

Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION							
A	Property Address: <u>402 Bolivar St., Sanger, TX 76210</u>							
B	Estimated Begin Work Date: <u>May 1, 2026</u>			Estimated Completion Date: <u>May 15, 2026</u>				
C	Years in business at this location: <u>12 years/owner</u>							
D	Reason for requesting grant: <u>Repair to facade of building/storefront</u>							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the City?	•				
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercially zoned?	•				
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	•				
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City taxes in good standing?	•				
E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No City liens existing?	•				
F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership provided?	•				
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outstanding code violations?	•				
H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business taxes in good standing?	•				
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	•				
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Continuous operations of 6 months?	• (within the City)				
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If not owner, authorization provided?	•				
4			Enhancements	Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A			<u>Facade:</u> (Section 4.3)	<u>5,400</u> \$	50 %	\$10,000	<u>2,700</u> \$	\$
B			<u>Interior Renovation:</u> (Section 4.4)	\$	50 %	\$10,000	\$	\$
C			<u>Landscaping:</u> (Section 4.5)	\$	50 %	\$10,000	\$	\$
D			<u>Lighting:</u> (Section 4.6)	\$	50 %	\$10,000	\$	\$
E			<u>Parking / Driveways:</u> (Section 4.7)	\$	50 %	\$10,000	\$	\$
F			<u>Pedestrian Amenities:</u> (Section 4.8)	\$	50 %	\$10,000	\$	\$
G			<u>Signage:</u> (Section 4.9)	\$	50 %	\$10,000	\$	\$
H			<u>Utilities:</u> (Section 4.10)	\$	50 %	\$10,000	\$	\$
I			<u>Code Compliance:</u> (Section 4.11)	\$	50 %	\$10,000	\$	\$
J			<u>Demolition:</u> (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		N/A	Copy of the signed lease agreement	• If Applicant is not propertyowner
G		N/A	Written support of the grant application from the owner	• If Applicant is not propertyowner
7 CONTRACTOR INFORMATION				
A	Contractor for:			
	Company Name: <i>White Horse Painting /DFW - will use this contractor</i>			
	Contact Person: <i>Isaac Hale</i>		Title: <i>Area Manager / Co-Owner</i>	
	Address: <i>P.O. Box 685 Aledo, TX 76008</i>			
	Wk Phone: <i>817.565.3132</i>		Cell:	Fax:
	Email: <i>www.whitehorsepainting.com</i>		Website: <i>www.whitehorsepainting.com</i>	
B	Contractor for:			
	Company Name: <i>The Job Hog</i>			
	Contact Person: <i>James</i>		Title: <i>Owner</i>	
	Address: <i>2321 N. Masch Branch Rd., Ste. 313, Denton, TX 76207</i>			
	Wk Phone: <i>972.626.3104</i>		Cell: <i>972.626.3104</i>	Fax:
	Email: <i>accounting@thejobhog.com</i>		Website: <i>accounting@thejobhog.com</i>	
C	Contractor for:			
	Company Name: <i>McCain's Construction</i>			
	Contact Person: <i>Brad McCain</i>		Title: <i>Owner</i>	
	Address: <i>14535 Metz Rd., Valley View, TX 76266</i>			
	Wk Phone: <i>940.442.3126</i>		Cell: <i>940.442.3126</i>	Fax:
	Email: <i>handymanmccain@gmail.com</i>		Website: <i>handymanmccain@gmail.com</i>	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

* 4/22/26 - waiting on revised second quote since contractors did NOT separate the work in the original estimates for 400 Behrars. Should have revised estimates by meeting date.

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	
Company:	The Wilfong Building
Signed:	<i>Robert Cooper</i>
Name:	Robert Cooper
Title:	Building Owner
W:	940.368.4331
C:	940.368.4331
EM:	cooperb@msn.com
Address:	
Applicant / Business Representative	
Company:	The Wilfong Building
Signed:	<i>Tammi Cooper</i>
Name:	Tammi Cooper
Title:	Building Manager/Co-Owner
W:	940.367.2144
C:	940.367.2144
EM:	cooper tammi@gmail.com
Address:	

FOR SEDC USE	
Application Received Date: _____	
Date Approved by the 4B Board: _____	
Grant Payment Date: _____	Grant Payment Amount: _____

Description of Proposed Improvements for 402 Bolivar St., Sanger, Tx. 76266

Improvements at this location will include replacing all of the rotted wood around windows and door frame. All wood will be painted black. (Tricorn Black-Sherwin Williams, paint swatch included with application). The front doors will be replaced and will be a natural finish or painted black.

The brick on 402 will be painted a deep green (1905 Green-Magnolia Home, paint swatch included with application). This color will only cover the existing gold colored brick.

(Stops approximately halfway up the building).

2026 NOTICE OF APPRAISED VALUE


This is NOT a Tax Statement

DENTON CENTRAL APPRAISAL DISTRICT
 3911 Morse Street
 Denton, TX 76208

Phone: 940-349-3800
 Date of Notice: April 10, 2026
 Protest Deadline: May 15, 2026

The appraisal district determines the value of your property. The governing body of each taxing unit in which your property is located decides whether taxes on your property will increase by adopting budgets and tax rates.

Property ID: 58864
Ownership %: 100.000000
Geo ID: SS0024A-000019-0000-0000-0002
DBA: SANGER GOLD AND SILVER
Legal: O T SANGER BLK 19 LOT 1(W25' OF E75')
Legal Acres: 0.0574
Situs: 402 BOLIVAR ST SANGER 76266-8961
Owner ID: 867320

Property ID: 58864
 238625 1 AV 0.593*****AUTO**5-DIGIT 76247 51X8 2 FT 810

 COOPER, ROBERT SHEPARD
 19 S HIGHLAND DR
 SANGER TX 76266-5780



E-File PIN: a76c
 To File a Protest on this Property go to
<https://www.dentoncad.com>

Dear Property Owner:

We have appraised the property listed above for the tax year 2026. As of January 1, our appraisal is outlined below.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2025	Proposed - 2026
Market Value of Building & Other Structures	123,696	278,220
Market Value of Non Ag/Timber Land	15,000	15,000
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	138,696	293,220
Productivity Value of Ag/Timber Land	0	0
Appraised Value	138,696	112,313
Homestead Value Limitation	0	0
Circuit Breaker Value excluding Homesite Value & Special Use	45,102	180,907
Net Appraised Value	93,594	112,313
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

Taxing Unit	2025 Exemption	2026 Exemption Amount	2026 Exemption	2026 Exemption Amount	Exemption Amount Change	2025 Taxable	2026 Taxable
DENTON COUNTY		\$0		\$0	\$0	\$93,594	\$112,313
SANGER CITY OF		\$0		\$0	\$0	\$93,594	\$112,313
SANGER ISD		\$0		\$0	\$0	\$93,594	\$112,313

Taxable value is Net Appraised value minus qualified exemptions.

New USPS Mailing Standards: Due to updated USPS processing rules, placing your application, protest, or other documents in a mailbox does not guarantee a postmark for that day. To ensure a timely protest, please mail your documents early or request a hand-stamp at the post office.

**See reverse side for additional information.*

WHITE HORSE



DFW
Exterior Estimate 402

- Free Written Estimates
- Insured For Your Protection
- 3-year Written Warranty

Cell 817-565-3132

www.whitehorsepainting.com

aaron.hale@whitehorsepainting.com

PROPOSAL SUBMITTED TO: Tammi	Proposal # 032326_EXT	HIS	HERS (940) 367-2146
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ADDRESS 402 Bolivar St.	MAPSCO	CITY, STATE, ZIP Sanger TX 76266	DATE 3/20/2028
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LEAD SOURCE Old customer	EMAIL coopertammi@gmail.com	TERRITORY S	AREA MANAGER Isaac Hale
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Preparation:

<input checked="" type="checkbox"/>	Powerwash areas to be painted
<input checked="" type="checkbox"/>	Repair rotting or broken wood
<input checked="" type="checkbox"/>	Prime areas that need to be primed
<input checked="" type="checkbox"/>	Mask off brick
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

Application:

<input checked="" type="checkbox"/>	Brush
<input checked="" type="checkbox"/>	Roll
<input checked="" type="checkbox"/>	Spray

Doors:

	Front	Back	Side
	Replace		

Material Specifications:

<input checked="" type="checkbox"/>	Sherwin williams Paints and Primers
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

Other:

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

Step 1: Painting		
Options	Description:	Labor only
Doors	Installation of doors	\$1,200
Door Cost	Doors are fiberglass. If you want to have custom wood doors they will have to be made and take 4-6 weeks to be done.	\$1,500
Brick painting	Paint the brick at the storefront	\$1,400
Wood	Paint the wood at the storefront	\$650

Step 2: Repairs		Repairs Price
4 16 foot 1x4 /1x6 hard pine to be replaced	\$650	\$650

Comments

We hereby propose to furnish material and labor, complete in accordance with above specifications, for the total to be paid as follows: **Due upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. White Horse Painting will do any necessary punch-out only once. This proposal is valid for a 30 day period and may be withdrawn by White Horse Painting at any time without reason or prior notification. >>> READ THE BACK >>>

Authorized Signature *Isaac Hale* **TOTAL: \$5,400.00** ← Total h

Office Use Only	The prices, specifications and conditions shown above and on the reverse of this sheet are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above and on the reverse.
Check#:	
Amount:	
Dep. Date:	

Signature _____ Date of acceptance _____

Thank you for selecting White Horse Painting to handle your new painting project! We think you'll find you've made a smart, safe, responsible decision.

Getting started (how to proceed):

1. We cannot begin your project without receiving a signed / dated copy of the work proposal we left with you or emailed to you. So take a moment to make sure everything has been listed correctly and send the signed / dated copy back to us by way of email to brad.hale@whitehorsepainting.com.
2. If you have not selected a Sherwin Williams or Pittsburgh paint color or we haven't made special arrangements, it is YOUR RESPONSIBILITY to have your color matches done at Sherwin Williams or Pittsburgh AND to verify that the match is correct prior to the start of work.
3. Note any changes or modifications directly on your proposal, such as: modifications to the scope of work for a particular room, deletion of a room from the work scope, etc.
4. If you have any date-critical events for your project, please include that information on a fax cover sheet so we can work with you to get the work done per your schedule.

Work days (When do we start):

1. Typically, the first day of your project begins at around 9:30 a.m. or so, give or take 10 minutes or so for traffic delays, etc. On subsequent days, the painters may start a little earlier.
2. Usually the crews will work until around 6:00 or 6:30 each day. If you like to have specific times in the evening with your family, please let us know and we'll do our best to honor your wishes.
3. If we are painting an empty interior, the crew may stay as late as 9:00 p.m. or so.

Project Completion / Payment:

1. When your project is complete, feel free to tour the work with the foreman to review what has been done. He will handle any final touch-up issues with you at that time if possible, or, if need be, we will schedule a time for final touch-up that works with your schedule.
2. **Payment is due immediately upon completion of work.** Your White Horse Painting proposal will serve as your invoice. **Absolutely do not send payment by mail.**
3. **All of our supervisors and foremen are authorized to accept payment by check.** All checks should be made payable to **White Horse Painting**. **If you are not able to leave a check with the painting crew, please call us right away so we can make arrangements to pick up your check. Call 817 312-9664**

Work-related costs you will incur:

1. Due to the nature of our painting environment, you will incur higher than normal heating, cooling, and water utility costs. We consider these a side-effect of the painting project and payment of abnormally high utility bills is solely your responsibility.

Exterior plants

We will make reasonable attempts to work around your plantings, bushes, and trees, however you should expect some limb breakage if the shrubs or bushes are close to the house. We have to move large cumbersome ladders in and around these plantings so some will receive damage. Similarly, if you have vines on or around areas that we have to paint, we will pull the vines down, or away from where we have to work to provide you the best possible paint job.

Window blind disclaimer

At White Horse Painting, we are happy to remove and re-install window blinds (not plantation shutters) when painting interior rooms. We consider it part of a professional job. However, we will not be held responsible for broken plastic valance clips, actuator rods, or for the deterioration of any functional aspect of the operation of any window blind we remove and re-install.

Unfortunately, window blinds are somewhat delicate devices that can fall when handled through no fault of our painters. We appreciate your understanding in this matter and apologize for any inconvenience. Feel free to remove and re-install any blinds in the project rooms, if you like. FYI, the valance clips are very difficult to find in retail outlets, but Velcro 'dots' or strips work wonderfully as an alternative.

New Texture in bathrooms

White Horse Painting cannot remove or re-install toilets or toilet tanks for the purpose of applying texture to wall surfaces behind the toilet. We will make every reasonable attempt to apply new texture to this area but there will be some places where texture may be missing completely or it will be inconsistent with the main wall areas. If you feel this to be unacceptable, you will need to make arrangements to have the tank or the toilet removed prior to the start of our work and have it re-installed after we leave.

Bathroom mirrors

We will review each job situation with respect to bathroom mirror removal and advise you about it for texturing purposes. In most cases we would rather leave the mirrors in place, however, if we agree that the mirrors could be removed we will not, under any circumstances, repair or replace any mirror that breaks, is chipped, or has the mirror coating on the back scratched or damaged.

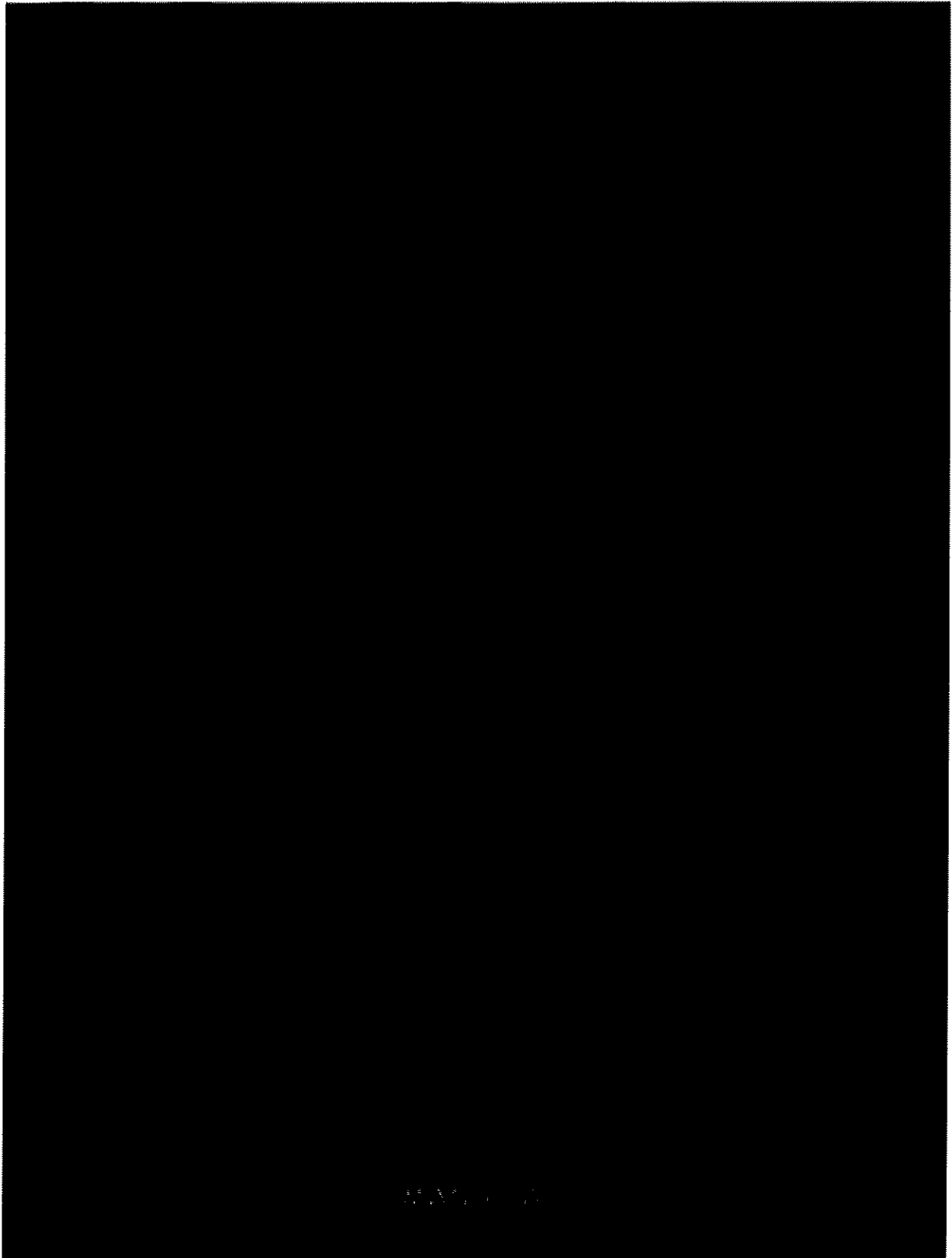
By authorizing us to begin your project, you are thereby indicating that you accept the terms, conditions, and disclaimers listed above.

"Tricorn Black"

Paint Swatch goes
w/ both apps (400¹/₂
402)

"1905 Green" swatch
goes w/ 402 app
only

1905 GREEN





DOLL HOUSE
HAIR STUDIO

402

408

Boutique

DOLL HOUSE
HAIR STUDIO
COLORS CUTS GWCUTS
WAXES NEW TANS