

## **NOTICE TO PROCEED**

DATE: March 2, 2023
PROPERTY ADDRESS: 1106 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 February 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 May 31, 2023.
By: Madshaw, Title: Mefor & Merwyre Dev.
ACCEPTANCE OF NOTICE
Receipt of the above Notice to Proceed is hereby acknowledged by, this the day of, 2023.
Ву:

## Sanger, Texas Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - <a href="mailto:sbradshaw@sangertexas.org">sbradshaw@sangertexas.org</a>

1	DDC	MECT	ALEGO DE LA CONTRACTION DE LA		(940) 458-	2059 - <u>sbrads</u>	haw@sangertex	as.org			
A		PROJECT INFORMATION									
B	Fro	Property Address: 1106 Stemmons Sanger, Texas MARLE  Estimated Begin Work Date: 3-1-23  Estimated Completion Date: 4-12 experience of the same of the									
C	ESTII	mated									
D	real	S IU DI	isiness at this location:	35 1000	عارفت الحسياة	ted Completi		12-23			
ļ	Reason for requesting grant: 10 had with did										
2			OF PROPERTY	P 12 1921	-116-60	of of	in prove	Monts			
<u> </u>	Yes	No	Item					<del></del>			
A_	1	<del> </del>	Within the City?				Notes				
<u>B</u>	<u> I-1</u>	<u> </u>	Commercially zoned?		<b>-</b>						
C	1		Tax Paying entity?								
D	IV	ļ. <u>.</u>	City taxes in good stand	ding?							
E	IK_		No City liens existing?		-		<del> </del>				
F	V		Proof of ownership pro	vided?		<del></del>					
G		V	Outstanding code violat	tions?	<del> </del> -						
<u>H</u>	<b></b>		Frequency of Grants Ok	(?	0 10						
3	ELIGI	BILITY	OF BUSINESS		1° in acco	ordance with	Section 3.1.8				
	Yes	No	ltem		<del></del>						
_ A	V	<del></del>		tanding?	<del> </del>		Notes				
В	V		Tax Paying entity?	rananig (	•	<del></del>		·· <del>····</del>			
C			Continuous operations of	of 6 month - 2	•						
D			If not owner, authorizati	ion months?		the City)					
đ				ion brovided s	•						
4		E	inhancements	Total Cost	Policy	Policy	Amount	Amount			
					Max	Max\$	Requested	Approved			
Α	Façade	: (Sec	tion 4.3)	<del></del>	50%	\$10,000		. 19610164			
	0 /1	vnin	8/Painting	7,500.00\$	50 %	\$10,000					
В	Interio	r Reno	vation: (Section 4.4)	130000		710,000	\$				
		110	-up Door	BAYLAS	50 %	\$10,000					
С	Landsc	apine:	(Section 4.5)	1300°		710,000	\$	\$			
	·5/11	the	on West : North	1,000.00	50 %	\$10,000		*			
D	Lighting	K: (Sec	tion 4.6)	1000000		7.0,000	\$	,			
	. 81	1475	ide lights	Bens.	50 %	\$10,000					
E	Parking	/ Drive	eways: (Section 4.7)	3,500.80		7 10,000	\$	Ş			
	O Tark,	Dr. and	TO THE WAY	26,045.80	50 %	\$10,000	10 000				
F	Pedestr	ian Am	nenities: (Section 4.8)	1010100		710,000	10,000\$	\$			
	· New	poto	ance (2 windows)	5,000 80	50 %	\$10,000					
G	Signage	: (Sect	ion 4.9)	12,000,00		710,000	\$	\$			
	<u> </u>	,,		\$	50 %	\$10,000					
H	Utilities:	(Sect	ion 4.10)	<del></del>		310,000	\$	\$			
	6	1	on tidy)	\$	50 %	\$10,000					
1	Code Co	mnllar	oce: (Section 4.11)	<del>                                     </del>		\$10,000	\$	\$			
,	2		<u></u> . (Section 4.11)	\$	50 %	\$10,000					
J   1	Demoliti	on· /c.	ection 4.12)	<b> </b>	30 /6	\$10,000	\$	\$			
9		⊼11. (2)	ection 4.12)	\$	50 %	¢10.000					
	Max Gr	ant Do	r Pollou - ¢46 asab	Y		\$10,000	\$	\$			
	Decart.	unt LGI	FOREY = \$10,000) TOTA	L PROPERTY EN	HANCEME	NT GRANT A	PPROVED: VI	2,000			
K (	Max. Gr Describe	ant Pei any pl	r Policy = \$10,000) TOTA anned Non-Grant Enhan	L PROPERTY EN	IHANCEME	ENT GRANT AI		40			

(nota)

worlde

in Veel

5	GRAI	AT LKI	ORITIES (Section 5.0)							
	Yes	No	Preferred Area?							
A	A Downtown Sanger			Notes						
В	B Areas where greatest benefit obtained									
			Areas where greatest benefit obtained	•						
С	1.23	140	Preferred Business?	Notes						
D	-		Retail	•						
E	<del> </del> -		Restaurant							
	<del> </del> _	V	Professional Office	•						
<u> </u>	LV_		Sales tax generating business	•						
6	ATTA	CHME	NTS / EXHIBITS	<u></u>						
	Yes	No	Item	N. A.						
Α	1		Ownership documentation	Notes						
В	1		Photos of existing conditions							
С			Drawing, renderings, plans of the							
	1	1	proposed enhancements	•						
D			Written description of the							
	<b>V</b>	j	enhancements including building							
1	•	j	materials and color schemes							
E			Construction cost activate 6							
}	V		Construction cost estimates from two contractors							
F		<del></del>		<u> </u>						
G		<del></del> -	Copy of the signed lease agreement	If Applicant is not property owner						
-	1/1	- 1	Written support of the grant	JE A						
- 1	V	- 1	application from the owner							
7		ACTO	application from the owner	If Applicant is not property owner						
7	CONTR	ACTO	application from the owner R INFORMATION	If Applicant is not property owner						
Α	CONTR	ACTO:	application from the owner R INFORMATION T: 1106 Stemmon C							
Α	CONTR Contrac	ACTOI tor fo ny Nar	application from the owner  RINFORMATION  r: 1106 Stemmons Sur  ne: Spoi Differ Pro Work	Tager, TR. Masky						
A	Contract Contract	ACTO ctor fo ny Nar Perso	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  The Springer Property  Title Springer Title  Title Springer Title	nger TR. Meddy es, LLC						
A	Contract Contact Address	ACTO ctor fo ny Nar Perso s: P	application from the owner  RINFORMATION  T: 1106 Stemmons Say  The Springer Properties  The Springer Title  O. Bay 2448	nger TR. Meddy es, LLC						
A	CONTR Contract Compar Contact Address Wk Pho	ACTOI ctor for ny Nar Person : F: ne: 94	application from the owner  RINFORMATION  r: 1106 Stemmons Sar  ne: Springer Propertion  n: John Springer Title  O, Boy 348  10 458-7758 Cell: 940 31	nger, R. Medy es, Lic President						
A	Contract Compact Contact Address Wk Pho	ACTOI ctor for ny Nar Perso : F: ne:94	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  The Springer Procertion  To John Springer Title  O. Box 249  1458-7758 Cell: 940 36  Manual Contract West	nger TR. Medde es, LLC e: Pre-sident 7-3259 Fax:						
B	Contract Compar Contact Address Wk Pho Email:	ACTOI ctor fo ny Nar : Perso :: F: ne:99	application from the owner  RINFORMATION  TO HIGH STEMMONS SAY  THE SPRINGER PROPERTY  TO BOX 248  CO 458-7758 Cell: 940 36  General Augustan Man Web  THE NO STEAMONS SOLITHING WEB	nger TR. Medde 85, LLC a: Pre-sident 7-3259 Fax:						
B	CONTR Contract Contact Address Wk Pho Email: Contract Compan	ACTOI ctor for ny Nar Perso ne: 999 perso tor followy Name	application from the owner  RINFORMATION  TO HOLD STEMMONS SAY  THE SPRINGER FRO PERFORMENT  TO BOY SUBSECTION  CO. BOY SUBSECTION  THE WEST SECRETAL INTO WEST  THE Norte MINISTER  THE Norte MINISTER  THE CLAY MINISTER  TH	nger, D. Medde Os, Lic a: Pre-sident 7-3259   Fax: osite:						
B	CONTRA Contract Compail Contact Address Wk Pho Email: Contract Compan Contact	ACTOI ctor for ctor for Person ne: 9 ne: 9 tor for y Nam Person	application from the owner  RINFORMATION  TO HOS STEMMORS SAY  THE SPRINGER FOR CETT,  TO BOY SULG  GENERAL SECRETAL INTERVENCE  THE NOTE OF THE SECRETAL INTERVENCE  THE CLAY MC LUISTION CONTROL	nger TR. Medda es, LLC e: Pre-sident 7-3259   Fax: osite: nger Tx : 76266						
B	CONTRA Compar Compar Contact Address Wk Pho Email: Contract Compar Contact Address	ACTOR ctor for hy Nar Perso Prize Prize Prize Perso Perso Perso Perso	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  The Springer Procerti  The Springer Procerti  The Springer Procerti  Title  O. Box 248  Cell: 940 36  General as crethink Tet Web  The Clay McCuistion Con  Clay McCuistion Title  O. Stan McCuistion Title	nger Tx. Medde es LLC e: Pre-sident 7-3359   Fax: osite: nger Tx 76266 nerete : Owner						
B	CONTRA Compar Compar Contact Address Wk Pho Email: Contract Compar Contact Address	ACTOR ctor for hy Nar Perso Prize Prize Prize Perso Perso Perso Perso	application from the owner  RINFORMATION  TO 1106 Stemmons Savene: Springer Properties  O. Box 348  Germoneties centhing Web  Title Nortemmons Savene: Clay MC Cui stion Con  Title Nortemmons Savene: Clay MC Cui stion Con  Title Star MC Cui stion Title  Title Lois Rd. Fast Sa	nger, D. Medde OS, LIC a: President 7-3259   Fax: Osite: 1. Mager, Tx . 76266 1. Owner Nger, Tx . 76266						
B	CONTRA Contract Address Wk Pho Email: Contract Compan Contact Address Wk Pho	ACTOR ctor for hy Nar Perso ne: 9  Nar Perso Nar Perso ne: 9	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  THE Springer Procention  O. Box 249  O. Box 240  O	Ager Tx. Medde es LLC a: Pre-sident 7-3259 Fax: bite: Mager Tx 76266 Couner Mager Tx 46266 1-1392 Fax:						
B	CONTRACTOR COMPARIES WK Phores Contact Compare Contact Address WK Phores Contact Address WK Phores Contact Address WK Phores Contact Compare Compare Contact Compare Contact Compare Contact Compare Contact Compare Contact C	ACTOR ctor for ny Nar Perso ne: 9 ne: 9 no Nar Perso ne: 9	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  The Springer Properties  To 458-7758 Cell: 940 36  Generoperties crithink met Web  The Clay McChistion Con  The Chair Roll Fast Sa  HO 37-1302 Cell: 940 37  MCChistian Supharlow Web	nger, TX. Medde os LIC a: Pre-sident 7-3359 Fax: nger, Tx. 76366 nger, Tx. 96366 1-1392 Fax: site:						
B	CONTRA Contract Compail Contact Address Wk Pho Email: Compan Contact Address Wk Phore Email: Contract	ACTOR ctor for ny Nar Perso re: 94 tor for ny Nam Perso re: 94 tor for ne: 94 tor for ne: 94 tor for ne: 94 tor for ne: 94 tor for	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  THE Springer Procential  O. Box 249  O. Box 240  O	nger Tx. Medde es LLC es President 7-3359 Fax: site: nger Tx 76266 nger Tx 76266 1392 Fax: site:						
B (1)	CONTRACT Compan Contact Address Wk Pho Email: Contract Address Wk Phore Contact Address Wk Phore Contact Compan Contact Compan Contact Compan	ACTOR  ctor for  Person  Person  Person  Person  Person  Nam  Person  Nam  Person  Nam  Nam  Nam  Nam  Nam  Nam  Nam  Na	application from the owner  RINFORMATION  TO 1106 Stemmons Sure  THE Springer Properties  O. Box 249  O. 458-7758 Cell: 940 36  Generoperties Grithink met Web  The Clay McChistion Con  The May May Stemmons Sure  The Clay McChistion Con  The Clay McChistion Con  The Clay McChistion Con  The Clay McChistion Con  The Color Roll Flore  The May May Stemmons Sure  The Ma	nger, Tx. Medde 25 LLC 2: Pre-sident 7-3359 Fax: nger, Tx. 76266 2000 Ner nger, Tx. 96366 1-392 Fax: site:						
B C C C	CONTRACT Companic Contact Address Wk Pho Email: Contract Companic Contact Address Wk Phore Email: Contract Companic Contract	ACTOR  ctor for  Person	application from the owner  RINFORMATION  T: 1106 Stemmons Save  The Springer Properties  To 458-7758 Cell: 940 36  The 458-7758 Cell: 940 37  The Clay Mic (u) stion Title  The 458-7758 Cell: 940 37  The 458-7758 Cell: 940 36  The 458-77	nger Tx. Medde es LLC es LLC es Pre-sident 7-3259 Fax: site: nger Tx 76266 nger Tx 76266 1392 Fax: site: nger, Tx. 76266						
B G G G G G G G G G G G G G G G G G G G	CONTRACT Companic Contact Address Wk Pho Email: Contract Address Wk Phore Email: Contract Companic Contact Address	ACTOR ctor for ry Narr Person y Nam Person	application from the owner  RINFORMATION  TO 1106 Stemmons Sur  THE SPRINGER PROPERTY  TO BOX 248  CO. BOX 24	nger Tx. Medde es LLC : Pre-sident 7-3259   Fax: osite: nger Tx 76266 nger Tx 76266 1392   Fax: site: nger, Tx. 76266 Owner Owner						
B E C C C A	CONTRACTORNAMENTAL CONTRACTORNAM	ACTOR  ctor for  Person  Person  Person  Nam  Person	application from the owner  RINFORMATION  T: 1106 Stemmons Sur  The Springer Properties  Title  O. Box 248  O 458-7758 Cell: 940 36  General History  Title  The Clay Mc Luistion Con  Title  The Lois Rot Fast Sa  HOBN. Stemmons Sa  Title  The Lois Rot Fast Sa  HOBN. Stemmons Sa  Title  The Month of Con  The	nger Tx. Medde es LLC : Pre-sident 7-3259   Fax: osite: nger Tx 76266 nger Tx 76266 1392   Fax: site: nger, Tx. 76266 Owner Owner						
B C C C	CONTRACT Companic Contract Address Wk Phore Contract Address Wk Phore Email: Companic Compani	ACTOR  ctor for  Person	application from the owner  RINFORMATION  T: 1106 Stemmons Sur  The Springer Properties  Title  O. Box 248  General 148  G	Ager Tx. Medder  T-3359 Fax:  Disite:  Macrite The 100 bl  Macrite						
B C C C C C C C C C C C C C C C C C C C	CONTRACTORNAL CO	ACTOR  ctor for  Person  Perso	application from the owner  RINFORMATION  TO HIDE STEMMONS SAME THE SPECIAL PROPERTY TITLE  O. BOX 348  GENERAL SECRETAL SAME THE NEW STORE THE SAME THE CELL STORE THE SAME THE STEMMONS SAME THE SAME SAME THE STEMMONS SAME THE SAME SAME SAME THE STEMMONS SAME THE SAME SAME SAME THE STEMMONS SAME THE STEMMONS SAME THE STEMMONS SAME THE STEMMONS SAME THE SAME SAME THE SAME SAME THE SAME SAME SAME THE SAME SAME SAME THE SAME SAME SAME SAME THE SAME SAME SAME THE SAME SAME SAME SAME THE SAME SAME SAME SAME THE SAME SAME THE SAME SAME SAME SAME THE SAME SAME SAME SAME THE SAME SAME SAME SAME SAME THE SAME SAME SAME SAME SAME THE SAME SAME SAME SAME THE SAME SAME SAME SAME SAME THE SAME SAME SAME SAME SAME SAME THE SAME SAME SAME SAME SAME SAME SAME SAM	Per TX: MEDIA President  7-3359 Fax:  President  7-3359 Fax:  President  Pre						
B G G G G G G G G G G G G G G G G G G G	CONTRACT Companication Contract Address Wk Phore Contract Address Wk Phore Contract Companication Contract Address Wk Phore Contract Companication Contract Address Companication Contract Contract Companication Contract C	ACTOR  ctor for  Person  Person  Person  Person  Application  Person  Vam  Person  Vam  Person  Vam  Person  Vam  Person  Vam  Person  Vam  Vam  Vam  Vam  Vam  Vam  Vam  Va	application from the owner  RINFORMATION  TO INFORMATION  THE INFORMATION  THE INFORMATION  THE INFORMATION  THE INFORMATION  THE INFORMATION  TO INFORMATION  THE INFORMATION  TO INFORMATION  THE INFORMATION  TO INFORMATIO	nger Tx. Medde 25 LLC 25 LLC 25 LLC 27-3259 Fax: Site: 100 ner 11392 Fax: Site: 100 ner 11349-7515 5459 Fax:						
B G G G G G G G G G G G G G G G G G G G	CONTRACTORNAME CONTRA	ACTOR  ctor for  Person  Person  Person  Person  Person  Person  Person  Reference  Name  Person  Name  Person	application from the owner  RINFORMATION  TO ITOLO STEMMORS SAFE  THE SPRINGER PROPERTY  TO BOY SUFFE Cell: 940 36  TO BOY SUFFE CELL STORE TITLE  TO BOY SUFFE CELL STORE TITLE  THE Norte MENTS SAFE  THE NORTH MORE STORE  THE LOIS ROTE FOR THE  THE LOIS ROTE FOR THE  THE LOIS ROTE SAFE SAFE  TO STEMMORS SAFE  TO SUFFE SUFFE CELL SUFFE  TO SUFFE SUFFE CELL SUFFE  TO SUFFE SUFF  TO SUFFE  TO SUFF  TO SUF	Ager Tx. Medde 25 LLC 25 LLC 27-3359 Fax: Ager Tx. 76266 Ager Tx. 76266 1392 Fax: Site: Mayer Tx. 76266 16349-7515 5459 Fax: Site: Tanger Tx. Medde						
B C C C C C C C C C C C C C C C C C C C	CONTRACT Companic Contract Address Wk Phore Contract Address Wk Phore Email: Companic Contract Contrac	ACTOR  Control  Contr	application from the owner  RINFORMATION  TO IT IT IN OUR STEMMONS SAY  THE SPRINGER FOR FORTY  TO BOY SUBSTITUTE OF THE  OR US 87758 Cell: 940 36  GREPPORTIES GREATH INTO WEB  THE No. TEMMONS SAI  THE SAI MC WISTION THE  THE SAI FOR THE  THE SAI FOR SAI  THE SAI FOR SAI  THE SAI SAI  THE  THE SAI	Ager Tx. Medder  T-3359 Fax:  Diste:  Ager Tx 76266  Ager, Tx 76266  1392 Fax:  Site:  Ager, Tx 76266  Owner  That 49-7515  St59 Fax:  Site:  Canger, Tx, Medder  Dresident						
B C C C C C C C C C C C C C C C C C C C	CONTRACTORNAME CONTRA	ACTOR  ctor for  Person  Person  Person  Person  Person  Person  Person  Name  Person  Name  Person	application from the owner  RINFORMATION  TO ITOLO STEMMORS SAME THE SPRINGER FRO PERFORMENTS  TO BOY SUFFER Cell: 940 36  GENERAL SECRETAL INTO WEB  THE Norte MENTS SAME THE LOIS ROTERS SAME THE LOIS ROTERS SAME THE LOIS ROTERS SAME THE LOIS ROTERS SAME TO STEMMORS SAME TO STEMMORS SAME TO SUFFER SAME TO SUFFER SUFFER SAME TO SUFFER SU	Ager, TX. Mesky.  25. LIC  27-3359 Fax:  27-3359 Fax:  21000 Per  2000 Per						
B C C C C C C C C C C C C C C C C C C C	CONTRACTORNAME CONTRA	ACTOR  ctor for  Person  Person  Person  Person  Person  Person  Person  Name  Person  Name  Person	application from the owner  RINFORMATION  TO IT IT IN OUR STEMMONS SAY  THE SPRINGER FOR FORTY  TO BOY SUBSTITUTE OF THE  OR US 87758 Cell: 940 36  GREPPORTIES GREATH INTO WEB  THE No. TEMMONS SAI  THE SAI MC WISTION THE  THE SAI FOR THE  THE SAI FOR SAI  THE SAI FOR SAI  THE SAI SAI  THE  THE SAI	Deer TX: Medder  S LLC  President  7-3359 Fax:  Diste:  Deer Tx: 76266  1392 Fax:  Site:  Deer Tx. 76266  Owner  76249-7575  5459 Fax:  Site:  Danger, Tx. 76266  Dresident  Tx. 76266  Dresident  Tx. 76266						

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property  Enhancement Incentives Policy, the undersigned do hereby certification follows:								
	Enhancement Incentives Policy at the Property								
A	Enhancement Incentives Policy, the undersigned do hereby certify the following:  Section 7.1 - Application Accuracy: The information								
Ì	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have								
	Contained and all that may have								
В	been affixed thereto, is true and correct, and that the City / Board may rely on all of the information thereir contained, and all that may have been affixed thereto, as being true and correct.								
	Section 7.2 - Compliance I (we) - us								
1	compliance with all safety regulations, building codes, ordinance and ether in the safety conditions and								
	approval of an Application nor payment of a								
1	Shan consulute approval of the project by a second completion of the project								
C	Larry or any safety regulation, building and the safe with board intermet or Staff or a waiver by the								
	Section 7.3 - Insurance: I (we) certify that I (we)								
<u></u>	damage and personal injury liability relating to the project.								
D	Section 7.4 - Maintenance: (/wo) postification								
	maintained for a period of three (3) years from the date of payment. No changes shall be made without								
<del></del>	I prior written approval from the city.								
E	Section 7.5 - Discretionary Righter I (www)								
	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 sight.								
	Thou such discretion is deemed arbitrary and the such as a such clique to the Application, whether are								
<del> </del>	1 a Gidni on terms and conditions that are								
F	Section 7.8 - Policy Promotion: I (we)								
	of this Policy, including but not limited by the City to use an approved project to promote the mortes								
	trinty (30) days after construction and within								
	material, press releases, social media and and an all and accompanies of the project in distribution								
G	Section 7.7 - Indemnification: L/wol could all								
ļ	and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors								
J	hable for any property damage, paragraph is								
	submission of an Application, agree to the last the submission of an Application, agree to the last the submission of an Application, agree to the last the submission of an Application, agree to the submission of the submi								
	officers, and / or directors from any claims or damages resulting from the project, including reasonable								
	duorney fees.								
9	I (we) hereby affirm the Cortification								
	I (we) hereby affirm the Certifications noted above and approve this Application for Property  Enhancement incentives and the Enhancements identified herein.								
	Property Owner								
Company	Applicant / Business Representative								
Signed:									
_	Signed:								
vame:	Taha D 30 Mark								
itle:	Name: John D. Sugnificant								
V:940 A	Title: President								
M:50 C	1770 1.740 367-3267 WAYD 118 3753 10 00								
	Die properties earthlinkinet Emigar, ingerproperties & earthlinkinet								
400, /	Add TABLE TO PROPERTY IN THE INCHINA								
	Sanger, Tx. 76266 Sanger Tx. 76266								