Dallas prior to authorizing submission of a request for release of funds

#### ENVIRONMENTAL CERTIFICATION

The City of Dallas certifies to HUD that Kimberly Bizor Tolbert, Certifying Officer, in her capacity as Official Title consents to accept the iurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's/State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the name of grant recipient to use HUD program funds

#### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and the City of Dallas' certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Dallas; (b) the City of Dallas has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committee funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Fort Worth CPD Office at U.S. Department of Housing and Urban Development, ATTN: CPD, 6AD, 307 W. 7th St., Suite 1000, Fort Worth, TX 76102 or cpdrrofftw@hud.gov, Potential objectors should contact HUD/State to verify the actual last day of the objection period. Kimberly Bizor Tolbert, City Manager (I), Certifying Officer

## Question Due Date/Time 5:00 p.m. Bid Due Date/Time : October 04, 2024, at 1:00 p.m. <u>Open/Reading</u> <u>Date/Time</u>: October 04, 2024, at 2:00 p.m.

## DALLAS - FORT WORTH



FOTOS: ELÍAS VALVERDE II/DMN

Arriba: El retrato de la pintora mexicana Frida Kahlo y un vaso de Frida Latte en el Cafe Frida, en Garland. A la derecha: Gente sentada y trabajando en Cafe Frida, el 2 de julio de 2024.



# Frida en el arte, la comida y el café

### La emblemática pintora tiene leales seguidores en el Norte de Texas

**Por ALYSON RODRÍGUEZ / DMN** 

Es un viernes por la tarde en el centro de Garland. Detrás de una puerta escondida en West Walnut Street se encuentra un diminuto café. El ruido de la máquina de espresso y del molino de café se pueden oír entre el ligero chachareo de los clientes.

La barista Krystal Tran toma un vaso de plástico, le vierte un shot de espresso, leche, extracto de vainilla mexicana, azúcar de caña y lo remata con una espuma sabor malvavisco. Es

la bebida de la casa: el

rios murales de ella en la ciudad, camisetas con su inconfundible imagen y hasta un restaurante en West Dallas que lleva su nombre.

"La primera vez que (Frida) visitó Estados Unidos, que fue en Nueva York en 1938, estaba muy molesta porque venía a 'gringolandia'", dice Gabriel Anaya, copropietario de Frida's Tacolandia. "Así lo Îlamaba, gringolandia, y de ahí viene tacolandia".

Frida's Tacolandia mantiene vivo el espíritu de Frida Kahlo a través de la auténtica cocina mexicana.

Anaya y José 'Charlie' González abrieron el restaurante en enero de 2022 en

West Dallas. Del techo cuelgan piñatas y hojas de papel picado, y cada pared del restaurante está cubierta con retratos y citas de Frida.

"Pies para qué los quiero, si tengo alas para volar'", dice Anaya. "Esa frase me parece muy fuerte. Eso lo dice todo. Cada uno tiene sus propias alas. ¡Hay qué usarlas!".

En 2017, el Dallas Museum of Art presentó una muestra de arte mexicano llamada México 1900-1950, y en ella se exhibió una de las obras más famosas de Frida, "Las Dos Fridas". Fue la segunda exhibición más visitada en la historia del museo, habiendo recibido a miles de personas.





Arriba: Gente cena en Frida's Tacolandia, el 2 de julio de 2024 en Dallas.

A la izquierda

**Detalles** 

Frida Beyond the Myth se presenta del 18 de agosto al 17 de noviembre en el Dallas Museum of Art.

Frida Latte. "Hay algo en el nombre de Frida Kahlo que atrae a las personas", comentó Zoya Elisura, propietaria de Cafe Frida.

Elisura y su esposo, Gerardo Hernández, abrieron el Cafe Frida en febrero; ella dice que su café tiene un ambiente "acogedor, de Cancún". El interior está decorado con un colorido mural donde está plasmado el rostro de la artista mexicana.

La Frida de este mural trae unos aretes en forma de papaya y una corona de flores azules, naranja y rosas que acentúan su famosa uniceja.

"Me identifico con sus tribulaciones. Esta mujer es muy resiliente", dijo Elisura. "Mírela, tantos años después y sigue siendo una levenda. Al ver su cara y sus cejas, todo el mundo la reconoce".

Mucha gente puede haber visto el arte de Frida Kahlo en un museo o en un libro de historia, pero 70 años después de su muerte, su legado cultural continúa trascendiendo su arte. Hay va-

Para este mes de agosto, el museo planea dedicarle a Frida su propia exhibición

"Fue una pionera; verdaderamente transformó la sociedad del Siglo 20 al transformarse ella misma", manifestó Agustín Arteaga, director del Museo de Arte de Dallas, quien además es cocurador de la próxima exhibición, Frida: Beyond the Myth. "Tenía el espíritu de nunca rendirse y siempre luchar por lo justo".

La exhibición consistirá en 60 obras de Frida Kahlo, fotografías de su vida y artefactos de su propiedad.

La torta Frida, un platillo típico de Frida's Tacolandia en Dallas.



## CULTURA

# El negocio de las aguas frescas

## Cada mes, Fresca Palapa vende unos 100,000 vasos en Texas

#### Por IMELDA GARCÍA / DMN

Si va de compras a un mall y trae las manos llenas de bolsas, de pronto se puede encontrar con una tienda de Fresca Palapa, un oasis de color con dispensadores llenos de un líquido que al mismo tiempo lo hidrata y inyecta sabor a su día.

Fresca Palapa, propiedad de Máximo Cruz, vende aguas frescas de frutas naturales y botanas.

Cada mes, el negocio vende unos 100,000 vasos de aguas frescas en las 14 ubicaciones que ha abierto desde 2019 en diferentes centros comerciales de Texas y Oklahoma. Eso equivale a seis aguas frescas por minuto en las 9 horas que las tiendas están abiertas, en promedio.

Originario de Zacatepec, Morelos, México, Cruz inmigró a Estados Unidos a la edad de 16 años y estuvo amparado bajo el plan de Acción Diferida para los Llegados en la Infancia (DACA) durante más de una década.

Eso le permitió estudiar y trabajar. Se graduó de la escuela preparatoria Corsicana y trabajó en La Michoacana Meat Market durante 13 años, donde llegó a ser gerente distrital.

Pero él tenía un sueño.

"Me encantan las aguas frescas, y la idea para este negocio nació de una necesidad: quería algo fresco en un centro comercial", dijo Cruz a *The Dallas Morning News*.

"Me di cuenta de que era un producto rentable, y mi socio y yo decidimos lanzar-lo".

Junto con José Ibarra, su socio, Cruz se convirtieron en una bebid abrió Fresca Palapa como negocio experimental en The Parks Mall at Arlington en de México y América Latina.

noviembre de 2019.

La pandemia los obligó a poner el proyecto en pausa, pero ahora ya tienen nueve tiendas propias y cinco franquiciadas en centros comerciales de Texas y Oklahoma.

La compañía tiene planes para crecer en todo el país.

Dos años después de abrir Fresca Palapa, Cruz vio la oportunidad de fabricar el producto, así que fundó Aguas Frescas de México, que distribuye concentrados de jugos naturales y aguas frescas.

A fin de perfeccionar sus recetas, Cruz viajó a México para aprender a hacerlas al estilo Tocumbo, Michoacán, de donde son originarias las populares paleterías La Michoacana.

Sus empresas emplean a unas 70 personas.

En Dallas-Fort Worth, Fresca Palapa está presente en centros comerciales como The Parks at Arlington, Town East Mall, North East Mall, Grapevine Mills y Stonebriar Centre.

Recientemente abrió otra tienda en San Marcos Premium Outlets, entre Austin y San Antonio, y tiene presencia en Houston y vienen más en otras ciudades del estado, Arizona y Florida.

#### Una antigua tradición

La tradición de preparar aguas frescas se remonta a la época de los aztecas en México, hace unos 700 años.

Archivos históricos del gobierno de México dicen que los aztecas trituraban plantas, flores y frutas para darle sabor al agua que bebían.

Al explorador Cristóbal Colón se le atribuye el haber traído la caña de azúcar a América, y después de la Conquista española, se le agregó a las aguas de sabor, que se convirtieron en una bebida recreativa y refrescante que se extendió a otras partes de México y América Latina.





JUAN FIGUEROA/DMN

Arriba: Gissela Cerrato ajusta el exhibidor en el local de Fresca Palapa en Stonebriar Centre, Frisco, el jueves 1 de agosto de 2024. Fresca Palapa es un negocio que vende aguas frescas en varios centros comerciales del Norte de Texas.

**Izq:** Máximo Cruz, propietario de Fresca Palapa y Aguas Frescas de México, posa para una foto con sus productos, el 15 de agosto de 2024, en Dallas.



aldiadallas.com

Teléfono: 469-977-3700 Fax: 469-977-3601



## The Dallas Morning News

### **AFFIDAVIT OF PUBLICATION**

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared <u>David Ferster</u>, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: Ad# 1875178

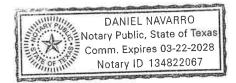
### NORTH CENTRAL TX COUNCIL GOV

Appeared in The Dallas Morning News on August 21 & 28, 2024 Appeared in AlDia August 21 & 28, 2024

Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: 09.09/2024



Notary Public, State of Texas

From:	Charles Oberrender
То:	Shelly Hornbuckle
Subject:	Advertisement
Date:	Wednesday, August 7, 2024 3:02:37 PM
Attachments:	Advertisement - RFP 2024-109.docx
	Advertisement - RFP 2024-107.docx
	image001.png

Hi Shelly,

So to get ahead of your vacation, here are the two advertisements that I need to have run in the papers. Please note that the advertising dates are different on each one. But I would imagine you can send them to the paper now.

Let me know if there is any problem with them.

Thanks!

Charlie Oberrender, CPPB Purchasing Agent

Office: (817) 695-9289 coberrender@nctcog.org North Central Texas Council of Governments 616 Six Flags Drive | Arlington, TX 76011

