

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



Company Name: Troy Tep LLC	
Company Contact: Troy Tep	Title: Owner
Best Phone: 936-718-3822	Alt. Phone:
Email Address: troytep1@gmail.com	
Physical Address: 22453 FM1097 Rd.	City, State, Zip: Montgomery, TX 7735
Mailing Address (if different): 111 Anna Springs Ln	City, State, Zip: Montgomery, TX 77356
Applicant's years of experience in this business: 3 years	How long has his business been located in Montgomery? 9 months
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 Attached	
What is the estimated total cost of the project? (Include supporting information, ie estimates/quotes as "Exhibit B" attached)	\$15,425.63
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)	\$5,000
<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")	\$5,000
When will this project begin? 02/28/2020 Tentive	What is the estimated completion date? 3/28/2021
Attach all drawings of planned improvements as "Exhibit D" Attached	
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: Owner Date: 1-31-22	
OFFICE USE:	
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/

TABLE OF CONTENTS

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CUSTOMER

PROJECT NAME TROY'S DONUTS MONUMENT SIGN
 CONTACT 22453 W FM 1097
 ADDRESS MONGOMERY, TX 77356
 PHONE
 EMAIL

SITE SUMMARY

FRONT ELEVATION	PYLON #1	WINDOW #1	WINDOW #8
BACK ELEVATION	PYLON #2	WINDOW #2	WINDOW #9
WALL TYPE	MONUMENT #1	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	

SITE SURVEY DATE

SIGN SUMMARY

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

PROOF DATE

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 the applicable code and local code. This includes proper grounding and bonding of the sign.

Approved By: _____ Date: _____

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.

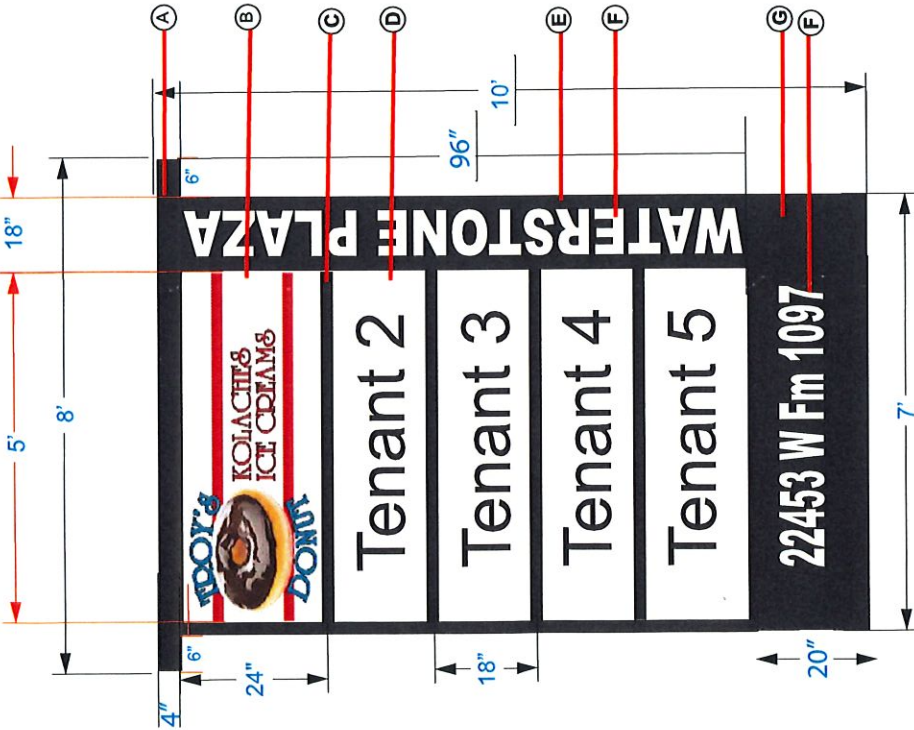
All conceptual renderings are the property of 1 Source Signs
 Any reproduction, exhibition or use of this drawing is
STRICTLY PROHIBITED.



Existing



Proposed

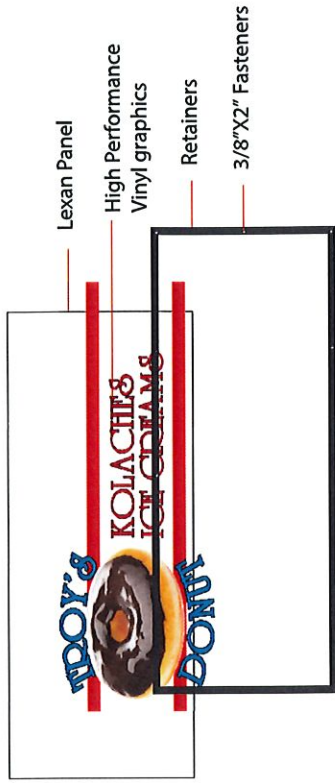


- Ⓐ .063 Aluminum cap top
- Ⓑ Top 2'x5' Lexan panel with high performance vinyl graphics
- Ⓒ Retainers secured using 3/8"X2" Fasteners
- Ⓓ 18"x5' Lexan Panel
- Ⓔ Aluminum Side
- Ⓕ High Performance Vinyl Graphics
- Ⓖ Aluminum Skirt



Side view facing street

Lexan Top Faces



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

SIGN

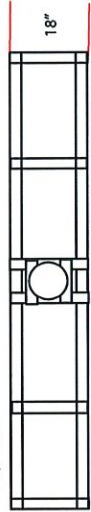
Monument Sign

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

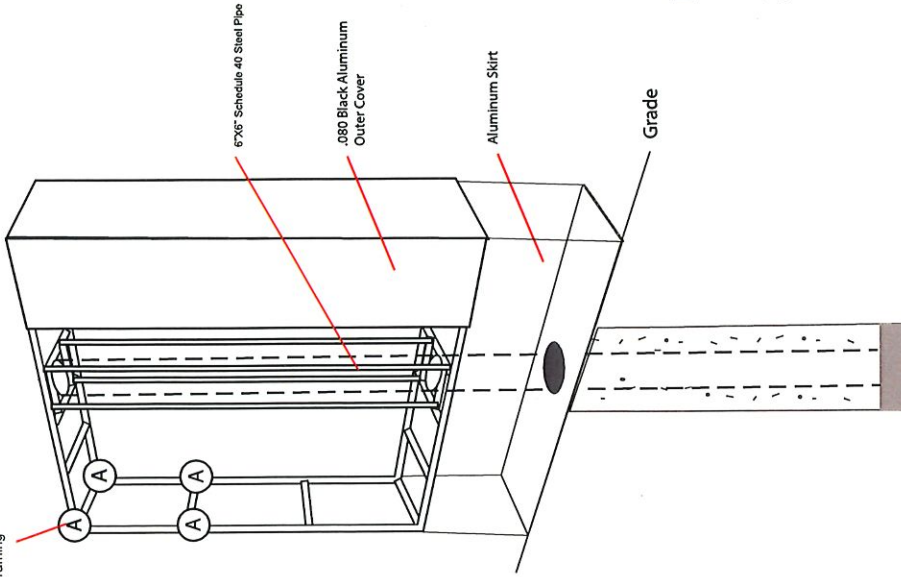
Top view



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



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



convex contour

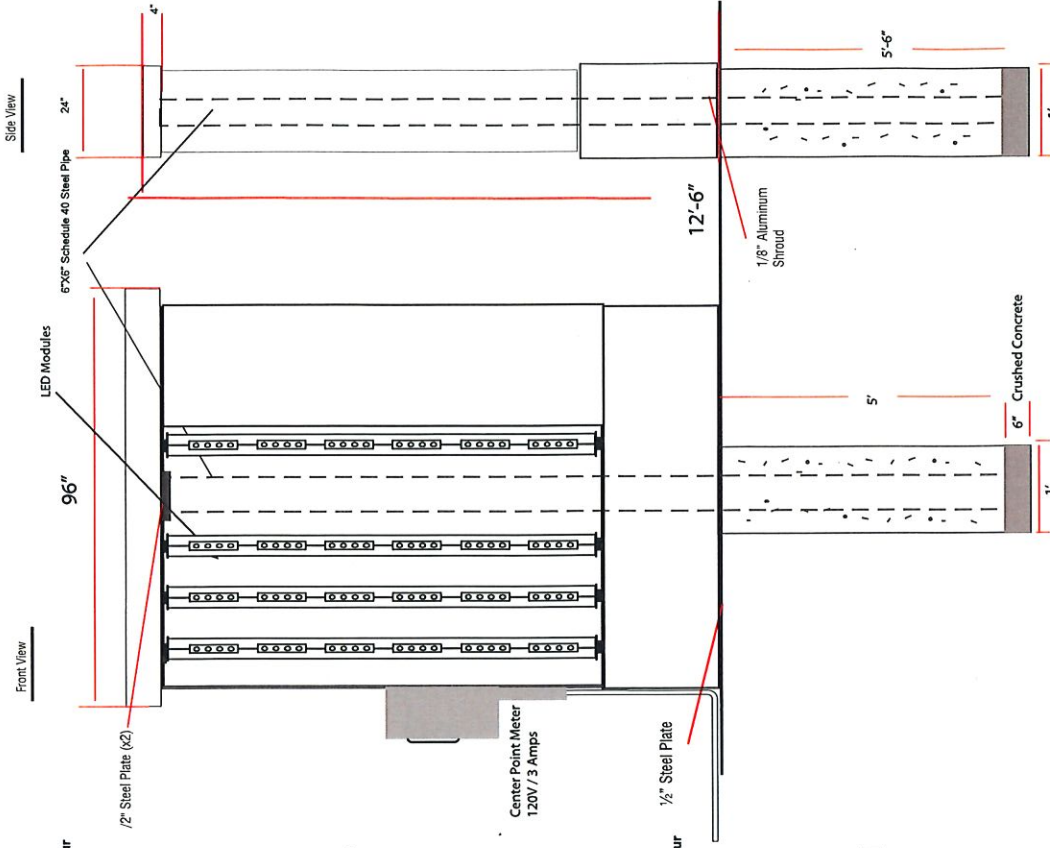


.080 Black Aluminum Outer Cover

Aluminum Skirt

Grade

ELECTRICAL



Front View

Side View

LED Modules

96"

24"

1/2" Steel Plate (x2)

Center Point Meter
120V / 3 Amps

1/2" Steel Plate

12'-6"

1/8" Aluminum Shroud

5'

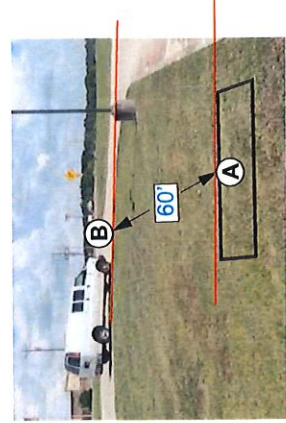
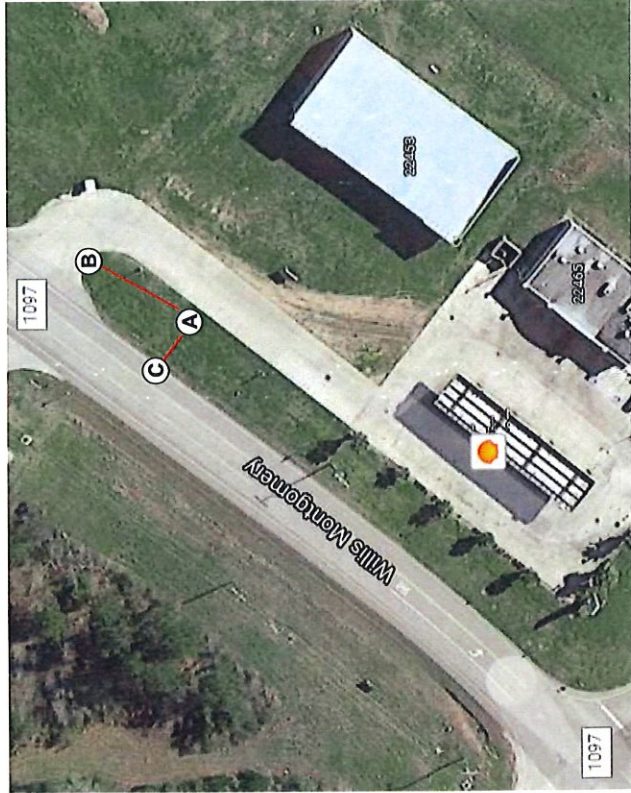
5'-6"

6" Crushed Concrete

1'

Details: Pipe to Cabinet Welding

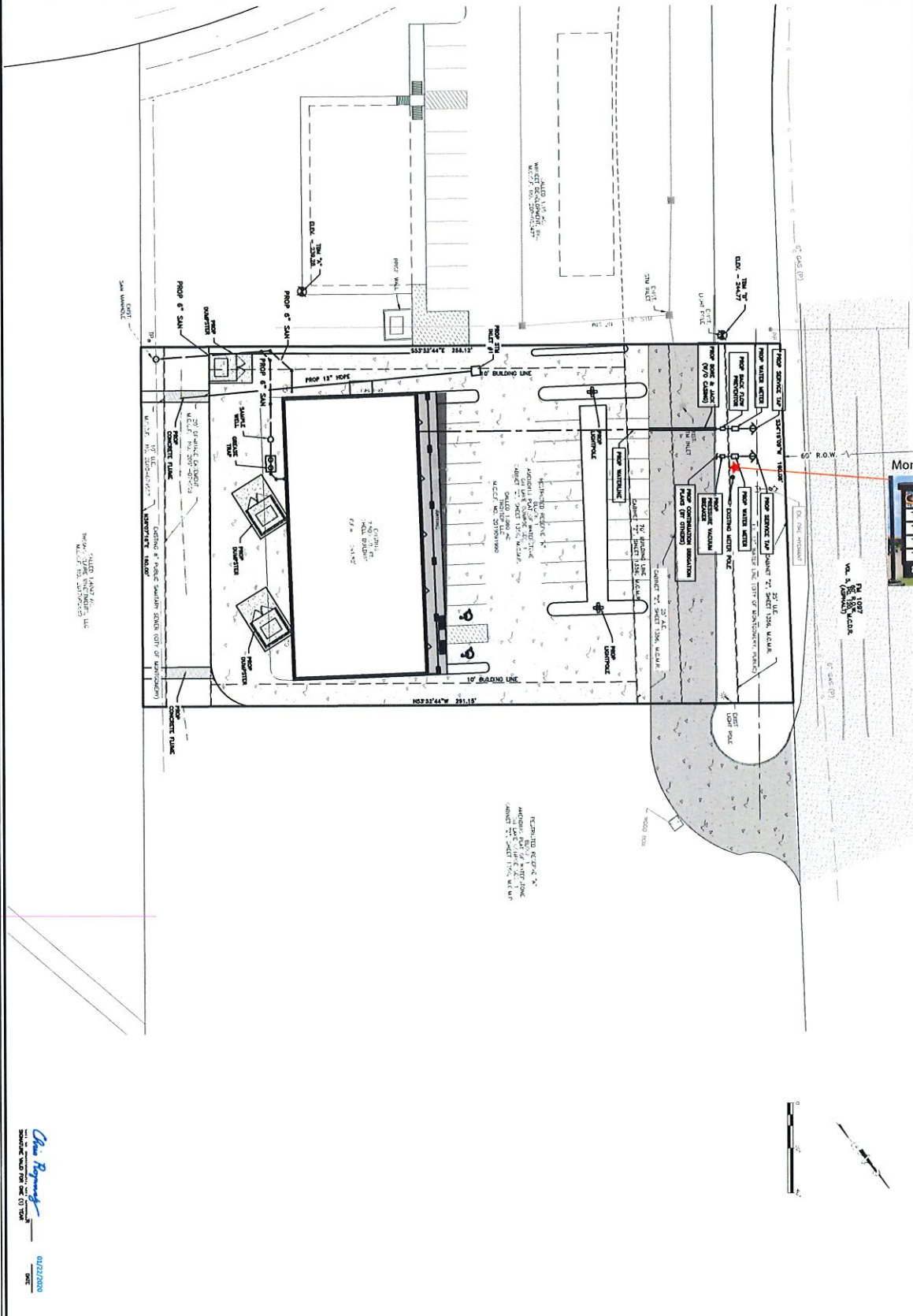
Sign constructed of 1.5"x1.5"x1/8" steel angles framing with .063 BLACK aluminum cover attached using non corrosive fasteners.



22453 W FM 1097 Montgomery, TX 77356

(A) Monument Sign to (B) Entrance Curbe

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



Chris Reynolds
 PROJECT NO. 10559
 DRAWING NO. 04
 DATE: 01/07/2020

PROJECT	10559	TRAY'S DONUTS
DRAWN	DK	CHKD: JTB
SCALE	1" = 20'	SHEET
DATE	01/07/2020	04

NO.	DATE	BY	REVISION
1	01/07/2020	DK	ISSUE FOR PERMIT

TROY'S DONUTS

OVERALL SITE PLAN



01/07/2020

“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>#1</p> 	<p>#2</p> 																																							
<p>#3</p> 																																								
<p>Prices from J. & S. Signs ONLY</p> <table><tr><td>1) 4'x8' Drive Thru menu-----</td><td>\$3,900</td><td><small>*** Does not include sign panels***</small></td></tr><tr><td>2) Pylon sign 5'x10'-----</td><td>\$12,500</td><td></td></tr><tr><td>3) 18" Channel letters "KOLACHES"-----</td><td>\$3,200</td><td></td></tr><tr><td colspan="3"> </td></tr><tr><td>SUM-----</td><td>\$19,600</td><td></td></tr><tr><td>TAX-----</td><td>\$ 1,617</td><td></td></tr><tr><td>TOTAL-----</td><td>\$21,217</td><td></td></tr></table> <p><small>** J. & S. Signs will only be responsible for work stated above. NOT RESPONSIBLE nor associated with stone contractor**</small></p>	1) 4'x8' Drive Thru menu-----	\$3,900	<small>*** Does not include sign panels***</small>	2) Pylon sign 5'x10'-----	\$12,500		3) 18" Channel letters "KOLACHES"-----	\$3,200					SUM-----	\$19,600		TAX-----	\$ 1,617		TOTAL-----	\$21,217		<p>Price for the stone of the pylon</p> <table><tr><td>- Cement base-----</td><td>\$950</td></tr><tr><td>- Cement sheets and frame to install stone-----</td><td>\$2,450</td></tr><tr><td>- Stone installation-----</td><td>\$8,750</td></tr><tr><td colspan="2"> </td></tr><tr><td>TOTAL WITH TAX-----</td><td>\$12,150</td></tr></table> <p><small>***CONTRACTOR WILL BUY MATERIALS OWNER WILL PROVIDE THE STONE IF NEEDED MORE OWNER WILL PROVIDE***</small></p> <table border="1"><tr><td colspan="2">Job Name: TROY'S DONUTS</td></tr><tr><td colspan="2">File Name: TROY'S DONUTS PYLON & DRIVE THRU</td></tr><tr><td>Drawing By: Giselle Vences 10/29/2020</td><td>Scale: TO FIT</td></tr><tr><td colspan="2"><small>ALL DESIGNS AND OR RENDERINGS CONTAINED IN THIS DOCUMENT ARE COPYRIGHTED MATERIALS BELONGING TO J&S SIGNS REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT J&S SIGNS PRIOR CONSENT.</small></td></tr></table>	- Cement base-----	\$950	- Cement sheets and frame to install stone-----	\$2,450	- Stone installation-----	\$8,750			TOTAL WITH TAX-----	\$12,150	Job Name: TROY'S DONUTS		File Name: TROY'S DONUTS PYLON & DRIVE THRU		Drawing By: Giselle Vences 10/29/2020	Scale: TO FIT	<small>ALL DESIGNS AND OR RENDERINGS CONTAINED IN THIS DOCUMENT ARE COPYRIGHTED MATERIALS BELONGING TO J&S SIGNS REPRODUCTION OF THIS DOCUMENT IS PROHIBITED WITHOUT J&S SIGNS PRIOR CONSENT.</small>	
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<p>Approved By: _____ Date: _____</p> <p>J&S Signs Ph: 713-298-7629 juansvences@hotmail.com</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
Subtotal		\$14,250
Plus Tax		\$1,175.63
GRAND TOTAL		\$15,425.63
1st deposit given on 08/26/2021		-\$1,000
BALANCE		\$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