

**City of Montgomery, TX  
Economic Development Corporation  
Grant Application**



Company Name: <b>Troy Tep LLC</b>	
Company Contact: <b>Troy Tep</b>	Title: <b>Owner</b>
Best Phone: <b>936-718-3822</b>	Alt. Phone:
Email Address: <b>troytep1@gmail.com</b>	
Physical Address: <b>22453 FM1097 Rd.</b>	City, State, Zip: <b>Montgomery, TX 7735</b>
Mailing Address (if different): <b>111 Anna Springs Ln</b>	City, State, Zip: <b>Montgomery, TX 77356</b>
Applicant's years of experience in this business: <b>3 years</b>	How long has his business been located in Montgomery? <b>9 months</b>
Do you own or lease this facility?  <input checked="" type="checkbox"/> OWN <input type="checkbox"/> LEASE	If leased, please provide owner information and a copy of lease agreement.  Owner Name: _____ Owner Phone: _____
Provide a detailed description of the proposed project as "Exhibit A" attached <b>Attached</b>	
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	<b>\$15,425.63</b>
How much funding are you requesting from the MEDC for this project? (Typical grants are awarded at 1/3 the total project cost or up to \$5,000)	<b>\$5,000</b>
<input checked="" type="checkbox"/> Are you requesting an exception for additional funding on this project? (Please provide additional supporting evidence for this request as "Exhibit C")	<b>\$5,000</b>
When will this project begin? <b>02/28/2020 Tentive</b>	What is the estimated completion date? <b>3/28/2021</b>
Attach all drawings of planned improvements as "Exhibit D" <b>Attached</b>	
Include a description of expected commercial revitalization impact & sales tax revenue impact as "Exhibit E"	
If this project will employ Montgomery vendors, please supply details as "Exhibit F"	
Applicant's Signature: _____ Title: <b>Owner</b> Date: <b>1-31-22</b>	
<b>OFFICE USE:</b>	
Date Application Received:	Date Presented to Board: <input type="checkbox"/> APPROVED <input type="checkbox"/> DECLINED
Performance Agreement Received:	Project Completion Date: Funding Date: Check Number:

**Montgomery Economic Development Corporation Grant  
PERFORMANCE AGREEMENT**

THIS PERFORMANCE AGREEMENT is made and entered into as of \_\_\_\_\_, (date) by and between THE MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION (MEDC) and \_\_\_\_\_ (Grant Awardee), whose business address is \_\_\_\_\_.

In consideration of the mutual covenants herein contained and, intending to be legally bound hereby, the MEDC and Grant Awardee agree as follows:

1. Grant Awardee will complete the grant application.
2. MEDC will notify Grant Awardee by U.S. Mail.
3. In the event that the property covered by the grant is leased, the Grant Awardee must provide the city with a letter of approval from the property owner for said improvements to commence.
4. Grant Awardee must submit plans to city for proper approvals and proper city permits.
5. A proposed project must start after grant approval and be completed within six (6) months of the date of this agreement or according to the terms of this agreement.
6. When the project is complete, the Grant Awardee must request the MEDC to verify completion and costs.
7. Grant Awardee must agree to maintain said enhancements/improvements for a period of time not less than twelve (12) months.
8. Upon notification by staff that the project has been completed and a satisfactory Performance Agreement has been executed by both parties, the MEDC will transfer awarded funds to the Grant Awardee for reimbursement of costs up to the awarded amount at the specified matching ratio.
9. Only costs from a vendor for purchased labor or materials will be recognized for matching funds. Costs for the applicant's employee labor or in-stock materials are not eligible for reimbursement.
10. MEDC may, at its sole discretion, extend the period of performance.
11. The MEDC Representative will verify start of work and completion of work.
12. No grant reimbursement funds will be paid until the project is complete. Cost incurred prior to the date of the grant approval may not be recognized for matching funds.

**Date of Completion.** The date of completion of the project is established as \_\_\_\_\_.

**Payment.** At completion of project MEDC agrees to make the following payment in U.S. funds to Grant Awardee, provided Grant Awardee complies with all of the covenants and stipulations contained in this Agreement.

A set fee of up to \_\_\_\_\_.

\_\_\_\_\_  
Grant Awardee

\_\_\_\_\_  
MEDC President

## **“Exhibit A”**

I am applying for a grant from the Montgomery EDC to install a marquis plaza sign.

I have recently constructed a strip center in the city of Montgomery in the growing area off 1097 and Buffalo Springs Dr. This strip center consists of a total of 5 commercial retail spots available for lease.

The marquis plaza sign I am proposing to install will have 5 spots available to comprise each business that will be located within the strip center. It will be constructed of stone with interchangeable signs listing the business names. The overall height will be 10'0" by 8'0" in width.

## **“Exhibit C”**

I am requesting additional funds above the maximum allowance of \$5,000. Due to the exponential cost of the building and other associated cost (ie. Utilities, landscape, sprinkler, etc.).

At this time, I would like to request an additional \$5,000 to help relieve some of the burden for installing the maquis plaza sign for the strip center.

As you will see in “Exhibit E” the city stands to profit greatly from the incoming businesses that open in the available retail spots.

I have attached some of the costs that I have incurred to date to help you all better understand the reasoning for the additional request of funds.



6021 Yale St. Houston, TX 77076  
 Phone: 713-861-5200  
 www.1SourceSignsTexas.com

Designer: Rene Garcia

File Path: Comp/Toshiba ext/

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**CUSTOMER**

PROJECT NAME  
TROY'S DONUTS MONUMENT SIGN

CONTACT \_\_\_\_\_

ADDRESS  
22453 W FM 1097  
MONGOMERY, TX 77356

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

**SITE SUMMARY**

SITE SURVEY DATE \_\_\_\_\_

FRONT ELEVATION		PYLON #1		WINDOW #1 _____	WINDOW #8 _____
BACK ELEVATON		PYLON #2		WINDOW #2 _____	WINDOW #9 _____
WALL TYPE		MONUMENT #1	<b>NEW</b>	WINDOW #3 _____	WINDOW #10 _____
WALL COLOR		MONUMENT #2		WINDOW #4 _____	DOOR #1 _____
NEW POLE SIGN POINT A to B				WINDOW #5 _____	DOOR #2 _____
NEW POLE SIGN POINT A to C				WINDOW #6 _____	
				WINDOW #7 _____	

**SIGN SUMMARY**

PROOF DATE \_\_\_\_\_

SIGN TYPE	SIZE	MATERIAL	NOTES
(N1) Monument Sign	10'H X 8'W X 24"D	VINYL _____ DIBOND _____ FACES <u>(2) 24"X5' / (8) 18"X5'</u> LEXAN <u>WHITE</u> RETURNS _____ ALUMINUM <u>BLACK .080</u> TRIM CAP _____ COROPLAST _____ SILLOUETE _____ PVC _____ BACKER PANEL _____ OTHER _____ RACEWAY _____	

**ELECTRICAL**

**Electrical Requirements:** Primary Electrical to be customer provided. Signs will be wired for 120-277 VAC. Must be notified if voltage is different prior to sign manufacturing. A clean, dedicated 20A circuit consisting of primary (BLK), Neutral, (WHT), & Ground (GRN) are to be provided by customer's licensed electrical contractor. J-BOX must be located within 6ft of sign, with breaker labeled.

UL Installation Requirements. This sign is to be installed in accordance with the requirements of article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**INSTALLATION**

SINGLE SIDED  DOUBLE SIDED   
(2) 24"X5' / (8) 18"X5'

RACEWAY  FLUSH MOUNTED

OTHER \_\_\_\_\_

**REVISIONS**

Revised 9-16-2021

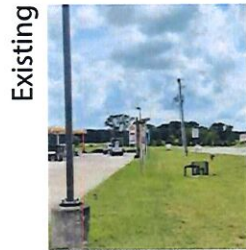
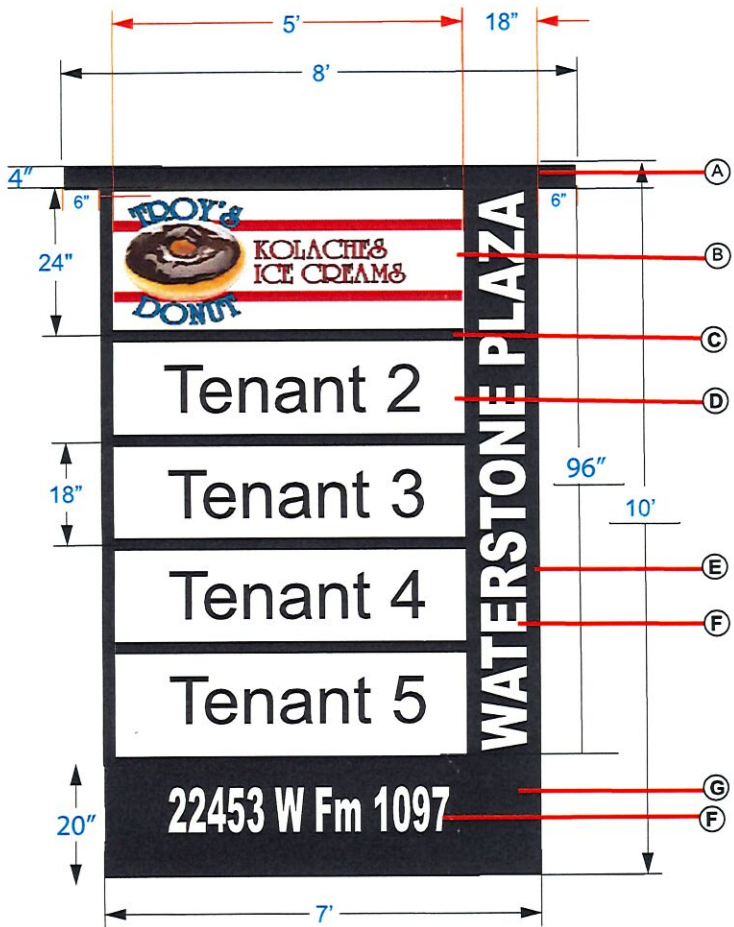
Revised 12-20-2021

**We will not be responsible for errors or omissions after your proof is approved.**

**All conceptual renderings are the property of 1 Source Signs. Any reproduction, exhibition or use of this drawing is STRICTLY PROHIBITED.**

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

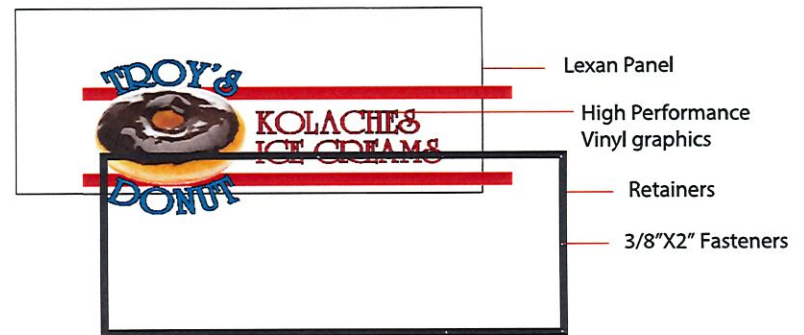




Side view facing street

- Ⓐ .063 Aluminum cap top
- Ⓑ Top 2'x5' Lexan panel with high performance vinyl graphics
- Ⓒ Retainers secured using 3/8"X2" Fasteners
- Ⓓ 18"x5' Lexan Panel
- Ⓔ Aluminum Side
- Ⓕ High Performance Vinyl Graphics
- Ⓖ Aluminum Skirt

Lexan Top Faces



## 1SOURCE SIGNS

6021 Yale St. Houston, TX 77076  
Phone: 713-861-5200  
www.1SourceSignsTexas.com

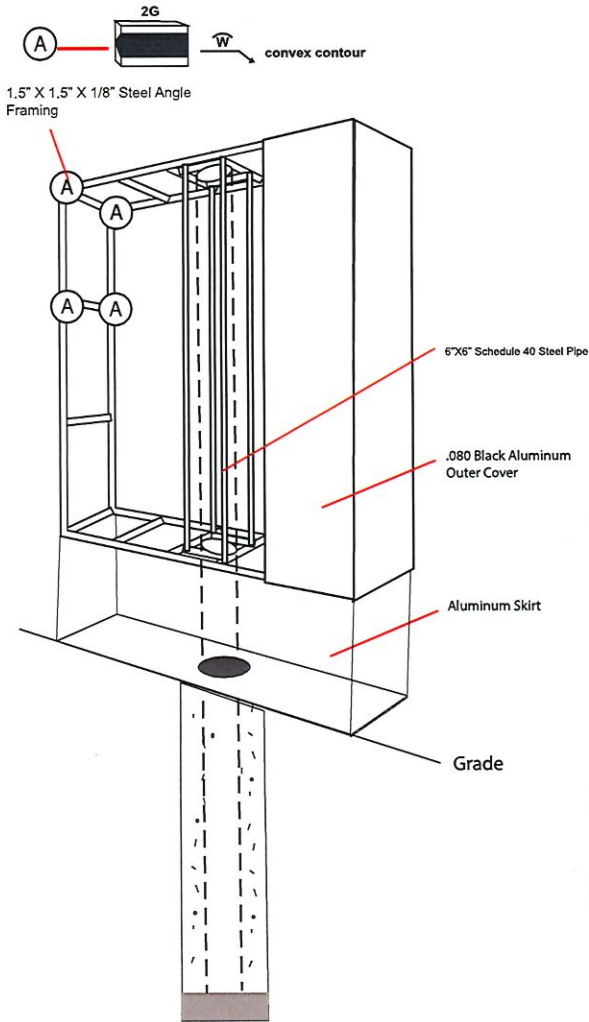
SIGN

### Monument Sign

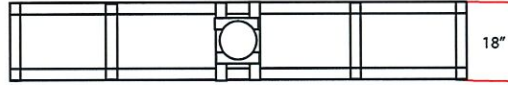
DESCRIPTION

10' H x 8' W X 24" D  
Double Sided LED illuminated  
1.5"X1.5"X1/8" Steel Angle Frame  
.080 Black Aluminum Outer Cover  
with Black .063 Decorative Caps.  
Top Lexan Face 24"X5'  
Other Tenants  
18"X5' Lexan Faces

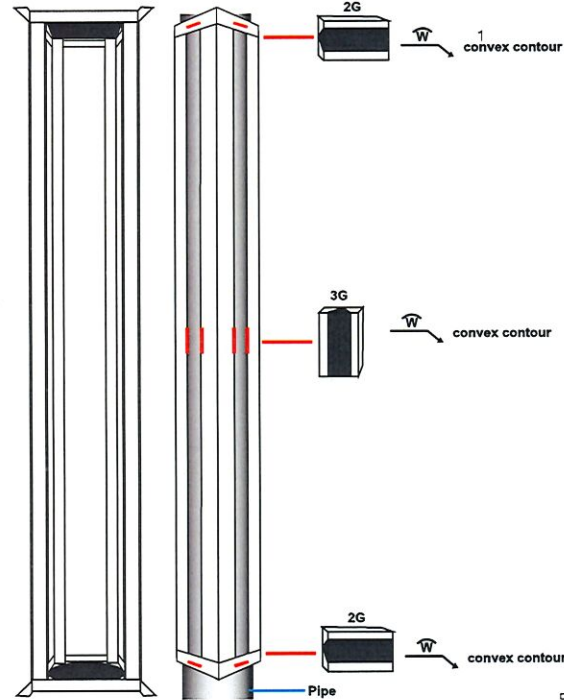
## FABRICATION & INSTALLATION



Top view



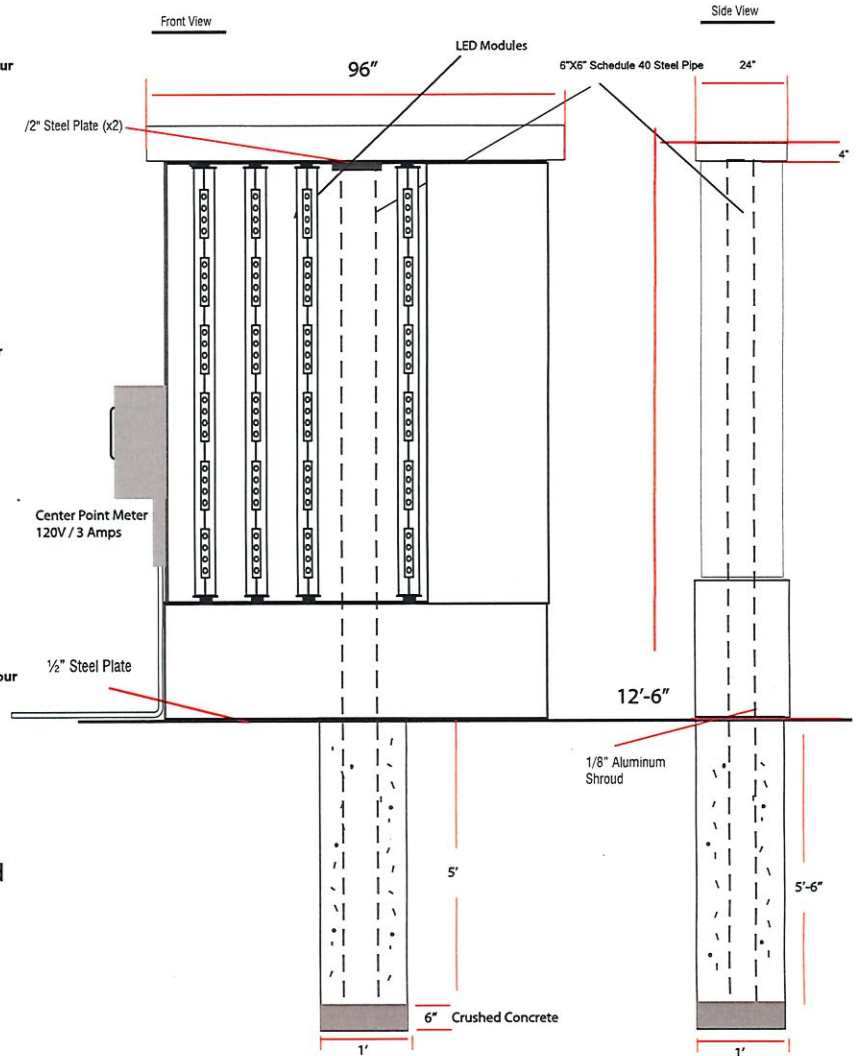
1.5" X 1.5" X 1/8" Steel Angle Framing



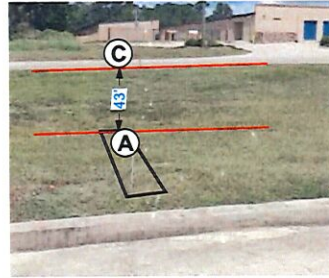
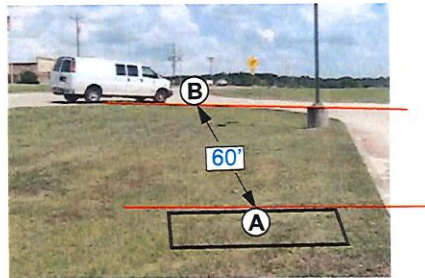
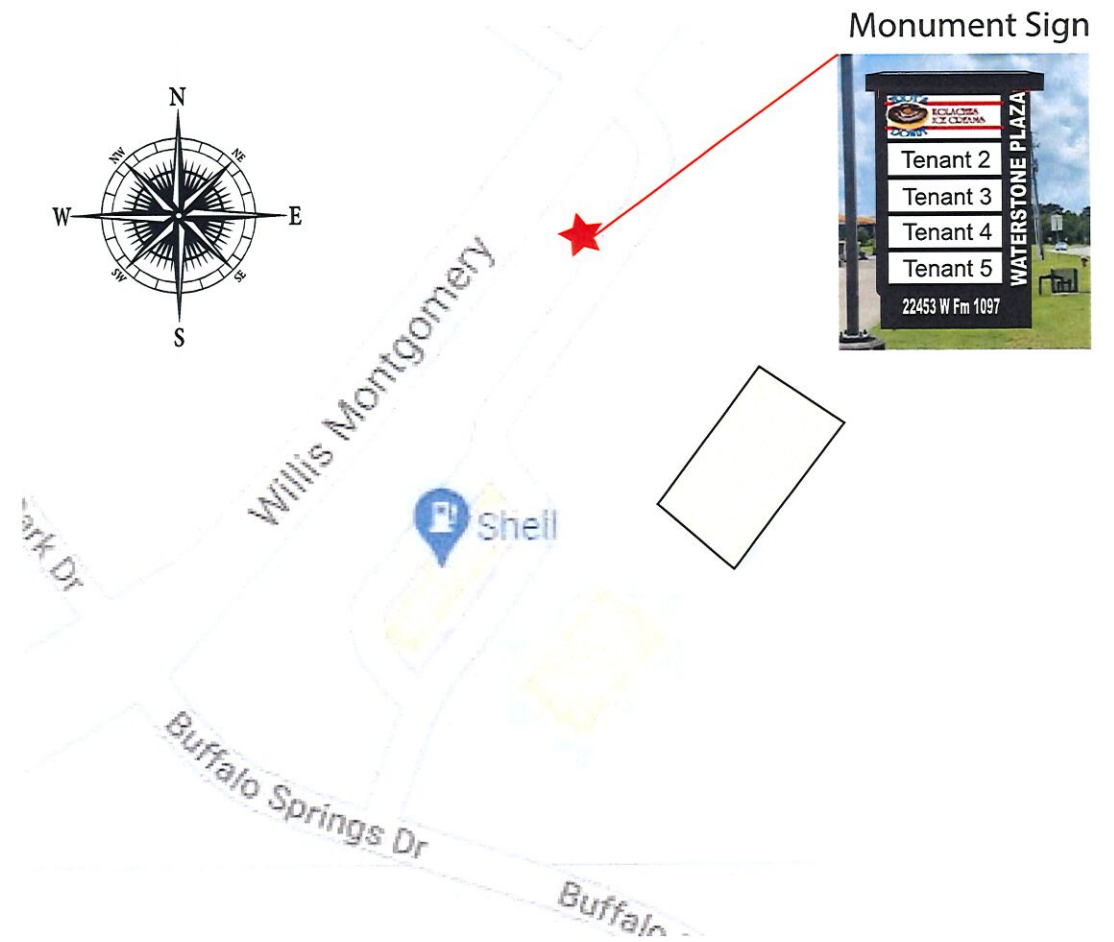
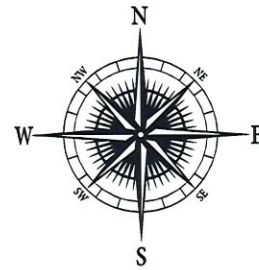
### Details: Pipe to Cabinet Welding

Sign constructed of 1.5"X1.5"X1/8" steel angles framing with .063 BLACK aluminum cover attached using non corrosive fasteners.

## ELECTRICAL







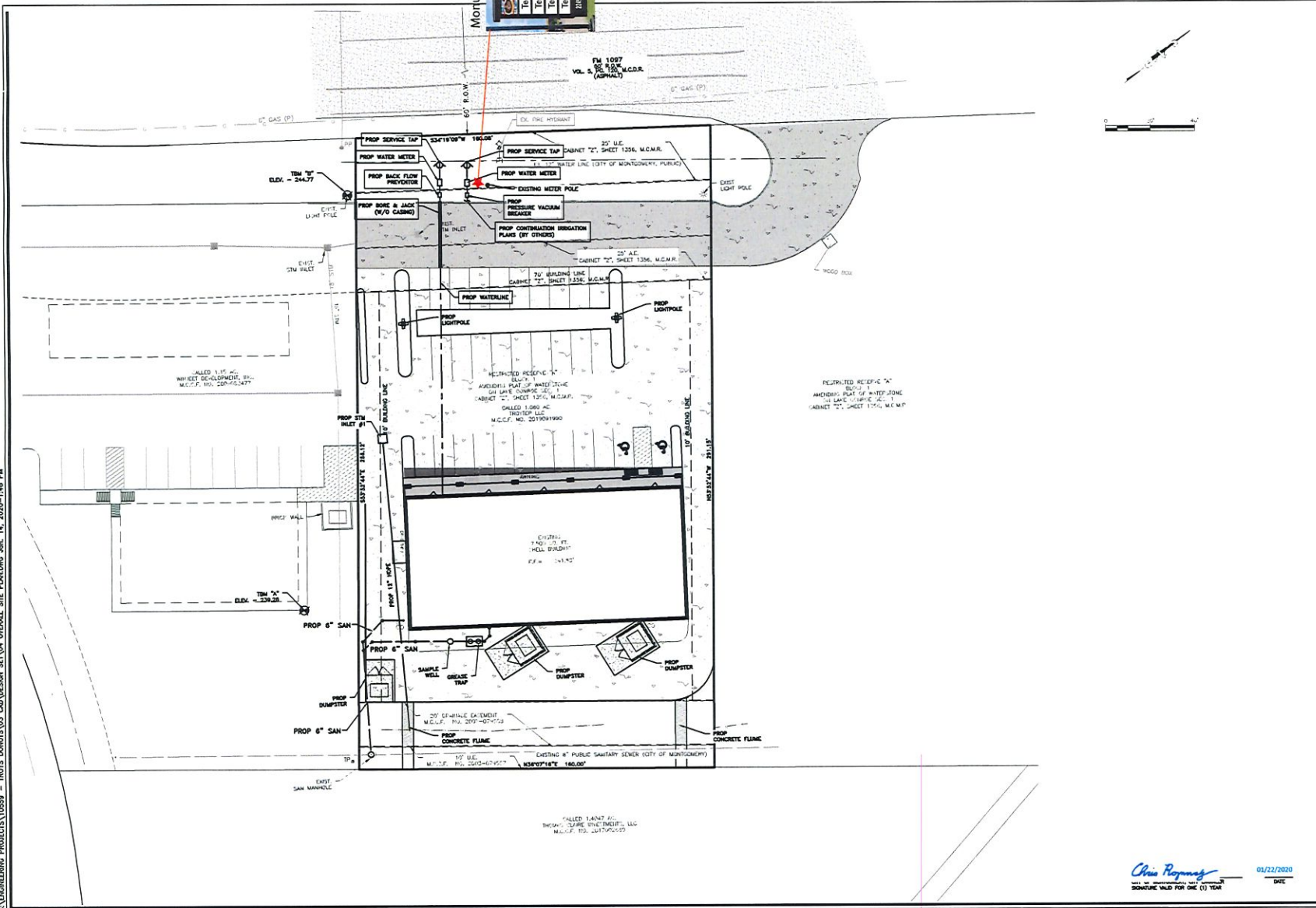
**22453 W FM 1097 Montgomery, TX 77356**

**(A) Monument Sign to (B) Entrance Curbe**

**(A) Monument Sign to (C) Street FM 1097**



S:\ENGINEERING PROJECTS\10559 - TROY'S DONUTS\03 CAD\DESIGN SET\04 OVERALL SITE PLAN\03.DWG, 14, 2020-11-18 PM



TROY'S DONUTS  
OVERALL SITE PLAN

DRAWING REVISION			
#	DATE	BY	COMMENT
1	03/03/2020	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10559	TEAR	
DRAWN	LDC	CHECKED	JTW
SCALE	SHEET	04	
1" = 20' (24x36)			
1" = 40' (12x37)			

01/07/2020

*Chris Raymond*  
SIGNATURE VALID FOR ONE (1) YEAR  
DATE: 01/22/2020

FILED 1/24/20  
TROY'S DONUTS, LLC  
M.C.C.F. NO. 2017-00123

## **“Exhibit E”**

I have enlisted the help of Montgomery County realtor Jim Clark to help lease out the remaining 4 spots of the recently built strip center. One of the retail spots is currently under lease with Troy Donuts.

These additional 4 spots will help bring businesses into the city of Montgomery. The current goal is to seek out franchises to lease to. This business model has proved to be efficient and help with less turnover.

Below you will find the estimated tax revenue of the leased spots.

### **Troy Donuts**

- Estimated Tax Revenue Impact based on 2%—
  - \$400/ month
  - \$4,800/ year

### **Lease Space 2 thru 5**

- Estimated Tax Revenue Impact based on 2%—
  - \$400/ month x 4
  - \$4,800/ year x 4

### **Total Impact - \$24,000**

In addition to the tax impact, city water will be utilized as well. With the overall positive impact to the city being greater than the total presented above.

## **“Exhibit F”**

The current tenant Troy Donuts is employing the following local vendors:

- Kroger Grocery Store
- JWAC Distributing (Otto’s pub and brewery & Texas Special Select Coffee)

The remaining 4 spots to be leased could be of great help to the community by sourcing supplies from local vendors as well.



(No subject)

Troy Tep <troytep1@gmail.com>

Thu 2/3/2022 5:15 PM

To: The UPS Store #5793 <store5793@theupsstore.com>

CAUTION! This email originated from outside of the organization. Please do not open attachments or click links from an unknown or suspicious origin.



<p><b>Prices from J. &amp; S. Signs ONLY</b></p> <p>1) 4'x8' Drive Thru menu-----\$3,900 <small>***Does not include sign panels***</small></p> <p>2) Pylon sign 5'x10'-----\$12,500</p> <p>3) 18" Channel letters "KOLACHES"-----\$3,200</p> <p>SUM-----\$19,600</p> <p>TAX-----\$ 1,617</p> <p>TOTAL-----\$21,217</p> <p><small>**J. &amp; S. Signs will only be responsible for work stated above. NOT RESPONSIBLE nor associated with stone contractor**</small></p>		<p><b>Price for the stone of the pylon</b></p> <p>- Cement base-----\$950</p> <p>- Cement sheets and frame to install stone-----\$2,450</p> <p>- Stone installation-----\$8,750</p> <p>TOTAL WITH TAX-----\$12,150</p> <p><small>***CONTRACTOR WILL BUY MATERIALS OWNER WILL PROVIDE THE STONE IF NEEDED MORE OWNER WILL PROVIDE***</small></p>	
<p>Job Name: <b>TROY'S DONUTS</b></p> <p>File Name: <b>TROY'S DONUTS PYLON &amp; DRIVE THRU</b></p> <p>Drawing By: <b>Giselle Vences 10/29/2020</b></p> <p>Scale: <b>TO FIT</b></p> <p><small>ALL DESIGNS AND OR RENDERINGS CONTAINED IN THIS DOCUMENT ARE COPYRIGHTED MATERIALS BELONGING TO J&amp;S SIGNS. REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT J&amp;S SIGNS PRIOR CONSENT.</small></p>		<p><b>J&amp;S Signs</b></p> <p>Ph: 713-298-7629</p> <p>juansvences@hotmail.com</p>	
<p>Approved By: _____ Date: _____</p>			

Sent from my iPhone

# "Exhibit B"

## Invoice

Sign Permit: MTG22-00002SN

J. & S. SIGNS

DATE: 08/26/2021  
INVOICE # [264985]



FROM: J. & S. Signs  
juansvences@hotmail.com  
19103 Pine Lock Ln  
713-298-7629  
281-967-2208

TO: Troy's Donuts B  
troytep1@gmail.com  
22453 W Fm 1097  
Montgomery, Texas 77356  
936-718-3822

TERMS: 3 Payments: First deposit of \$1,000; Second payment after permit is accepted of \$ 7,212.82; Third payment after Pylon is installed of \$7,212.82  
DUE: Last payment is due at time of installment

Item Description	Quantity	Price
10' Pylon sign with illuminator	1	\$14,000
Printed and laminated logo	1	\$250
<b>Subtotal</b>		\$14,250
Plus Tax		\$1,175.63
<b>GRAND TOTAL</b>		\$15,425.63
1st deposit given on 08/26/2021		-\$1,000
<b>BALANCE</b>		\$14,425.63

### Notes

- > 3 Payments: first deposit of \$1,000; Second payment after permit is accepted of \$ 7,212.82; Third payment after Pylon is installed of \$7,212.82
- > 1 year of warranty starting on the day of installment for the LED and power-supply
- > Owners are to pay registration fee. J. & S. Signs will pay for the permit only