

458-438-1600

Sanger, Texas

Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - [sbradshaw@sangertexas.org](mailto: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	Facade: (Section 4.3)		18,500	50 %	\$10,000	9,250.45	8,350.45
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:						8,350.45
L	Describe any planned Non-Grant Enhancements:						

Sanger, Texas

Application for Property Enhancement Incentives

2022-10-03

Page 1 of 3

New invoice total \$16,160 (less paint) \$14,360.00  
Total Payments verified \$11,830  
Cash payment \$2530.00 withdrawn slip \$5,000  
AMT Requested \$7,180.00

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: <u>Awning</u>			
	Company Name: <u>NTTA</u>			
	Contact Person: <u>Bryce Harrington</u> Title:			
	Address: <u>3300 W. University Dr. Denton, TX 76207</u>			
	Wk Phone: <u>940-566-6619</u>		Cell:	Fax:
	Email: <u>ntta@ntcovers.com</u>		Website:	
B	Contractor for: <u>Painting, Stucco, Front Door, Foundation Wall</u>			
	Company Name: <u>Emmstone Designs</u>			
	Contact Person: <u>German Rio S</u> Title:			
	Address: <u>4009 High Plains, Sanger, TX 76266</u>			
	Wk Phone: <u>802-505-1539</u>		Cell:	Fax:
	Email: <u>proptetrogerrim@gmail.com</u>		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:	

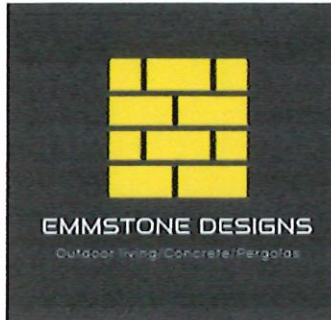


8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	<b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been 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	<b>Section 7.2 - Compliance:</b> 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	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	<b>Section 7.4 - Maintenance:</b> 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	<b>Section 7.5 - Discretionary Rights:</b> 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	<b>Section 7.6 - Policy Promotion:</b> 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	<b>Section 7.7 - Indemnification:</b> 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:	

<b>FOR SEDC USE</b>	
Application Received Date:	Feb 5, 2025
Date Approved by the 4B Board:	Feb 25, 2025
Approved as to form:	Hugh Coleman, City Attorney
Grant Payment Date:	
Grant Payment Amount:	

4/22/25 / Due 5-29-25  
4/30/25 Extension 7-28-25  
8/26/25 Board gave extension  
so contractor can correct invoice

[PDF](#)[Print](#)

## 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

*<1800.00>*

*\$14360.00*

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	\$1,800.00	1	<u>\$1,800.00</u>
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	\$12.00	250	\$3,000.00

*Was not Approved*

### Labor and materials

Demo and build new concrete steps	\$1,350.00	1	\$1,350.00
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**TOTAL**

**USD \$16,160.00**



PDF

Print

**INVOICE**

**DATE**

INV0164

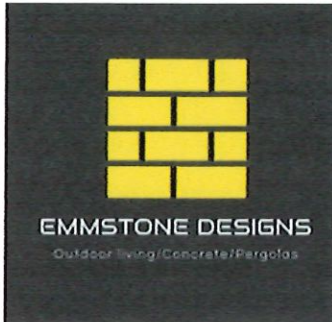
Nov 3, 2025

**DUE**

**BALANCE DUE**

On Receipt

USD \$0.00



## Emmstone Designs

German Rios

**Business Number** 602 505 1539

4009 high plains

Sanger

76266

propetrogerrim77@gmail.com

**BILL TO**

**Linda Butler**

☎ (469) 438-4643

DESCRIPTION

AMOUNT

Stucco Work in back of the building fix cracks and skim coat medium finish	\$4,200.00
	x 1
	<u>\$4,200.00</u>

10x25 concrete slab with steps	\$4,350.00
	x 1
	<u>\$4,350.00</u>

Front door installation	\$5,810.00
	x 1
	<u>\$5,810.00</u>

<b>TOTAL</b>	<b>\$14,360.00</b>
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Payment	-\$5,500.00 ✓
Check -2509	Apr 18, 2025

Payment	-\$4,230.00 ✓
Check 2511	May 7, 2025

Payment	-\$2,530.00
Cash	Jun 14, 2025

Payment	-\$2,100.00 ✓
Check -2517	Jul 27, 2025

<b>BALANCE DUE</b>	<b>USD \$0.00</b>
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\$11,830 in checks - verified (see Attached)

\$2,530.00 Cash - cash withdrawal slip \$5,000 6/12/25

LINDA E BUTLER  
JOHNNY BUTLER

3967 GRIMLEY LN.  
SANGER, TX 76266

88-1002/1118

2517

DATE 7-27-25



PAY TO THE ORDER OF German Rios \$ 2100.00  
Twenty One hundred dollars & 00/100 + 100  
CENTS

INDEPENDENT FINANCIAL Final Payment

MEMO front Door to Shop

Linda Butler

2517



LINDA E BUTLER JOHNNY BUTLER 347 CRAWLEY LN. SANGER, TX 76266		4-18-25	2509
German Rios		\$5500.00	
Five thousand five hundred and no/100			
INDEPENDENT FINANCIAL			
Back Wall Store			
Linda Butler			
2509			

Ck# 2509 Date 4/21/2025 Amt \$5,500.00

LINDA E BUTLER JOHNNY BUTLER 347 CRAWLEY LN. SANGER, TX 76266		5-7-2025	2511
German Rios		\$4230.00	
Four thousand two hundred and 30/100			
INDEPENDENT FINANCIAL			
Concrete Work			
Linda Butler			
2511			

Ck# 2511 Date 5/8/2025 Amt \$4,230.00



O-TKT-1091  
CHECKING WITHDRAWAL

DATE 6/12/25

AMOUNT Five thousand & no/100 DOLLARS

SIGNATURE *\*John Smith*

ACCOUNT NUMBER

\* [REDACTED]

\$

5000.00

AMOUNT OF WITHDRAWAL

⑆7250⑈0000⑆

046