


Sanger, Texas

Application for Property Enhancement Incentives

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

<b>1 PROJECT INFORMATION</b>							
A	Property Address: 204 Bolivar						
B	Estimated Begin Work Date: 2024			Estimated Completion Date: 2024			
C	Years in business at this location: 0						
D	Reason for requesting grant: Bought Building - Want to do a Brewery						
<b>2 ELIGIBILITY OF PROPERTY</b>							
	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			
<b>3 ELIGIBILITY OF BUSINESS</b>							
	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	X		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) •		65,146. <sup>00</sup> \$	50 %	\$10,000	10,000 \$	\$
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	X		Downtown Sanger	•
B	X		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	X		Retail	•
D	X		Restaurant	•
E		X	Professional Office	•
F	X		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	X		Ownership documentation	•
B	X		Photos of existing conditions	•
C	X		Drawing, renderings, plans of the proposed enhancements	•
D	X		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: <b>FACADE</b>			
	Company Name: <b>Cesar Suarez Construcn LLC</b>			
	Contact Person: <b>Cesar</b>		Title: <b>President</b>	
	Address: <b>3821 Bonnie Brne Street Argle, TX 76226</b>			
	Wk Phone:		Cell: <b>940-594,9312</b>	Fax:
	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	<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.	
<b>Property Owner</b>		<b>Applicant / Business Representative</b>
Company: TMB Investment Holdings LLC		Company: Same AS Property owner
Signed: 		Signed:
Name: Todd Benson		Name:
Title: President		Title:
W:	C: 214 909 0841	W:
EM: todd@paxicasecuritygroup.com		C:
Address: PO Box 1106, Sanger, TX 76266		EM:
		Address:

Proof of ownership

Being Lots 10, 11 and 12, Block 11, of ORIGINAL TOWN OF SANGER, Denton County, Texas, according to the Plat thereof recorded in Volume 48, Page 630, Deed Records of Denton County, Texas.

Reservations and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

**THE HOLLINGSWORTH REVOCABLE LIVING TRUST, DATED THE 1<sup>ST</sup> OF NOVEMBER, 2006**

Steven Hollingsworth  
By: STEVEN HOLLINGSWORTH,  
CO-TRUSTEE

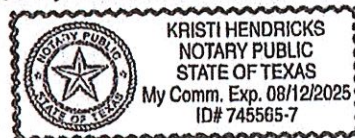
Barbara Schertz  
BABARA H. MARTIN, NKA BARBARA  
SCHERTZ, CO-TRUSTEE

STATE OF TEXAS :  
:  
COUNTY OF DENTON :

This instrument was acknowledged before me on the 5 day of June 2023 by  
STEVEN HOLLINGSWORTH, AND BABARA H. MARTIN, NKA BARBARA SCHERTZ  
CO- TRUSTEES OF THE HOLLINGSWORTH REVOCABLE LIVING TRUST, DATED  
THE 1<sup>ST</sup> OF NOVEMBER, 2006

Kristi Hendricks  
NOTARY PUBLIC, STATE OF TEXAS

RECORD AND RETURN TO:  
TMB INVESTMENT HOLDINGS LLC  
10896 FM 2164  
SANGER TEXAS 76266



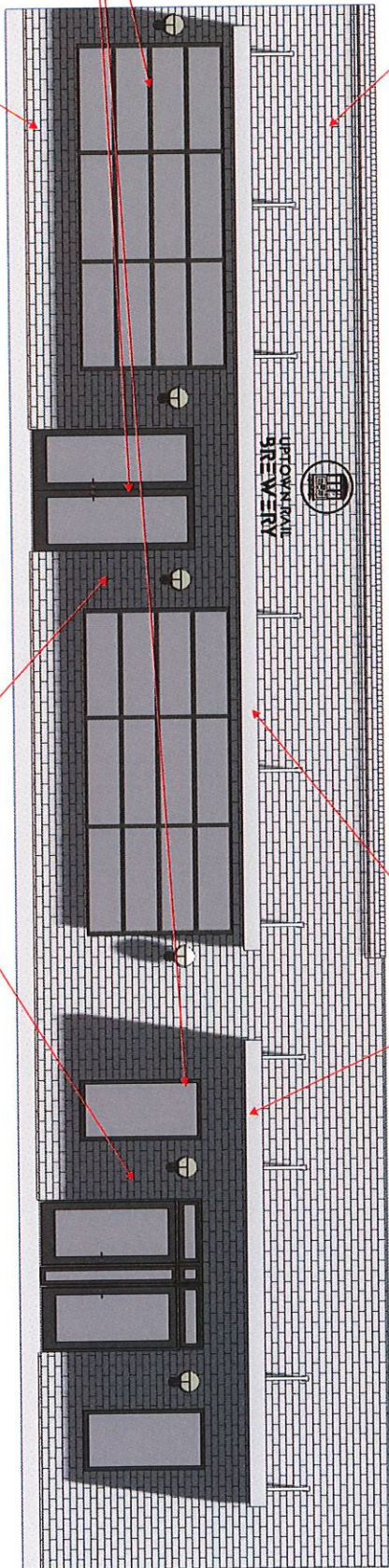
Metropolitan  
Gray

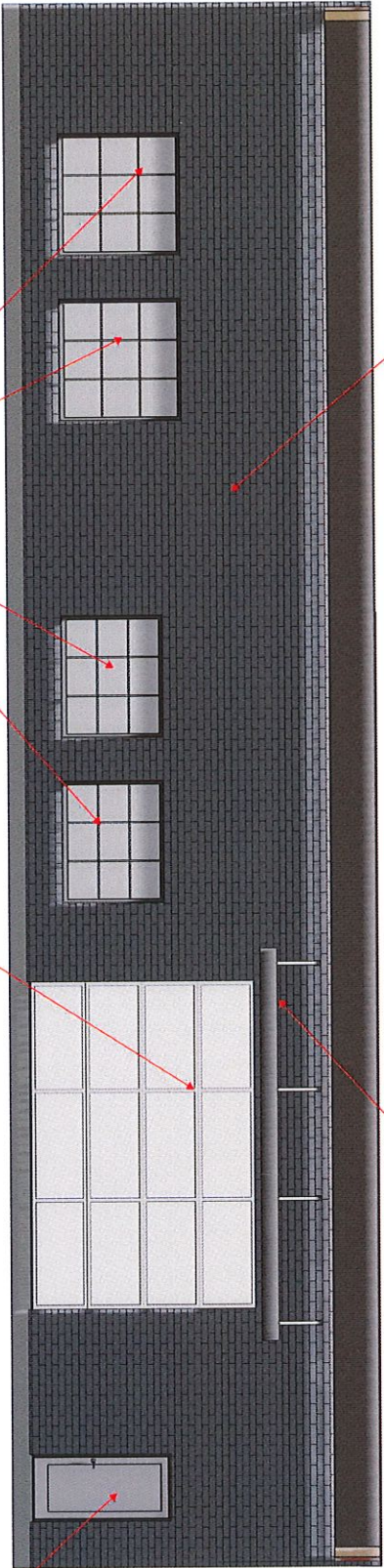
Black Awning

Black Finish Glass  
Frame OHD and  
Black Frame Store  
Front / Windows

Metropolitan  
Gray

Storm Gray





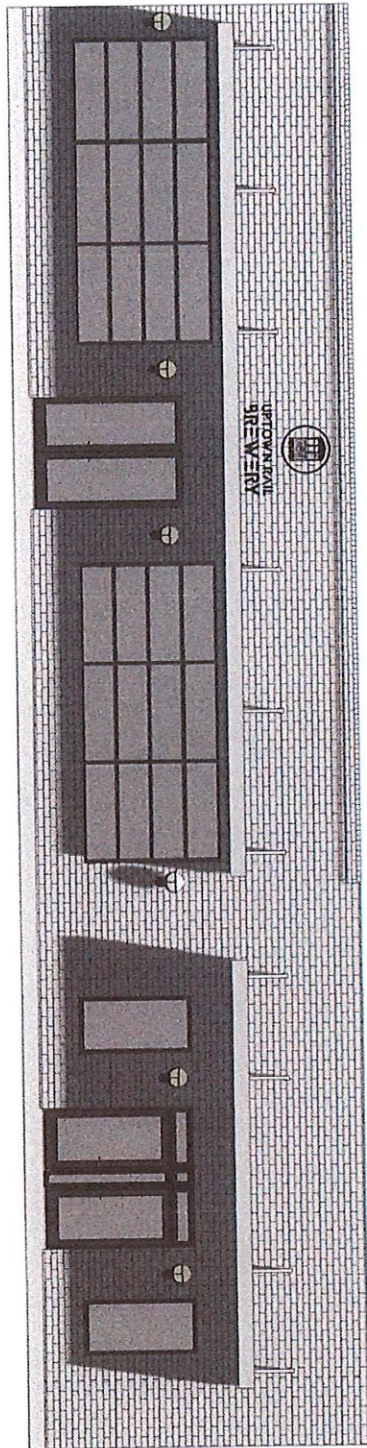
Storm Gray

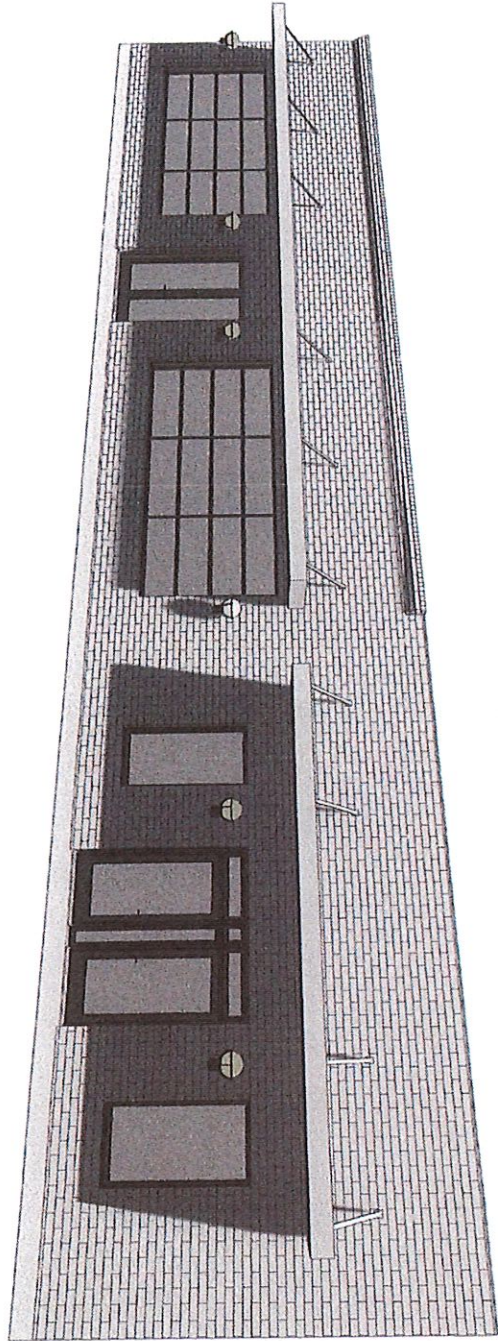
Black Awning

Pre - Existing Frames -  
will be painted black and  
glass will be replaced

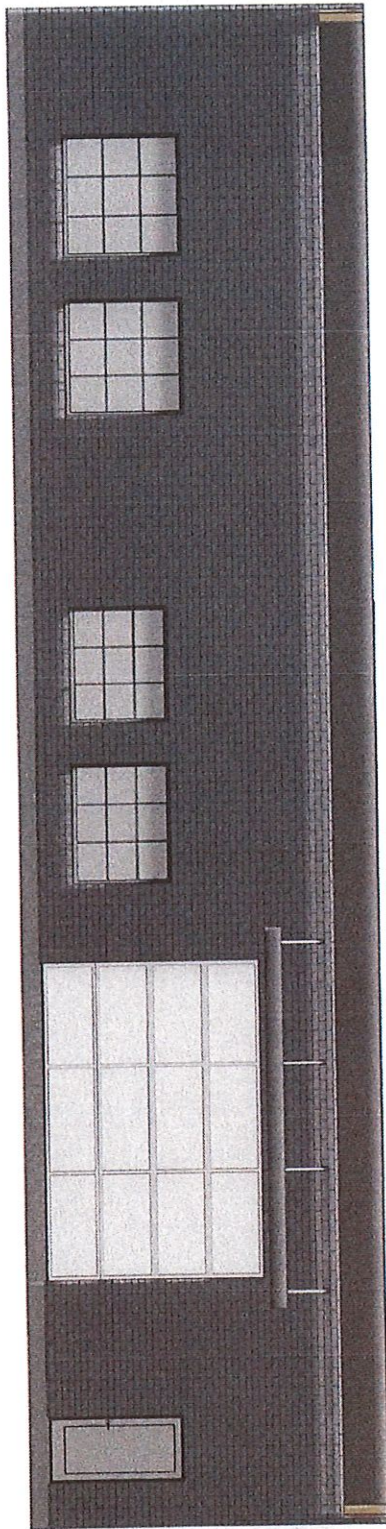
Black Frame OHD with Glass

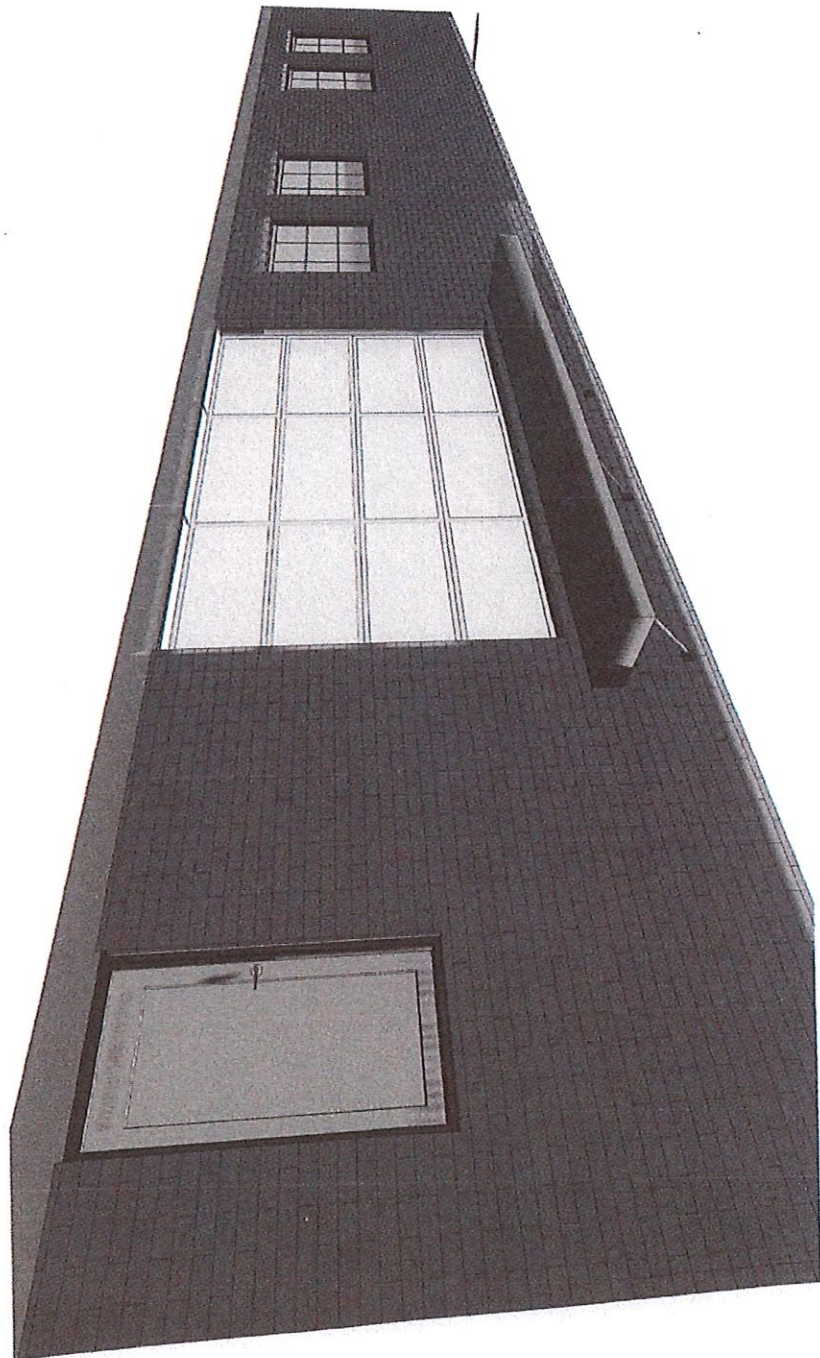
Pre Existing Door  
remain











Cesar Suarez Construction LLC  
 9405949312  
 3821 S Bonnie Brae st  
 Argyle, TX 76226



Prepared For  
 Todd Benson  
 PAXICA

Estimate Date  
 12/13/2023

Estimate Number  
 0000196

Reference  
 209 Bolivar

Description	Rate	Qty	Line Total
Garage Door new front; all glass new garage door	\$8,900.00	2	\$17,800.00
Garage Door overhead door on back of the building, take down old door install new all glass standard lift door	\$12,800.00	1	\$12,800.00
Paint treat and paint metal frame on 3 windows on back of the building	\$1,800.00	1	\$1,800.00
Glass remove and replace glass on back windos about 50 pcs	\$2,500.00	1	\$2,500.00
Doors two new double store front doors	\$9,800.00	1	\$9,800.00
Windows two small windows on front of the building	\$2,500.00	1	\$2,500.00
Awing add awning on front of the building, price may change depends on type of material to be use on construction	\$17,946.00	1	\$17,946.00
Extra will be extra on any additional modificaci3n on installation of garage doors, windows and front doors, price to be determined.	\$0.00	1	\$0.00

Subtotal 65,146.00

Tax

0.00

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Estimate Total (USD)

\$65,146.00

Jody Roberts Construction, Inc.

1883 Huling Rd.  
TX 76266

# Estimate

Date	Estimate #
1/10/2024	1606

Name / Address
Uptown Rail Brewery c/o Todd Benson 204 Bolivar St. Sanger, TX 76266

Project

Description	Qty	Cost	Total
<p>* PRESSURE-WASH ALL BRICK EXTERIOR ON FRONT &amp; BACK OF BUILDING. PRIME &amp; PAINT ALL BRICK ON FRONT &amp; BACK OF BUILDING. SAND, PRIME &amp; PAINT 5 WINDOW FRAMES ON BACK OF BUILDING BEFORE NEW GLASS INSERTS ARE INSTALLED. PAINT EXISTING BACK DOOR &amp; FRAME.</p> <p>* BUILD &amp; INSTALL 3 NEW BLACK POWDER COATED AWNINGS (1-48' X 7'), (1-22' X 7'), (1-18' X 7') - 2X6 STRUCTURAL TUBING ON FASCIA RAIL &amp; STRUCTURAL ROOF WITH STANDING SEAM, FLASHING &amp; TRIM. 1" TURNBUCKLE ASSEMBLY.</p> <p>* BUILDERS FEE</p>			
Thank you for your business!		<b>Total</b>	\$178,863.00

Customer Signature \_\_\_\_\_

Jody Roberts Construction, Inc.

1883 Huling Rd.  
TX 76266

# Estimate

Date	Estimate #
1/10/2024	1606

Name / Address
Uptown Rail Brewery c/o Todd Benson 204 Bolivar St. Sanger, TX 76266

Project

Description	Qty	Cost	Total
<p>LABOR &amp; MATERIALS TO:</p> <p>* REMOVE DOUBLE WALK-THRU &amp; TWO SINGLE WALK-THRU DOORS &amp; JAMBS ON FRONT OF BUILDING &amp; INSTALL NEW BLACK ALUMINUM STOREFRONT DOORS &amp; JAMBS</p> <p>* REMOVE GLASS INSERTS ON 4 LARGE WINDOWS &amp; 1 SMALL WINDOW ON BACK OF BUILDING &amp; INSTALL ALL NEW TINTED GLASS INSERTS</p> <p>* REMOVE TWO EXISTING SMALL WINDOWS ON FRONT OF BUILDING &amp; INSTALL TWO NEW BLACK ALUMINUM STOREFRONT WINDOWS</p> <p>* REMOVE EXISTING OVERHEAD DOOR ON BACK OF BUILDING &amp; INSTALL NEW 16' X 10' OVERHEAD DOOR WITH POWDER COATED BLACK FRAMES &amp; FULL TINTED TEMPERED INSULATED GLASS</p> <p>* REMOVE TWO EXISTING LARGE WINDOWS ON FRONT OF BUILDING &amp; INSTALL TWO NEW 16' X 7' OVERHEAD DOORS WITH POWDER COATED BLACK FRAMES &amp; FULL TINTED TEMPERED INSULATED GLASS</p>	1	178,863.00	178,863.00
Thank you for your business!	<b>Total</b>		

Customer Signature