



NOTICE TO PROCEED

DATE: April 4, 2023

PROPERTY ADDRESS: 1108-1114 Stemmons

OWNER(S): John and Liz Springer

SUBJECT: Notice to Proceed with Rehabilitation Construction

Dear Mr. and Mrs. Springer:

In accordance with the Agreement approved by the 4B Texas Development Corporation on March 28, 2023, you may now proceed with the rehabilitation work on the property described above. All work must begin within sixty (60) days of the issuance of the Notice to Proceed, and all work for the approved project must be completed within 90 days of receipt of this Notice unless a written request for extension is granted.

The date of completion of all work is therefore July 3, 2023.

Shari Bradshaw
Director of Economic Development
By: Liz Springer
Title: Partner

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____, this the ____ day of _____, 2023.

By: _____

Title: _____ Of the

Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION							
A	Property Address: <u>1108-1114 Stemmons Sanger, TX 76266</u>							
B	Estimated Begin Work Date: <u>5-1-23</u>			Estimated Completion Date: <u>8-12-23</u>				
C	Years in business at this location: <u>Owned this building 25 yrs. (1998)</u>							
D	Reason for requesting grant: <u>To improve this E-38 property</u>							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>		Within the City?	•				
B	<input checked="" type="checkbox"/>		Commercially zoned?	•				
C	<input checked="" type="checkbox"/>		Tax Paying entity?	•				
D	<input checked="" type="checkbox"/>		City taxes in good standing?	•				
E	<input checked="" type="checkbox"/>		No City liens existing?	•				
F	<input checked="" type="checkbox"/>		Proof of ownership provided?	•				
G		<input checked="" type="checkbox"/>	Outstanding code violations?	•				
H			Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>		Business taxes in good standing?	•				
B	<input checked="" type="checkbox"/>		Tax Paying entity?	•				
C	<input checked="" type="checkbox"/>		Continuous operations of 6 months?	• (within the City)				
D	<input checked="" type="checkbox"/>		If not owner, authorization provided?	•				
4			Enhancements	Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A			Facade: (Section 4.3) • <u>Awnings (4)</u>	<u>9853.55</u>	50 %	\$10,000	\$	\$
B			Interior Renovation: (Section 4.4) •	\$	50 %	\$10,000	\$	\$
C			Landscaping: (Section 4.5) •	\$	50 %	\$10,000	\$	\$
D			Lighting: (Section 4.6) <u>2 door lights, 10 parking lights, 6 path lights</u>	<u>6391.97</u>	50 %	\$10,000	\$	\$
E			Parking / Driveways: (Section 4.7) • <u>Concrete work</u>	<u>27,888</u>	50 %	<u>\$10,000</u>	\$	<u>10,000</u>
F			Pedestrian Amenities: (Section 4.8) • <u>4 new windows</u>	<u>8115.82</u>	50 %	\$10,000	\$	\$
G			Signage: (Section 4.9) •	\$	50 %	\$10,000	\$	\$
H			Materials: (Section 4.10) <u>Brick</u> • <u>work removal of stone from</u>	<u>5983.64</u>	50 %	\$10,000	\$	\$
I			Code Compliance: (Section 4.11) •	\$	50 %	\$10,000	\$	\$
J			Demolition: (Section 4.12) • <u>Painting</u>	<u>8,050.08</u>	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:							<u>10,000</u>
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: 1108-1114 Stemmons Sanger, Tx. 76266			
	Company Name: Clay McChristian Concrete			
	Contact Person: Clay McChristian		Title: Owner	
	Address: 3518 Lois Rd. East Sanger, Tx. 76266			
	Wk Phone: 940 391-1392		Cell: 940 391-1392	Fax:
	Email: claymcchristian@yahoo.com		Website:	
B	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266			
	Company Name: D-Baker Roofing, LLC			
	Contact Person: Derrick Baker		Title: President	
	Address: P.O. Box 88 Sanger, Tx. 76266			
	Wk Phone: 214 574-0218		Cell: 214 574-0218	Fax:
	Email: dbakerroofing101@gmail.com		Website:	
C	Contractor for: 1108-1114 Stemmons			
	Company Name: Ferguson Electric			
	Contact Person: Dory Ferguson		Title: Owner	
	Address: 1388 Lower 3 Lane Krum, Tx. 76249-7515			
	Wk Phone: 940 368-5459		Cell: 940 368-5459	Fax:
	Email: fergusonelectric@gmail.com		Website:	
D	Contractor for: 1108-1114 Stemmons Sanger, Tx.			
	Company Name: Springer Properties, LLC			
	Contact Person: John Springer		Title: President	
	Address: P.O. Box 248 Sanger, Tx. 76266			
	Wk Phone: 940 458-7758		Cell: 940 367-3259	Fax:
	Email: springerproperties@earthlink.net		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:	Springer Properties, LLC	Company:	Springer Properties, LLC
Signed:	<i>[Signature]</i>	Signed:	<i>[Signature]</i>
Name:	John D. Springer	Name:	John D. Springer
Title:	President	Title:	President
W:	940 458-7758	W:	940 458-7758
C:	940 367-3257	C:	940 367-3257
EM:	springerproperties@aouthlink.net	EM:	springerproperties@aouthlink.net
Address:	P.O. Box 248 Sanger, TX. 76266	Address:	P.O. Box 248 Sanger, TX. 76266