

RESOLUTION 24-08

A RESOLUTION ADOPTING AN AGREEMENT BETWEEN THE MOUNT VERNON ECONOMIC DEVELOPMENT CORPORATION, MOUNT VERNON CITY COUNCIL, AND JAY AWAD, OWNER OF MILANO'S AN AGREEMENT TO FUND EXISTING BUSINESS STRUCTURE INCENTIVE ASSISTANCE FOR THE PROPERTY LOCATED AT 114 KAUFMAN STREET, MT VERNON, TEXAS.

WHEREAS, the City of Mount vernon is a Type B economic development corporation as adopted by the citizens of Mount Vernon by electoion in 1994;

WHEREAS, the Council of the City of Mount Vernon provides oversight to the Mount Vernon Economic Development Corporation: and

WHEREAS, the City of Mount Vernon desire to assist in enhancement and upgrade with the improvement to commercial property in the community;

WHREEAS, the City of Mount Vernon desire to enter into and approve a funding agreement with Mount Vernon Economic Development Corporation and JAY AWAD OWNER OF MILANO'S, located at 114 Kaufman Street, Mt. Vernon, Texas:

Now, therefore BE IT RESOLVED BY THE CITY OF MOUNT VERNON, TEXAS THAT:

The City Council adopts and approve the agreement with JAY AWAD OWNER OF MILANO'S, located at 114 Kaufman Street, Mt. Vernon, Texas.

- The EDC will make reimbursement payments, in the amount not to exceed \$20,000.00 Existing Business Incentive Assistance.**

PASSED, APPROVED, AND ADOPTED this the 1st day of April, 2024.

Brad Hyman, Mayor

ATTEST:

Kathy Lovier, City Secretary

ECONOMIC DEVELOPMENT PROGRAM AGREEMENT

This **ECONOMIC DEVELOPMENT PROGRAM AGREEMENT** ("**Agreement**") is entered into by and between the **CITY OF MOUNT VERNON ECONOMIC DEVELOPMENT CORPORATION**, an economic development corporation organized under the laws of the State of Texas, specifically, but not limited to Chapter 505 of the Texas Local Government Code (the "**MVEDC**"), and Jay Awad, doing business as Milano's (the "**Grantee**"). The MVEDC and Grantee are collectively referred to as the "**Parties**".

RECITALS

The MVEDC and Grantee hereby agree that the following statements are true and correct and constitute the basis upon which the MVEDC and Grantee have entered into this Agreement:

A. Grantee leases and will operate a business in an existing building located at 114 Kaufman Street S, Mount Vernon, Texas (the "**Property**"), as a full service restaurant.

B. In order to maximize the economic benefits that the Eligible Improvements can bring to the City of Mount Vernon, the MVEDC and Grantee desire to enter into this Agreement which will provide economic incentives for the creation of full-time employment of individuals at the Property.

C. In accordance with Res 14-03, attached hereto as Exhibit "A" and hereby made a part of this Agreement for all purposes, the MVEDC has established an economic development incentive policy and program pursuant to which the MVEDC will, on a case-by-case basis, offer economic incentive packages authorized by , Article III, Section 52-a of the Texas Constitution, Chapters 501, 502 and 505 of the Texas Local Government Code, and other applicable laws, that include monetary reimbursements and grants of public money for full-time employment of individuals at the Property (the "**Program**").

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. INCORPORATION OF RECITALS.

The MVEDC has found at a duly-called and legally-noticed public meeting that the recitals set forth above are incorporated herein and true and correct and form the basis upon which the Parties have entered into this Agreement.

2. DEFINITIONS.

In addition to terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

Affiliate means all entities, incorporated or otherwise, under common control with, controlled by or controlling Grantee. For purposes of this definition, “control” means fifty percent (50%) or more of the ownership determined by either value or vote.

Director means the director of the City of Mount Vernon Economic Development Corporation .

Effective Date has the meaning ascribed to it in Section 3.

Program has the meaning ascribed to it in Recital C.

Program Grant means the economic development grants paid by the MVEDC to Grantee in accordance with this Agreement and as part of the Program, not to exceed twenty thousand nine hundred dollars (\$20,000) in renovation reimbursement for Existing Business Structure Assistance.

Program Source Funds means an amount of MVEDC funds available for inclusion in the Program Grant that is payable pursuant to this Agreement, not to exceed twenty thousand dollars (\$20,000) in renovation reimbursement for Existing Business Structure Assistance.

Property has the meaning ascribed to it in the Recital A.

Monthly Expense Report has the meaning ascribed to in Section 5.1

Monthly Payment has the meaning ascribed to it in Section 5.1.2.

Term has the meaning ascribed to it in Section 3.

3. **TERM.**

This Agreement shall be effective as of the later of the date of execution by the Parties or April 22, 2024 (the “**Effective Date**”) and, unless terminated earlier in accordance with this Agreement, shall expire on the date as of which the MVEDC has paid all Program Grants required, or April 22, 2029, whichever occurs first (the “**Term**”).

4. **OBLIGATIONS OF GRANTEE.**

4.1. **Establish and Maintain a Business at the Property**

In accordance with the terms and conditions of this Agreement, Grantee shall establish and maintain a business at the Property through the Term in order to receive all, or any portion, of the Program Grant.

4.1.1 Business Recruitment Incentive

a. On the Effective Date the MVEDC will grant to the Grantee the following: reimbursement for renovation expenses encumbered or paid not to exceed a cumulative total of \$20,000.

4.1.2 Retention of Business throughout Term of Agreement

a. The entity must remain open to the public and continue generating taxable sales for the duration of the term or until it can be demonstrated that the business has generated revenues for the City and MVEDC equal to or greater than the total amount of incentives awarded, whichever is sooner. The Grantee may submit a report of City and MVEDC taxes paid at any time during the term of the agreement to indicate a return realized by the City and MVEDC. If the business is to cease operations or discontinue generating taxable sales, the owner must repay the amount of the incentives less the amount of revenue generated by taxable sales prior to closure.

5. CITY OBLIGATIONS.

5.1. Issuance of Program Grant for Jobs

The City will make payment of the Program Source Funds on the Effective Date for rental reimbursement and/or equipment or renovation expenses previously encumbered or paid. Thereafter, at the end of each month until 18 months following the Effective Date, the Grantee shall submit a new expense report to the Director showing all rental, equipment, and renovation expenses to date for which a reimbursement is requested, (the "**Monthly Expense Report**"). Each Monthly Expense Report shall become a supplemental part of this Agreement. The Director may request, and the Grantee shall produce, any information reasonably necessary to determine and verify that expenses have been encumbered or paid pursuant to the terms and conditions of this Agreement. The payment of Program Source Funds to Grantee shall be as follows:

5.1.1. On the Effective Date, the MVEDC shall pay to Grantee the amount shown in Section 4.1.1.a for each eligible expense shown to exist as shown on Exhibit "B";

5.1.2. Upon receipt of the Monthly Expense Report for the period ending April 2016, the MVEDC will, within fifteen (15) days, pay to Grantee the amounts shown in Section 4.1.1.a. for each eligible expense (the "**Monthly Payment**").

5.1.3. Upon receipt of the Monthly Expense Report for each subsequent month of the agreement, the MVEDC will, within fifteen (15) days, pay to Grantee the amounts shown in Section 4.1.1.a. for each eligible expense added since the prior Monthly Payment.

6. **DEFAULT, TERMINATION AND FAILURE BY GRANTEE TO MEET VARIOUS DEADLINES AND COMMITMENTS.**

6.1 **Failure to Pay City of Mount Vernon, Texas Taxes.**

An event of default shall occur under this Agreement if any legally-imposed City of Mount Vernon, Texas ("**City**") taxes owed on the Property by Grantee or an Affiliate or arising on account of Grantee or an Affiliate's operations on the Property become delinquent and Grantee or the Affiliate does not either pay such taxes or follow the legal procedures for protest and/or contest of any such taxes. In this event, the MVEDC shall notify Grantee in writing and Grantee shall have sixty (60) calendar days to cure such default. If the default has not been fully cured by such time, the MVEDC shall have the right to terminate this Agreement immediately by providing written notice to Grantee and shall have all other rights and remedies that may be available to it under the law or in equity.

6.3. **Violations of City Code, State or Federal Law.**

An event of default shall occur under this Agreement if any written citation is issued to Grantee or an Affiliate due to the occurrence of a violation of a material provision of the City Code on the Property or on or within the Eligible Improvements (including, without limitation, any violation of the City's Building or Fire Codes and any other City Code violations related to the environmental condition of the Property; the environmental condition of other land or waters which is attributable to operations on the Property; or to matters concerning the public health, safety or welfare) and such citation is not paid or the recipient of such citation does not properly follow the legal procedures for protest and/or contest of any such citation. An event of default shall occur under this Agreement if the City is notified by a governmental agency or unit with appropriate jurisdiction that Grantee or an Affiliate, or any successor in interest thereto, any third party with access to the Property pursuant to the express or implied permission of Grantee or an Affiliate, or any a successor in interest thereto, or the City (on account of the Improvements or the act or omission of any party other than the City on or after the effective date of this Agreement) is in violation of any material state or federal law, rule or regulation on account of the Property, improvements on the Property or any operations thereon (including, without limitation, any violations related to the environmental condition of the Property; the environmental condition of other land or waters which is attributable to operations on the Property; or to matters concerning the public health, safety or welfare). Upon the occurrence of such default, the MVEDC shall notify Grantee in writing and Grantee shall have (i) thirty (30) calendar days to cure such default, or such shorter period of time if the MVEDC determines there to be an urgent public necessity, or (ii) if Grantee has diligently pursued cure of the default but such default is not reasonably curable within thirty (30) calendar days, then such amount of time that the City reasonably agrees is necessary to cure such default. If the default has not been fully cured by such time, the MVEDC shall have the right to terminate this

Agreement immediately by providing written notice to Grantee and shall have all other rights and remedies that may be available to under the law or in equity.

6.4. Knowing Employment of Undocumented Workers.

Grantee acknowledges that effective September 1, 2007, the MVEDC is required to comply with Chapter 2264 of the Texas Government Code, enacted by House Bill 1196 (80th Texas Legislature), which relates to restrictions on the use of certain public subsidies. The following requirements shall only apply to the Property and Eligible Improvements that are directly the subject of the Program Grant contained herein, and not otherwise. Grantee *hereby certifies that Grantee, and any branches, divisions, or departments of Grantee, does not and will not knowingly employ an undocumented worker, as that term is defined by Section 2264.001(4) of the Texas Government Code. In the event that Grantee, or any branch, division, or department of Grantee, is convicted of a violation under 8 U.S.C. Section 1324a(f) (relating to federal criminal penalties and injunctions for a pattern or practice of employing unauthorized aliens):*

- *if such conviction occurs during the Term of this Agreement, this Agreement shall terminate contemporaneously upon such conviction (subject to any appellate rights that may lawfully be available to and exercised by Grantee) and Grantee shall repay, within one hundred twenty (120) calendar days following receipt of written demand from the MVEDC, the aggregate amount of the Program Grants received by Grantee hereunder, if any, plus Simple Interest at a rate of four percent (4%) per annum; or*
- *if such conviction occurs after expiration or termination of this Agreement, subject to any appellate rights that may lawfully be available to and exercised by Grantee, Grantee shall repay, within one hundred twenty (120) calendar days following receipt of written demand from the MVEDC, the aggregate amount of the Program Grants received by Grantee hereunder, if any, plus Simple Interest at a rate of four percent (4%) per annum.*

For the purposes of Section 6.4, “**Simple Interest**” is defined as a rate of interest applied to the aggregate amount of the Program Grants. This Section 6.4 does not apply to convictions of any subsidiary or affiliate entity of Grantee, by any franchisees of Grantee, or by a person or entity with whom Grantee contracts. Notwithstanding anything to the contrary herein, this Section 6.4 shall survive the expiration or termination of this Agreement.

6.5. General Breach.

Unless stated elsewhere in this Agreement, Grantee shall be in default under this Agreement if Grantee breaches any term or condition of this Agreement, including but not limited to the provision of Section 4.1.2. In the event that such breach remains uncured after thirty (30) calendar days following receipt of written notice from the MVEDC referencing this Agreement (or, if Grantee has diligently and continuously attempted to cure following receipt of such written notice but reasonably requires more

than thirty (30) calendar days to cure, then such additional amount of time as is reasonably necessary to effect cure, as determined by both parties mutually and in good faith), the MVEDC shall have the right to terminate this Agreement immediately by providing written notice to Grantee.

7. NO INDEPENDENT CONTRACTOR OR AGENCY RELATIONSHIP.

It is expressly understood and agreed that Grantee shall not operate as an independent contractor or as an agent, representative or employee of the MVEDC. Grantee shall have the exclusive right to control all details and day-to-day operations relative to the Eligible Improvements, Property and any improvements thereon and shall be solely responsible for the acts and omissions of its officers, agents, servants, employees, contractors, subcontractors, licensees and invitees. Grantee acknowledges that the doctrine of *respondeat superior* will not apply as between the MVEDC and Grantee, its officers, agents, servants, employees, contractors, subcontractors, licensees, and invitees. Grantee further agrees that nothing in this Agreement will be construed as the creation of a partnership or joint enterprise between the MVEDC and Grantee.

8. INDEMNIFICATION.

GRANTEE, AT NO COST TO THE MVEDC, AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY, ITS ELECTED AND APPOINTED OFFICIALS, OFFICERS, ATTORNEYS, AGENTS SERVANTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, ACTIONS, COSTS AND EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, THOSE FOR PROPERTY DAMAGE OR LOSS (INCLUDING ALLEGED DAMAGE OR LOSS TO GRANTEE'S BUSINESS AND ANY RESULTING LOST PROFITS) AND/OR PERSONAL INJURY, INCLUDING DEATH, THAT MAY RELATE TO, ARISE OUT OF OR BE OCCASIONED BY (i) GRANTEE BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT; OR (ii) ANY ACT OR OMISSION OR INTENTIONAL MISCONDUCT OF GRANTEE, ITS OFFICERS, AGENTS, ASSOCIATES, EMPLOYEES, CONTRACTORS, OR SUBCONTRACTORS DUE OR RELATED TO OR ARISING FROM THE ELIGIBLE IMPROVEMENTS AND ANY OPERATIONS AND ACTIVITIES, INCLUDING EMPLOYMENT, ON THE PROPERTY OR OTHERWISE TO THE PERFORMANCE OF THIS AGREEMENT.

9. NOTICES.

All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designates in writing, by certified mail, postage prepaid, or by hand delivery:

CITY:

**City of Mount Vernon Economic
Development Corporation**

Attn: Economic Development Director
109 North Kaufman
P.O. Box 597
Mount Vernon, Texas 75457

GRANTEE:

Milano's

Attn: _____
Address: _____

**With Copies to (which shall not
constitute notice):**

Boyle & Lowry, L.L.P.
Attn: L. Stanton Lowry
4201 Wingren Dr., Suite 108
Irving, Texas 75062

10. ASSIGNMENT AND SUCCESSORS.

Grantee may assign, transfer or otherwise convey any of its rights or obligations under this Agreement to an Affiliate only upon the express written approval of the MVEDC and the Grantee, the Affiliate and the MVEDC first execute an agreement approved by the MVEDC Attorney under which the Affiliate agrees to assume and be bound by all covenants and obligations of Grantee under this Agreement. Grantee may also assign its rights and obligations under this agreement to a financial institution or other lender for purposes of granting a security interest in the Eligible Improvements and/or Property, provided that such financial institution or other lender first executes a written agreement with the MVEDC governing the rights and obligations of the MVEDC, Grantee and the financial institution or other lender with respect to such security interest approved by the MVEDC Attorney. Otherwise, Grantee may not assign, transfer or otherwise convey any of its rights or obligations under this Agreement to any other person or entity without the prior consent of the MVEDC, which consent may be withheld in the sole discretion of the MVEDC. Any attempted assignment without the MVEDC's prior consent shall constitute a breach and be grounds for termination of this Agreement and following receipt of written notice from the MVEDC to Grantee. Any lawful assignee or successor in interest of Grantee of all rights under this Agreement shall be deemed "Grantee" for all purposes under this Agreement.

11. COMPLIANCE WITH LAWS, ORDINANCES, RULES AND REGULATIONS.

This Agreement will be subject to all applicable federal, state and local laws, ordinances, rules and regulations, including, but not limited to, all provisions of the City's codes and ordinances, as amended.

12. GOVERNMENTAL POWERS.

It is understood that by execution of this Agreement, the MVEDC does not waive or surrender any of its governmental powers or immunities that are outside of the terms, obligations, and conditions of this Agreement.

13. NO WAIVER.

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

14. VENUE AND JURISDICTION.

If any action, whether real or asserted, at law or in equity, arises on the basis of any provision of this Agreement, venue for such action shall lie in state courts located in Franklin County, Texas or the United States District Court for the Eastern District of Texas. This Agreement shall be construed in accordance with the laws of the State of Texas.

15. NO THIRD PARTY RIGHTS.

The provisions and conditions of this Agreement are solely for the benefit of the MVEDC and Grantee, and any lawful assign or successor of Grantee, and are not intended to create any rights, contractual or otherwise, to any other person or entity.

16. FORCE MAJEURE.

It is expressly understood and agreed by the Parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, or other circumstances which are reasonably beyond the control or knowledge of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such requirement shall be extended for a period of time equal to the period such party was delayed.

17. INTERPRETATION.

In the event of any dispute over the meaning or application of any provision of this Agreement, this Agreement shall be interpreted fairly and reasonably, and neither more strongly for or against any party, regardless of the actual drafter of this Agreement.

18. SEVERABILITY CLAUSE. It is hereby declared to be the intention of the Parties that sections, paragraphs, clauses and phrases of this Agreement are severable, and if any phrase, clause, sentence, paragraph or section of this Agreement shall be declared unconstitutional or illegal by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Agreement since the same would have been executed by the Parties without the incorporation in this Agreement of any such unconstitutional phrase, clause, sentence, paragraph or section. It is the intent of the Parties to provide the economic incentives contained in this Agreement by all lawful means.

19. CAPTIONS.

Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement.

20. ENTIRETY OF AGREEMENT.

This Agreement, including any exhibits attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between the City and Grantee, and any lawful assign and successor of Grantee, as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with any provision of this Agreement. Notwithstanding anything to the contrary herein, this Agreement shall not be amended unless executed in writing by both parties and approved by the MVEDC in an open meeting held in accordance with Chapter 551 of the Texas Government Code.

21. COUNTERPARTS.

This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

EXECUTED as of the last date indicated below:

MVEDC:

GRANTEE: Milano's:

By: _____
Mark Sachse
Board President, MVEDC

By: _____

Date: _____

Date: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

SWORN TO AND SUBSCRIBED BEFORE ME on the _____ day of _____, 2024, by _____, _____ on behalf of Milano's.

Notary Public in and for the State of Texas

**MOUNT VERNON ECONOMIC
DEVELOPMENT CORPORATION**

By: _____
President
Mount Vernon Economic
Development Corporation

Date: _____

APPROVED AS TO FORM AND LEGALITY:

By: _____
L. Stanton Lowry
MVEDC Attorney

EXHIBITS

“A” – City of Mount Vernon Resolution No. 14-03, establishing the Program

“B” – Application

“C” – City of Mount Vernon Resolution No. 16-03, approving this Economic Development Program Agreement

RESOLUTION 14-03

A RESOLUTION ADOPTING MOUNT VERNON'S EXISTING BUSINESS STRUCTURE ASSISTANCE PROGRAM: AN AGREEMENT BETWEEN THE MOUNT VERNON CITY COUNCIL AND THE MOUNT VERNON ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, the City of Mount Vernon is a Type B economic development corporation as adopted by the citizens of Mount Vernon by election in 1994;

WHEREAS, the Council of the City of Mount Vernon provides oversight to the Mount Vernon Economic Development Corporation; and

WHEREAS, the City of Mount Vernon desires to assist in enhancement and upgrade of existing business building structures to better foster business development and foster increase in ad valorem tax base;

Now, therefore BE IT RESOLVED BY THE CITY OF MOUNT VERNON, TEXAS THAT:

The City Council adopts and approves the Existing Business Structure Assistance Program as established by the Mount Vernon Economic Development Corporation.

PASSED, APPROVED, AND ADOPTED THIS 10th day of February, 2014

Margaret Sears

Margaret Sears - Mayor

ATTEST:

Tina Rose, City Secretary

Tina Rose



Mount Vernon Economic Development Corporation

109 N. Kaufman St., Mount Vernon, TX 75457

Application for Economic Development Assistance

APPLICATION MUST BE FILLED OUT AND RETURNED BEFORE THE PROJECT STARTS
(emergency situations will be considered on a case by case basis)

The following information is requested for all projects seeking economic development assistance from the Mount Vernon Economic Development Corporation (MVEDC). Please fill in all spaces on the application form. If the information requested is not applicable, enter "N/A" in the space. **Incomplete applications will not be considered for assistance.** Following receipt of the application, MVEDC may require additional information to be submitted to indicate the financial abilities or other factors of the company.

Applicant/Business Name		Business Ownership	
Jay Awad / Milano's		100%	
Business Type			
Sole Proprietorship _____ Partnership _____ Corporation <input checked="" type="checkbox"/> Other (Please Explain and provide proof)			
Date of Business Establishment		8/20/2014	
Mailing Address (Business Headquarters)			
P.O. Box 1183 Mt Vernon TX			
114 Kaufman St S.			
City		State	Zip Code
Mt Vernon		TX	75457
Phone Number		Fax Number (cell)	
9035373929		4696840625	

Applicant's Representative		Title	
Mailing Address (if different from above)			
City		State	Zip Code
Phone Number	Fax Number		Email Address

Additional Authorized Representative		Title	
Mailing Address (if different from above)			
City		State	Zip Code
Phone Number	Fax Number		Email Address

Does this Project create or retain jobs?					<input checked="" type="radio"/> Yes	No
Jobs Created (new jobs that did not exist prior to this project)						
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)		
CASHIER, dishwasher Kitchen staff	CASHIER, Kitchen staff dishwasher	CASHIER Kitchen staff dishwasher	CASHIER Kitchen staff dishwasher	CASHIER, Kitchen staff dishwasher.		
Average Annual Salary						
17K-20K	17K-20K	17K-20K	17K-20K	17K-20K		
Jobs Retained (jobs that would likely be lost without this project)						
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)		
Manager, cashier, dishwasher Kitchen Staff	manager, cashier, dishwasher Kitchen staff	manager, cashier, Kitchen staff dishwasher	manager, cashier, Kitchen staff dishwasher	manager, cashier, Kitchen staff dishwasher		
Average Annual Salary						
24K-30K	24K-30K	24K-30K	24K-30K	24K-30K		
Does the applicant own or lease the property associated with this Project?					<input checked="" type="radio"/> Own	Lease
Property Owner Information, if leased						
Property Owner Name						
Property Owner Phone Number						
Property Owner Email						
Property Owner Address						
City			State	Zip Code		
Lease Amount				Period (Annually/Monthly)		

PROOF OF LEASE WILL BE REQUIRED

Project Information

Description of the Project				
<ul style="list-style-type: none"> • Adding bathrooms to the buildings (Electrical work, Plumbing, framing...) • repair/replace severely damaged flooring through out the store, hallway and storage room. • repair the walls throughout the store and paint walls in the kitchen, hallway, storage room. • repair the roof to stop leak and replace severely damaged areas. 				
NAICS Code		NAICS Code Description (if multiple please list all that apply)		
Property Address			Legal Description (attach if necessary)	
114 Kaufman St S.				
Is this Project inside the City limits?			<input checked="" type="radio"/> Yes	<input type="radio"/> No
Is this Project in the Historic District?			<input checked="" type="radio"/> Yes	<input type="radio"/> No
If Yes, does this Project require approval from the Landmark Commission?			<input type="radio"/> Yes	<input checked="" type="radio"/> No
Date of Landmark Commission Review				
Will this Project generate sales tax?			<input type="radio"/> Yes	<input type="radio"/> No
What is your taxpayer ID?			3-20771-9870-6	
Anticipated Total Sales				
Year 1	Year 2	Year 3	Year 4	Year 5
28-31K	28-31K	28-31K	28-31K	28-31K
Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)				
Year 1	Year 2	Year 3	Year 4	Year 5
28-31K	28-31K	28-31K	28-31K	28-31K

Current Appraised Value of Property	\$73,950 ⁰⁰
Are all Property Taxes Paid on this Property?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If No, please explain	
Are Improvements being made to the Property?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Estimated Cost of Improvements to be Made	\$61,000 - \$67,000
Anticipated Construction Start Date	ASAP
Anticipated Construction Completion Date	TBD
Description of Improvements to be Made	
<ul style="list-style-type: none"> • Adding a bathroom to the building which includes (framing, plumbing, electrical work) • Replace and remodel the severely damaged floors through out the whole store which includes hallways and the storage room. • Repair / replace the walls that are old, detatched and paint the walls in the kitchen hallway, storage room. • Fix / Repair the leaking roof, fix the heavily damaged places on the roof. 	

PLEASE PROVIDE WRITTEN BIDS OR COST ESTIMATES REGARDING ANY PROPOSED IMPROVEMENTS.

Please indicate any of the following that you have consulted on this Project (check as many as apply)			
<input type="checkbox"/>	Ark-Tex Council of Governments	<input type="checkbox"/>	Franklin County
<input type="checkbox"/>	Franklin County Chamber of Commerce	<input type="checkbox"/>	Local Workforce Board
<input type="checkbox"/>	North Texas Community College	<input type="checkbox"/>	Small Business Development Administration
<input type="checkbox"/>	Texas Workforce Commission	<input type="checkbox"/>	
Other, Please specify below and provide written documentation			

Please indicate the Economic Development Assistance Programs for which you would like to apply (check as many as apply)			
<input type="checkbox"/>	Graduated Rental Assistance	<input checked="" type="checkbox"/>	Existing Business Structure Assistance
<input type="checkbox"/>	Job Creation/Retention Incentives	<input type="checkbox"/>	Business Recruitment Incentives
<input type="checkbox"/>	Business Retention Assistance	<input type="checkbox"/>	
Guidelines and Descriptions of each Incentive Are Provided as an Appendix to this Document.			

Attachments That Will Be Required			
	Plat/Map/Elevations of Project		Renderings/Plans for Improvements
	Copies of Required Permits		Business Plan
✓	Financial Reports for previous years	✓	IRS Reporting
✓	Tax Certificate	✓	Proof of Property Ownership or Lease Agreement
✓	Property Owner's Certification		Receipts for Work Performed Prior to Application Submission
These items must be submitted with the initial application for consideration of the application. Additional documents may be requested as necessary.			

Incentive Process and Timeline

1. Completed application must be returned to the EDC office at Mt. Vernon City Hall prior to work commencing.
2. For projects involving incentives between \$1.00 - \$4,999.00 the EDC must hold a public hearing on the project and allow 60 days to pass since the first public notice of the project prior to expending funds.
3. For projects from \$5,000 - \$9,999, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council must approve the project and incentives, prior to expending EDC funds on the project.
4. For projects \$10,000 and above, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council adopts a resolution authorizing the project after giving it two separate readings, prior to expending EDC funds on the project.

Business Plan Assistance may be obtained through the Northeast Small Business Development Center in Mt. Pleasant, Texas.

Amber Keith

Business Advisor

Northeast Small Business Development Center

www.northeasttxsbdc.org

903-490-0822 Office

903-490-2826 Cell

AFFIRMATION OF APPLICANT(S)

I (We) the undersigned do hereby acknowledge and/or certify, as the case may be, the following:

1. Prior to submission of this application, the included guidelines for all programs have been obtained, reviewed, and clearly understood by the applicant.
2. That the submission of this Application does not create any property, contract, or other legal rights in any person or entity to have the MVEDC provide grant funding.
3. That if grant funding is approved, full compliance will be maintained with all the provisions of the provided guidelines, performance agreements, and/or special provisions attached as a part of the grant, and that failure to do so will be grounds for ineligibility to receive previously approved grant funding and / or sales tax recapture by MVEDC or the City of Mount Vernon.
4. The Mt. Vernon City Council shall approve any incentive involving expenditures exceeding \$5,000.
5. That before application is to be reviewed by the MVEDC, a designee(s) of the MVEDC shall have the right to inspect the business and work to be considered.
6. That the MVEDC reserves unto itself its absolute right of discretion in deciding whether or not to approve a grant relative to this application, whether or not such discretion is deemed arbitrary or without basis in fact.
7. That the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the provided guidelines and this Application. If any provision or provisions of these should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of these shall not be affected thereby.
8. That the information provided in this Application, and all that may have been affixed hereto, is true and correct, and that the MVEDC may rely on all information herein contained, and all that may have been affixed hereto, as being true and correct
9. Any criminal activities involving applicant, whether on or off-site premises, will render this application and / or contract null and void.
10. Where approved incentives are reimbursement recipient must present paid invoices and/or cancelled checks to vendors. Certificate of Occupancy issued by City of Mount Vernon must be issued before any MVEDC funds are expended.
11. Texas Government Code Section 2264.01 Certification

Company certifies that Company, or a branch, division, or department of Company, does not and will not knowingly employ an undocumented worker. If, after receiving a public subsidy, Company or a branch, division, or department of company is convicted

of a violation under 8 U.S. C. Section 1324a(f), Company shall repay in full the amount of the public subsidy paid by MVEDC to Company.

12. The City of Mount Vernon and/or MVEDC may exercise the right to reclaim any incentives should the recipient not fulfill any portion of its stated obligation as outlined in any incentive agreement resulting from this application submission.

13. Making application and complying with specific requirements does not guarantee that requested incentives will be granted by the MVEDC Board or City Council.

I, the undersigned, understand this process may take several months and attendance of several meeting. Filing an application with the City does not guarantee approval from the City Council. The city reserves the right to retain outside consultants to review this application, all data provided, and conduct an independent evaluation. Further, the applicant understands and agrees that this application and all data and communications may be considered a public record pursuant to the Texas Public Information Act."

Signed this 6 day of February, 2024

Jehad / Jay Awad
(Print Authorized Representative Name)

Jehad Awad
(Applicant Signature)

Appendix A: Property Owner's Certification

Property Owner Name	Jehad Awad		
Property Owner Phone Number	40916840625		
Property Owner Email	Jayawad@hotmail.com		
Property Address	114 Kaufman St S. MtVernon		
	City	State	Zip Code
	Mt Vernon	TX	754187

Lease Amount		Period (Annually/Monthly)	
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Anticipated Construction Start Date	ASAP
Anticipated Construction Completion Date	TBD
Description of Improvements to be Made	

I have reviewed all information above and certify that it is true and correct. Further, I certify that I have reviewed and approved all improvements to be made to the property as described above.

Owner Signature

2/6/2024
Date

Appendix B: Economic Development Assistance Program Guidelines

Graduated Rental Assistance

- The primary goal of the Graduated Rental Assistance Program is to reduce the burden of rental expenses on new businesses and to help offset the initial startup costs of the business.
- The business must be a for-profit venture. Nonprofit and governmental organizations are not eligible for the program.
- Grant funds cannot be used to fund rent for any portion of the property used for residential purposes. In such cases, the total rent amount may be adjusted proportionally to reflect usage of the property.

Resolution 16-03

A RESOLUTION ADOPTING AN AGREEMENT BETWEEN THE MOUNT VERNON ECONOMIC DEVELOPMENT CORPORATION, MOUNT VERNON CITY COUNCIL, AND THE FRANKLIN COUNTY FAMILY HEALTH CENTER IN AGREEMENT TO FUND A JOB CREATION/RETENTION PROGRAM INCENTIVE

WHEREAS, the City of Mount Vernon is a Type B economic development corporation as adopted by the citizens of Mount Vernon by election in 1994;

WHEREAS, the Council of the City of Mount Vernon provides oversight to the Mount Vernon Economic Development Corporation; and


WHEREAS, the City of Mount Vernon desires to assist in creating and retaining jobs to better foster business development;

WHEREAS, the City of Mount Vernon desires to enter into and approve a funding agreement with Mount Vernon Economic Development Corporation and the Franklin County Family Health Center not to exceed \$18,000 for the creation and/or retention of jobs.

Now therefore BE IT RESOLVED BY THE CITY OF MOUNT VERNON, TEXAS THAT:

The City Council adopts and approves the incentive in an amount not to exceed \$18,000 by the Mount Vernon Economic Development Corporation for the Franklin County Family Health Center for job creation and/or retention at the clinic located at 500 Highway 37 as outline in the resolution document;

PASSED, APPROVED, AND ADOPTED THIS 22ND DAY OF FEBRUARY 2016


Margaret Sears – Mayor

ATTEST:


Tina Rose, City Secretary

RESOLUTION 2014-02

ESTABLISHING AN ECONOMIC DEVELOPMENT PROGRAM AUTHORIZED BY CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the City of Mt. Vernon (the City") has established an Office of Economic Development to administer programs that further the public purposes of development and diversification of the City s economy the elimination of unemployment and/or underemployment in the City and the development and expansion of commerce in the City and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes the governing body of a municipality to establish and provide for the administration of one or more programs for making loans and grants of public money and providing personnel and services of the municipality to promote state or local economic development and to stimulate business and commercial activity in the municipality (a Chapter 380 Economic Development Program ') and

WHEREAS, the creation of a Chapter 380 Economic Development Program will benefit the City by increasing the range of incentives that the City can employ to promote the City s committed economic development goals


NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, TEXAS THAT

1. The City Council hereby establishes a Chapter 380 Economic Development Program to be administered and overseen by the City s Economic Development Office
2. Under the Chapter 380 Economic Development Program the City Council will on a case-by case basis consider but is not required to offer economic incentive packages that include monetary loans, fee waivers, cost participation in necessary public infrastructure, disbursement of hotel/motel occupancy tax for purposes allowed by state law and grants of public money as well as the provision of personnel and services of the City to businesses and entities that the City Council determines will promote state or local economic development and stimulate business and commercial activity in the City.
3. In order for a business or other entity to participate in the Chapter 380 Economic Development Program, the business or entity shall enter into a

binding contract with the City under which (I) the business or entity is required to make specific and verifiable infrastructure, employment and other commitments that serve the public purposes overseen by the City's Economic Development Office and that the City Council deems appropriate under the circumstances and (II) the City is able to cease and/or recapture payment of Chapter 380 incentives or to terminate the contract in the event that the public purposes specified in the contract are not met. The terms and conditions contained in any such contract must be approved by the City Council prior to the execution and delivery of the contract.

4. The Chapter 380 Economic Development Program shall be in addition to existing economic development programs offered to the City.

ADOPTED ON JANUARY 13, 2014



Margaret Sears, Mayor

ATTEST:



Tina Rose, City Secretary