

~~469-438-4643~~

Sanger, Texas

Application for Property Enhancement Incentives

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

1 PROJECT INFORMATION								
A	Property Address: 202 Bolivar St., Sanger, TX 76266							
B	Estimated Begin Work Date: January 2025			Estimated Completion Date: TBD				
C	Years in business at this location: 9 years							
D	Reason for requesting grant: To improve the physical appearance & viability							
2 ELIGIBILITY OF PROPERTY								
	Yes	No	Item	Notes				
A	✓		Within the City?	•				
B	✓		Commercially zoned?	•				
C	✓		Tax Paying entity?	•				
D	✓		City taxes in good standing?	•				
E		✓	No City liens existing?	•				
F	✓		Proof of ownership provided?	•				
G		✓	Outstanding code violations?	•				
H			Frequency of Grants OK?	• In accordance with Section 3.1.8				
3 ELIGIBILITY OF BUSINESS								
	Yes	No	Item	Notes				
A	✓		Business taxes in good standing?	•				
B	✓		Tax Paying entity?	•				
C	✓		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
A	Façade: (Section 4.3) • 18,500			2,340.91 16,160 \$20,000.00	50%	\$10,000	9,250.45	\$
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:							
L	Describe any planned Non-Grant Enhancements:							

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	✓		Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D			Restaurant	•
E			Professional Office	•
F	✓		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		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	✓		Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G			Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: Awnings			
	Company Name: NTA			
	Contact Person: Bryce Harrington		Title:	
	Address: 3300 W. University Dr. Denton, TX 76207			
	Wk Phone: 940-566-6619		Cell:	Fax:
	Email: nta@ntcovers.com		Website:	
B	Contractor for: Painting, Stucco, Front Door, Foundation Wall			
	Company Name: Emmstone Designs			
	Contact Person: German Rios		Title:	
	Address: 4004 High Plains, Sanger, TX 76266			
	Wk Phone: 802-505-1539		Cell:	Fax:
	Email: propetrogerrim@gmail.com		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:	The Candy Jar	Company:	The Candy Jar
Signed:	Linda Butler	Signed:	Linda Butler
Name:		Name:	
Title:		Title:	
W:	C: 409-438-4643	W:	C:
EM:		EM:	
Address:		Address:	

FOR SEDC USE	
Application Received Date:	Feb 5, 2025
Date Approved by the 4B Board:	_____
Approved as to form:	_____
	Hugh Coleman, City Attorney
Grant Payment Date:	_____
	Grant Payment Amount: _____

GENERAL INFO

ACCOUNT

Property ID: 498478
 Geographic ID:
 Type: P
 Zoning:
 Agent:
 Legal Description: PERSONAL PROPERTY - HAIR SALON LOCATION: 202 BOLIVAR ST, SANGER
 Property Use:

OWNER

Name: BOYLE, LINDA ELLEN
 Secondary Name:
 Mailing Address: 3967 GRIMLEY LN SANGER TX US 76266-8049
 Owner ID: 807076
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 202 BOLIVAR ST, SANGER TX 76266

Market Area:
 Market Area CD:
 Map ID: BPPAC1

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

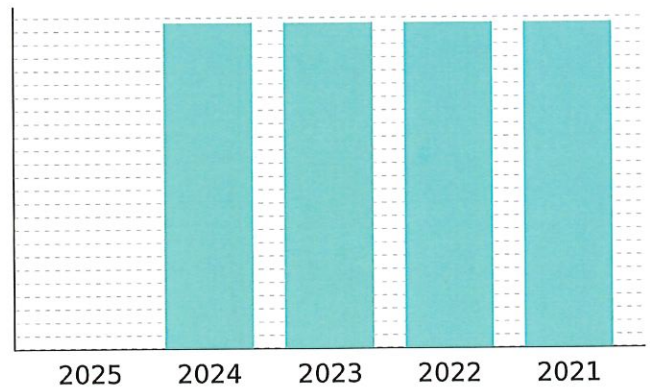
Land Homesite: N/A
 Land Non-Homesite: N/A
 Special Use Land Market: N/A
 Total Land: N/A

 Improvement Homesite: N/A
 Improvement Non-Homesite: N/A
 Total Improvement: N/A

 Market: N/A
 Special Use Exclusion (-): N/A
 Appraised: N/A
 Value Limitation Adjustment (-): N/A

 Net Appraised: N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$0	\$0	\$6,150	\$0	\$6,150
2023	\$0	\$0	\$0	\$6,150	\$0	\$6,150
2022	\$0	\$0	\$0	\$6,150	\$0	\$6,150
2021	\$0	\$0	\$0	\$6,150	\$0	\$6,150

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C16	SANGER CITY OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S14	SANGER ISD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
------	-------------	-------	------	---------------	--------------	-------------------

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
-----------	------	-------------	----------------	---------------	---------	--------	------	------------

**TITLE RESOURCES
GF No. 156118**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS

§

COUNTY OF DENTON

§

§

KNOW ALL PERSONS BY THESE PRESENTS:

That **FRANK HACKER and ROBIN HACKER** (herein collectively referred to as the "Grantors"), whose address is P.O. Box 935, Galveston, Texas 77553, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **LINDA BUTLER and JOHNNY BUTLER** (herein collectively referred to as the "Grantees"), whose address is 3967 Grimley Lane, Sanger, Texas 76266, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the Grantees that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Denton County, Texas, and being more particularly described as follows:

Being **Lot 9, Block 11**, of **THE ORIGINAL TOWN OF SANGER**, an Addition to Denton County, Texas, according to the Plat thereof recorded in **Volume 75, Page 144**, Deed Records of Denton County, Texas.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the Property (herein collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns forever; and the Grantors do hereby bind the Grantors, and the Grantors' respective heirs, executors, administrators, successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The Grantees assume payment of all taxes for current and subsequent years.

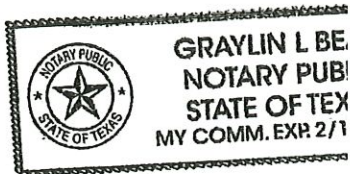
EXECUTED as of the

§

STATE OF TEXAS §
COUNTY OF Galveston §

BEFORE ME, the under
day personally appeared Frank
to the foregoing instrument and
and consideration therein expre

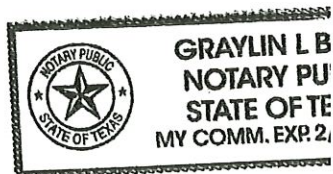
Given under my hand a

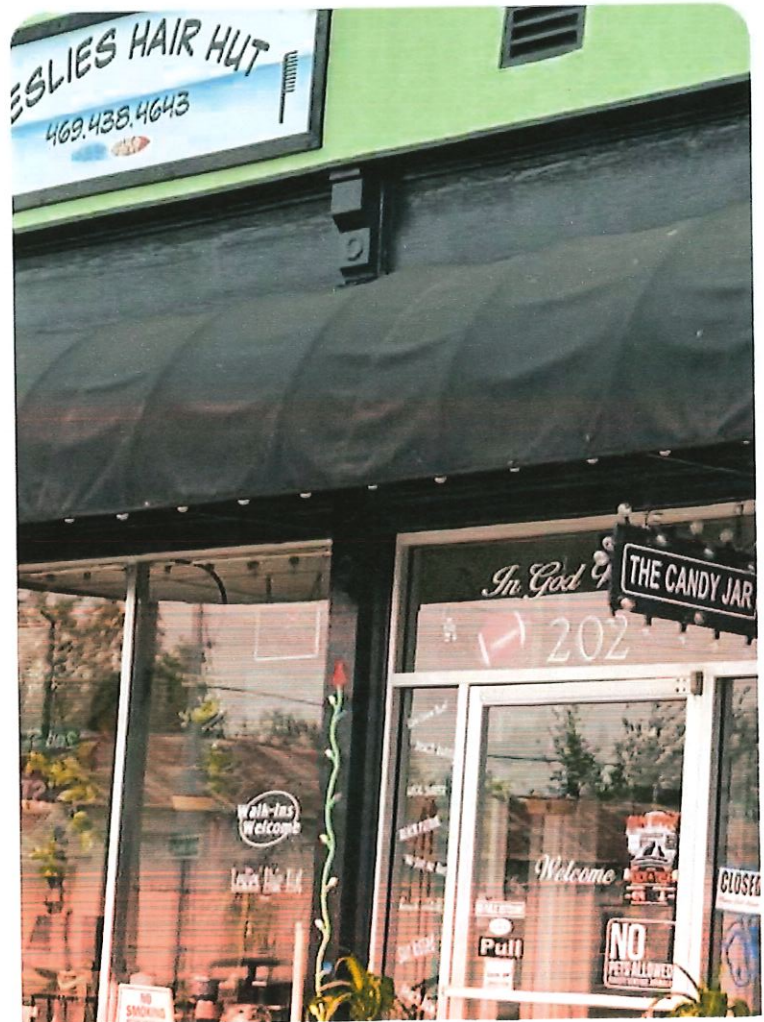
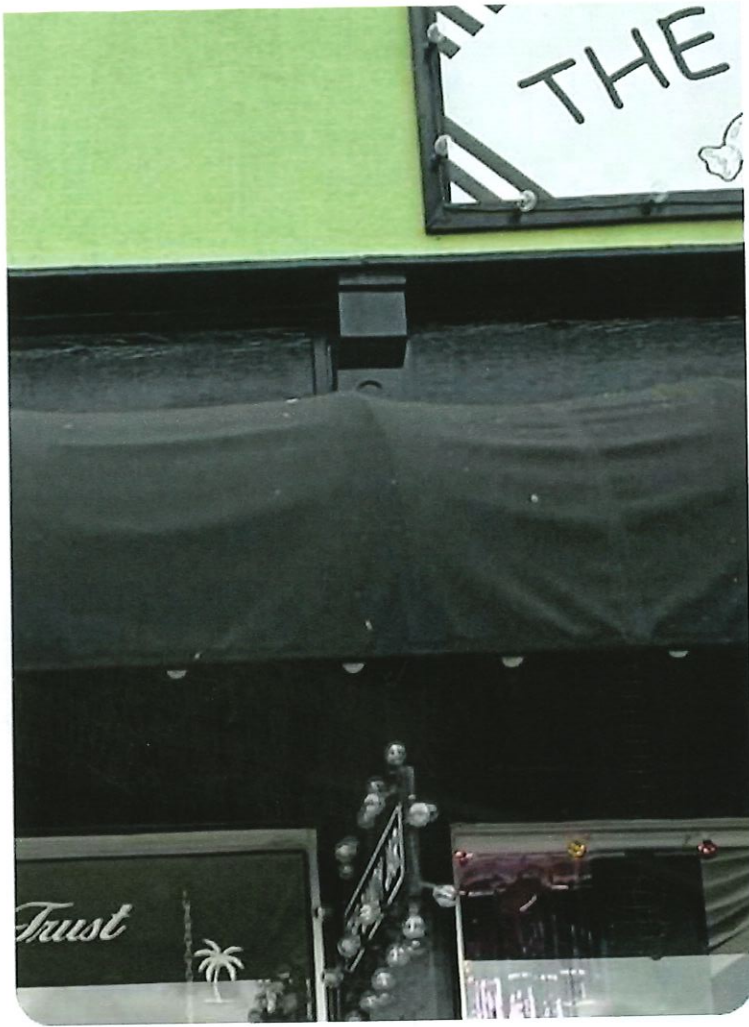


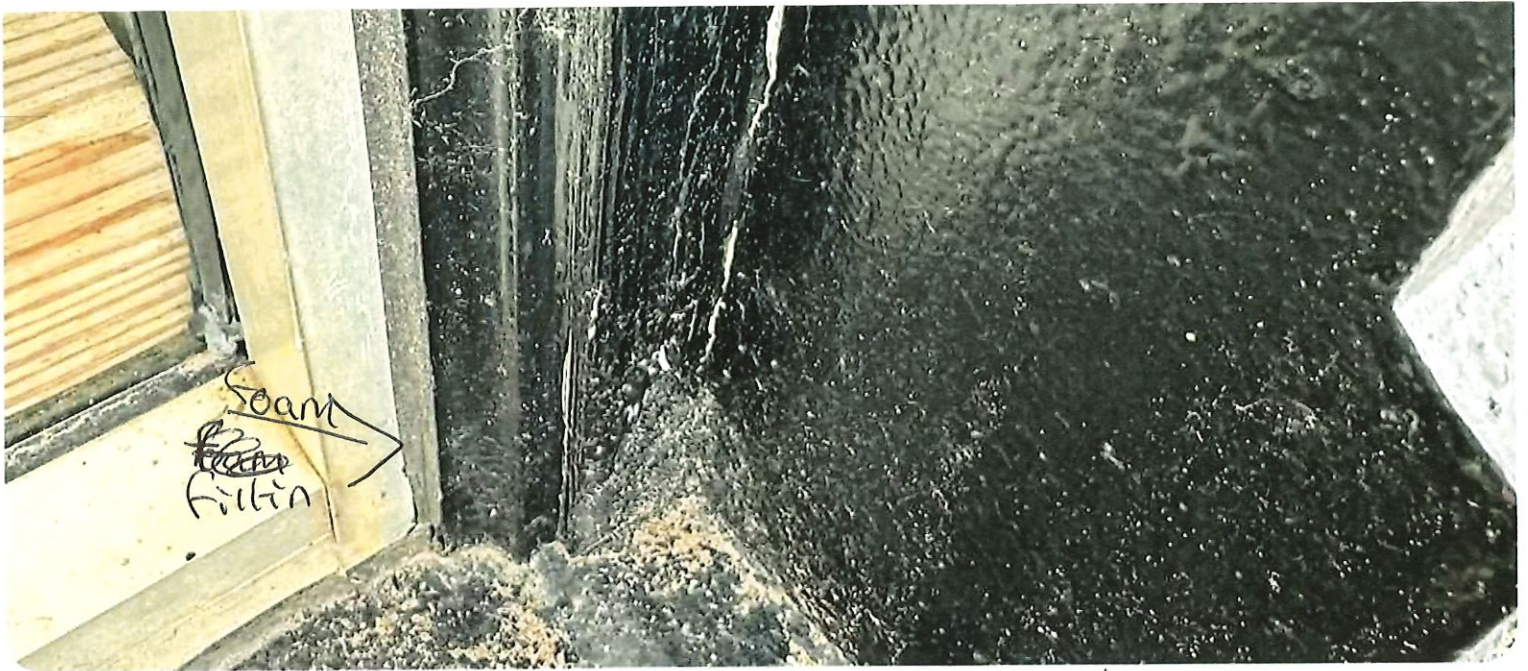
STATE OF TEXAS
COUNTY OF Galveston

BEFORE ME, the und
day personally appeared Robi
to the foregoing instrument ar
and consideration therein exp:

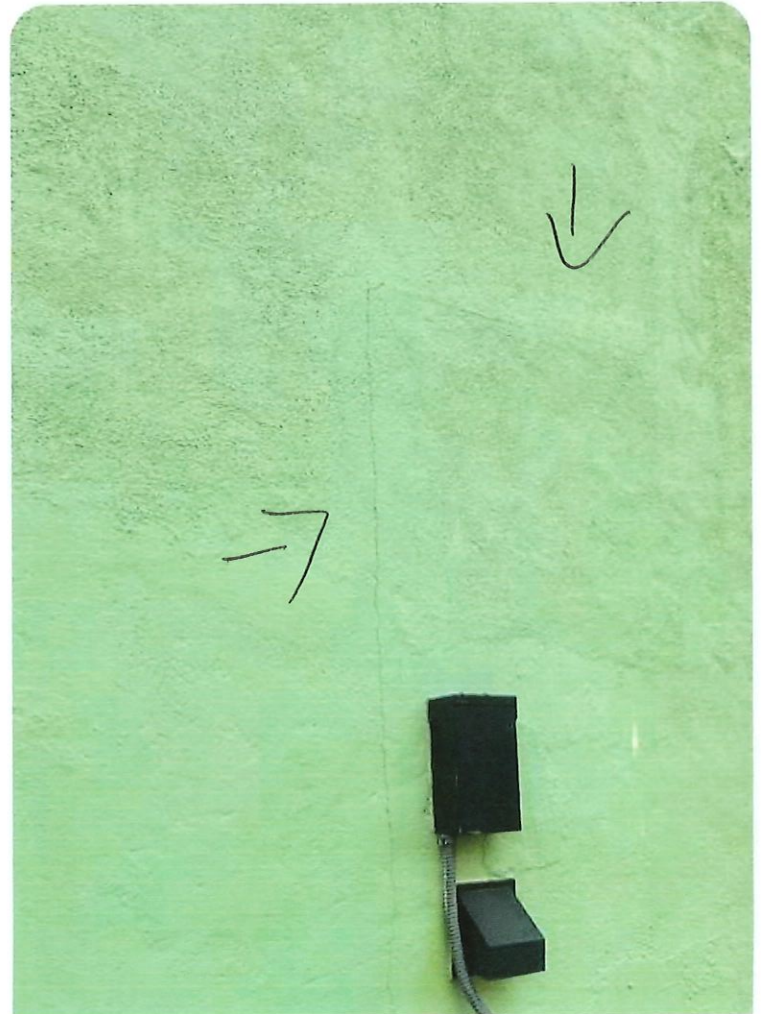
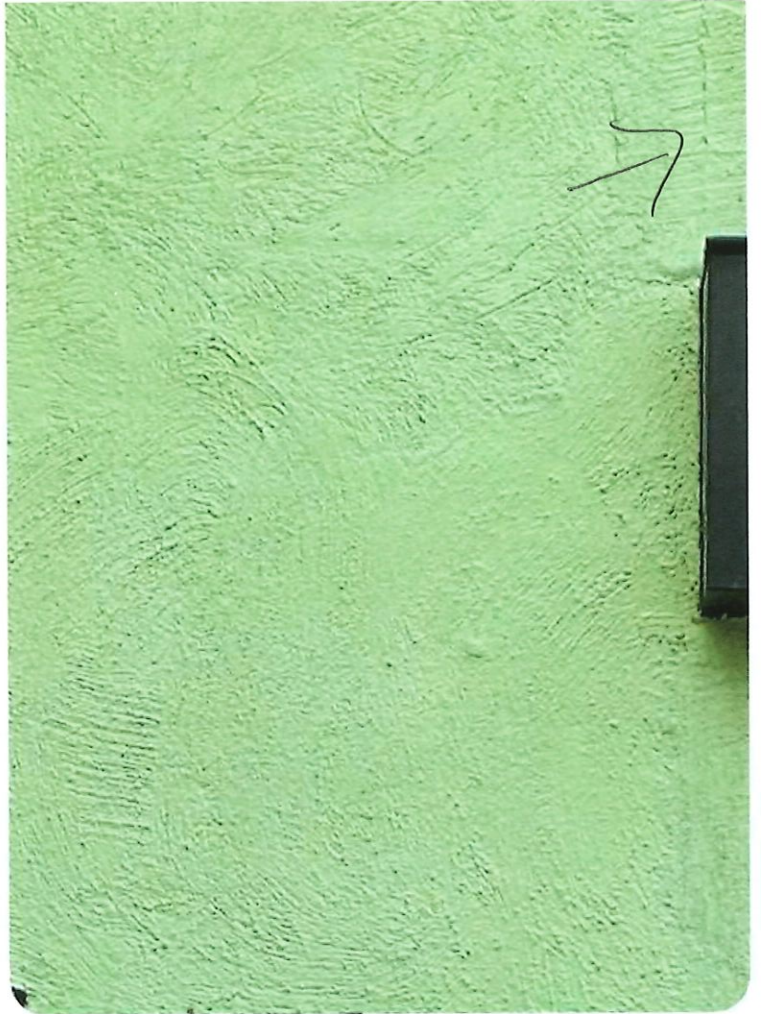
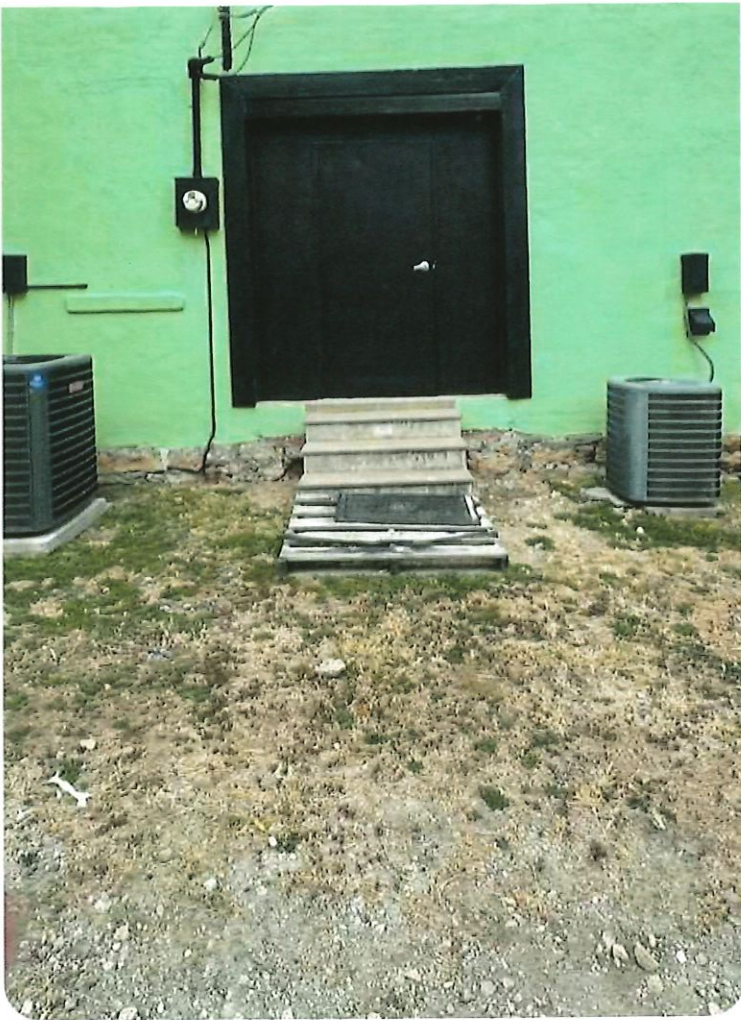
Given under my hand

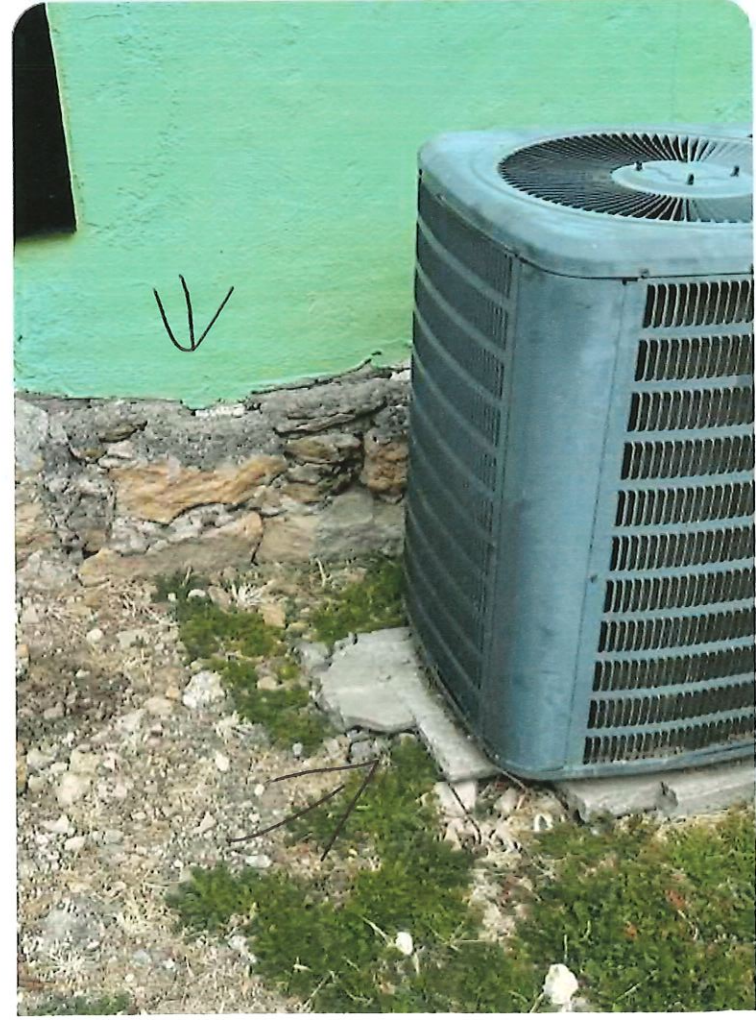
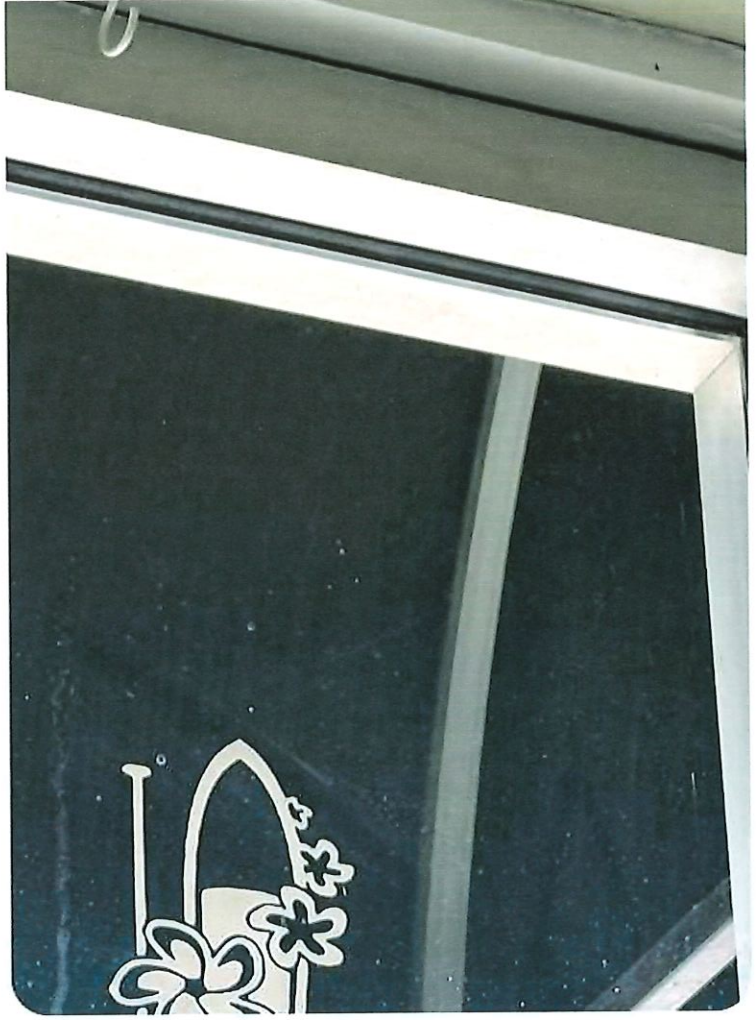


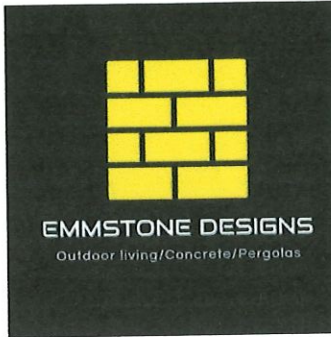












Emmstone Designs

German Rios

Business Number 602 505 1539

4009 high plains

Sanger

76266

propetrogerrim77@gmail.com

ESTIMATE

EST00084

DATE

Sep 9, 2024

TOTAL

USD \$16,160.00

TO

Linda Butler

DESCRIPTION	RATE	QTY	AMOUNT
Black aluminum frame and door and windows hardware included (108'x80')	\$3,100.00	1	\$3,100.00
Door 1/4 tempered glass	\$610.00	1	\$610.00
Door removal and installation	\$1,150.00	1	\$1,150.00
Replace wood frame and paint Labor and materials	\$950.00	1	\$950.00
* Paint building front and back Labor cost <i>owner has paint</i>	\$1,800.00	1	\$1,800.00
Grind around cracks of patch cement skin coat whole wall with fiber mesh and base coat then add finish coat texture 1.5 (medium)	\$4,200.00	1	\$4,200.00
25x10 concrete pad 6 inch thick Labor and materials	\$12.00	250	\$3,000.00
Demo and build new concrete steps	\$1,350.00	1	\$1,350.00

TOTAL

USD \$16,160.00

From: Bryce Herrington bryce@ntcovers.com
 Subject: Awning cover quote
 Date: Aug 21, 2024 at 4:23:02 PM
 To: leskboyle@yahoo.com

North Texas Tarp & Awning

Quote

Quote # 19500

Customer: The Candy Jar [13041] (469) 438-4643 202 Boliver St Sanger, TX	Date Received: Date Promised: Estimated Hours: Quality Job Ref: Contact: Bryce
--	---

Job Notes:

Awning cover/ Convex w/ Radius ends. L266" W45"? P38" 4) lace rows on sides on bottom. Need to bring this awning in the shop to pattern the ends.

Bill of Materials:			Planned Labour:		
Item: Item 1	Qty: 1	Type: Awnings > Convex w/Radius End: Note:	Qty: 1	Type: Awnings > Convex w/Radius Ends >	
Cut	1	1.50	Item: Item 1	Note:	
Measurement	2	1.00	Hammer:	Code:	Hours:
Layout	1	3.00	2	I	6
Single Needle	2	6.00	2	T	3
Grommet or Lace	1	1.50	2	P	0.5
Travel	2	3.00	2	T	3
Preparation	2	0.50	1	G	1.5
Travel	2	3.00	2	N	6
Installation	2	6.00	1	L	3
			2	M	1
			1	C	1.5
16.5 ft	5515500	POLYETHYLENE TUBING 1/4" OD.Trivantage#5			
70 ea	8410230	GROMMETS #1 5/16 BRASS SHARPENED Part n			
5 yd	5721755	Sunbrella, 60" Black #6008			

*Material \$300.00
 Labor \$925.00
 Install \$937.50*

Sub Total: \$2,162.⁰⁰
 Tax: \$178.⁴¹
Total: \$2,340.⁴¹



Proposal 240198-1

Issue Date October 10, 2024

Expires November 9, 2024

PREPARED BY

Keith McEntire

McEntire Construction Services, LLC

kmcentire.mcs@gmail.com

PO Box 512, Ponder, TX 76259

PREPARED FOR

Sanger -The Candy Jar/Leslies Hair Hut

Sanger -The Candy Jar/Leslies Hair Hut

(469) 438-4643

Leskboyle@yahoo.com

202 Bolivar St, Sanger, TX 76266, USA

PROPOSAL DETAILS

202 Bolivar St, Sanger, TX 76266, USA

DESCRIPTION

TOTAL

Awning

Awning Cover remove framing and replace with new cover

\$3,684.62

Paint

Paint work is to include prepping, power washing, primer as needed and caulking

\$2,115.38

Front Door

Replace front door w/2side glasses and includes installation labor

\$4,115.38

Trim

Trim around door assy and glazing around the windows as needed labor and materials are included.

\$1,346.15

TOTAL

\$11,261.53

PAYMENTS STARTING FROM \$185/month on Acorn [Learn More](#) →

The above specifications, costs, and terms are hereby accepted.

SANGER -THE CANDY JAR/LESLIES HAIR HUT

DATE

From: harris7sons@gmail.com
Subject: Remodel Quote
Date: Oct 3, 2024 at 4:50:49 PM
To: leskboyle@yahoo.com

If you have questions, don't hesitate to call.

Please find the attached quote.

Thank you,
Harris & Sons Construction, Inc
Doug 972-571-3004
Lesta 817-925-2581

Harris & Sons Construction, Inc

9244 Dove Hollow Rd
New Fairview, TX 76247
Harris7sons@gmail.com

972-571-3004

Name / Address
Linda Butler 202 Bolivar St Sanger, TX 76266

P.O. No.

Proposal

Date	Proposal
10/1/2024	22-0072

Project
Sanger Candy Jar

Description	Qty	Rate	Total
Front Glass Demo of front glass (door, 2 side pieces & 1 transom) Install new front tempered glass & door. (door, 2 side pieces & 1 transom)	1 1	7,900.00	7,900.00T
Front Awning Remove old awning & replace with new front awning cover	1	2,965.00	2,965.00T
Front of Store - Paint & wood repair Repair wood & paint at front of store (customer has paint color sample from Home Depot)	1	5,100.00	5,100.00T
Rear of Store - Stucco Apply new stucco and paint rear of store (customer has paint color sample from Home Depot)	1	4,750.00	4,750.00T
A/C Pad Replace pad for one air conditioning unit	1	850.00	850.00T

Additional Cost(s):

- a) When door is removed there could be an additional charge for framing repair. TBD
 - b) Permits TBD
 - c) Remove old stairs and pour new ones to match door width (Minimum of 5 yards of concrete has to be ordered) \$3,400.00 plus sales tax
- Sales Tax

8.25%

1,779.11

Total

\$23,344.11

Approved By:

Date:

