

MAIN STREET ADVISORY BOARD MEETING Special Called Meeting A G E N D A

Gonzales Municipal Building 820 St. Joseph Street, Gonzales, Texas Tuesday, February 11, 2014 – 12:00 p.m.

- 1. Call to Order.
- 2. Discuss and Consider Business Development Grant Application from Come & Take It Properties, LLC.
- 3. Adjourn.

I certify that a copy of the _	Fehrunn 2014	I, agenda of items to be considered by the Gonzales
Main Street Advisory Board	d was posted on the City M	unicipal Building bulletin board on the
day of <u>Fehruans</u>	2014, at <i>4:10</i>	lunicipal Building bulletin board on the
hours proceeding the softe	duled time of the meeting.	I further certify that the above agenda was removed
on day of	<u>, 2014</u> at	am/pm. I further certify that the following News
Media were properly notifie	ed of the above stated mee	ting: KCTl Radio Station, Gonzales Inquirer, and
Gonzales cannon.		
Barbara Friedrich, Main Str	no Frishich	
Barbara Friedrich, Main Str	reet Administrator	

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.

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: COME AND TAKE IT PROPERTIES, LLC

Mailing address: 9109 WOOD JBIS COURT, SPOTSYLVANIA, VA 22553

	Location in the City of Gonzales for which the improvement is being requested:	
	Street Address: 601 St. Joseph Street	
	Other companies and locations owned and/or operated by the APPLICANT	
	Company Name: SAVVY INVESTMENT PROPERTIES Street Address: 9109 WOOD F315 COURT City: SPOTSYWANIA, VA 22553	
	Company Name: Street Address: City:	
6.	Please attach a separate document providing a legal description of the property upon which contemplated improvements will be located as <i>Exhibit A</i> .	the
7.	Please attach a vicinity map locating the property within the City of Gonzales as <i>Exhibit B</i>	
8.	New or existing business:NewExisting	
	has been in operation for years.	
	has been in operation for years. Existing # of jobs: (if applicable) Full-time Part-time	
	New jobs (full-time): 14-18 TBD New jobs (part-time): 5 TBD	
9.	If leased facility, provide the following information (attach copy of current lease):	
	Current Landlord: NA	
	Address:	
	Phone Number:	
10.	What other cities and/or buildings is the applicant considering to establish a new business is not approved? NA	f this application
11.	Additional Information: Describe in detail project financing, amount of debt, terms of debt service, name of issuer of Purchase of building by Come and Take It. \$100,000	for
	rehab from come and Take It, Awaiting approval from a	26DC
12.	Has financing been secured? Yes (Attach documentation) No	
	Pending With Whom? GEDC	

- 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.

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 Street of	on this, the day of August,
2013. Come and Take It Properties	LLC
Applicant Kasia Patrian	Applicant
Signature KusianPaha	Signature
Address 9109 Wood Ibis Court	Address
Spotsylvania, VA 22553	
Phone Number 501-454-9938	Phone Number
Name of Property Owner/Landlord Come and Signature Kasampan	Take It Properties, LLC
Signature / William Figure / F	
Address	
Phone Number	

DOCUMENTATION CHECKLIST

for

Business Improvement Grant Program

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

ON FILE-GEPC	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
NIA	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.
IN PROCESS	Scale drawing by Texas Main Street Architect or contractor of the proposed work.
IN PROCESS-GEDL	Documentation of approved financing
NA	State sales tax reporting form for most current three month period (if applicable)
	Copy of construction permit.

Advisory Board Review	
Approved	Date
Rejected	Date
Re-Review	Date

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: \$300



Certificate of Formation Limited Liability Company

Filed in the Office of the Secretary of State of Texas Filing #: 801769417 04/18/2013 Document #: 476353720002 Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type The filing entity being formed is a limited liability company. The name of the entity is: Come and Take It Properties LLC Article 2 - Registered Agent and Registered Office A. The initial registered agent is an organization (cannot be company named above) by the name of: OR IVB. The initial registered agent is an individual resident of the state whose name is set forth below: Name: Johnny Pabian C. The business address of the registered agent and the registered office address is: Street Address: 3 Westchester Court Heath TX 75032 Consent of Registered Agent A. A copy of the consent of registered agent is attached. FB. The consent of the registered agent is maintained by the entity. Article 3 - Governing Authority A. The limited liability company is to be managed by managers. ☐B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below: Manager 1: Kasia **Pabian** Title: Manager Address: 9109 Wood Ibis Ct. Spotsylvania VA, USA 22553 Manager 2: Stacee Nelson Title: Manager Address: 519 Chiquita Rd. Santa Barbara CA, USA 93103 Manager 3: Carl Caple Title: Manager Address: 9109 Wood Ibis Ct. Spotsylvania VA, USA 22553

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited

liability companies may be organized under the Texas Business Organizations Code.

- 1. Contracts and other major obligations of the Company in excess of \$1,000 shall be effective only upon the signature of manager Stacee Nelson and one other manager (a total of two managers).
- 2. Contracts and other obligations of the Company of \$1,000 or less may be effective upon the signature of only one manager.
- 3. The Company may authorize any manager or combination of managers to execute any kind of contract or obligation of the Company upon written resolution approved by all members.
- 4. The Company is being formed initially with two members, both of which are entities.

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Ronald M. Ballard

22996 El Toro Rd., Lake Forest, CA 92630

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

T:B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Ronald M. Ballard

Signature of Organizer

FILING OFFICE COPY

Being all that certain tract of land, lying and being situated in Gonzales County, Texas, being part of Lots Nos. 4 and 5, in Block No. 20, in the Original Inner Town of Gonzales, more particularly being described in Cash Warranty Deed dated May 13, 1999, executed by Gindler, Gindler and Gindler, to Gonzales Investments, Inc., recorded in Volume 817, Page 890, of the Official Records of Gonzales County, and the particular tract hereby intended to be conveyed is described by metes and bounds as follows, to wit:

BEGINNING at an "X" chiseled in concrete at the southeast corner of said Gonzales Investments tract, and at the southeast corner of said Lot No. 4, and at the southeast corner of said Block No. 20, the same being the intersection of the west line of Saint Joseph Street, and the north line of Saint George Street, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 70° 00' 00" West 110.00 feet along the south line of said Gonzales Investments tract, and the south line of said Lot No. 4, and the south line of said Block No. 20, and the north line of said Saint George Street, to an "X" chiseled in concrete, at the southwest corner of said Gonzales Investments tract, and at the southeast corner of a tract described in Warranty Deed dated February 6, 2007, executed by Santos Valdez and Enriqueta Valdez to Gilbert B. Perez, recorded in Volume 957, Page 807, of the Official Records of Gonzales County, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 20° 00' 00" West along the west line of said Gonzales Investments tract, and the east line of said Perez tract, at 79.74 feet, a 5/8 inch iron rod found at the northeast corner of said Perez tract, and at the southeast corner of a tract of land described as SECOND TRACT in Warranty Deed dated March 31, 1999, executed by Marion Bright Storey to Paul Edward Nuese and Dianne Marie Nuese, and continuing along the east line of said Nuese tract, at 111.11 feet, the north line of said Lot No. 4, and the south line of said Lot No. 5, in all a distance of 119.75 feet to a 5/8 inch iron rod found at the northwest corner of said Gonzales Investments tract, and at the northeast corner of said Nuese tract, and in the south line of a tract described in General Warranty Deed dated February 22, 2012, executed by Bobby O'Neal and Nancy O'Neal to Hinson Retirement Fund, LLC, recorded in Volume 1079, Page 387, of the Official Records of Gonzales County, for the northwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 70° 00' 00" East along the north line of said Gonzales Investments tract, and the south line of said Hinson Retirement tract, to a 5/8 inch iron rod set at the northernmost northeast corner of said Gonzales Investments tract, and at the northwest corner of a tract described as FIRST TRACT in said deed from Storey to Nuese, for the northernmost northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 20° 00' 00" East along an east line of said Gonzales Investments tract, and said Nuese FIRST TRACT, at 8.64 feet, the south line of said Lot No. 5, and the north line of said Lot No. 4, and continuing along said lines, in all a distance of 40.75 feet, to a 5/8 inch iron rod found at an interior corner of said Gonzales Investments tract, and at the southwest corner of said Nuese FIRST TRACT, for an interior corner of this tract or parcel of land hereby intended to be described;



THENCE North 70° 00' 00" East 100.00 feet along the north line of said Gonzales Investments tract, and the south line of said Nuese FIRST TRACT, to a point at the northeast corner of said Gonzales Investments tract, and at the southeast corner of said Nuese FIRST TRACT, and in the east line of said Lot No. 4, and in the east line of said Block No. 20, and in the west line of said Saint Joseph Street, for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 20° 00' 00" East 79.00 feet along the east line of said Gonzales Investments tract, and the east line of said Lot No. 4, and the east line of said Block No. 20, and the west line of said Saint Joseph Street, to the PLACE OF BEGINNING, containing within said bounds, 0.21 of an acre, more or less, as is shown on Gonzales First Shot Surveying Plat No. S13-032, dated May 2, 2013.

These Field Notes were prepared from a survey done on the ground under my supervision and are true and correct to the best of my knowledge.

SETH M. FULLILOVE REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 6397





Customer Quote

www.ramwindows.com Ram Industries 13119 Mula Court Stafford, Texas 77477 Tel: 281-495-9056 Fax: 281-495-6778 Purchase Order #: 7495

KASHIA 601 ST JOSEPHS KASHIA 601 ST JOSEPHS Expiration Date: Quote Not Certified Ordered Date: Quote Not Ordered Payment Terms: 50% Prepaid **Creation Date: 8/20/2013** Ship Method: RAM Truck Trina Date Requested: Project Name: Quote Name: Sales Rep:

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GONZALEZ

Phone Fax:

Phone Fax:

Shipping Information:

Billing Information:

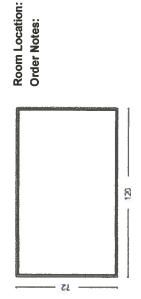
Quote #:

CASH CUSTOMER

CASH CUSTOMER 601 ST JOSEPH

Extended Price \$1,578.00 Customer Price \$1,578.00 Rough Opening | Overall Frame Size | 120" X 72" 120.5" X 72.5" Frame Width = 120, Frame Height = 72 S800 Heavy Picture 120 x 72 100-1 Line

Glazing Type – Insulated, Low E = Cardinal 366, Strength = Tempered, Gas Filled = Argon Gas, Pattern = None, Tint = No Tint, Spacer = Stainless Steel, Spacer Color = Black, Thickness = 1/4, OA Thickness = 1 OA, Protective Film = None Exterior Nailing Fin Options = Standard 1" Set-Back Frame Color = Dark Bronze Anodized Unit Type = Complete Unit



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9 Pages: 1 of

4 S800 Heavy Picture 64 x 99 Frame Wolth = 64, Frame Height = 99 Unit Type = Complete Unit Frame Color = Dark Bronze Anodized Exterior Nating Fin Options = Standard 1" Set-Back Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Sack + 48 Frame Wolth = 64, Frame Height = 48 Unit Type = Complete Unit Frame Wolth = 64, Frame Height = 48 Unit Type = Complete Unit Frame Color = Dark Bronze Anodized Exterior Nailing Fin Options = Standard 1" Set-Back Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Complete Unit Frame Color = Dark Bronze Anodized Stanless Steel, Spacer Color = Black, Thickness = 3/16, OA Thickness = 1 OA, Protective Film = None Exterior Nailing Fin Options = Standard 1" Set-Back Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Insulated Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Tempered, Glazzing Type = Tempered, Glazzing Type = Tempered Low E = Cardinal 366, Strength = Tempered, Glazzing Type = Tempered Low E = Cardinal 366, Strength = Stanless Steel, Spacer = Syli6, OA Thickness = 1 OA, Protective Film = None	Rough Opening Overall Frame Size Customer Price Extended Price Extended Price 64.5" X 99.5" 64" X 99" \$1,060.00 \$4,240.00 \$4,240.00 \$2,240.00 \$3,240.00 \$4,240.00	Room Location: Order Notes:	Rough Opening Overall Frame Size 1 Customer Price Extended Price 48.5" x 127.5" 48" x 127" \$1,006.00 \$2,012.00 Room Location: Order Notes: DO NOT HAVE 45 DEGREE BAY MULLS AVAILABLE	
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Pages: 2 of 6

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Pages: 4 of 6

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d Price	9.00	OO Coo
Extended Price	\$10,800.00	\$1,236.00
\$477.00	\$1,080.00	\$618.00
Room Location: Order Notes:	Room Location: Order Notes:	Room Location: Order Notes: DO NOT HAVE AVAILABLE
36.5" X 72.5" 36" X 72"	6.5" 48" X 96" Frame Rabus - 24	36" X 96" 36" X 96"
36.5" X 72.5"	Rough Opening	Rough Opening 36.5" X 96.5"
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_ Q	Oty Product Description	Rough Opening	Rough Opening Overall Frame Size I	Customer Price Extended Price	Extended Price
	S800 Heavy Picture 48 x 96 Frame Width = 48, Frame Height = 96 Frame Width = 48, Frame Height = 96 Unit Type = Complete Unit Frame Color = Dark Bronze Anodized Exterior Nailing Fin Options = Standard 1" Set-Back Glazing Type = Insulated, Low E = Cardinal 366, Strength = Tempered, Gas Filled = Argon Gas, Pattern = None, Tint = No Tint, Spacer = Stainless Steel, Spacer Color = Black, Thickness = 3/16, OA Thickness = 1 OA, Protective Film = None	48.5" × 96.5"	48" X 96" Room Location: Order Notes: DO NOT HAVI	\$776.00 \$776 bm Location: ler Notes: DO NOT HAVE 45 DEGREE BAY MULLS AVAILABLE	\$776.00 ULLS
Otto	y Product Description	Rough Opening	Rough Opening Overall Frame Size	Customer Price E	Extended Price

1400-1

22

Exterior Nailing Fin Options = Standard 1" Set-Back
Glazing Type = Insulated, Low E = Cardinal 366, Strength = Tempered,
Gas Filled = Argon Gas, Pattern = None, Tint = No Tint, Spacer =
Stainless Steel, Spacer Color = Black, Thickness = 3/16, OA Thickness =

1 OA, Protective Film = None

Frame Width = 48, Frame Height = 72 Frame Color = Dark Bronze Anodized

S800 Heavy Picture 48 x 72 Unit Type = Complete Unit

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1500-1

Room Location: Order Notes:

\$3,600.00

Customer Price \$600.00

Overall Frame Size 48" X 72"

Rough Opening 48.5" X 72.5"

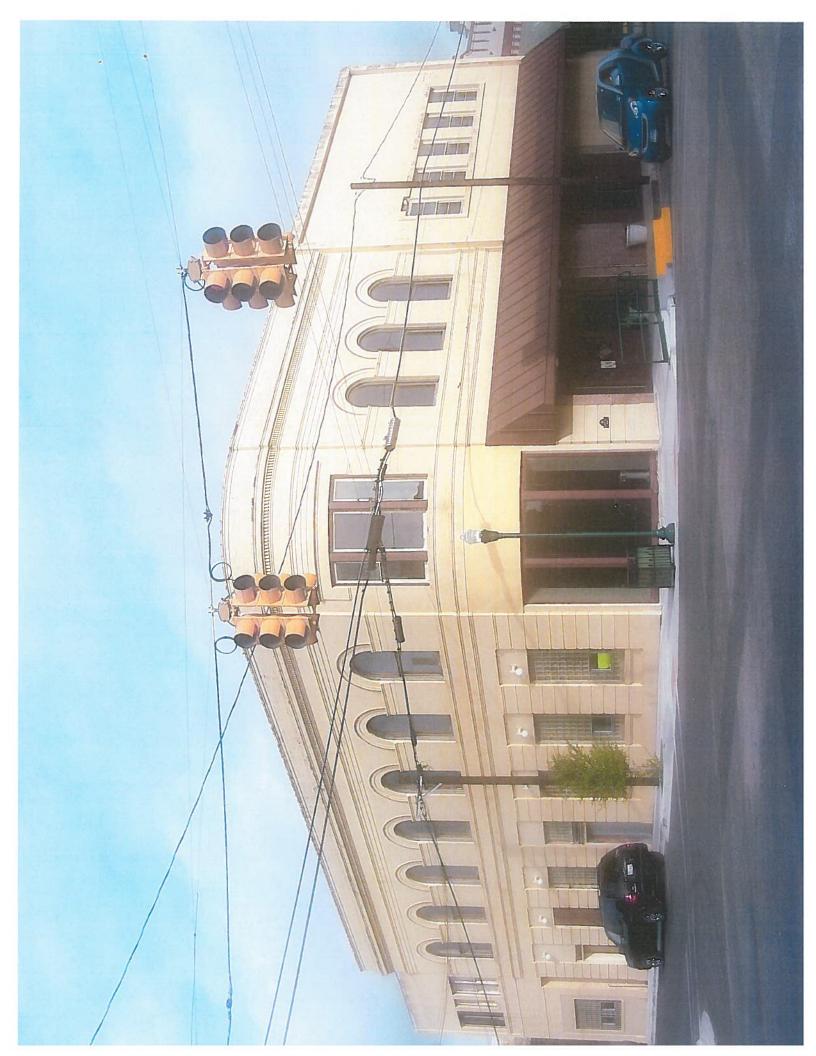
Thank you for the opportunity to quote your project.

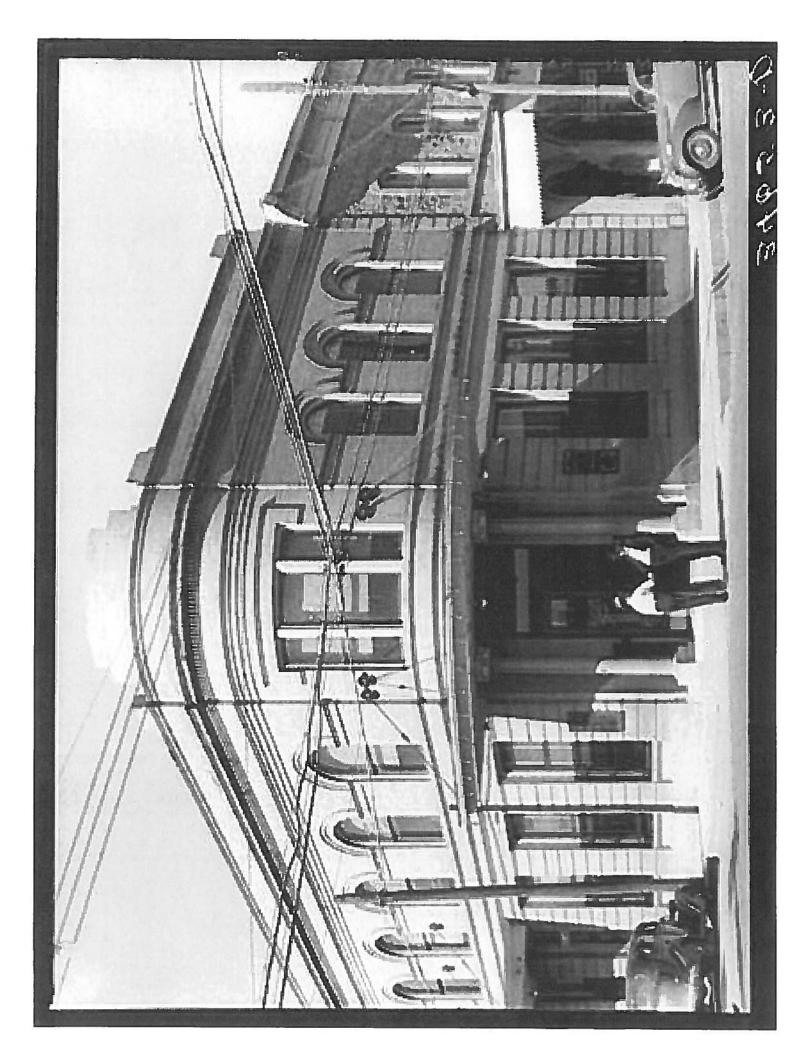
the order is accepted may result in additional charges and extended lead times. All orders are subject to RAM Industries standard Terms and Conditions of Sale. order. Please note that RAM Industries products are "made-to-order" and ANY changes after Sign Off: Your signature accepts this order and authorizes the release of this order for production. Before signing, please verify all information included herein is precisely what you intend to

Date: Approved by:

The state of the s	
\$36,334.11	Total
\$0.00	Labor:
\$0.00	Freight:
\$0.00	Tax 2:
\$2,769.11	Tax 1:
\$33,565.00	SubTotal:
Customer Price	

Arran







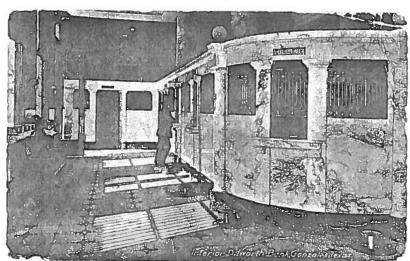
Bank corner. Gonzales, Texas



T 58 51 H3000581.02 58 15 1

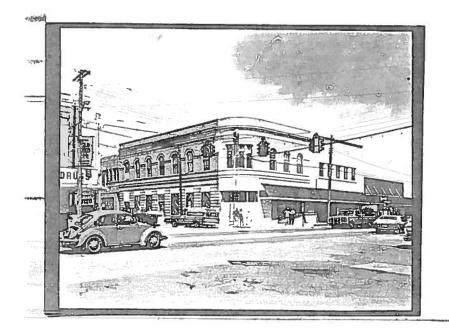
4490 77% F12 PAGE # PICTURE #

T 58 [c] The interior of the Dilworth



T 58 % H3000581.02 58 14 1





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