



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

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	
The Spot Pizza + Pub		The Spot Pizza + Pub LLC	
Business Type			
Sole Proprietorship _____ Partnership _____ Corporation _____ Other (Please Explain and provide proof) <div style="text-align: center; font-size: 1.2em;">LLC</div>			
Date of Business Establishment		4-13-2024	
Mailing Address (Business Headquarters)			
Po Box 532			
City		State	Zip Code
Mount Vernon		TX	75457
Phone Number		Fax Number	
[REDACTED]			

Applicant's Representative		Title	
Robert Rosales		LLC Member	
Mailing Address (if different from above)			
P O Box 532			
City		State	Zip Code
Mount Vernon		TX	75457
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	

Project Information

Description of the Project				
Repair Root from leaks + improve fan NEW Alc NEW Alc fan Kitchen				
NAICS Code		NAICS Code Description (if multiple please list all that apply)		
Property Address			Legal Description (attach if necessary)	
114 Houston ST				
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		N/A		
Will this Project generate sales tax?		<input checked="" type="radio"/> Yes	<input type="radio"/> No	
What is your taxpayer ID?		[REDACTED]		
Anticipated Total Sales				
Year 1	Year 2	Year 3	Year 4	Year 5
Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)				
Year 1	Year 2	Year 3	Year 4	Year 5

Does this Project create or retain jobs?		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)	
Average Annual Salary					
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)	
15	15				
Average Annual Salary					
Does the applicant own or lease the property associated with this Project?		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

Current Appraised Value of Property	
Are all Property Taxes Paid on this Property?	Yes <input checked="" type="radio"/> No <input type="radio"/>
If No, please explain	
Are Improvements being made to the Property?	Yes <input checked="" type="radio"/> No <input type="radio"/>
Estimated Cost of Improvements to be Made	26,863.00
Anticipated Construction Start Date	ASAP
Anticipated Construction Completion Date	1 week
Description of Improvements to be Made	

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 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.			

C & S Refrigeration LLC

Air Conditioning & Heating

407 Texas Hwy. 37
Mt. Vernon, TX 75457
(903) 537-4979
TACLA00059099C

QUOTE

DATE

6/3/2026

INVOICE #

0000028153

CUST #

0004494

BILL TO:

Lucky 7 Truck Wash
Robert Rosales
1316 Holbrook St
Mount Vernon TX 75457

SHIP TO:

Lucky 7 Truck Wash
Robert Rosales
1316 Holbrook St
Mount Vernon TX 75457

P.O. NUMBER		TERMS	SALES PERSON	
The Sport Pizza & Pu		COD		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Installing Carrier Weathermaker 7.5 ton Gas packaged unit, Hail guards, roof curb	16,363.00	16,363.00	
1.00	Crane service	1,000.00	1,000.00	
TOTAL			\$17,363.00	

www.tdlr.texas.gov

Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599



TACLB 63873E

J&S A/C

- INSTALLATION & REPAIR
- REASONABLE PRICES
- QUALITY & HONESTY

PH. 214.881.2725

Nº 01748

2104 HADDOCK DR • MESQUITE, TX 75149

NAME	DATE OF ORDER
ADDRESS	DATE PROMISED
PHONE	ORDER TAKEN BY
DESCRIPTION OF WORK	

114 Houston St
Mt Vernon TX 75457

6/2/26

RTU Change Out

QUAN.	DESCRIPTION		AMOUNT
1	3 1/2 Tons RTU Carrier		
	Hail Guards Included		
	Labor and Unit Included		
	Adrian 945-208-8539		
	Total 16200 + 1050		
	OF The Crane		
	Only With Inspection		
	Not Economiser Included		
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY		DATE COMPLETED	TAX
SIGNATURE		TOTAL	

17250.00

16200.00

All claims returned goods MUST be accompanied by this bill.
Para cualquier reclamo DEBE de traer este recibo.

Thank You

Gmp Pro Painting-M-G construction 796012

Statement

DATE

TERMS

TO Robert Rosales

IN ACCOUNT WITH

Fix the compromised areas on metal roof includes around both A-C units the front of building all across replace all the flashing and rotten wood and all the screws damage / Silicone on all possible compromised areas labor and materials including

\$9,500

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

12RF



Repairs to roof and area around new Ac

The Spot Pizza & Pub
114 Houston St
Mount Vernon Tx
75457

This contract is for the following repairs to repair all leaks on roof .

Fix the compromised areas on entire roof.

Replace rotten wood around 2 AC units and rap in flashing and caulk to prevent future rotting

Replace rotten wood along the front of building and wrap with flashing and caulk to prevent future rotting .

Replace all screws that are missing washer or are missing . Silicone the screws that are possibly compromised

Silicone all area on roof that possibly compromised

Silicone all windows in front of building

Paint wall inside where Bulldog is . (paint match given to Gonzalo from Tom Scott's).

This contract includes all labor ,materials and permits necessary to complete the above work to city code standards.

The price for above work is 9,500.00

Payment will be made upon completion

GMP signature

Date

Owner signature

Date

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, and/or special provisions attached as a part of the grant, and that failure to do so can be grounds for ineligibility to receive previously approved grant funding and / or sales tax recapture by MVEDC or the City of Mount Vernon.
4. 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.
5. 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.
6. 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 of the 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.

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
<p style="text-align: center;">These items must be submitted with the initial application for consideration of the application. Additional documents may be requested as necessary.</p>			

Business Plans may be obtained through the Northeast Small Business Development Center in Mt. Pleasant, Texas. You may contact:

Beverly Austin

Business Development Specialist

Northeast Small Business Development Center

www.northeasttxsbdc.org

903-434-8237 Business

903-305-2277 Cell

903-645-5758 Fax

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 _____ day of _____, 20_____

(Print Authorized Representative Name)

(Applicant Signature)

Appendix A: Property Owner's Certification

Property Owner Name		The Pizza + Pub LLC	
Property Owner Phone Number		[REDACTED]	
Property Owner Email		[REDACTED]	
Property Address			
114 Houston St			
City		State	Zip Code
Mount Vernon		TX	75457
Lease Amount		Period (Annually/Monthly)	

Anticipated Construction Start Date	ASAP
Anticipated Construction Completion Date	1 week
Description of Improvements to be Made	
NEW WOOD for front w/ flashings Repair Roof Around New Existing A/C NEW A/C	

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

6-5-2025
 Date

- MVEDC assumes no liability for the satisfaction of the lease agreement between the property owner and the tenant: This agreement is between the tenant and the MVEDC and will be strictly a reimbursement of the costs required to satisfy the terms of the tenant's lease agreement with the property owner.

Existing Business Structure Assistance

- The purpose of the Existing Business Structure Assistance Program is to enhance the economic sustainability of the City of Mount Vernon by assisting for profit business building owners and lessees in business building renovation processes; thereby encouraging increased ad valorem and / or sales taxes.
- The structure on which the improvements to be made must be at least five years old.
- Owners of multiple structures may submit only one application per fiscal year and may not have existing agreements on multiple properties at any one time.
- MVEDC may approve the full amount requested, a portion of the amount requested, or no amount at all.
- All grants provided under this program are reimbursements for cash expenditures by the applicant and require the applicant provide a match of at least twice the amount awarded (2:1 match required).
- Nonprofit and governmental organizations are not eligible to receive this funding.
- Applicants cannot have more than 20 full-time employees at the time of application
- All tax obligations must be current
- Property owners must submit Appendix A: Property Owner's Certification if the applicant is a tenant at the property
- The business owner will be required to obtain all necessary city and/or state permits, zoning, inspections, etc.... prior to submitting an application for funding.
- The structure must be located within the Mount Vernon City limits.
- Applicants must have a valid Certificate of Occupancy from the City of Mount Vernon prior to receiving program funding.
- All disbursements through this program will be subject to performance requirements set forth in an incentive agreement, including but not limited to a period of time for which the business must remain in operation following the completed disbursement of funds.

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.
- At no point will MVEDC pay 100% of the rental expenses for any recipient of this program.
- The rental assistance is designed to gradually reduce over a period of time, and the owner will assume responsibility of the full rental costs at the end of the program.
- All disbursements through this program will be made in the form of a reimbursement following the submission of a copy of the check paid to the property owner and/or a receipt from the property owner.
- Generally, the program will span an 12-month time frame with MVEDC reimbursing 75% of the total rent cost to be paid for the first 4 months of the agreement, 50% of the total rent cost to be paid for the second 4 months of the agreement, and 25% of the total rent cost to be paid for the third 4 months of the agreement.
- The City Council or the MVEDC Board may approve a modification to the standard rate and duration of the program on a case-by-case basis.
- Recipients may receive only one Graduated Rental Assistance Agreement in any 12-month period, and it may be used to assist with only one property during that period.
- Rental amount should not exceed \$1,000 per month and must be comparable to similar rental rates for similar properties in the area of the business property. This will result in payment of rental assistance in the amount of \$6,000 to the applicant. In cases where the rent may be higher than that of comparable properties, a different rental rate may be used for the program calculations and agreement. In such case, the MVEDC Director will provide the applicant and the MVEDC Board with evidence used to calculate the comparable rate.
- All disbursements through this program will be subject to performance requirements set forth in an incentive agreement, including but not limited to a period of time for which the business must remain in operation following the completed disbursement of funds.

For projects that require an expenditure of more than \$10,000, the City Council must adopt a resolution authorizing the project after giving the resolution at least two separate readings.

JOB CREATION INCENTIVE

Program funding will be available to new and / or expanding businesses meeting the following criteria:

1. Business must be located in Mount Vernon or Franklin County.
2. Business must be a For Profit business.
3. Owner or shareholders do not count as 'new hires.'
4. Must be Full time jobs, 32 hours per week, 52 weeks per year. No part time employees or combination of part time employees will be considered.
5. Mount Vernon Economic Development Corporation must approve all applications before business engages 'new hires.'
6. Business owners or shareholders cannot be employed by Mount Vernon Economic Development Corporation or City of Mount Vernon.
7. Business name on application must be identical to the name listed on all documents required to engage in business, including business tax receipts.
8. Mount Vernon Economic Development Corporation may grant an amount up to \$600 per job, with a bonus \$200 for every employee that resides within the city limits and earns in excess of \$10.20 per hour. Number of jobs incentivized would be no more than 20 full-time employees, unless otherwise determined by Mount Vernon EDC.
9. This is a 'reimbursement only' program; business applicant will be reimbursed 'per job' after new hire has completed 12 months employment. Texas Workforce Commission Quarterly reports required as documentation.
10. New employee hire must result in a net increase in full time employees from the time of application at the end of the 12 month period. Documentation will be required from business incentive recipient showing number of employees at MVEDC approval date vs. number of employees at the 12 month 'benchmark.'