



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	
The Purple Tiger		Stone Café, LLC	
Business Type			
Sole Proprietorship _____ and provide proof)		Partnership _____ LLC	Corporation _____
Other (Please Explain			
Mailing Address (Business Headquarters)			
P.O. Box 840			
City		State	Zip Code
Mount Vernon		Texas	75457
Phone Number		Fax Number	
903-537-2000 (Cafe)		n/a	

Applicant's Representative		Title	
Tina Stone		Member	
Mailing Address (if different from above)			
Same			
City		State	Zip Code
Mount Vernon		Texas	75457
Phone Number	Fax Number	Email Address	
[REDACTED]	n/a	[REDACTED]	

Additional Authorized Representative		Title	
Lloyd J Stone		Member	
Mailing Address (if different from above)			
Same			
City		State	Zip Code
Mount Vernon		Texas	75457
Phone Number	Fax Number	Email Address	
[REDACTED]	n/a	[REDACTED]	

Project Information

Description of the Project				
<p style="text-align: right; margin-right: 50px;"><i>South end 2 ADA + more seating</i></p> <p>We would like to provide for our customers with a family restroom and vestibule, a small entry area to serve as a transition space between the café seating area and the restroom itself to provide more privacy.</p> <p><i>- I would like to renovate existing restrooms to storage only.</i></p> <p><i>- office + merchandise storage N End of Bldg</i></p> <p><i>restroom + Employee Break area, cooler area</i></p>				
NAICS Code	NAICS Code Description (if multiple please list all that apply)			
Property Address	Legal Description (attach if necessary)			
327 S-SH 37, Mount Vernon, Tx 75457				
Is this Project inside the City limits?	Yes <input checked="" type="checkbox"/> No			
Is this Project in the Historic District?	Yes No <input checked="" type="checkbox"/>			
If Yes, does this Project require approval from the Landmark Commission?	Yes No <input checked="" type="checkbox"/>			
Date of Landmark Commission Review				
Will this Project generate sales tax?	Yes <input checked="" type="checkbox"/> No			
What is your taxpayer ID?				
Anticipated Total Sales				
Year 1	Year 2	Year 3	Year 4	Year 5
<i>240K</i>	<i>360K</i>			
Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)				
Year 1	Year 2	Year 3	Year 4	Year 5

open 20 days/mth avg
** 1K = 20K x 12*

Does this Project create or retain jobs?		Yes <input checked="" type="checkbox"/>		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)	
3-4					
Average Annual Salary					
21-25K					
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)	
1					
Average Annual Salary					
20K					
Does the applicant own or lease the property associated with this Project?		Own <input checked="" type="checkbox"/>		Lease	
Property Owner Information, if leased					
Property Owner Name		n/a			
Property Owner Phone Number					
Property Owner Email					
Property Owner Address					
City			State	Zip Code	
Lease Amount	n/a	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="checkbox"/> No <input type="checkbox"/>
If No, please explain	
Are Improvements being made to the Property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Estimated Cost of Improvements to be Made	100K - 200K
Anticipated Construction Start Date	asap
Anticipated Construction Completion Date	END of May 2026 or June 2026
Description of Improvements to be Made	
<p>South end of Bldg. 2 ADA restrooms with vestibule w/ Storage Room. Additional space for more tables/chairs - seating. Open up one wall to make rooms more unified. Storage (existing one) would like to have more prep space - kitchen + dish room very small. Would like office space w/ Employee break area + rest room - merchandise storage and hopefully a cooler. N end of Bldg</p>	

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 5th day of June, 2026

Tina Stone
(Print Authorized Representative Name)

[Signature]
(Applicant Signature)


Appendix A: Property Owner's Certification

Property Owner Name	Stone Cafe, LLC dba The Purple Tiger		
Property Owner Phone Number	[REDACTED]		
Property Owner Email	[REDACTED]		
Property Address	327 S-SH 37		
	City	State	Zip Code
	mt Vernon	TX	75457

Lease Amount	N/A	Period (Annually/Monthly)	
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Anticipated Construction Start Date	July - August 2026
Anticipated Construction Completion Date	
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

06/05/2026

 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.

- At no point will MVEDC pay 100% of the rental expenses for any recipient of this program.
- The rental assistance is designed to assist the business owner with rental expense over a period of time, but the owner will assume responsibility of the full rental costs at the end of the rental assistance period as determined by the MVEDC
- All disbursements through this program will be made in the form of a reimbursement following the submission of a copy of the canceled check paid to the property owner and/or a receipt from the property owner, or direct payment of rental assistance to the property owner/landlord.
- Generally, the program can span any amount of time up to 12 months with MVEDC reimbursing the business owner's rental expense in four installments: 25% of the total rent cost to be paid for the first installment; 50% of the total rent cost to be paid for the second installment; and 75% of the total rent cost to be paid for the third installment of the rental agreement term. Rental assistance from the MVEDC to the business owner shall not be granted until the termination of free or subsidized rent from the property owner. Term of assistance and length of payment installments shall be negotiated between business and MVEDC, with the decision of the MVEDC being final.
- The City Council upon recommendation by 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 per business.
- Rental amount and must be comparable to similar rental rates for similar properties in the area of the business property.
- Rental assistance shall not exceed \$6,000 for any business.
- All disbursements through this program will be subject to requirements set forth in an incentive performance agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.
- 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 applying for funding.
- The business owner must demonstrate best effort in obtaining at least 3 bids for improvements. The bids or documentation of best effort must be included in the application.
- 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 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 in Mount Vernon.
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 more than \$13.00 per hour for unskilled and \$20.00 per hour for skilled labor. 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.'

A Owens Construction

5-19-26

607 Highland Oaks

Mt. Vernon Texas 75457

903-563-4687

Addition to Purple Tiger Café

Demo Block Wall	3,000.00
Permits	800.00
Cement Slab	12,000.00
Cement Block for Walls	12,000.00
AC Unit	10,000.00
Framing	8500.00
Plumbing and bathroom Fixtures	30,000.00
Flooring	7,000.00
Electrical	12,000.00
Roof	8,000.00
Septic	7,000.00
Framing materials, windows and doors	8,000.00
Paint	10,000.00
Total	128,300.00
15% of total for Owens Construction	19,245.00
Total cost	147,545.00

ROGERS CONSTRUCTION, LLC

Construction Proposal – 620 Sq. Ft. Building Renovation / Finish-Out

Customer: _____
Project Address: _____
Date: May 22, 2026

Description	Amount
Concrete Work	\$6,000.00
Block Work (Labor & Materials)	\$5,150.00
Additional Block Materials	\$1,350.00
Demolition	\$4,000.00
Tape, Bed & Texture (Labor)	\$5,500.00
Flooring Installation	\$4,725.00
Paint (Materials & Labor)	\$6,500.00
Metal Roof (Materials & Labor)	\$12,000.00
Open Cell Spray Foam Insulation	\$3,500.00
Side Room Concrete	\$3,300.00
Framing Labor	\$8,000.00
Framing Materials	\$3,000.00
Table Setup / Labor	\$1,500.00
Interior Doors & Trim (Labor)	\$2,250.00
Exterior Doors & Trim (Labor)	\$1,500.00
Cove Base Installation	\$675.00
HVAC – Two Mini Split Systems	\$9,500.00
Two Glass Window Installations	\$1,800.00
Miscellaneous Allowance	\$2,500.00

Total Contract Price: \$87,250.00

Exclusions

Electrical work is excluded from this proposal.
Plumbing work is excluded from this proposal.

Payment Terms

Progress draws to be paid based on work completed and materials purchased. Final balance due upon completion and customer satisfaction.

Customer Acceptance

Signature: _____

Date: _____

5/11/26

This has been prepared for Tina Stone- The Purple Tiger
327 S-SH 37 Mount Vernon, TX 75457

This bid is based on cutting and removal of blocked walls and square footage to be added, as well as finishing out the office space, ADA compliant bathrooms, and storage.

Total for job- \$260,820.00

A contractor fee of 15% is included.

Please let me know at your earliest convenience if you are ready to move forward with this project. I appreciate the opportunity to bid your job and look forward to working with you. Thank you for your business. Let me know if you have any questions.

Thank you,
Chad Pascoe
Pascoe Carpentry and Maintenance
pascoeiii@me.com
(775)430-1641

Zimbra



Re: Received bid

From : Chad Pascoe [REDACTED]

Wed, May 13, 2026 12:27 PM

Subject : Re: Received bid

To : Tina Stone [REDACTED]

Good afternoon Mrs. Stone. I'm reaching out to address some questions you expressed. Once we get started on this project, we will try to complete it within 120 days. We do not give a break down for our list of materials, suppliers, or subcontractors when we bid against other contractors. The bid we gave you is free and to appease the EDC. If you want a more detailed bid, we can break it down for an additional fee if you decide to give us the job. Once we get started, we will bill biweekly for the work completed and materials to be purchased in the next two weeks. Hopefully this has addressed your concerns. Let me know if you have any more questions.

Thank you,
Kami Pascoe
Pascoe Carpentry And Maintenance

> On May 11, 2026, at 9:14 PM, Tina Stone [REDACTED] wrote:

>
> Do you have any kind of timeline?
>
>
>

>> On May 11, 2026, at 7:24 PM, Tina Stone [REDACTED] wrote:

>>
>> Got it.
>> Thank you very much.
