



MAIN STREET ADVISORY BOARD MEETING
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, August 28, 2018– 5:30 p.m.

AGENDA

CALL TO ORDER AND CERTIFICATION OF QUORUM

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole

APPROVAL OF MINUTES

1. Approval of July 24, 2018 Minutes

ITEMS TO BE CONSIDER

1. Discuss, Consider and Possible Action regarding Utility Relocation Grant Application from Andrew and Racshel Brunken
2. Discuss, Consider, and Possible Action regarding date for Board Training
3. Discuss, Consider and Possible Action regarding Promotion Committee
 - a) Winterfest
 - b) Concert Series and Star Spangled Spectacular 2019
4. Discuss, Consider, and Possible Action regarding Christmas/downtown decorations
5. Discuss, Consider and Possible Action regarding Organization Committee
 - a. Happy Fall Ya'll
6. Discuss, Consider, and Possible Action regarding Economic Vitality Committee

REPORTS

7. Review Program of Work for FYE 2018
8. Main Street Manager Barbara Friedrich's report on predevelopment meeting for the month of July, Training Seminars, Preservation Subcommittee Meeting, Christmas Lighting, Budget Workshop, and Visitations.
9. Financial Report for month of July

Next Regular meeting will be September 25, 2018

AJOURN

I certify that a copy of the August 28, 2018 agenda of items to be considered by the Gonzales Main Street Advisory Board was posted on the City Municipal Building bulletin board on the 24th day of August 2018 at a.m./p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the above agenda was removed on day of , 2018 at am/pm. I further certify that the following News Media were properly notified of the above stated meeting: Gonzales Inquirer, and Gonzales Cannon. The Mayor and/or City Council have been invited to attend and/or participate in the following event. Although a quorum of the members of the City Council may or may not be available to attend this event, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions

of the Texas Attorney General's Office. It is the opinion of the City Attorney's office that this meeting is being held and conducted in accordance with Chapter 551 of the Texas Government Code.

Barbara Friedrich, Main Street Manager

The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (830)672-2815 for further information.



MAIN STREET ADVISORY BOARD MEETING
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, July 24, 2018– 5:30 p.m.

MINUTES

CALL TO ORDER AND CERTIFICATION OF QUORUM

Chairman Egon Barthels called the meeting to order at 5:30 p.m. The following members were present constituting a quorum: Egon Barthels, Connie Dolezal, Shelli Van Kirk, Sherri Schellenberg, John Boothe, Karen Jacobs, John Pirkle, Lisa Brown and Johnnie Edwards. Members absent: Debbie Toliver, Carlos Camarillo, and Suzanne Zaitz

Others present were Mayor Connie Kacir, Councilman Tommy Schurig, Dan Rivas, Gregory Webb, Clint Hille, and Barbara Friedrich

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole

Clint Hille spoke of the Mobile Town Guide app that the Gonzales Visitor and Convention Bureau have contracted with. The app will be available for businesses to set up their business for advertising. The cost is \$100.00 per year. The GVCB is offering a cut rate of \$50.00 if you sign your business up before Come & Take It. He told the board that the GVCB has contracted with Texas Travel Talk for 3 bloggers for the Come & Take it event. Texas Independence Trails Association Texian Rally will be held February 6, 2019 and there will be 100 to 150 attendees. Featured speakers will be Chet Garner of the Day Tripper and George P Bush is pending.

APPROVAL OF MINUTES

1. Approval of May 22, 2018 Minutes

Following discussion, Johnnie Edwards moved to approve the minutes with correction to show she was present at the meeting. Karen Jacobs seconded the motion. The motion prevailed by unanimous vote.

REPORTS

2. Design Committee Report on grant application from Andrew and Racshel Brunken

Johnnie Edward reported that she and Carlos Camarillo have reviewed the application and recommend that the application be accepted.

Chairman Egon Barthels moved to item #7

7. Discuss, Consider and Possible Action regarding Business Improvement Grant Application from Andrew and Racshel Brunken

Daniel Rivas, contractor for Andrew Brunken, stated that they will be replacing windows and awning on the façade of the building at 513 St. George Street. He will be renovating the whole building with new electrical, air conditions, and landscaping.

Following discussion, Johnnie Edwards moved to approve funding of 80% up to \$15,000.00 for the Business Improvement Grant to Andrew and Rachel Brunken. John Boothe seconded the motion. The motion prevailed by unanimous vote.

3. Report on Concert Series and Star Spangled Banner 2018

Egon Barthels reported that everything went well at the concerts this year. There were a lot of people from out of town and everyone enjoyed the series.

4. **Review Program of Work for FYE 2018**

The board reviewed the program of work. Barbara Friedrich reported that it was time to start planning for next year.

5. **Main Street Manager Barbara Friedrich's report on predevelopment meetings for the month of July, Economic Development Overview held on July 19th, Board appointments/reappointments, and upcoming events for the months of August and September**

Barbara Friedrich reported that she attended the pre development meeting with Johnnie Edwards and Daniel Rivas, and the Economic Development Overview meeting on July 19th. Appointments/Reappointments for Board Members will be on the City Council September 13th agenda. Members up for reappointment are Egon Barthels, John Pirkle, Connie Dolezal, Lisa Kay Brown, Johnnie Edwards, and John Boothe. Barbara asked that these members e-mail her to let her know if they would like to continue on the board or if they wish not to be reappointed by August 23rd. The Chamber of commerce will be hosting a "How to Grow Your Small Business" seminar on August 6, 2018 from 1 to 4 pm and a "Customer Service Excellence Training" on August 7, 2018 from 8:15 to 11:15 am at the First United Methodist Church. Hooked on Service Lions Club Fishing Tournament July 26, 2018, First Shot Cook Off and Come & Pull It will be September 14th & 15th.

6. **Financial Report for months of May and June**

The Financials were reviewed.

ITEMS TO BE CONSIDER

7. **Discuss, Consider, and Possible Action regarding GVEC Power-Up Grant Application**

Barbara Friedrich reported that she and John Boothe had discussed applying for the GVEC Power-Up Grant for funding for the stage. The application is due in August and she felt that this was not enough time to submit a good application. Barbara suggested applying for the grant the next cycle which is in February.

Following discussion, Karen Jacobs moved to allow Barbara Friedrich to submit an application to GVEC Power-Up Grant in February. Shelli Van Kirk seconded the motion. The motion prevailed by unanimous vote.

8. **Discuss, Consider, and Possible Action regarding date for Board Training**

Barbara Friedrich reported that it was time to have Board Training. She had asked for dates that Debra Drescher could hold the training, but had not heard back from her.

Following discussion, Johnnie Edwards moved to table item #8. Shellie Van Kirk seconded the motion. The motion prevailed by unanimous vote.

9. **Discuss, Consider and Possible Action regarding Promotion Committee**

a) Winterfest

Lisa Brown reported that she was working on Winterfest. She had talked with the people who brought the carousel to Main Street 2 years ago. She would like to have them come back. After discussion it was decided that Connie Dolezal, Sheli Van Kirk, Lisa Brown, and Sheri Schellenberg would meet to come up with plans for Winterfest.

b) Concert Series and Star Spangled Spectacular 2019

None

10. **Discuss, Consider, and Possible Action regarding Christmas/downtown decorations**

Connie Dolezal reported that we had collected some funds from businesses downtown to replace the lighting on top of the buildings. The City had not confirmed that GVEC would be able to put the lights up. Clint Hille spoke of having switch boxes placed on the poles so the lights could easily be turned on and off.

11. **Discuss, Consider and Possible Action regarding Organization Committee**

a. Happy Fall Ya'll

Lisa Brown reported that she had an outline of events for the festival. The event will be held on October 27th. There will be a movie on the square provided by the Lynn Theatre, Trunk or Treat, photo booth, had ride, GFD firetruck, GPD Police car, pumpkin painting,

Games, face painting, vision testing and a costume contest. The quest was raised if the Lynn theatre had been contacted. To date no one had contacted the theatre. Following discussion, Johnnie Edwards moved to table this item until we have confirmation from the Lynn Theatre. Sheli Van Kirk seconded the motion.

12. **Discuss, Consider, and Possible Action regarding Economic Vitality Committee**
None

Next Regular meeting will be August 28, 2018

AJOURN

No further matters were discussed. The meeting was adjourned by motion by John Boothe and seconded by Johnnie Edwards.

Barbara Friedrich, Recording Secretary

Egon Barthels, Chairman

Johnnie Edwards, Secretary

DOCUMENTATION CHECKLIST
for
Utility Relocation Grant Program

As a part of this application, the following documentation is being provided by the applicant:

<u>N/A</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>N/A</u>	Copy of lease agreement (if facility is leased)
<u>✓</u>	Legal description of subject property (Exhibit A)
<u>✓</u>	Vicinity map of subject
<u>✓</u>	Documentation of approved financing - <i>CASH</i>
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>✓</u>	Copy of construction permit.

Advisory Board Review

<u>Approved</u>	<u>Date</u>
<u>Rejected</u>	<u>Date</u>
<u>Re-Review</u>	<u>Date</u>

**APPLICATION
for
UTILITY RELOCATION GRANT PROGRAM**

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to Gonzales Main Street, hereinafter referred to as "GMS", this application for consideration of a Utility Relocation Grant under the provisions of the GMS's Utility Relocation Grant Program.

As part of this application, APPLIANT represents to GMS the following:

1. APPLICANT has received a copy of the GMS's Guidelines and Criteria for the Utility Relocation Grant Program. APPLICANT acknowledges to GMS that in making this application APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of GMS prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of GMS, its servants, agents, employees, and /or elected or appointed officers.
3. By signing this document, "Application for Utility Relocation Grant" either in an individual capacity, jointly, or in a representative capacity, APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that GMS may rely thereon as if the same had been signed by APPLICANT or APPLICANTS'S agent. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. If APPLICANT is a corporate entity, APPLICANT swears and affirms that all applicable franchise taxes or other taxes paid for the privilege of conducting business have been fully paid, and that the APPLICANT is fully authorized to transact business in the State of Texas, and in the state of incorporation if different from the State of Texas. In addition, APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have paid when due and payable, and that no delinquencies exist at this time.
5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Improvement Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 132a(f), the APPLICANT will repay the amount of the grant with interest, at the rate of 12% per annum, within 120 days after the GMS notifies the APPLICANT of the violation. The GMS has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: ANDREW & RACHHEL BRUNKEN - Building owner

Mailing address: 141 BRIGHTON LN, Austin, TX 78737

Location in the City of Gonzales for which the improvement is being requested:

Street Address: 513 ST. GEORGE

Other companies and locations owned and/or operated by the APPLICANT

Company Name: N/A
Street Address: _____
City: _____

Company Name: _____
Street Address: _____
City: _____

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as *Exhibit A*. ALREADY ON FILE
7. Please attach a vicinity map locating the property within the City of Gonzales as *Exhibit B*. ALREADY ON FILE

8. New or existing business: ☒ New ☐ Existing
_____ has been in operation for _____ years.

Existing # of jobs: _____ (if applicable) Full-time _____ Part-time _____

New jobs (full-time): _____ New jobs (part-time): _____

9. If leased facility, provide the following information (attach copy of current lease):

Current Landlord: N/A
Address: _____
Phone Number: _____

10. What other cities and/or buildings is the applicant considering to establish a new business if this application is not approved? N/A

11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.
ALL WORK PERFORMED TO BE PAID WITH CASH.

12. Has financing been secured?

Yes ✓ - CASH
No _____
Pending _____

(Attach documentation)

With Whom? _____

13. Please provide a copy of the State sales tax reporting form for the most current three (3) month period (if applicable).
14. Prior to applicants execution of this application, APPLICANT has had this reviewed by the Attorney of Applicant, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.
15. APPLICANT and owner/landlord indemnify, defend and hold GMS harmless from any liability, injury, claim, expenses and attorney's fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.
16. GMS has delivered a copy of the guidelines and criteria for a utility relocation grant program to applicant for review, and the delivery hereof does not constitute an offer of a relocation grant.
17. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the application for business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.

VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished GMS has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Gonzales Main Street may or may not grant a Utility Relocation Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Gonzales Main Street on this, the 30th day of July, 2018.

Applicant Andrew Brunken

Signature [Signature]

Address 141 BRIGHTON LN

Austin, TX 78737

Phone Number 512-565-2550

Applicant Rachel Brunken

Signature [Signature]

Address 141 BRIGHTON LN

Austin, TX 78737

Phone Number _____

Name of Property Owner/Landlord Andrew & Rachel Brunken

Signature [Signature]

Address 141 BRIGHTON LN, Austin, TX 78737

Phone Number 512-565-2550

SCHEDULE A

Name and Address of Title Insurance Company:

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

File No.: 2018185

Policy No.: O-0000-980158158

Address for Reference only: 513 Saint George St., Gonzales, TX 78629

Amount of Insurance: \$34,000.00

Premium: \$408.00

Date of Policy: June 18, 2018 at 2:11 PM

1. Name of Insured:

Andrew Brunken and Racshel Brunken

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is Insured as vested in:

Andrew Brunken and Racshel Brunken

4. The Land referred to in this policy is described as follows:

Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas, within the Corporate Limits of the City of Gonzales, being **THE WEST ONE-HALF OF LOT NO. 4, in BLOCK NO. 34, IN THE ORIGINAL INNER TOWN OF GONZALES**, containing **0.213 of an acre of land**, more or less. Being the same land described in that certain deed dated December 9, 2008, executed by Kittel Family Limited Partnership, to BWK Holdings, LLC, recorded in Volume 993, Page 740, of the Official Records of Gonzales County, Texas. And being the same land described in that certain deed dated April 14, 2014, executed by BWK Holdings, LLC, to Gonzales Economic Development Corporation, recorded in Volume 1160, Page 102, of the Official Records of Gonzales County, Texas.

Being the same land described in that certain deed dated June 18, 2018 executed by Gonzales Economic Development Corporation to Andrew and Rachel Brunken, recorded in Volume 1283, Page 215 of the Official Records of Gonzales County, Texas.

NOTE: The Title Company is prohibited from insuring the area or quantity of the land as described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule "B" hereof.

AFTER RECORDING, RETURN TO:

Mr. Dewey Smith
Gonzales Economic Development Corporation
820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629-0547

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§
COUNTY OF GONZALES §

KNOW ALL MEN BY THESE PRESENTS:

The GONZALES ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation ("*Grantor*"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by *ANDREW and RACSHEL BRUNKEN* ("*Grantee*"), the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee, certain real property in Gonzales County, Texas, to-wit:

Being an approximately 0.213-acre tract of land consisting of Block 34, the West One-half of Lot 4, Gonzales City Blocks Addition, an addition to the City of Gonzales, Gonzales County, Texas. Being the same land described in that certain deed dated April 14, 2014, executed by BWK Holdings LLC, a Texas limited liability company to Gonzales Economic Development Corporation, recorded in Volume 1160, Page 102, of the Official Records of Gonzales County, Texas (the "*Land*").

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, hereditaments, appurtenances, buildings, other improvements and interests located thereon or in anywise appertaining thereto (said Land and all rights, benefits, privileges, easements, hereditaments, appurtenances, buildings, other improvements and interests being hereinafter referred to as the ("*Property*").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS AND TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Land and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Land, but not including any right or interest in or to any contiguous or abutting lands owned by Grantor or its assigns.

This conveyance is made and accepted subject to the matters of record as of the date hereof. Grantor conveys the Property "As Is" without further representation.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT GRANTEE IS PURCHASING THE PROPERTY 'AS IS' AND 'WHERE IS,' AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE, AND THAT, EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT, GRANTOR IS MAKING NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION OR VALUE OF THE PROPERTY, THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN, ON, UNDER OR ABOUT THE PROPERTY, THE ENVIRONMENTAL CONDITION OF THE PROPERTY, THE ZONING CLASSIFICATION OF THE PROPERTY, THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAW, OR THE INCOME OR EXPENSES FROM OR OF THE PROPERTY. THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY, THE STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY OR ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, IT IS UNDERSTOOD AND AGREED THAT GRANTOR MAKES NO WARRANTY OF HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE. WITHOUT LIMITING THE FOREGOING, GRANTOR SPECIFICALLY MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH REGARD TO TITLE TO THE PROPERTY, ANY IMPROVEMENTS THEREON, OR ANY INTEREST THEREIN, TO THE EXTENT THAT WARRANTIES OF TITLE ARE TO BE MADE, SUCH WARRANTIES SHALL BE SET FORTH SOLELY AND EXPRESSLY IN THE DEED AND OTHER DOCUMENTS USED TO CONVEY THE PROPERTY FROM GRANTOR TO GRANTEE AT CLOSING. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT OR OTHER PERSON.

EXECUTED as of this 18th day of June, 2018.

GRANTOR:

**GONZALES ECONOMIC DEVELOPMENT
CORPORATION,**

A Texas non-profit corporation



Dewey Smith, President

Date Signed: 6/18/18

STATE OF TEXAS

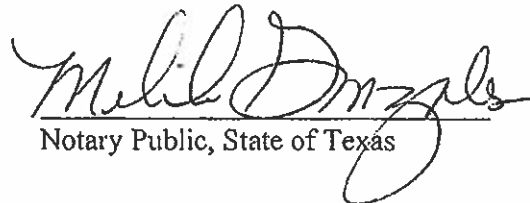
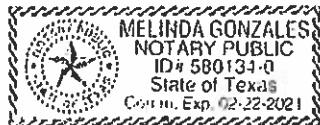
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§

COUNTY OF GONZALES

§

This instrument was acknowledged before me on the 18 day of June, 2018, by Dewey Smith, President of the Gonzales Economic Development Corporation, a Texas non-profit corporation, on behalf of said corporation.

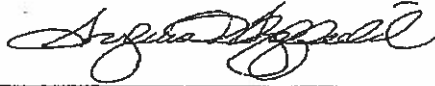

Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 18294669 V: 1283 P: 215

Filing and Recording Date: 06/18/2018 02:11:20 PM Pages: 4 Recording Fee: \$24.00

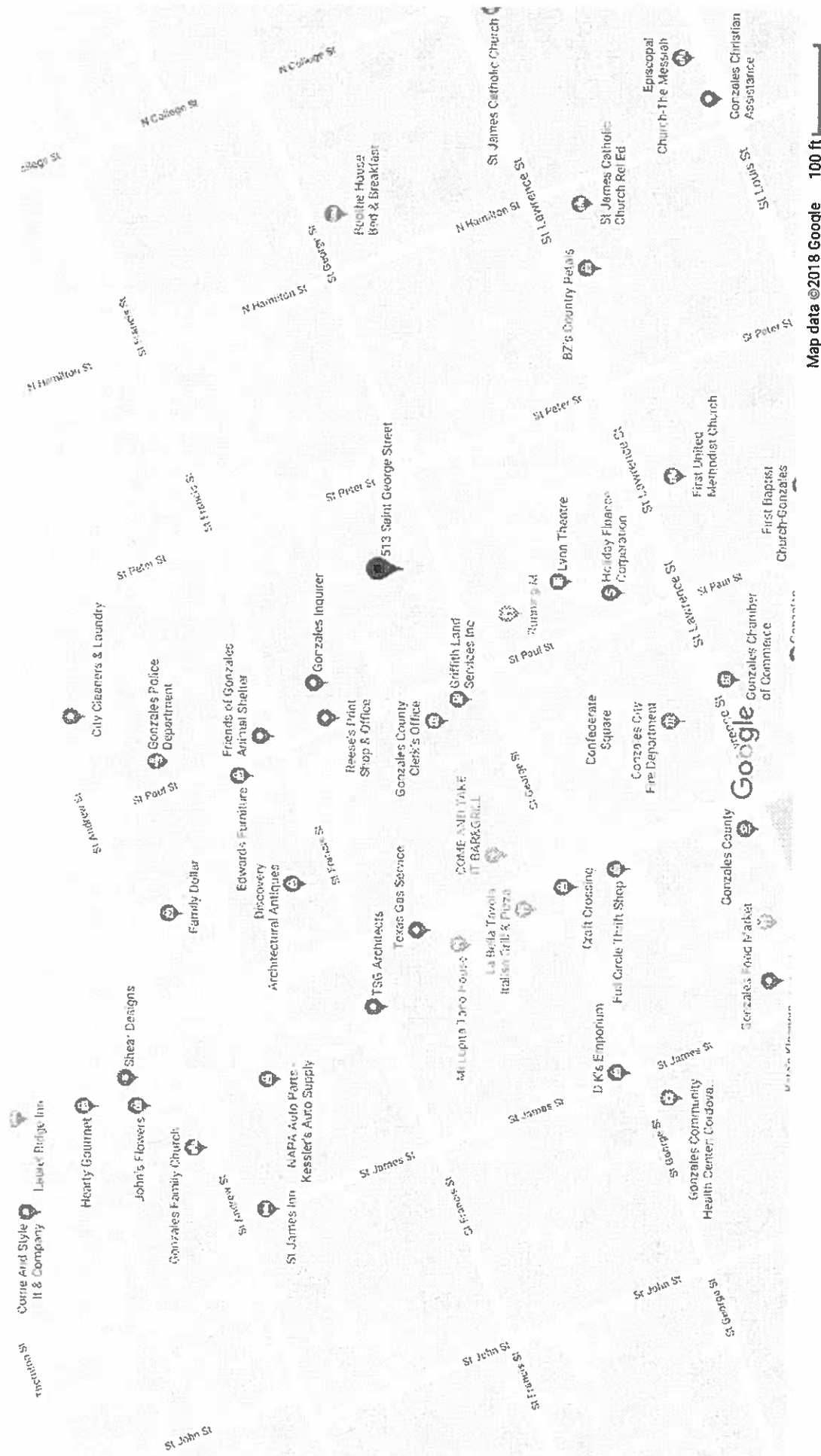
I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County,



Sylvia Sheffield, County Clerk
Gonzales County, Texas

***DO NOT DESTROY - Warning, this document is part of the
Official Public Record.***

Returned To:
BURCHARD ABSTRACT CO
403 ST GEORGE STREET
GONZALES, TX 78629



CARPET/LAMINATE
TILE/WOOD
VINYL

APTIVA INTERIORS

FLOOR STORE

KNOWLEDGE
EXPERIENCE
TALENT

637 East Davis St. Ph. 830-875-5033
Luling, TX 78648 Fax 830-875-5190
aptivainteriors.com Cell 830-743-4407

PROPOSAL

CUSTOMER: BRUNKEN BUILDING	EMAIL:
ADDRESS: 513 SAINT GEORGE ST., GONXZALES	DATE: 5/24/2017
PH: 512.417.5348/512.565.2550	COMPLETE BY: DAN RIVAS

PROJECT SIGHT: BRUNKEN BUILDING

LABOR TO CUT 30 LINEAR FEET EXISTING CONCRETE IN REAR OF PROPERTY
TO ALLOW FOR DIGGING OF 18" DEEP TRENCH FOR NEW ELECTRICAL MAIN.
\$2300.00

LABOR AND MATERIAL TO INSTALL NEW 200 AMP SERVICE ON INSIDE OF
LEFT REAR CORNER OF STRUCTURE. RUN NEW WIRE IN CONDUIT IN TRENCH
AND CONNECT TO CITIES NEW METER ON REAR OF PROPERTY. \$3100.00

FEE FROM CITY TO MOVE METER TO REAR OF PROPERTY.
NOT TO EXCEED \$2000.00

PROJECT TOTAL \$7,400.00

THANK YOU FOR CONSIDERING APTIVA INTERIORS FOR YOUR PROJECT

50-67-2015

電話: (06) 3016

2025

NPFS: HQ TERM: 011

REF #

PAID BY:

ADITH # : 604070

TYPE - PURCHASE

13004011

513 ST GEORGE ST

BLDC-ADE

TRAN: 1.6530

CREDIT CARD FEES

UNDERSTANDING

GONZALES MAIN STREET

2018 WORK PLAN

Vision Statement

The Gonzales Main Street program aims to create an experience rich environment, while preserving the beautiful historic features of our downtown. Our vision is for Gonzales to become a destination for those seeking a unique, friendly small town atmosphere and keeping our role in Texas History alive.

Mission Statement

Gonzales Main Street will be a driving force in ensuring that our iconic downtown contributes to our community's well-being. Gonzales Main Street will effectively carry out a program to preserve and enhance our downtown through promotions, tourism, encouraging local spending, and inspiring lifelong preservation and revitalization of our historic community.

Organization Committee 2018 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATE D COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Keep public informed of Main Street Activities	Monthly news article in newspaper	Barbara Friedrich	Free	Monthly	Continue to promote Main Street and events through interviews with KCTI Radio Station. Gonzales Inquirer promotes Main Street Events on a regular basis	
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade -City Wide Garage Sale	Organization/Promotion Committee	\$30,000.00	On-Going	City Wide Yard Sale – completed Concert Series – Mailed out vendor apps and soliciting Sponsors	Yard sale was huge Success- had 66 participants
Host Regional Board Training	-Set up date & time with Texas Main Street -Obtain place for training -Invite other Main Street Cities -Refreshments	Lisa Kay Brown – Organization Committee	\$200.00	September 2018		Contacted Debra Drescher for dates for Board Training
Promote downtown as shopping and dining destination	-Promote Shop Gonzales on web site and face book -Photo Ops	Board	Free	On-going		
National	-Proclamation	Barbara Friedrich	Free	May 2018	Mayor signed	

Preservation Month	-Newspaper article				a proclamation declaring May as National Preservation Month.	
Volunteer Appreciation	-Plan what Main Street can do to thank volunteers for service	Lisa Kay Brown Organization Committee	\$400.00	August 2018		
Small Business Saturday	Check website for ideas and informational material Talk with local businesses Promote shopping Small Business Saturday	Organization/Promotion Committee		November 2018		
Landscaping square in downtown	-Plan Project -Cost and how money will be raised for project -Who will maintain -Present to City Council for approval					
Main Street 30 th Year Anniversary	-Come up with a plan for a great event to celebrate 30 years of Main Street	Lisa Brown		April 20 2018	Held at the San Antonio Distillery - Completed	Many citizens attended. Great Success

Promotion Committee 2018 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Promote downtown as shopping and dining destination	-Promote Shop Gonzales on web site and face book -Photo Ops	Egon Barthels Promotion Committee	Free	On-going	On- going promotion on face book and radio interviews.	
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade -City Wide Garage Sale	Egon Barthels and Debbie Toliver Promotion Committee	\$30,000.00	On-Going	City Wide Yard Sale – Completed. Concert Series – Mailed out vendor apps and soliciting Sponsors	Yard sale was huge Success- had 66 participants
National Preservation Month	-Proclamation -Newspaper article	Barbara Friedrich	Free	May 2018	Mayor signed proclamation declaring May as National Preservation Month	
Small Business Saturday	Check website for ideas and informational material Talk with local businesses Promote shopping Small Business Saturday	Egon Barthels		November 3018		
Main Street 30 th Year Anniversary	Plan a promotion campaign for event	Egon Barthels		January 2018	Held at the San Antonio Distillery - Completed	Many citizens attended. Great Success

Design Committee 2018 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Benches downtown	-Talk with Code Enforcement -Visit downtown businesses and property owner -Design of bench -Fundraiser for benches	Connie Dolezal Carlos Camarillo				
Christmas Decorations	-Carry out design plan. -Focus on Texas Heroes Square -Request funding from Tourism/City Council -Coordinate with Utility and Parks Department to put up decorations	Connie Dolezal Lisa Kay Brown	\$	On-Going	Received a quote for wire and lighting for top of building. Received quote for company to place lighting on top of the buildings.	
Focus on renovations of buildings.	-Review Business Improvement Grant Program -Approve Utility Relocation Grant Program. -Visit each building owner interested in assistance.	Barbara Friedrich Carlos Camarillo	\$75,000.00	On-Going	Awarded grant to Floyd & Gindler. Awarded Utility Relocation grant to Bruce Harborth. Awarded grant to August	

	-Continue relationship with GEDC for funding of these grants.				Etlinger. Awarded grant to Flip St George LLC Awarded Grant to Chris Brunken	
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Economic Restructuring Committee 2018 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Downtown Socials	-Ideas as to what to do... -Set Date and Time-Monthly, Quarterly or semi-annual	Barbara Friedrich				
Merchant Training	-Partner with SBDC for Training -Semi-Annual event--Set Time, date, and place				Visited with Shirley Sommers about possible training	
Better Relationship with Businesses	-Visit each business on Main Street monthly -Explain incentives Main Street has to offer	Barbara Friedrich/Board	Free	On-going		
Recruit downtown businesses	-Work with ED director to add restaurants and entertainment to downtown area.	Barbara Friedrich/Genora Young	Free	On-going		
Plan to visit successful downtowns to	-Plan trip in Spring -Plan trip in summer -Encourage			April 2018		

gather info that may benefit Gonzales	participation of all Board and Committees					
Maintain property/ Business inventory	Keep list of properties available for rent or purchase and make available to public	Barbara Friedrich		On-going	Updated property survey January 2018	

**Financial Statement
July 31, 2018
Gonzales Main Street, Inc.**

Date	Num	Description	Category	Amount
Balance as of June 30, 2018				9,453.40
07/20/2018	DEP	Deposit	50/50	220.00
07/02/2018	DEP	Deposit	T Shirts	102.00
07/02/2018	DEP	Deposit	Vendors	320.00
07/03/2018	2034	John Christopher Way	Band	-1,250.00
07/20/2018	DEP	Deposit	T Shirts	113.00
07/10/2018	DEP	Deposit	Vendors	60.00
07/10/2018	DEP	Deposit	Vendors	285.00
07/20/2018	ATM	ASCAP	Legal	-50.00
07/31/2018	DEP	Deposit	Contribution	120.00
07/31/2018	DEP	Deposit	Building Lights	218.00
Balance as of July 31, 2018				9,591.40

**Business Improvement Grant
July 31, 2018**

Date	Num	Description	Category	Amount
Balance as of June 30, 2018				22,872.09
07/05/2018	DEP	Deposit	GEDC	30,000.00
07/31/2018	258	August Etlinger	Grant	-6,945.45
Balance as of July 31, 2018				45,926.64

Main Street Matters

JULY / AUGUST 2018 • A MONTHLY PUBLICATION OF THE TEXAS MAIN STREET PROGRAM

LAREDO'S 10TH



By Priscilla Iglesias, Laredo Main Street Manager

Editor's Note: With a successful turnout at New Manager Orientation and All-Manager Professional Development in Amarillo and Canyon, we decided to combine the months of July and August for the next issue. For this month's Main Street Matters edition, we asked both Priscilla Iglesias, the Laredo Program Manager, and Barbara Friedrich, the Gonzales Program Manager, to write a spotlight on their communities.

In 1998, Laredo Main Street, originally known as Streets of Laredo Urban Mall Inc., was founded as a non-profit organization by a handful of downtown community advocates looking to attract locals to downtown Laredo. They hosted the very first Jamboozie Street Festival, closing down one block, inviting vendors, local music entertainment, and the community free of charge. This was the first time a group of downtown advocates organized to

create events and projects to enhance Laredo's historic downtown.

This year we will be celebrating our 20th anniversary of the UETA Jamboozie Festival, attracting more than 10,000 local, regional, and international visitors to downtown Laredo. This event is known to be one of the largest street festivals in South Texas. The event spans 15 blocks of downtown Laredo and showcases some of the most historic places you will find in our state. Keeping true to our roots, the event is still coordinated with the local downtown businesses in mind. Many tell us that Jamboozie Day is the most lucrative day of the year for them.

Since its inception, the organization has maintained its original mission and ideals – to economically stimulate diverse business and residential development in downtown while preserving its historic resources. In 2007, Laredo applied to become a Main Street city

(Cont. on page 2)



The Laredo Main Street Program coordinates the only state certified farmers market, El Centro de Laredo Farmers Market, that takes place in the historic plaza in downtown Laredo. Due to its rising popularity, it now takes place twice a month.



When you visit downtown Laredo, make sure to attend the UETA Jamboozie festival (top image and middle image) and the El Centro de Laredo Farmers Market (bottom image). Both events are located in downtown Laredo, and attract large audiences.

and was officially designated in 2008. Today, Laredo celebrates 10 years of consecutive Main Street Program participation.

The past 10 years have been filled with hard work and support from not only the downtown business community, but the City of Laredo and Webb County governments. Laredo Main Street is a non-profit organization that relies heavily on the support of the local community and local foundations that are inspired to contribute to downtown Laredo because of our mission and accomplishments.

Laredo Main Street also coordinates the only state certified farmers market in Laredo, known as the El Centro de Laredo Farmers Market. Originally hosted only once a month, this year we have expanded our market, adding a second date and location. Our beautiful Farmers Market takes place at the two historic plazas in downtown Laredo. This event attracts anywhere from 100-300 attendees at a given market. We consider our market to be a small business incubator, giving local small businesses a space to develop and sell their services or products to our local community.

In recent years a large chain grocery store closed, leaving our downtown in a food desert crisis and forcing downtown residents to travel more than five miles to the nearest grocery store. Many of these residents are elderly without access to transportation and living on fixed incomes. Laredo Main Street, together with the City of Laredo and other local advocates, strategized on how to remedy this situation. The first thing was providing more produce at our Farmers Market. One of the ways that we were able to do this was advocating for an Urban Agriculture ordinance in the City of Laredo. Once we were successful at that, a local food policy council was created to analyze and advise our city on our local food system. Through the success of both these efforts, we were able to expand our El Centro de Laredo Farmers Market, providing another source of food accessibility to our downtown residents in this crucial time.

Laredo Main Street's largest successes have been from our advocacy efforts in the past 10 years. Through our efforts we have rezoned our downtown to accommodate for a Central Business District and Arts and Entertainment District. We have partnered with the City of Laredo Community Development



Improvements along Iturbide Street in downtown Laredo were funded by the Façade Improvement Program. This property and five others have been improved in recent years.

Department to create a Façade Improvement Program for downtown Laredo. Through this program, \$77,467.50 has been invested into downtown Laredo and six façades have been improved. In the recent years we have successfully advocated for the creation of a Tax Increment Reinvestment Zone in our district. We advocate with other local organizations and community members to create economic development incentives for our downtown district.

The last 10 years of accomplishments would not have been possible without the assistance of our dedicated board of director, downtown stakeholders, local community advocates, and the many local organizations that we partner with. The heart of our city is downtown, and we will continue to work on improving our district and providing a place where both our community and visitors can shop, stay, and play.

Main Street is Economic Development
Over the past 12 month period, Texas' 87 designated Main Street communities reported reinvestment into their Main Street districts.

\$353.96 MILLION TOTAL

PRIVATE
\$154.86M

PUBLIC
\$199.10M

453
small businesses and
2,557 jobs were created.

105,333
volunteer hours were
contributed to local
Main Street programs.

WHY I LOVE SHOP SMALL, SHOP LOCAL

DEBBIE CHARBONNEAU,
HUNTSVILLE MAIN STREET MANAGER

I absolutely love this campaign and was thinking one day of how I could make it a little bit better for my downtown businesses.

So, I came up with the idea of doing it for the entire month of November, and doing a "blow out" on Small Business Saturday as well.

Here's how it worked: participating businesses paid \$25 per 100 tickets, which they ordered to distribute to their customers for every \$20 they spent. I wasn't out to make a profit, but it helped with the printing of the tickets. I ordered 1,000 tickets since I didn't know how it would be received so I only ordered enough tickets for 10 businesses to participate.

Well, to my delight, that didn't last long because I had 10 businesses that wanted to participate within two days, so I had to order more tickets. I ordered 1,500 more. There were a few more businesses that came in, but many of the first 10 original businesses were having to order more tickets.

Visit the Online Resource Library at txms-resourcelibrary.org to download the rest of this article under the Small Business Saturday section and see other resources.





The history of the famous "Come and Take It" phrase originates from the Battle of Gonzales in 1835, when a flag sewn from a woman's wedding dress included those famous words, a lone star, and the image of a cannon. [Source](#)

GONZALES' 30TH



By Barbara Friedrich, Gonzales Main Street Manager

Come and Celebrate It! What a better reason to celebrate than the 30th Anniversary of Gonzales Main Street?

Main Street's 30th anniversary started off with a big celebration at the San Antonio Distillery, located at 715 Saint Paul Street. Being a new business in town, they were more than happy to provide the venue for this celebration. Over 100 guests joined them. When they arrived, they were offered a shot of the newly

brewed Immortal 32 Rum and the tasting bar was opened. Egon Barthels, board chairman, gave a big welcome to all our guests, and recognized the mayor, city councilmen, past Main Street managers, and past board members. He spoke of some of the accomplishments over the past 30 years. Everyone enjoyed a video clip of former First Lady Rita Crocker Clements' visit to Gonzales, and a slide show of happenings on Main Street for the last 30 years. Andrea Marie & The Magnolia Band provided entertainment for the party. It was a night to relive the past, enjoy great food, and dance to great music, and it was enjoyed by everyone.

Over the past 30 years, many things have been accomplished through the Main Street Program. The City of Gonzales received four Texas Capital Fund Main Street Improvements grants through the Texas Department of Agriculture, which eliminated flooding in downtown, allowed parking and landscaping on two of our historical squares, and replaced infrastructure and sidewalks in the 300 block of Saint George Street. With partnership of the Gonzales Economic Development Corporation, Main Street has awarded 42 Business Improvement Grants and six utility relocation grants. Leveraging \$410,488.59 with private funds of \$815,683.65 resulted in a reinvestment of \$1,226,176.24 public/private funds in our downtown through our grant program.

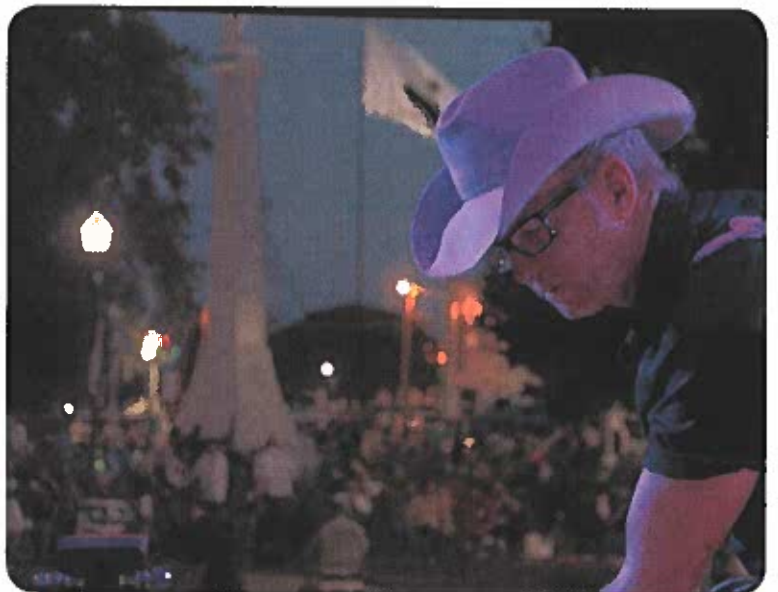
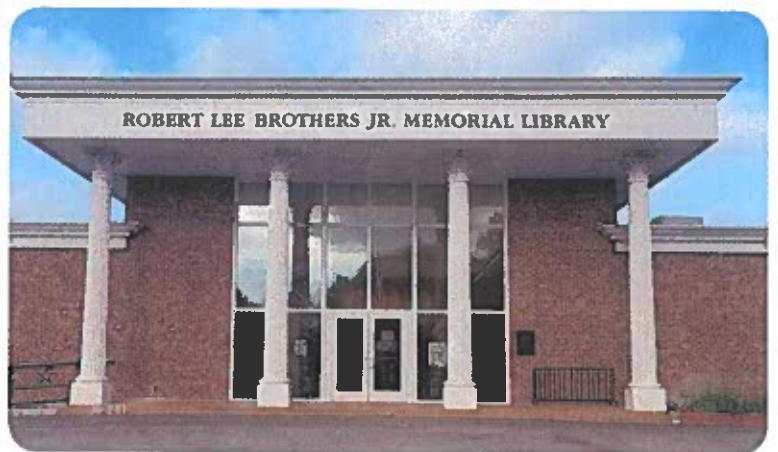
One of the first major projects in downtown Gonzales was the restoration of the Gonzales County Courthouse. It was built in 1894 by architect J. Riely Gordon. Judge Henry Vollentine was instrumental in securing funds for the restoration work. Work began on the project in 1995 and was completed in 1999.

An anonymous donor funded \$2 million for the purchase and renovation of the Wells Fargo Bank building, which has become the Robert Lee Brothers, Jr. Memorial Library. The library is not only a place of books, but houses the DuBose collection of over 700 weapons, holsters, trench art, commemoratives, flags, helmets, and swords. On July 4th, the library celebrated the unveiling of the Vickie Bushong Memorial collection of over 60 original documents and photographs primarily from the Texas revolution.

Another great renovation project was the purchase of the HEB building in downtown Gonzales, which was renovated for The Gonzales Primary Academy. This project was awarded the Texas Downtown Association President's award for Best Renovation/Rehabilitation under 50,000 population in 2016.

Throughout the years, Main Street has held various events to bring visitors and citizens to our downtown area. We have celebrated with events such as a Piano Gala, Wassail Trail, Ice Cream Trail, Trade Days, Happy Fall Y'all, City Wide Garage Sale, Christmas in July, Winter Fest Lighted Christmas Parade, and Main Street Concert Series & Star Spangled Spectacular.

Gonzales Main Street has celebrated for the past 30 years and now we invite you to "Come & See It!"



(Top image) The Gonzales County Courthouse, circa 1894, was one of the first major renovation projects in downtown Gonzales. Work began in 1995 and was completed by 1999. (Middle image) The Robert Lee Brothers, Jr. Memorial Library was renovated and funded by an anonymous donor. (Bottom image) Gonzales hosts various events throughout the year, with their Main Street Concert Series & Star Spectacular event being the most popular during the summer time.

HAPPY TRAILS LUCIE IN SAN ANGELO

By Del Velasquez, San Angelo Main Street Director

Lucie Hofheins began her career with Downtown San Angelo, Inc. in 2005, the very year we became a Main Street City. She was the administrative assistant to the executive director.

Lucie left in 2010 to take on a position at the Convention Visitor's Bureau, where she was the Visitor's Center and Volunteer Coordinator.

Hofheins returned to Downtown San Angelo, Inc. in September, 2014 as assistant director, taking on additional responsibilities. Hofheins has been instrumental in the development of two projects which have impacted our organization.

The Sheep Spectacular Project is a fundraising and promotional program that has played a major role in community involvement. The fiberglass statues have become one of the most popular projects in our community.

The Downtown Stroll began in 2007 at the "Art Walk" upon her return to DSA, Inc. Hofheins has been the lead coordinator, executing this monthly event with creative themes and colorful flyers.

As executive director I've relied on her skills and abilities to the point I've dubbed her "the backbone of our organization"!

Lucie will be missed and our entire organization "Wishes her the very best in her retirement"!!!



Lucie Hofheins (left) and Del Velasquez (right), the staff of Downtown San Angelo, Inc., accepted a proclamation from Mayor Brenda Gunter (middle) recognizing May as National Historic Preservation Month in San Angelo.

GETTING TO KNOW YOU

**LEAH CARRIZALES,
PEARSALL MAIN STREET MANAGER**



1. What is your hometown?

Born and raised in Pearsall

2. What Main Street City do you represent and how long have you been there?

Pearsall became a Main Street City in January of 2018. We are very new! I started on February 15, 2018. So I have been Main Street Manager for going on 6 months! I love it!

3. What is your favorite spot in your downtown and why?

If I had to pick a favorite spot, it would be on Oak Street either looking at the Masonic Lodge through Oaks Theater (Texas First Lady Rendering) or Sindons building directly across the street. Fingers crossed the pocket parks should launch soon, so this might be one too!

4. What do you enjoy the most about the Main Street program?

I have a Bachelor's Degree in architecture, so being able to say that I am helping revitalize my downtown has always been a dream for me! I want to make a difference and this to me is great first step!

(cont. on next page)

MARK YOUR CALENDAR!

TEXAS DOWNTOWN CONFERENCE

The 2018 Texas Downtown Conference will be held November 6-9, 2018 in Corpus Christi. Join TDA and TMSP staff for great sessions, tours, and events. Registration to open soon!

MAIN STREET IN ACTION



(Top) The June meeting of the Llano Main Street Advisory Board was held in the historic Lantex Theater, and an invitation was extended to the community to come out and learn more about Main Street. Almost 50 people attended.

(Bottom) The Rio Grande City Main Street Advisory Board and staff, along with the local Preservation Commission and Historic Preservation Officer, held a joint meeting in June to give the boards an opportunity to learn more about each program. Following the combined meeting, each group held a separate meeting for individualized training and planning.

5. What is the best piece of advice you've ever received?
To never give up on any of your dreams, because everything is possible if you believe in them!

6. What's your favorite tip for someone in our economic development/downtown revitalization industry?
Even though there are buildings that need some love, being able to see it at the worst point means that you will eventually see it at its best and it will all be worth it!

7. If you could plan a vacation to anywhere in the world, where would it be and why?
Bora Bora, I have always wanted to go there!

8. Who has been the most influential person in your career?
My mother – she has always believed in me and that is something that I will always be thankful for!

9. Who would you switch places with for a day?
You know to be honest, I wouldn't want to switch with anyone. I am happy just the way I am.

10. What's your favorite inspirational quote?
"Reach for the Stars!" Yes, Toy Story.
"She believed she could, so she did."

11. What do you enjoy doing in your spare time?
Mostly being with family. I love going fishing, bowling, shopping, sleeping, etc. Anything that means you can go to sleep at the end of the day and say I had a great day today!



In June, the Texas Main Street and Town Square team visited Pearsall, a new 2018 Main Street community, to conduct its traditional resource team visit and provide recommendations as they move forward on laying the foundation for their local program.

AMARILLO / CANYON PROFESSIONAL DEVELOPMENT HIGHLIGHTS



A big "Thank You" to Beth Duke in Amarillo, as well as Evelyn Ecker and Kirstie Patterson in Canyon for hosting a phenomenal training in July. Managers joined together in downtown Amarillo with colleagues, THC / TMSP staff, and Norma Ramirez de Miess from the National Main Street Center for some educational sessions and fun events. After catching a special performance of *Texas the Musical* in Palo Duro Canyon under the stars, managers traveled down the road to Canyon the last day to catch a morning brunch before heading back home.





REAL PLACES

PRESERVING HISTORIC TEXAS
2019 CONFERENCE

JANUARY 16-18
SHERATON AUSTIN HOTEL AT THE CAPITOL

This will be the Texas Historical Commission's biggest and best conference yet with Main Street programming, workshops and tours, and 20+ sessions with 60+ speakers including:

- **GENE KRANZ**, legendary leader of the flight team that brought Apollo 13 safely home
- Noted museum expert **COLLEEN DILENSCHNEIDER**
- Bestselling author and speaker **NINA SIMON**
- Architect and urban planner **CURTIS DAVIS**
- Author and TV personality **BRENT HULL**

★ **REGISTER NOW!**

Register by **September 14** and save \$125! After the early-bird deadline, rates increase to \$400 through December 7, and will be \$435 at the door.

★ **STAY FOR FREE!**

The Friends of the Texas Historical Commission is offering stipends to assist qualified applicants with hotel costs. Apply by the **August 20** deadline!

realplaces.us