

BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION

POLICIES AND GUIDELINES FOR FUNDING

ACKNOWLEDGEMENT OF RECEIPT

APPLICANT: Beth McKellar, VP & Director of Corporate Operations
COMPANY NAME: Denmiss LLC
ADDRESS: 2650 FM 407, Suite 200, Bartonville, TX 76226
PHONE NUMBER: 940) 241-2104

Signature: Beth C. McKellar 5/3/23

APPLICANT:
COMPANY NAME:
ADDRESS:
PHONE NUMBER:

Signature: _____

PROPERTY OWNER/LANDLORD: Denmiss LLC
ADDRESS: 2650 FM 407, Suite 200, Bartonville, TX 76226
PHONE NUMBER: 940) 241-3200

Signature: Beth C. McKellar 5/3/23
VP Director of Corporate Operations
Denmiss LLC

Sign, date and return this acknowledgement page to the BCDC. Please retain the guidelines and criteria for your records.

BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION FUNDING APPLICATION

STATE OF TEXAS § KNOW ALL BY THESE PRESENTS:
COUNTY OF DENTON §

PART 1 - APPLICANT INFORMATION

Application Date: **May 3, 2023**

Company Name: **Denmiss LLC**

Address: **2650 FM 407, Suite 200, Bartonville, TX 76226**

Representative for Application: **Stephen H. Burke, Senior Manager of Commercial Properties
Premier Property Real Estate Group LLC (940) 241-3205**

Local address: **2650 FM 407, Suite 200**

Town: Bartonville	State: Texas	ZIP Code: 76226
Phone Number: 940) 241-3200	State of Incorporation: Delaware	Years In Town: 22

Total Employees in Town: **16**

PART 2 – PROJECT INFORMATION

Location Address: **2652 FM 407, Bartonville, TX 76226**

Legal Description: **See attached Exhibit "1-A"**

Project Description: ☒ New Construction Installation of new amenity ☐ Expansion

Section A – Economic Development Type of Facility

<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Distribution	<input type="checkbox"/> Service Center
<input type="checkbox"/> Restaurant	<input checked="" type="checkbox"/> Describe Multi-Use Commercial, Town Center	

PART 3 – ECONOMIC INFORMATION

Construction Estimate: **\$39,403.08**

Start Date: **ASAP**

Amount Requested: **\$39,403.08**

Permanent Job Creation: **Undeterminable**

PART 4 - NARRATIVE

1. Introduction of Business:

Denmiss LLC is the developer, owner, and operator of the Bartonville Town Center. The Bartonville Town Center contains approximately 50 tenants with uses including restaurant, general retail, medical office, office, and executive suite office.

2. Name(s) of chief officers or owners:

David E. Hunt, CEO
Beth McKellar, VP & Director of Corporate Operations

3. Reasons for seeking economic development incentive:

Completion of this project is expected to improve tenant retention, improve employee retention for tenants and the property owner, attract customer "park and stay" traffic for tenant's customers thereby increasing sales, and improve the reputation of the property owner and tenants as being more environmentally conscious thereby increasing sales to those who support green companies. All of these improvements will help to maximize daytime traffic which in turn will assist in maximizing sales tax revenue for the Town of Bartonville.

In addition to the construction costs of the project, the applicant will execute a five year contract with the service company at a cost of approximately \$5,000 per year. If the owner is required to pay this in addition to construction costs, it will be difficult for the applicant to break even.

4. State how the project will benefit the Town of Bartonville:

The installation and operation of this project will provide an amenity to the Town's residents and visitors that is not currently available within the Town limits. Additionally, increased employee retention, tenant retention, increased customer visits, and an increase in the duration of those visits will drive additional sales to Town Center merchants, thereby increasing sales tax revenues. Additionally, providing a progressive amenity within the Town borders will improve the Town's reputation as being environmentally conscious, thereby adding another positive element when trying to attract future development to the Town.

5. Describe the Project:

Utilizing the ChargePoint network, the applicant desires to install two electric vehicle charging stations. Each station will serve two vehicles simultaneously for a total potential of charging 4 vehicles simultaneously. The project also includes pre-wiring and setting pads for three additional future charging stations which would put final capacity at 10 vehicles charging simultaneously. These EV charging stations would be installed in the parking stalls located at the NW end of the parking curve around the central pond and extend toward the South. In order to complete the project, CoServ will need to run a new service line from the junction box at the NE corner of the Marty B coffee shop lot directly East under the driveway and set a new transformer. Applicant's electrician will then connect to the transformer and run the lines to the five charging pads. ChargePoint will then send a contractor to set the two charging stations and set them up for operation. Once CoServ sets the transformer, the project should take no more than thirty days.

6. Describe the types and numbers of jobs to be generated and provide information on current level of employment including: (a) current payroll; and (b) breakdown of current payroll by zip code. Attach a copy of the business's most recent filing with the Texas Workforce Commission or other supporting documentation that can be used to determine actual employment level at the time of application.

N/A. There is no actual job creation expected from this project. This project is aimed at maintaining maximum occupancy, maximizing tenant and current employee retention, and increasing sales tax for the Town.

7. List any other governmental assistance/incentives being requested or already approved for the project from sources other than the BCDC.

There are no other forms of assistance available to the applicant to complete this project. Federal tax incentives only apply to residential installations or commercial installations in low income areas. Bartonville does not qualify as a low income area.

8. List any competition or similar businesses in the area.

The closest EV charging stations are at the Shops of Highland Village and in South Denton.

UNDOCUMENTED WORKER CERTIFICATION

Chapter 2264, Subchapter A, Texas Government Code requires that any public agency or economic development corporation shall require a business that submits an application to receive a public subsidy to include a statement certifying that the business does not and will not knowingly employ an undocumented worker. The Company certifies that its operation within Bexar County, Texas does not and will not knowingly employ an undocumented worker, as defined in Chapter 2264, Subchapter A, Texas Government Code, as amended (the "Act").

Pursuant to the Act, if the Company is convicted of a violation under 8 U.S.C. Section 1324a (f), after receiving any public subsidy, the Company shall promptly give the County written notice of such violation and the Company shall repay the amount of the payment with interest, at a rate of 6.75% per annum not later than the 120th day after the date the Company notifies the County of this violation.

AUTHORIZATION AND CERTIFICATION

I am the authorized representative for the Company for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application is true and correct to the best of my knowledge and belief. I hereby certify and affirm that the Company I represent is in good standing under the laws of the state in which the company, partnership, or sole proprietorship was organized and or operates and that no delinquent taxes are owed to the State of Texas or any political subdivision or entity thereof.

Authorized Official

Authorized Signature:	<i>Beth C. McKellar</i>
Name:	Beth McKellar
Title:	Vice President & Director of Corporate Operations
Telephone:	940) 241-2104
E-Mail:	bmckellar@denkmanninterests.com
Given under my hand and seal of office this <i>3rd</i> day of <i>May</i> 20 <i>23</i>	
<i>Kathryn Fichtner</i> Notary Public, State of Texas	
My commission expires:	<i>12/09/2024</i>



EXHIBIT "A-1"

LEGAL DESCRIPTION

Part of Lot 1, Block A, Denkmann Plaza Addition
7.32 Acres

Being all that certain lot, tract or parcel of land situated in the A. R. Loving Survey, Abstract Number 736, Town of Bartonville, Denton County, Texas, being part of Lot 1, Block A, Denkmann Plaza Addition, an addition to the Town of Bartonville according to the plat thereof recorded in Cabinet U, Page 219 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Block A, Denkmann Plaza Addition, being the southeast corner of Saddle Brook Estates, an addition to the Town of Bartonville according to the plat thereof recorded in Cabinet P, Page 286 of the Plat Records of Denton County, Texas, and being on the west right-of-way line of F. M. Highway 407, McMakin Road (90 foot R.O.W.);

THENCE S 00°25'00" E, 276.52 feet, along the east line of Denkmann Plaza and the west right-of-way line of F. M. Highway 407, McMakin Road;

THENCE S 01°30'06" W, 508.09 feet, continuing along said line;

THENCE S 88°31'10" W, 87.67 feet, to the point of curvature of a curve to the left;

THENCE Northwesterly, with the arc of said curve having a radius of 17.50 feet, a central angle of 48°06'21", whose chord bears N 59°29'13" W, 14.27 feet, an arc length of 14.69 feet, to a point of reverse curvature;

THENCE Northwesterly, with the arc of said curve having a radius of 162.50 feet, a central angle of 83°37'02", whose chord bears N 41°43'53" W, 216.66 feet, an arc length of 237.15 feet;

THENCE N 00°04'38" E, 54.71 feet, to the point of curvature of a curve to the left;

THENCE Northwesterly, with the arc of said curve having a radius of 17.50 feet, a central angle of 90°00'00", whose chord bears N 44°55'22" W, 24.75 feet, an arc length of 27.49 feet;

THENCE N 89°56'02" W, 291.83 feet, to a point on the west line of Lot 1, Denkmann Plaza Addition;

THENCE N 01°30'06" W, 508.09 feet, along the west line of Lot 1, to the northwest corner thereof, being on the south line of Saddle Brook Estates;

THENCE N 89°41'00" E, 549.02 feet, along said line, to the **POINT OF BEGINNING** and containing approximately 7.561 acres of land.

LESS AND EXCEPT approximately 0.241 acres of the 0.392-acre tract of land conveyed by that certain Deed Without Warranty from Denmiss LLC, as Grantor, to Denton County, Texas, as Grantee, dated March 28, 2013, as recorded in the Official Records of Denton County, Texas, as Document No. 2013-36590.

Stephen Burke

From: Mike Wilson
Sent: Tuesday, May 2, 2023 11:29 AM
To: Stephen Burke
Cc: Troy Davis
Subject: FW: CoServ Easement - Bartonville Town Center - WO #1071447

Troy, per our conversation this morning. Below is the reply I received from Misty at CoServ. Stephen these numbers should be what you need along with the proposal from JSR Electrical Services I sent you a few weeks ago for \$31,919.44 plus construction costs from CoServ of \$4788.64

It looks like their survey, title company and legal department will provide all documents needed at an estimated cost of \$1800-\$2200 plus \$500 for encumbrance report.

Sincerely

Mike

From: Misty Solis <msolis@coserv.com>
Sent: Tuesday, May 2, 2023 11:20 AM
To: Mike Wilson <mwilson@premierpropertyreg.com>
Subject: CoServ Easement - Bartonville Town Center - WO #1071447

You don't often get email from msolis@coserv.com. [Learn why this is important](#)

Mike – Please see response below, let me know if you have any questions or how you would like to proceed:

From: Mike Wilson <mwilson@premierpropertyreg.com>
Sent: Tuesday, May 2, 2023 10:52 AM
To: Misty Solis <msolis@coserv.com>
Subject: RE: CoServ Easement - Bartonville Town Center - WO #1071447

EXTERNAL: This email originated outside of CoServ.

Good morning Misty, prior to moving ahead the landlord has some questions.

Prior to committing to any further actions is there a way we can get an estimate of what our costs will be on this project at the end, as well as about what the survey will cost? You will receive a construction invoice in the amount of \$4,788.64, the request has been submitted to our Accounting Department so just waiting on them to produce the invoice, it will be emailed directly to you.

If I obtain the survey, I can estimate the cost to be \$1800 - \$2200, the Ownership and Encumbrance report is \$500. You would receive a separate invoice for this as we pass the cost on directly to you and the invoice cannot be prepared until I



JSR Electrical Services, LLC

Premier Property Real Estate Group, LLC
Premier Property Real Estate Group, LLC
2650 FM 407, 200
Argyle, TX 76226

☎ (940) 390-2016
✉ mwilson@premierpropertyreg.com

ESTIMATE	#99675
ESTIMATE DATE	Apr 11, 2023
TOTAL	\$31,919.44

CONTACT US

1110 South Airport Circle, 140
Euless, TX 76040

☎ (817) 527-7703
✉ alecia@jsrelectrical.com

Service completed by: Zachary Bartsch, Jeffrey Reynolds

ESTIMATE

Services	qty
BUILD AND INSTALL NEW STRUT RACK FOR PANEL AND METER Install new unistrut strut rack for new equipment, panel and meter. Pour concrete for main struts buried 3' deep. All cross bracing with strut l brackets and hardware.	
PARALLEL 2" PVC FROM TRANSFORMER TO NEW PANEL Install (2) new 2" PVC conduits from new transformer to electrical panel location.	
NEW 400 AMP MAIN BREAKER 40 CIRCUIT ELECTRICAL PANEL. Install new electrical panel on unistrut rack and tie in conduits from transformer.	
CUSTOMER SUPPLIED TRAN SOCKET Install a customer supplied transocket next to the panel and tie in new conduits in between for new wiring.	
TRENCHING PER FOOT BY EXCAVATING COMPANY - \$4,800 For a standard 18" electrical trench. Measurements are approximate. Final measurements will not be known until project is completed. Price is subject to change based on the final measurements. NOTE: All trenching to be done by hand to avoid damage to any utilities, sprinklers ect. Approximately 160' (\$30 per foot)	160.0
NEW 1" PVC CONDUIT TO EACH OF 5 NEW LOCATIOND FOR CHARGERS	5.0

Install new 1" PVC conduit from the electrical panel to each charging station location. Stub conduits into new formed concrete pad for Charge Point chargers.

CAR CHARGER WIRING FOR ALL 5 LOCATIONS

5.0

Install new #8 THHN copper wiring to all 5 locations . Includes two sets of 3 conductors with ground with a total of 7 wires per conduit.

CAP OFF WIRING

JSR will install small PVC jboxes over new conduits and cap off wiring for the furthest 3 chargers.

WIRING MAIN POWER

Install new 3/0 copper wiring from the transformer to the new electrical meter and make all necessary connections. Install wire from the electrical meter to the new panel and make all necessary electrical connections.

FORM CONCRETE PADS /CONCRETE TOTAL (5)

Form concrete pads to specifications provided from Charge Point. Install customer supplied anchor bolts set in the concrete.

CONNECTIONS

Make all electrical connections necessary and test for proper power.

Electrical Work Total - \$24,686.78

1.0

Subtotal	\$29,486.78
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Tax (Tax 8.25%)	\$2,432.66
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Total	\$31,919.44
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All commercial estimates/quotes are valid for 15 days upon receipt.

All residential estimates/quotes are valid for 15 days upon receipt.

All completed work includes a standard 1-year parts and labor warranty on JSR Electrical Services supplied material unless otherwise noted. Warranty will be null and void if installed products are broken or damaged as a result of accident or lack of proper care.

Regulated by The Texas Department of Licensing and Regulation, P. O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov TECL# 31774 Master TDLR# 181942