

MAIN STREET ADVISORY BOARD MEETING Gonzales Municipal Building 820 St. Joseph Street, Gonzales, Texas Tuesday, July 24, 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 May 22, 2018 Minutes

REPORTS

- 2. Design Committee Report on grant application from Andrew and Racshel Brunken
- 3. Report on Concert Series and Star Spangled Banner 2018
- 4. Review Program of Work for FYE 2018
- 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
- 6. Financial Report for months of May and June

ITEMS TO BE CONSIDER

- 7. Discuss, Consider and Possible Action regarding Business Improvement Grant Application from Andrew and Racshel Brunken
- 8. Discuss, Consider, and Possible Action regarding GVEC Power-Up Grant Application
- 9. Discuss, Consider, and Possible Action regarding date for Board Training
- 10. Discuss, Consider and Possible Action regarding Promotion Committee a) Winterfest
 - b) Concert Series and Star Spangled Spectacular 2019
- 11. Discuss, Consider, and Possible Action regarding Christmas/downtown decorations
- 12. Discuss, Consider and Possible Action regarding Organization Committee a. Happy Fall Ya'll
- 13. Discuss, Consider, and Possible Action regarding Economic Vitality Committee

Next Regular meeting will be August 21, 2018

AJOURN

I certify that a copy of the July 24, 2018 agenda of items to be considered by the Gonzales Main Street	
Advisory Board was nosted on the City Municipal Building bullatin board on the 20th day at 19th 2010	
a.m./p.m. and remained posted continuously for at least 72 hours proceeding 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 M	lanager	
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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, May 22, 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, Suzanne Zaitz, Connie Dolezal, Shelli Van Kirk, Sherri Schellenberg, John Boothe, and Johnnie Edwards. Members absent: Lisa Brown, Debbie Toliver, John Pirkle, Carlos Camarillo, Karen Jacobs and Johnnie Edwards. Others present were Barbara Friedrich, and Mayor Connie Kacir.

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole None

OTHER BUSINESS

1. Formal Proclamation Signing of Proclamation Designating May as National Preservation Month

Mayor Kacir signed a formal proclamation designating May as National Preservation Month.

APPROVAL OF MINUTES

2. Approval of April 24, 2018 Minutes

Following discussion, Johnnie Edwards moved to approve the minutes of April 24, 2018. John Boothe seconded the motion. The motion prevailed by unanimous vote.

ITEMS TO BE CONSIDERED

- 3. Discuss and Consider any action regarding Promotion Committee
 - a) Concert Series and Star Spangled Spectacular

Discussion was made as to have Water Balloon toss on June 15th and Musical Chairs and car show on June 29th. Egon Barthels reported that Del De Los Santos donated a fan to the Main Street Board for use during the concert series.

John Boothe moved to accept the donation of Del De Los Santos. Suzanne Zaitz seconded the motion. The motion prevailed by unanimous vote.

b) Winterfest

Lisa Brown is working on plans for Winterfest.

- 4. Discuss and Consider any action regarding Christmas/downtown decorations
 Connie Dolezal reported that we have raised \$1,900.00 for lights on top of the buildings.
 The City of Gonzales is going out for RFP's for an outside electrical department to take over the day to day maintenance of the City of Gonzales's electrical lines. This may mean we would not have anyone to put up the lights. Discussion should be made at the next meeting whether to give the money back to those who have contributed or go ahead as planned to replace the lights.
- 5. Discuss and Consider any action regarding Organization Committee
 - a. Happy Fall Ya'll

Discussion was made that board members were approached by citizens that there were not enough food vendors on the square and the only thing available was from the Lynn Theater concession stand. Barbara Friedrich reported that in order for Mr. Anderson to agree to have a movie on the square was for the Lynn Theater to have full rights for the concession stand. That is how they make their money in order to put the free movie on. It was suggested that Mr. Anderson be contacted to see if he could open the concession stand earlier. Discussion was made as to when to have the Happy Fall Y'all event. It was suggested that it be on October 20, 2018, as there was always an adult Halloween party the weekend before Halloween.

Following discussion, Johnnie Edwards moved to have the event on October 20, 2018. Connie Dolezal seconded the motion. The motion prevailed by unanimous vote.

- 6. Discuss and Consider any action regarding Design Committee
 None
- 7. Discuss and Consider any action regarding Economic Vitality Committee
 None

STAFF/COMMITTEE REPORTS

8. Report on Come & Taste It Beer, Wine, & Art Festival

Barbara Friedrich reported that the Come & Taste It Beer, Wine & Art Festival was great event for the first time.

Input from the Wine Vendors was:

Have this a stand-alone event

Beer and Wine does not mix:

Star later in the Day - probably about 12 pm

There is usually no charge for a wine vendor to attend

Some events charge \$100.00 deposit and if the vendor shows up and stays until the end of the show, they will refund the deposit.

We ordered way too many bags and glasses. There will be enough glasss and bags if the board decided to do this next year.

9. Review Program of Work

Program of work was reviewed.

10. Manager's Report

Barbara Friedrich reported that Del De Los Santos volunteered to help move everything from St. John Street to Confederate Square; Debbie Toliver and Johnnie Edwards has been a great help in collecting sponsorships; attended a pre-development meeting for Janice Clayton and Julio Garza – both are looking to purchase a building downtown.

11. Financial Report

Board reviewed the financial report.

12. Next Regular meeting will be June 26, 2018

The board discussed not having a meeting in June because of all the concerts that will be held. Following discussion, the board moved to have the next regular meeting on July 24, 2018. It was approved by a consensus of the board.

AJOURN

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

Barbara Friedrich, Recording Secretary	
Egon Barthels, Chairman	_
Johnnie Edwards, Secretary	_

GONZALES MAIN STREET 2018 WORK PLAN

Vision Statement

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

Mission Statement

carry out a program to preserve and enhance our downtown through promotions, 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 tourism, encouraging local spending, and inspiring lifelong preservation and revitalization of our historic community.

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PROGRAM	ACTION ITEM	RESPONSIBLE PAPTY	ESTIMATE	TIMELINE	STATUS	MEASUREMENT
GOAL						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						7
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	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	-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	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 planFocus 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 I	49	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 ProgramVisit each building owner interested in	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	

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 eventSet 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 gather info that may benefit Gonzales	-Plan trip in Spring -Plan trip in summer -Encourage participation of all Board and Committees			April 2018		

Maintain property/ Business	Keep list of properties available for rent or purchase and make	Barbara Friedrich	On-going	Updated property survey	
inventory	available to public			January 2018	

MAIN STREET PROGRAM ADVISORY BOARD

MEMBER LIST

September 30, 2017 – October 1, 2018

Egon Barthels, Chairman		John Pirkle	App:10/01/14
	Reapp:12/10	622 St. George St	
Shiner, Texas 77984		Gonzales, Texas 78629	TE: 09/18
361-571-3466	Reapp:11/14	210-464-8556	
		john pirkle@yahoo.Com	
	TE: 09/18		
egon@guadalupevalleyme			
Suzanne Zaitz	App: 10/17	Connie Dolezal, Treasurer	• • •
1806 St. Louis	.IE: 10/19	228 Fair Street	Reapp:12/10
Gonzales, Texas 78629		Gonzales, Texas	
512-317-2179			Reapp:11/14
Suzanne.zaitz@gmail.com		830-857-5339	Reapp:09/16
Carlos A. Camarillo	App: 01/14	connie@shear-designs.co	App. 04/4.4
	Арр. 01/14 Reapp: 09/15	Lisa Kay Brown P. O. Box 745 Gonzales, Texas 78629	App: 01/14
	TE: 09/19	Gonzales Toyas 78629	TE: 00/40
830-857-6371	1E. 09/19	830-445-1419	16. 09/10
Camarillo1958@yahoo.co	m	hunlovmom@gmail.com	
Karen Jacobs		Sherri Schellenberg	Ann: 12/12
301 St. Lawrence St.		1410 St. Vincent	
Gonzales, Texas 78629	TE: 09/19	Gonzales, Texas 78629	Reapp: 09/15
830-519-4006		5830-857-6439	
		sherrischellenberg@stx.ri	
Johnnie Edwards, Secreta	ryApp: 04/16	Debbie A. Toliver	
206 St. Francis St		1932 St. Hwy. 97W	
Gonzales, Texas 78629	TE: 09/18	Gonzales, Texas 78629F	Reapp: 1/14
361-0688-9404		830-857-3974Re	eapp:09/15
Jedwards601@mac.com		1	ΓE: 09/19
		Toliver debbie@yahoo.co	<u>om</u>
John Boothe, Vice Chairm		Shelli Shelton Van Kirk	
P. O. Box 761		P. O. Box 1845	TE: 09/19
Gonzales, Texas 78629	TE:09/18	Gonzales, Texas 78629	
830-203-1979		830-857-1523	
John.Boothe@altana.com		photographibyshelli@ yal	noo.com

Barbara Friedrich, Main Street Manager, Gonzales Main Street Program

mainstreet@cityofgonzales.org - 830-263-0118 (cell) - 830-672-2815 (Office)

According to Gonzales Main Street, Inc. By-Laws the board members are to be appointed by City Council. There is no restriction as to residency nor to term limits.

Financial Statement June 30, 2018 Gonzales Main Street, Inc.

Date	Num	Description	Category	Amount
Balance as of May	31, 2018			18,599.99
06/01/2018	2023	Choice Productions	Concert Series	-1,200.00
06/05/2018	DEO	Deposit	Sponsorship	1,900.00
06/05/2018	DEP	Deposit	T Shirts	215.00
06/05/2018	DEP	Deposit	Vendors	860.00
06/05/2018	ATM	W B Farm & Ranch	Concert Series	-13.49
06/06/2018	2024	Void		
06/06/2018	2025	Choice Productions	Concert Series	-1,200.00
06/08/2018	2026	Barbara Friedrich	Cash for Band	-2,000.00
06/13/2018	DEP	Deposit	Vendors	510.00
06/13/2018	DEP	Deposit	T Shirts	50.00
06/15/2018	2027	L C Rocks	Concert Series	-2,500.00
06/15/2018	228	Choice Productions	Concert Series	-1,200.00
06/15/2018	ATM	D & D Liquor	L C Rocks	-62.10
06/19/2018	DEP	Deposit	Vendors	150.00
06/21/2018	2029	Barbara Friedrich	Cash for Band	-750.00
06/21/2018	2030	Choice Productions	Concert Series	-1,200.00
06/27/2018	2031	Void		
06/27/2018	2032	Rotel & the Hot Tomatoes	Concert Series	-2,500.00
06/27/2018	2033	Choice Productions	Concert Series	-1,200.00
06/27/2018	DEP	Despsit	Sponsorship	600.00
06/27/2018	DEP	Deposit	T Shirts	30.00
06/27/2018	DEP	Deposit	50/50	364.00

Balance as of June 30, 2018 9,453.40

Business Improvement Grant June 30, 2018

Date	Num	Description	Category	Amount
Balance as of Ma	y 31, 2018			22,872.09

Financial Statement May 31, 2018 Gonzales Main Street, Inc.

Date	Num	Description	Category	Amount
Balance as of Apr				27,163.66
05/01/2018	DEP	Deposit	Come & Taste It	1,910.50
05/01/2018	DEP	Deposit	City Wide Yard Sa	478.00
05/01/2018	DEP	Deposit	Sponsorship	6,000.00
05/02/2018	2009	Personal Impressions	Come & Taste It	-3,076.14
05/02/2018	2010	Tina Couet	Refund-Come & T	-50.00
05/03/2018	2013	W B Farm & Ranch	Paint, Cable Ties	-25.27
05/03/2018	DEP	W B Farm & Ranch	Jack for Stage	-119.99
05/08/2018	2014	The Outhouse	Port A Potties	-309.75
05/08/2018	2015	Gonzales Inquirer	City Wide Yard Sa	-110.00
05/10/2018	DEP	Deposit	Vendors	190.00
05/10/2018	DEP	Deposit	Sponsorship	450.00
05/17/2018	2016	Long Branck Saloo	Come & Taste It	-11.50
05/17/2018	DEP	Deposit	Sponsorship	300.00
05/19/2018	ATM	W B Farm & Ranch	Cable Ties	-9.19
05/23/2018	ATM	Totally Promotions	koozies	-64.80
05/23/2018	ATM	Totally Promotions	Koozies	-64.80
05/23/2018	ATM	Totally Promotions	Koozies	-64.80
05/23/2018	ATM	Totally Promotions	Koozies	-64.80
05/23/2018	ATM	Totally Promotions	Koozies	-64.80
05/23/2018	ATM	Totally Promotions	Koozies	-64.80
05/24/2018	2017	Void		
05/24/2018	2018	Egon Barthels	Posters	-366.95
05/24/2018	2019	Void		
05/29/2018	ATM	Family Dollar	Stage Supplies	-7.58
05/30/2018	2020	C H Graphics	T Shirts	-845
05/30/2018	2021	Jeff Woolsey	Concert Series	-1,750.00
05/30/2018	2022	Owens Entertainment	Deposit for Bands	-10750
05/31/2018	ATM	Totally Promotions	Koozies	-72.00
Polones as of No.	. 24 2040		_	40 500 00

Balance as of May 31, 2018

18,599.99

Business Improvement Grant May 31, 2018

Date	Num	Description	Category	Amount
Balance as of Ap	oril 30, 2018			22,872.09

DOCUMENTATION CHECKLIST

for

Business Improvement Grant Program

As a part of this app	lication, the following documentation is being provided by the applicant:
NA	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
NA	Copy of lease agreement (if facility is leased)
	Legal description of subject property (Exhibit A)
	Vicinity map of subject property (Exhibit B)
	Estimates of proposed improvements (Exhibit C)
	Pictures of building's exterior, roof, and foundation.
	Scale drawing by Texas Main Street Architect or registered design professional.
NA	Documentation of approved financing
1/4	State sales tax reporting form for most current three month period (if applicable)
	Consultation with City of Gonzales Building Official and Fire Official.
	Copy of construction permit receipt PROVIDED - ANAITING CERTIFICATE

Advisory Board Review		
Approved	Date	
Rejected	Date	
Re-Review	Date	

APPLICATION for

BUSINESS IMPROVEMENT 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 Business Improvement Grant under the provisions of the GMS's Business Improvement 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 Business Improvement 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 Business Improvement 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 employee 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: ANDres & RA	reshel Brunken
Mailing address: 14/ BRIGHTON	LN , AUSTIN TX 78737

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

	Street Address: S/S SF. GEORGE
	Other companies and locations owned and/or operated by the APPLICANT
	Company Name: 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 <i>Exhibit A</i> .
7.	Please attach a vicinity map locating the property within the City of Gonzales as Exhibit B.
8.	New or existing business: NewExistingyears.
	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: THERE IS NO CURRENT LEASE. Address: BUILDING IS VALANT
	Phone Number:
10.	What other cities and/or buildings is the applicant considering to establish a new business if this application is not approved?
11.	Additional Information: Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc. I COPECT WORK WILL BE PAID WITH CASH, THERE WILL BE NO FENANCING FOR THIS POLICE.
12.	Has financing been secured? Yes No Pending 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 business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement 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.
- 18. Any deviation from the approved grant project may result in the total or partial withdrawal of the grant.

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 Business Improvement 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 Stree 2018.	t on this, the day of,
Applicant Address TSRUM CEM	Applicant RAESHEL BRUNICEN Signature
Address 141 Brighton Ld	Address 141 BRIGHTON LN
AUSTIN TX 78737	AUSTIN, TX 78737
Phone Number <u>512-565-2550</u>	Phone Number 5/2-417-5348
Name of Property Owner/Landlord AND TEN & R Signature Address 141 BRIGHTON LN ADSTIN, TO 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 ore 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.

File No.: 2018185 14 T1 OP Sch A STG Page 1 of 1

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 §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GONZALES §

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. UNDER OR **ABOUT** ON. THE PROPERTY. THE ENVIRONMENTAL CONDITION OF 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: 6/18/19

STATE OF TEXAS

8 8 2

COUNTY OF GONZALES

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

MELINDA GONZALES
NOTARY PUBLIC
1D4 580133-0
State of Texas
Count Exp. 02-22-2021

Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 18294669 V: 1283 P: 215

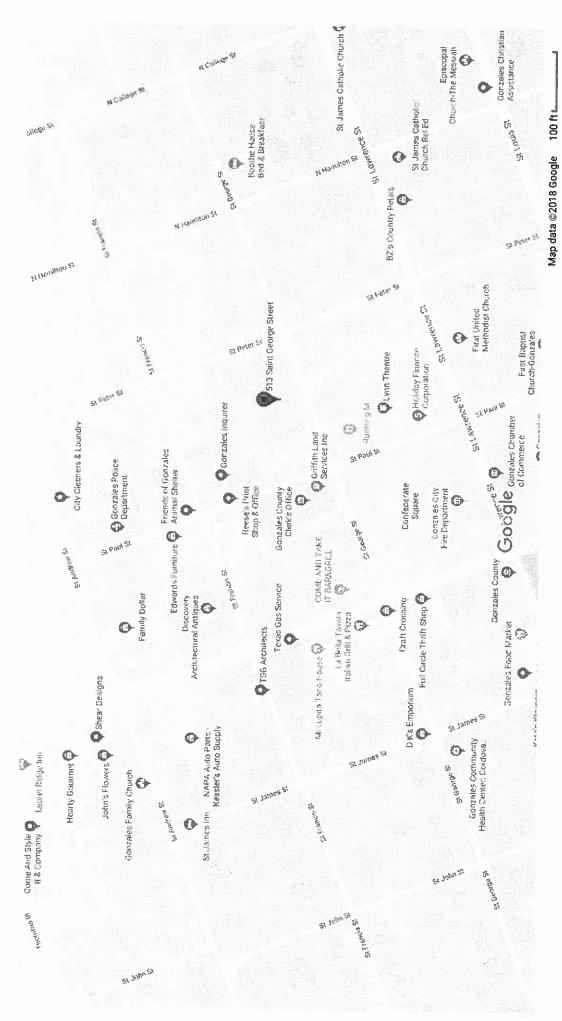
Filing and Recording Date: 06/18/2018 02:11:20 PM Pages: 4 Recording Fee: \$24.00 I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County,

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

Google Maps 513 St George St



APTIVA INTERIORS FLOOR STORE

KNOWLEDGE **EXPERIENCE** TALEN7

637 East Davis St. Luling, TX 78648

Ph. 830-875-5033 Fax 830-875-5190 aptivainteriors.com Cell 830-743-4407

PROPOSAL

CUSTOMER: BRUNKEN BUILDING

ADDRESS: 513 SAINT GEORGE ST., GONXZALES

PH: 512.417.5348/512.565,2550

EMAIL:

DATE: 5/24/2017

COMPLETE BY: DAN RIVAS

PROJECT SIGHT: BRUNKEN BUILDING

LABOR AND MATERIAL TO PRESSURE WASH AND CLEAN BRICK ON STREET SIDE ONLY. \$550.00

LABOR AND MATERIAL TO REPLACE ALL WINDOWS ALONG STORE FRONT WITH LOW-E INSULATED TEMPERED GLASS UNITS. REPLACE AS NEEDED ALL WOOD WORK ON INTERIOR AND EXTERIOR. \$10,800.00

REPLACE 2 EXISTING DOORS WITH NEW 36" DOOR UNITS.

\$2.750.00

LABOR AND MATERIAL TO BUILD AND INSTALL NEW CEDAR FRAMED AWNINGS FOR ENTIRE STOREFRONT. CORRUGATED METAL ROOF AND **CEDAR 1X8 UNDERSIDE.** \$6590.00

LABOR AND MATERIAL TO INSTALL LIGHTING ALONG STRORE FRONT. \$1150.00

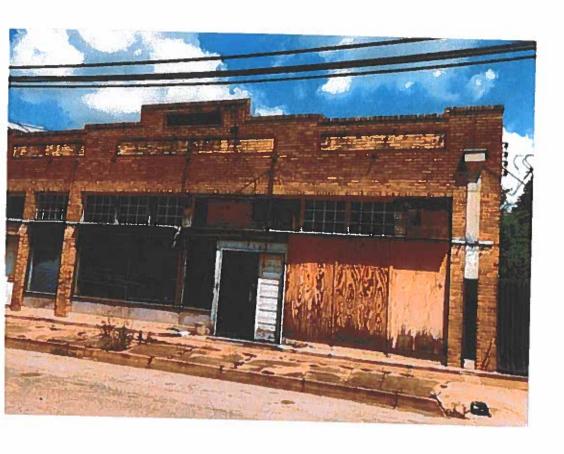
LABOR AND MATERIAL TO PAINT AS NEEDED ALL NEW SURFACES.

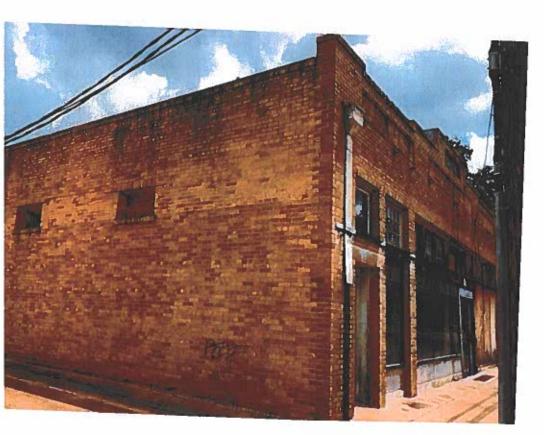
\$1250.00

WORK TO FOLLOW DESCRIPTION GIVEN BY TEXAS HISTORICAL COMMISSION.

PROJECT TOTAL \$23,090.00

THANK YOU FOR CONSIDERING APTIVA INTERIORS FOR YOUR PROJECT

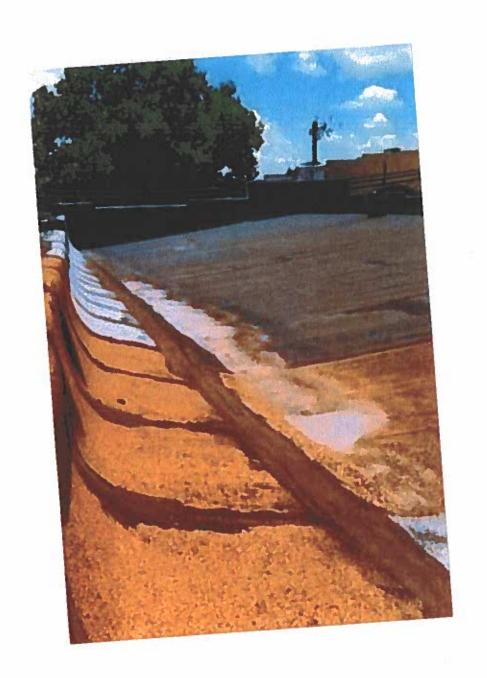


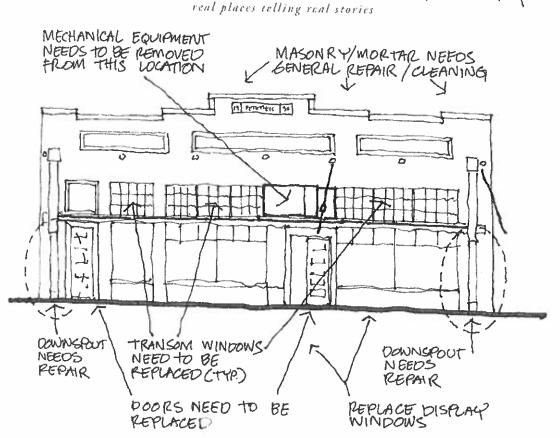


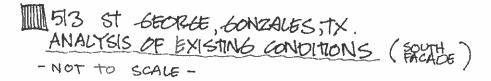








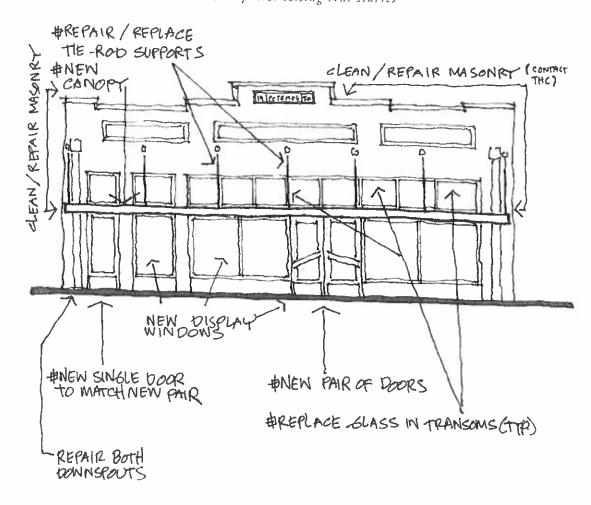


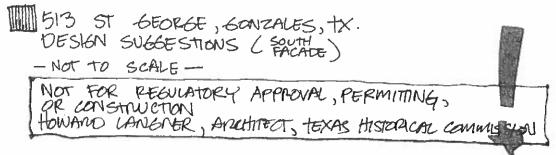




TEXAS HISTORICAL COMMISSION real places telling real stories

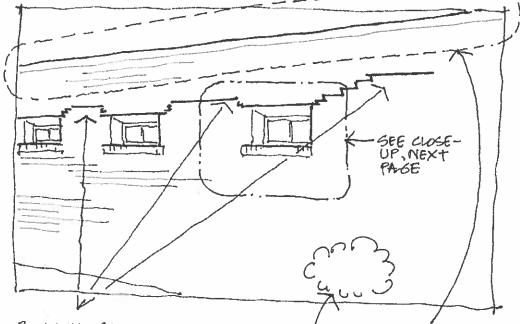
PAGE 2 0F4





TEXAS HISTORICAL COMMISSION





PUNNING CRACK EMANATING FROM LINTELS ABOVE WINDOWS ON WEST SIDE OF BUILDING

REMOVE GRAFFITI FROM MASONRY -(CONTACT THE FOR PROPER TECHNIQUES) MASONRY/MORTANL
NEEDS REPAIR/
CLEANING ALONG
PARAPET
(CONTACT THE FOR
PROPER TECHNIQUES)



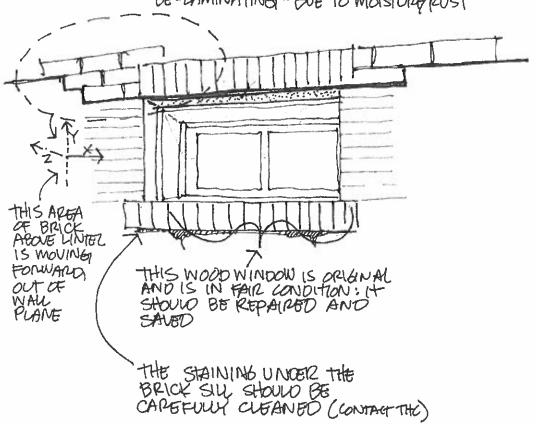
OF ISSUES. IT IS POSSIBLE THAT THESE LINTELS WILL NEED TO BE REPLACED PRIOR TO MASON!

ANALYSIS OF EXISTING CONDITIONS (WEST)

TEXAS HISTORICAL COMMISSION real places telling real stories

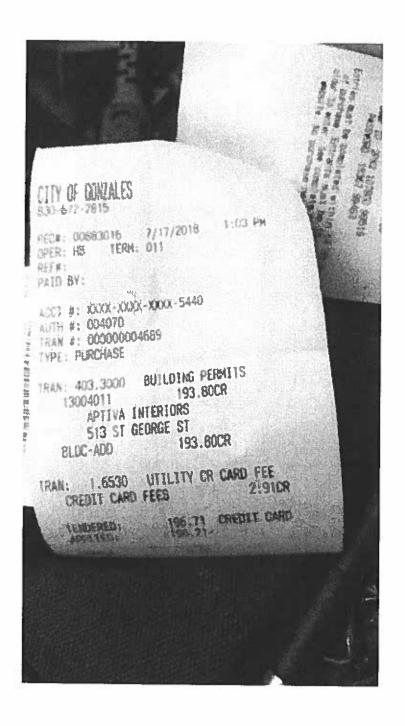
PAGE 4 OF 4

STEEL LINTEL APPEARS to BE "DE-LAMINATING" BUE TO MOISTURF RUST



1 513 St GEORGE, GONZALES, TX CLOSE - UP OF WINDOW ON WEST WAY. -NOT TO SCALE -







INTERNET I ELECTRIC I HOME

POWER UP Grant Program Program Guidelines

The mission of the GVEC POWER UP Grant Program is to accumulate funds from members participating in the POWER UP Program and reinvest that money in our communities by providing funding assistance to local non-profit groups and civic organizations for community development and improvement projects. These funds will be used primarily for projects involving:

- Education
- Youth Programs
- Health Care
- Community Development
- Civic and Community Outreach
- Public Safety/Service Organizations

Eligibility Requirements

- Projects must lie within the outer geographical boundary lines of the GVEC service area or have overlapping service areas in order to be eligible for GVEC POWER UP grant funding.
 - Example 1: GVEC's service area does not share overlapping territory with cities outside our geographical boundary lines; however, GVEC does share areas of service within the counties in which they lie. Therefore, certain school, county and service projects in these areas would be eligible for grants.
 - Example 2: Cities located within the outer geographical boundary lines of the GVEC service territory, even though not served by GVEC, are eligible for POWER UP grant funding. Some examples of cities in this situation that would be eligible are the City of Seguin, City of Gonzales, City of Cuero, etc. Non-profit organizations, schools, and county projects within the outer boundary lines are also eligible for grant funding.
- Project must be capital in nature or new project oriented and not something that the organization regularly does (no standard, ongoing projects, programs, or activities will be eligible). This grant is intended to provide funding for start-up costs, not ongoing activities or expenses.
- Project must be completed within 12 months of the date the grant money is awarded.
- This grant program is intended to provide finishing grants. If your organization is asking for
 partial funding of a larger project, you must include a total budget plan that clearly shows how
 you will complete the project within 12 months (ex: where the rest of the funds are coming
 from to finish the project).
- Property owner must sign off on the application, be a non-profit entity and may be required to show proof of long-term lease to the applicant.
- The organization must contribute to the community's health and/or welfare.
- The organization's services must be non-discriminatory in nature.
- Upon completion of the project, the grant recipient must furnish a final completion report on the project, including receipts for materials, supplies, etc., related to the use of Power Up grant funds.
- Organizations receiving grant funding should provide signage on the completed project, where applicable, showing GVEC POWER UP support.

Not Eligible for Grants

- Completed projects, debt-reduction campaigns, long-range projects that will take longer than 12
 months to complete, scholarship programs, religious or church-sponsored facilities limited to church
 membership, other grant programs, general operating costs, office or administrative projects and
 equipment, land acquisition projects, and standard ongoing projects, programs, or activities.
- 2. Training programs for staff where the value would be lost if the employee left the organization.
- 3. Ineligible organizations include for-profit entities, individuals, and professional associations. (A professional association is usually a nonprofit organization that seeks to further a particular profession, the interests of individuals engaged in that profession, and the public interest.)

Evaluation Factors

The following factors will be considered in the evaluation of funding requests:

- PROJECT IMPACT Project impacts community-wide or county-wide as opposed to a
 project that impacts a smaller area or group.
- MATCHING FUNDS Preference will be given to projects that have at least 20% matching funds
- PARTNERSHIP & COMMUNITY INVOLVEMENT Is the project receiving in-kind support or services?
- <u>LETTERS OF SUPPORT</u> Does the community support this project? Did the organization have community leaders write letters of support?
- POWER UP (PU) GRANT HISTORY Preference will be given to organizations that
 have not previously received a PU grant. Organizations cannot apply for PU grants
 for 3 years after they receive a PU grant.
- <u>PUBLIC ACCESSIBILITY</u> Does the project include public educational outreach or demonstration component?
- PROJECT BUDGET Is the project budget clear and concise? Does the budget add
 up correctly? If grant request doesn't cover the cost of the entire project, has the
 organization clearly shown the ability to complete financing for the project? Does
 the application include bid proposals or estimates for all items over \$1,000?
- <u>WELL-PREPARED PACKET</u> Is the project well-defined and thought-through with a clear objective and reasonable budget and timetable?
- PROJECT VALUE Ranks the overall worthiness of the project in building and enhancing communities within the GVEC service area.

Application Deadlines

There will be two funding cycles per year. Grants are due February 15 (for grant decisions announced in April) and August 15 (for grant decisions announced in October) each year.

Applications must be received (NOT postmarked) at any GVEC office by 5 p.m. on the day of the deadline. If the deadline falls on a holiday or weekend, the deadline is extended to the next regular business day.

All documentation, including IRS exemption determination letter, must be received by the end of business on the deadline date in order to be eligible.



POWER UP Grant Program APPLICATION

INTERNET | ELECTRIC | HOME

Mail or deliver completed application to: GVEC POWER UP Grant Program P. O. Box 118 825 E. Sarah DeWitt Dr. Gonzales, Texas 78629

Typical grants are up to \$20,000. Higher amounts may be awarded on occasion, due to wide scope of impact.

Date:				
Name of organization:				
Mailing Address:				
City/State: Zip Code:				
Name/Title of Project Contact:				
Address of Project Contact:				
Contact Phone: Fax: Fax:				
Title of project:				
Physical address of the project:				
Amount of grant request: \$ Total project cost: \$				
Population of area served/Number of people affected by project				
Owner of the property for which grant is requested				
This application must be signed by the chief executive officer of the property owner requesting the grant				
Name of person authorizing the application (print):				
Title of person authorizing the application:				
Daytime Phone:				
Signature:				

This application must be accompanied by:

Project description (1-2 page maximum)
Project budget (Include bid proposals or
estimates for any items over \$1,000)
Project timeline (1 page maximum)
List of board of directors and their addresses

List of matching donations and in-kind contributions, along with supporting documentation for such IRS tax-exemption determination letter (Not tax-exempt form, but letter from IRS stating non-profit status must be attached to be eligible)
Letters of support

The project must fit one of the following 6 funding categories. Circle the appropriate category below:

Education Health Care

Youth Programs Civic/Community Outreach Community Development
Public Safety/Service Organizations