

Sanger, Texas

Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - sbradshaw@sangertexas.org

1	PROJECT INFORMATION							
A	Property Address: <u>315 N 5th St Sanger TX 76266</u>							
B	Estimated Begin Work Date:			Estimated Completion Date:				
C	Years in business at this location: <u>10 years</u>							
D	Reason for requesting grant: <u>Window Replacement</u>							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	X		Within the City?	•				
B	X		Commercially zoned?	•				
C	X		Tax Paying entity?	•				
D	X		City taxes in good standing?	•				
E	X		No City liens existing?	•				
F	X		Proof of ownership provided?	•				
G		X	Outstanding code violations?	•				
H	X		Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	X		Business taxes in good standing?	•				
B	X		Tax Paying entity?	•				
C	X		Continuous operations of 6 months?	• (within the City)				
D			If not owner, authorization provided?	•				
4			Enhancements	Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
			<u>Drive thru Window</u>	<u>4,330.00</u>			<u>2,165</u>	
A			Facade: (Section 4.3)	16,800.00	50%	\$10,000	6,960	\$
			Window Replacement					
B			Interior Renovation: (Section 4.4)	\$	50%	\$10,000	\$	\$
			•					
C			Landscaping: (Section 4.5)	\$	50%	\$10,000	\$	\$
			•					
D			Lighting: (Section 4.6)	\$	50%	\$10,000	\$	\$
			•					
E			Parking / Driveways: (Section 4.7)	\$	50%	\$10,000	\$	\$
			•					
F			Pedestrian Amenities: (Section 4.8)	\$	50%	\$10,000	\$	\$
			•					
G			Signage: (Section 4.9)	\$	50%	\$10,000	\$	\$
			•					
H			Utilities: (Section 4.10)	\$	50%	\$10,000	\$	\$
			•					
I			Code Compliance: (Section 4.11)	\$	50%	\$10,000	\$	\$
			•					
J			Demolition: (Section 4.12)	\$	50%	\$10,000	\$	\$
			•					
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:							<u>6,960</u>
L	Describe any planned Non-Grant Enhancements:							<u>7/23/24</u>

Revised
11/30/2025
per owner

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	X		Downtown Sanger	•
B	X		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C			Retail	•
D	X		Restaurant	• Donut shop
E			Professional Office	•
F			Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	X		Ownership documentation	•
B	X		Photos of existing conditions	•
C			Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the enhancements including building materials and color schemes	•
E	X		Construction cost estimates from two contractors	•
F		X	Copy of the signed lease agreement	• If Applicant is not property owner
G		X	Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: <i>New Drive thru Sliding Window - South Side</i>			
	Company Name: <i>JSK Glass & DR</i>			
	Contact Person: <i>Kyeong Min Kim</i>		Title: <i>OWNER</i>	
	Address: <i>2916 Storey Ln. Dallas TX 75220</i>			
	Wk Phone:	Cell: <i>682-472-0668</i>	Fax: <i>214-643-6210</i>	
	Email:		Website:	
B	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:		Website:	
C	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:		Website:	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:		Website:	

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
F	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement Incentives and the Enhancements identified herein.

Property Owner		Applicant / Business Representative	
Company:	Samtex Electronics, Inc	Company:	Dandy Donuts
Signed:	DBA Dandy Donuts <i>Chulhoe Kim</i>	Signed:	<i>Miyoung Kwon</i>
Name:	Chulhoe Kim	Name:	Miyoung Kwon
Title:	President	Title:	Vice President
W:	940-458-7002	W:	940-458-7002
C:	940-331-1228	C:	940-595-0540
EM:	Kim CH 22 @ gmail . com	EM:	Kwonmiyoung @ live . com
Address:	1672 Oak Ridge Dr. Corinth, TX 76210	Address:	1672 Oak Ridge Dr. Corinth, TX 76210

Chulhoe Kim

**Request for Taxpayer
 Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
 requester. Do not
 send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 5.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		SAMTEX ELECTRONICS, INC.	
	2 Business name/disregarded entity name, if different from above.		DANDY DONUTS	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):	
	<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)		Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>		(Applies to accounts maintained outside the United States.)	
	5 Address (number, street, and apt. or suite no.). See instructions.		Requester's name and address (optional)	
	6 City, state, and ZIP code			
7 List account number(s) here (optional)				

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
20	1146447

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *Chulhwaek* Date *8/26/24*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Quote 10137
Date: 1/27/2025
Page: 1 of 3
Your Ref: Sanger - 315 N. 5th St

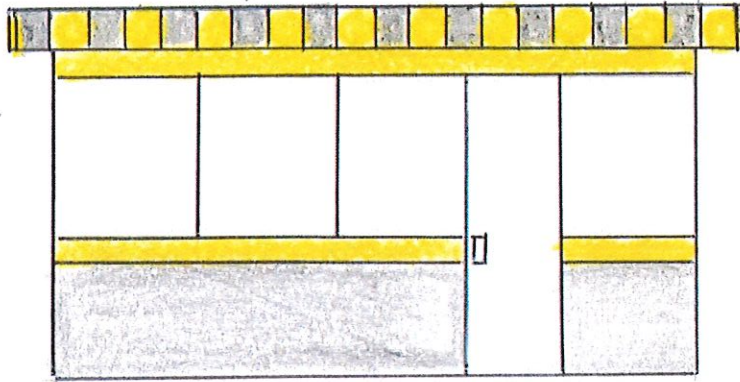
Mikyoung Kwon
315 N. 5th St
Sanger TX 76266

Job: Mikyoung Kwon
315 N. 5th St
Sanger TX 76266
Mobile: 940.595.0540
Email: miky0324@gmail.com

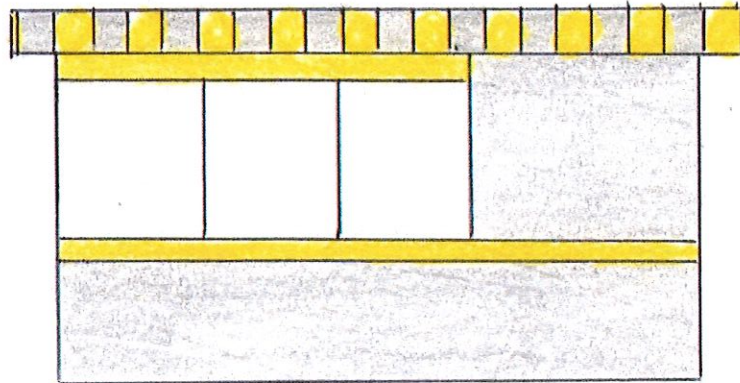
Quantity	Description	Rate	Amount
1	Supply & Install Drive-thru window replacement 1 x QuikServ - drive-thru window w/ glass Clear Annodized 1 x Labor - 2 days	6,340.00	6,340.00

This quotation is valid for 30 days from the date of issue.
Balance is due on delivery or pickup. A 50% deposit is due at the time of
acceptance and must be paid before any work can commence. 50%
(\$3,170.00)
We accept Amex, Visa, Mastercard, Discover, Check, and Cash.

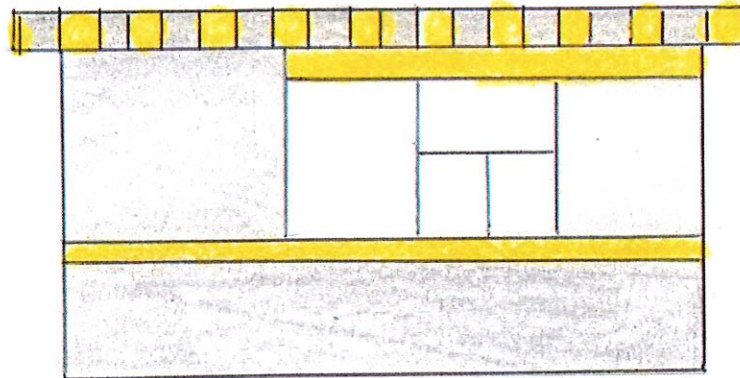
Subtotal:	6,340.00
Labor Tax:	0.00
Tax 0%:	0.00
Total:	\$6,340.00



FRONT



RIGHT



LEFT

← Drive thru

Shani Bradshaw

From: mikyoungh kwon <kwonmikyoungh@live.com>
Sent: Tuesday, February 11, 2025 11:42 AM
To: Shani Bradshaw
Subject: Re: {External} Property Enhancement for Dandy Donuts

JSK Glass
They are cheaper.
Thank you.
Sent from my iPhone

On Feb 11, 2025, at 11:21 AM, Shani Bradshaw <SBradshaw@sangertexas.org> wrote:

Hi Mikey,

I am so, so sorry to hear about your husband. I hope he makes full recovery. I will be thinking of you both!

Thank you for providing the invoices. Which company are you planning to hire?

Shani

<image001.jpg>

Shani Bradshaw, BREC
Director
Economic Development

Mobile: 817.528.0242
Office: 940.458.9096
Email: sbradshaw@sangertexas.org

301 Bolivar Street
Sanger, TX 76266

www.sangertxedc.org
www.DiscoverSanger.com
<https://sangertexas.org/DocumentCenter/View/1836/Sanger-EDC-New-Business-Guide-PDF>

From: mikyoungh kwon
<kwonmikyoungh@live.com>
Sent: Monday, February 10, 2025
7:03 PM
To: Shani Bradshaw
<SBradshaw@sangertexas.org>
Subject: Re: {External} Property
Enhancement for Dandy Donuts

Hi Shani,

Sorry for late response. I couldn't

have new invoices because my husband had serious health issue.
He is still under treatment and I don't know when it will end.
I attached new 2 invoices that have only drive thru windows replacement.
Please adjust the original grant request.

Thank you for all your help.

Miky

From: Shani Bradshaw <SBradshaw@sangertexas.org>
Sent: Thursday, December 26, 2024 12:46 PM
To: mikyoung kwon <kwonmikyoung@live.com>
Subject: RE: {External} Property Enhancement for Dandy Donuts

Hi Miky,

The grant does not cover repair work. However, it does provide funding for the replacement or improvements of existing windows. Please provide 2 new quotes for the window replacement and I will adjust your original grant request. Additionally, I will need to update the Type B Board, as they must also approve the revised request.

Thank you,

Shani

<image001.jpg>

Shani Bradshaw, BREC

Director

Economic Development

Mobile: 817.528.0242

Office: 940.458.9096

Email: sbradshaw@sangertexas.org

301 Bolivar Street

Sanger, TX 76266

www.sangertxedc.org

www.DiscoverSanger.com

<https://sangertexas.org/DocumentCenter/View/1836/Sanger-EDC-New-Business-Guide-PDF>

From: mikyong kwon
<kwonmikyong@live.com>
Sent: Thursday, December 26, 2024
9:50 AM
To: Shani Bradshaw

<SBradshaw@sangertexas.org>

Subject: Re: {External} Property Enhancement for Dandy Donuts

Hi Shani,

I hope you have great holidays.

I talked to the window company and it ended they are going to repair the front door and replaced the drive thru window.

Please let me know if the grants that has been awarded is qualified for this work or not.

Thanks

From: mikyong kwon <kwonmikyong@live.com>
Sent: Monday, November 4, 2024 3:42 PM
To: Shani Bradshaw <SBradshaw@sangertexas.org>
Subject: Re: {External} Property Enhancement for Dandy Donuts

Hi

I am going to be out of US for a month. Leave 11/11/24 be back 12/8/24.

Also, it could be partially replaced or partially replace and repair.

Are those cases are still available for enhancement program?

And if so, can I revise the application after comeback from Korea?

Thank you

Sent from my iPhone

On Nov 4, 2024, at 8:58 AM, Shani Bradshaw <SBradshaw@sangertexas.org> wrote:

Hi Miky,

Oh no! That's not good!

You can certainly revise the grant request. I will need 2 new quotes for the partial replacements, then I will adjust your application. I will also need to take the revised application back to the Board for approval.

Thank you,

Shani

<image001.jpg>

Shani Bradshaw, BREC

Director

Economic Development

Mobile: 817.528.0242

Office: 940.458.9096

Email: sbradshaw@sangertexas.org

301 Bolivar Street

Sanger, TX 76266

www.sangertxedc.org

www.DiscoverSanger.com

From: miyoung kwon

<kwonmiyoung@live.com>

Sent: Thursday, October 31, 2024 10:27 AM

To: Shani Bradshaw

<SBradshaw@sangertexas.org>

Subject: {External} Property Enhancement
for Dandy Donuts

Hi,

There is safety issue found doing this project.

The window company started measurement and ordered material but

They found replacing the whole window with frame might face the risk of

Wall collapse because it doesn't have steel structure. They are still figuring out
with

experts.

I want to know if it is possible to replace only partially if they ended up with not
to do the whole window replacements.

Also if so, then what kind of process I have to take for partial replacements.

Thanks

Miky

940 595 0540