

**BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION**

**POLICIES AND GUIDELINES FOR FUNDING**

**ACKNOWLEDGEMENT OF RECEIPT**

APPLICANT: Tim House  
COMPANY NAME: Sakhouse Investments LLC  
ADDRESS: 240 McMakin Rd., Double Oak, Tx. 75077  
PHONE NUMBER: 214. 773. 7441

Signature: \_\_\_\_\_



APPLICANT:  
COMPANY NAME:  
ADDRESS:  
PHONE NUMBER:

Signature: \_\_\_\_\_

PROPERTY OWNER/LANDLORD: Premier Properties / Denmiss LLC  
ADDRESS: 2650 FM 407 #200, Bartonville, TX 76226  
PHONE NUMBER: 817. 241. 3200

Signature: \_\_\_\_\_

Beth C. McKellar

04/06/2023

Vice President - 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: 04/03/23

Company Name: Sakhouse Investments LLC, dba Trio's Italian Bistro

Address: 2652 F.W. 407E # 155, Bartonville, Tx. 76226

Representative for Application: Tim House

Local address:

Town: Bartonville

State: Tx

ZIP Code: 76226

Phone Number: 214.773.7441

State of Incorporation: Tx

Years In Town: 1

Total Employees in Town: 14

PART 2 - PROJECT INFORMATION

Location Address: Same

Legal Description:

Project Description:

☐ New Construction

☒ Expansion

Section A - Economic Development Type of Facility

☐ Manufacturing

☐ Distribution

☐ Service Center

☒ Restaurant

☐ Describe

PART 3 - ECONOMIC INFORMATION

Construction Estimate:

\$59,375

Start Date: ASAP

Amount Requested: \$45,000

Permanent Job Creation:

5

PART 4 - NARRATIVE

1. Introduction of Business:

Trio's Italian Bistro purchased the lease of this space from the previous occupant, Palermo's in April 2022. Our operation has not been successful to date, and we have concluded that a major makeover will be required to make it attractive to the local customer base.

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

Tim House, Managing Member  
John Sakelaris, Member

3. Reasons for seeking economic development incentive:

needed to make patio more usable and increase overall ability to attract customers.

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

This patio improvement project is a significant piece to the overall makeover/ improvement planned to turn the Trio's operation into a profitable business. By so doing, we will continue to offer a distinctive dining opportunity that should attract customers and dollars from the entire service area, as well as Bartonville proper and Lantana. This in turn will obviously translate into greater tax dollars for the Town. In addition, it will help to promote the Town as a dining destination, which should help the overall Bartonville restaurant community and further add to the resulting tax dollars.

5. Describe the Project:

The overall makeover project will include refurbishing and redecorating the interior space, as well as the patio improvement which is the primary focus of this application. The patio improvement itself will consist of removing the old arbor-style cover and replacing it with a fixed roof in the same style as exists at other restaurants in the Town Center, specifically at the Golden Egg and the Barrel. Other improvements will include electrical, lighting, and plants.

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.

It is projected that the increased business resulting from this makeover project will necessitate hiring 5 more workers, primarily wait staff and cooks. We currently employ a total of 14.

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

NONE

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

No other restaurants featuring Italian fare are located in Bartonville, so there is no real competition for this specific type of food. However, all of the restaurants in Bartonville are competing for dining dollars. Such establishments include Marty B's, The Barrel, the Bartonville Store, Casa Mia, and Tokyo Samarai.

**EXHIBIT A**  
**PROJECT CONSTRUCTION ESTIMATE**

Construct cedar patio cover (see attached proposal)	\$49,875
Patio area electrical, lighting, plants and related exterior decor	<u>9,500</u>
<b>TOTAL</b>	<b><u>\$59,375</u></b>



Proposal #2612

March 21, 2023

To: Denmiss, LLC  
2650 FM 407 Suite 200  
Bartonville, Texas 76226

Attn: Troy Davis  
940-241-3200

Re: 2652 Fm 407 Suite 155

**Scope of Work: Construct a cedar patio cover to match existing patios in complex.**

Build out of cedar patio cover at length of entire patio, to include relocating fence on south side of patio and building out to the edge of the building. Cover with wood decking and metal roof. Stain and finish. Add glycol loop for exterior sprinklers.

\$49,875.00

Additional option: Add two gas heaters and additional electricity for fans, lighting and plugs: \$10,500.00

Price includes all labor and material. Includes supervision, clean up, and OH/P.

Signature of Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Please call or e-mail if you have any questions.

Thank you,

Cory Lee

Ofc: 940-241-1790

# 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 120<sup>th</sup> 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:	
Name:	Tim House
Title:	LLC Managing Member
Telephone:	214.773.7441
E-Mail:	bluepup94@verizon.net

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_