

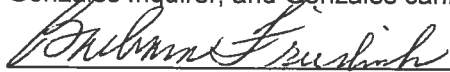


**MAIN STREET ADVISORY BOARD MEETING
AGENDA**

**Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, February 24, 2015– 5:30 p.m.**

1. Call to Order.
2. Public Comments.
3. Discuss and Consider Business Development Grant application from Pamela Walshak.
4. Discuss and Consider Business Development Grant application from DeMent and Company, LLC.
5. Discuss and Consider Utility Grant application from DeMent and Company, LLC.
6. Approve minutes for January 27, 2015.
7. Review Treasurer's Report.
8. Discuss and Consider Program of work for 2015.
9. Discuss and Consider Budget for 2015.
10. Discuss and Consider Banners for Texas Heroes and Market Squares.
11. Discuss and Consider partnering with GEDC to have Valerie Magolan from the Texas Historical Commission give a presentation on the Tax Credit Programs.
12. Committee Reports.
 - a. Promotion Committee.
 1. Discussion and any action regarding Promotion Committee.
 - a. Main Street Concert Series.
 - b. Christmas Decoration Committee
 1. Discussion and any action regarding Christmas Decorations.
 - c. Organization Committee.
 1. Discussion and any action for Organization Committee.
 - d. Design Committee.
 1. Discussion and any action for Design Committee.
 - e. Economic Restructuring Committee.
 1. Discussion and any action for Economic Restructuring Committee.
13. Board Orientation.
14. Manager's Report.
15. Board Comments.
16. Next regular meeting will be March 24, 2015.
17. Adjourn.

I certify that a copy of the February, 2015 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 February, 2015, at 8:45 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 _____, 2015 at _____ am/pm. I further certify that the following News Media were properly notified of the above stated meeting: KCTI Radio Station, Gonzales Inquirer, and Gonzales cannon.



Barbara Friedrich, Main Street 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.

**BUSINESS IMPROVEMENT GRANT PROGRAM
WORKING APPLICATIONS**

APPLICANT	ADDRESS	APPROVED	AMOUNT	PAID	Total Project
Laurel Ridge Antiques	827 St. Joseph	July 27, 2009	10,000.00	10/23/2009	22,637.00
Gonzales Empiroum	602 St. Paul	May 17, 2010	9,440.00	06/11/2010	11,800.00
Country Collectables	608 St. Paul	May 17, 2010	10,000.00	07/06/2010	17,000.00
OuttaCyTE Technologies	419 St. James	October 18, 2010	10,000.00	03/21/2011	13,017.84
Crystal Theatre	511 St. Lawrence	April 19, 2010	10,000.00	09/28/2011	31,991.02
Dement & Company	313 St. Lawrence	May 17, 2011	10,000.00	10/12/2011	13,830.22
Andover-Goliad. LLC	501-507 St. Joseph	September 27, 2011	10,000.00	12/01/2011	13,723.79
Shear Designs Salon & Boutique	805 St. Joseph St.	January 18, 2012	2,986.54	02/29/2012	3,733.18
Running M Bar & Grill	520 St. Paul Street	February 28, 2012	4,987.73	06/26/2012	6,234.66
Alcalde Group	St. James Street	February 28, 2012	10,000.00	08/07/2012	22,582.28
Myrna McLeroy	618 & 620 St. Paul	March 27, 2012	4,987.73	05/01/2012	5,040.00
HRF, LLC	617-619 St. Joseph	May 22, 2012	8,960.00	06/27/2012	11,200.00
Myrna McLeroy	616 St. Paul	May 22, 2012	5,059.18	08/22/2012	6,323.97
Lexington Investments, LLC	335 St. George	May 22, 2012	10,000.00	12/16/2013	42,915.08
Peterek & Associates Real Estate	829 N. St. Joseph	25-Sep-12	5,606.25	12/19/2012	7,007.81
Our Yogurt & Cajun Café	321 St. Lawrence	March 2013	10,000.00	04/26/2013	12,759.00
Brent Christian	621 St. Joseph St.	May 28, 2013	10,000.00	12/31/2013	35,870.00
Dement & Company	612 St. James Street	September 24, 2013	10,000.00	12/13/2013	12,502.94
Duzy Oliver, LLC	418 St. Andrew	September 24, 2013	6,536.00	10/09/2013	8,170.00
Hotel Alcalde, Inc. Previously approved on July 30, 2013 for \$10,000.00. Came back in January as work has not begun and approved for \$15,000.00	614 St. Paul St.	January 28, 2014	15,000.00	07/09/2014	36,002.28
Pat Ford	401 St. George St.	January 28, 2014	15,000.00	Not	60,000.00
Utility Relocation Grant	401 St. George St.	January 28, 2014	2,500.00	Completed	6,000.00
Personal Impressions	342 St. George Street	January 28, 2014	8,720.00	04/17/2014	10,900.00
Come & Take It Properties	601 St. Joseph Street	February 11, 2014	15,000.00	10/14/2014	20,000.00
Doug Phelan	621 St. Paul Street	May 27, 2014	13,606.80	09/03/2014	16,312.50
Doug Phelan	623 St. Paul	May 27, 2014	12,719.92	09/03/2014	15,899.90
Doug Phelan	627 St. Paul	May 27, 2014	14,549.70	41,885.00	18,187.00
Doug Phelan Utility Relocation Grant	621 St. Paul Street	May 27, 2014	2,500.00	10/24/2014	2,500.00
Andover-Goliad LLC	512 St. James Street	July 22, 2014	10,000.00	01/15/2015	14,578.00
Johnnie Edwards	525 St. Joseph Street	Sept. 22, 2014	15,000.00	Not Compl	28,000.00
Johnnie Edwards	525 St Joseph Street	Sept. 22, 2014	2,500.00	Not Compl	3,000.00
Running M Bar and Grill	520 St. Paul Street	Oct. 28, 2014	2,500.00	Not Compl	8,865.00
White's Service Co.	830 St. Paul Street	Oct. 28, 2014	11,369.73	Not Compl	14,212.16
Total			\$298,017.15		\$552,795.63
Total uncompleted approved projects			\$48,869.73		

Total Paid Projects	\$249,147.22
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Total Reinvestment as of 11/14/2014	\$423,718.47
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Funds Received from GEDC	250,000.00
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Cash in Bank -	\$852.78
Budget - 10/1/2014 - 9/30/2015	<u>\$75,000.00</u>
Total Funds	\$75,852.78

Unpaid Approved Projects	(\$48,869.73)
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Total Funds Available	\$26,983.05
-----------------------	-------------

RECEIVED

FEB 09 2015

10:43 A.M.

DOCUMENTATION CHECKLIST
for
Business Improvement Grant Program

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

<u>NA</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>NA</u>	Copy of lease agreement (if facility is leased)
<u>✓</u>	Legal description of subject property (Exhibit A)
<u>✓</u>	Vicinity map of subject property (Exhibit B)
<u>✓</u>	Estimates of proposed improvements (Exhibit C)
<u>✓</u>	Pictures of building's exterior, roof, and foundation.
<u>✓</u>	Scale drawing by Texas Main Street Architect or registered design professional.
<u>NA</u>	Documentation of approved financing
<u>NA</u>	State sales tax reporting form for most current three month period (if applicable)
<u>✓</u>	Consultation with City of Gonzales Building Official and Fire Official.
<u> </u>	Copy of construction permit.

Wm Ince / Wde
VERIFIED SCOPE
OF WORK.
2-9-15
11:25AM

Advisory Board Review

Approved <u>(signature)</u>	Date <u>2/20/15</u>
Rejected	Date
Re-Review	Date

GONZALES MAIN STREET

BUSINESS IMPROVEMENT GRANT PROGRAM

Gonzales Main Street in partnership with the Gonzales Economic Development Corporation seeks to improve the image of downtown Gonzales through the historic restoration and rehabilitation of commercial building facades located in the Downtown Redevelopment Area. Funded by GEDC as an economic incentive, in cooperation with GEDC, Gonzales Main Street has designed the following small business improvement grant program.

BUSINESS IMPROVEMENT GRANT PROGRAM DETAILS

Please read carefully:

- The Gonzales Main Street Business Improvement Grant Program is set up as a single payment reimbursement to property owners per building/business. Grants are available on a 80/20 matching funds basis with a cap of \$15,000.00 per grant.
- Grants will be reviewed and awarded on a first come, first serve basis.
- Building owners are limited to one grant per building.
- Grant funds focus on exterior work on storefronts (visible to the traveling public), on commercial buildings located in the Downtown Redevelopment Area.
- Grants are available beginning October 1 of each year, on a first come, first serve basis until funds are depleted.
- **No grants will be awarded for work that has already been started, in progress, or completed.**
- All submitted work will be reviewed based on the Secretary of the Interior's Standards for Rehabilitation (see attached) and approved by the Gonzales Main Street Advisory Board before any eligible work may begin.
- **If awarded a business improvement grant, any deviation from the approved grant project may result in the total or partial withdrawal of the grant.**
- Facades must be maintained after project completion. Improper or incorrect maintenance will affect all future grant eligibility.

If you have any questions, please contact the Gonzales Main Street Administrator at 830-672-2815.

Thank you!

1. Determine eligibility: Discuss project plans with City Staff. You may set up an appointment by calling the Gonzales Main Street Administrator at 830-672-2815.
2. Fill out business improvement grant application form and sign the agreement form. All grant applications must include a scale drawing by the Texas Main Street Architect or the contractor of the proposed work to be done. Color samples of all final paint selections and/or final fabric selections must be included with the application to be reviewed by and approved by the Gonzales Main Street Advisory Board. Obtain written proposals on all project work from contractors. Self-contracted work will be reimbursed by actual legitimate expenses, excluding labor.
3. Return the completed application form with all original contract proposals and color samples for the proposed work to the Gonzales Main Street Office at City Hall, 820 St. Joseph Street not later than the first Wednesday of the month.
4. The approval process will include without limitation the following:
 - (a) All grant projects must meet current building standards (Standard Building Codes).
 - (b) Notwithstanding anything stated in this application to the contrary, final approval for any grant shall be determined by vote of the Main Street Advisory Board.
 - (c) The Main Street Advisory Board may receive recommendations from the Gonzales Economic Development Corporation, which may also review the Application. Other committee recommendations shall be advisory only.
 - (d) The Main Street Advisory Board shall consider only applications which have been properly and fully completed and which contain all information required in the application or requested by any committee or the Main Street Advisory Board.
 - (e) All construction bids submitted by an applicant must be current and must be dated no earlier than thirty (30) days prior to the application request. Bids shall be submitted on the contractor's letterhead and shall contain the contractors name, address, telephone number and shall itemize the bid in a manner that allows the Main Street Advisory Board to determine the bid components and authenticity of the bid. Preference should always be given to local contractors and suppliers.
 - (f) An applicant who submits an application that was denied a grant by the Main Street Advisory Board may be eligible to re-submit a grant application six (6) months from the date the prior application was declined by the Main Street Advisory Board. Recommendations and corrections by the Advisory Board must be included or the resubmission will not be considered.
 - (g) Applicants receiving approval by the Main Street Advisory Board shall commence construction described within ninety (90) days from the date the grant is awarded by the Main Street Advisory Board. All applicants must complete the construction described in the application within nine (9) months from the date the grant is approved by the Main Street Advisory Board. If the applicant is unable to commence construction within ninety (90) days from the date the grant is approved or complete construction within nine (9) months from the date the grant is approved, the applicant can submit a written request for an extension for the commencement date or completion date provided the extension request is made prior to the expiration of the appropriate time limit. The Main Street Advisory Board shall not be obligated to allow extensions but may do so for good cause determined solely by the Main Street Advisory Board. The extensions, if granted, shall be for the term and for the conditions determined exclusively by the Main Street Advisory Board. An extension denial cannot be appealed and shall be final with the Main Street Advisory Board.
 - (h) As a condition of this grant application and in consideration of the opportunity to apply for a grant, the applicant consents and shall allow the Main Street Advisory Board to request City inspections to determine the grant, if awarded, shall not be used for construction to any building that is not in compliance with the City Municipal Codes and Ordinances.
 - (i) The applicant, by submission of this application, represents the construction described with the application shall be used in a building which is in compliance with all zoning codes and ordinances.
 - (j) The Main Street Advisory Board shall have sole discretion in awarding grants. The Main Street Advisory Board shall award grants considering the grant amount requested, grant funds available,

the grant program, condition of the building in which the grant funds will be used, effectiveness of the construction, other grant requests, the type and nature of the construction, and the proposed construction results considering the grant program.

- (k) No applicant has a proprietary right to receive grant funds. The Main Street Advisory Board shall consider any application within its discretionary authority to determine what grant amount would be in the best interest of the Grant Program. The review criteria may include, but shall not be limited to, compatible architectural design, streetscape objectives, overall redevelopment of the downtown area and historical property.
 - (l) The applicant shall be required to furnish pictures of the building's exterior, roof, and foundation as part of the application request and also after the construction is completed if the grant is awarded as a condition of final reimbursement.
 - (m) **The applicant is required to contact the City of Gonzales Building Official and Fire Official before submitting the grant application.**
 - (n) The applicant is required to obtain all applicable City permits and City approvals required for the construction if a grant is awarded.
 - (o) No applicant, nor applicant agent, representative or tenant shall be entitled to receive additional grant approval on the same property.
 - (p) An applicant is encouraged to attend Main Street Advisory Board meetings, when requested to do so, by the Main Street Advisory Board. Failure to attend a Main Street Advisory Board meeting when required shall be cause for rejection of the application.
5. Reimbursement: When the entire grant project has been satisfactorily completed and reviewed, the applicant shall present the Gonzales Main Street office with copies of **all paid invoices for a single payment reimbursement of the approved funding. Proof of payment must accompany the invoices.** The Main Street Advisory Board will consider a pay-as-you-go option. In order to qualify for this option, the applicant must show proof of need.
 6. Resubmission Process: Any application rejected by the Main Street Advisory Board shall be entitled to re-review by the Gonzales Main Street Board. The applicant shall submit a revised proposal with recommendations and guideline requirements for review to the Main Street Administrator six months after the initial denial of the grant and subsequently follow the grant process as outlined in this document.
 7. Grant requests will be considered on a first come first serve basis, with consideration that grant applications meets all current guidelines and ordinances, until funds for fiscal budget year are exhausted.
 8. The applicant must agree to complete the project as presented. Preference will be given to owner occupied business/applicants, or business/applicants who are willing to contractually agree to remain open for business for twelve (12) months after completion of project.
 9. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open or the business or property is sold or transferred during construction, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the GMS the grant money received.
 10. The applicant must agree that, in the event of default of its obligations, the GMS has the right to reimbursement for all attorney's fees and costs, which may be incurred as a result of any legal action required to seek reimbursement of all grant funding received by applicant.
 11. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or, authorized under law to be employed in that manner in the United States). The applicant must agree that if, after receiving grant funds, it is convicted of a violation under 8 U.S.C. Section 1324a(f), applicant shall repay the amount of the grant funds with interest, at the rate of 12% per annum, within 120 days after the GMS notifies the applicant of the violation. The GMS shall have the authority to bring a civil action to recover any amounts which the applicant must repay the GMS under this provision, and in such action may recover court costs and reasonable attorney's fee.

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, APPLICANT 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 APPLICANT'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: Gonzales Hatchery Bldg-Commercial Bldg

Mailing address: 411 St. James, Gonzales TX

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

Street Address: 411 St. James

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

Company Name: None

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**.

7. Please attach a vicinity map locating the property within the City of Gonzales as **Exhibit B**.

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

Existing # of jobs: NA (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: NA

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?

NA

11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.

personal financing

12. Has financing been secured?

Yes

No

Pending

✓ see above

(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). NA

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 Street on this, the 9 day of February, 2015.

Applicant Pamela Walshak

Applicant _____

Signature Pam Walshak

Signature _____

Address 503 Derbyshire
Houston TX 77034

Address _____

Phone Number 281-684-9139

Phone Number _____

Name of Property Owner/Landlord Pam Walshak

Signature Pam Walshak

Address (same as above)

Phone Number _____

Huber Construction

Bid for demo and reconstruction for Commercial Building at 411 St. James

Labor \$ 6,400.00

Materials \$ 6,579.00

Based on Architectural Drawing

brick on face

DEXTER HEDSPETH CONSTRUCTION

2222 Sherman St. • Seguin, Tx 78155 • Phone (830) 203-1278 or (830) 203-1279

Name: Pam Walshok

Address: 411 St. James

City: _____

State: TX Zip: 78629

Job Site: Gonzales TX

Billing Date:	
Account #:	
Balance:	

Date	Material & Labor	Payments
SEPT 14 - 2014	Re Store The Face OF The	
	Front OF The Building.	
	20'x 40' TAKE OFF The Plaster	
	And Clean Brick.	\$ 2400
OR	Re Plaster ^{Front} The 20'x 40' Fix the	
	Concrete Labor & material	\$ 4800
	Totals:	33200
	Please pay this amount:	

Terms: Half up front, unless discussed. When sending payment, include the invoice number on the check. Thank you.

Huber Construction

Awning

for building at 411 St. James

(Estimate for Pam Walshak)	
Materials & Supplies*	\$1,454.56
Labor	\$3,200.00
<u>TOTAL</u>	\$4,654.56
*Materials from McCoy's	

MCCOY'S-GONZALES-#58
2845 US HWY 183 BUSINESS

GONZALES, TX 78629
(830)672-9026 *****

002021 002021

ACCOUNT 58-01387724-000

* LINE ITEM QUOTE *

ESTIMATE

4:12 PM

1/26/2015 Page 1

BUBBA BOEHM -AG
503 DERBYSHIRE DR

PERLINS ARE 14 GA. CLOSED C

HOUSTON, TX 77034-5411

Phone #: (281)484-2765

Tax ID#:32048194677

Selling Shipping Sales
Store 58 Store 58 Person 2021 GARY B.

Our Order 137059-00

Customer P.O. Terms CASH TERMS

Quantity	Quantity	UM	Locatio	Item Number	Description	Unit Ext/UM	Unit Price	Disc	Extended
Ordered	Shipped								Price
6		EA		S0700137059002	4"X20' GALV. C PERLIN	6/EA	38.99		233.94
4		EA		S07001370590041	1/2"X5 1/2"X12"X10' FLASHING	4/EA	26.99		107.96
14		EA	230060	07017128	CLASSIC RIB CLOSURE STRIP O/S	14/EA	.99		13.86
14	X	EA	YARD	07020254	12' CLASSIC RIB 29GA GALVALUME	14/EA	20.99		293.86
2		EA		S0700137059007	4"X10' GALV. C PERLIN	2/EA	19.99		39.98
5		LB	210102	12120300	1" METAL TO WOOD SCREW	5/LB	5.69		28.45
5		EA		S2800137059009	3/4X14 ZN EYE BOLT/NUT	5/EA	10.99		54.95
5		EA		S2800137059010	3/4X10 ZN EYE BOLT/NUT	5/EA	10.99		54.95
5		EA		S2800137059011	15-5/8X12 EY/EY TRNBKL5/8X12	5/EA	14.99		74.95
80		FT	284010	284012	1/4 PROOF COIL CHAIN	80/FT	1.66		132.80
This ESTIMATE is given as a price quote only for the materials listed. It is not intended as a complete material list for your projects. *- Prices are subject to change without notice. -*									

Expires: 2/22/2015

561

Net Sales	Taxable	Tax %	Tax	Total
1035.70	1035.70	8.25	85.45	1121.15

LABOR \$3,200

3200.00
\$4,321.15

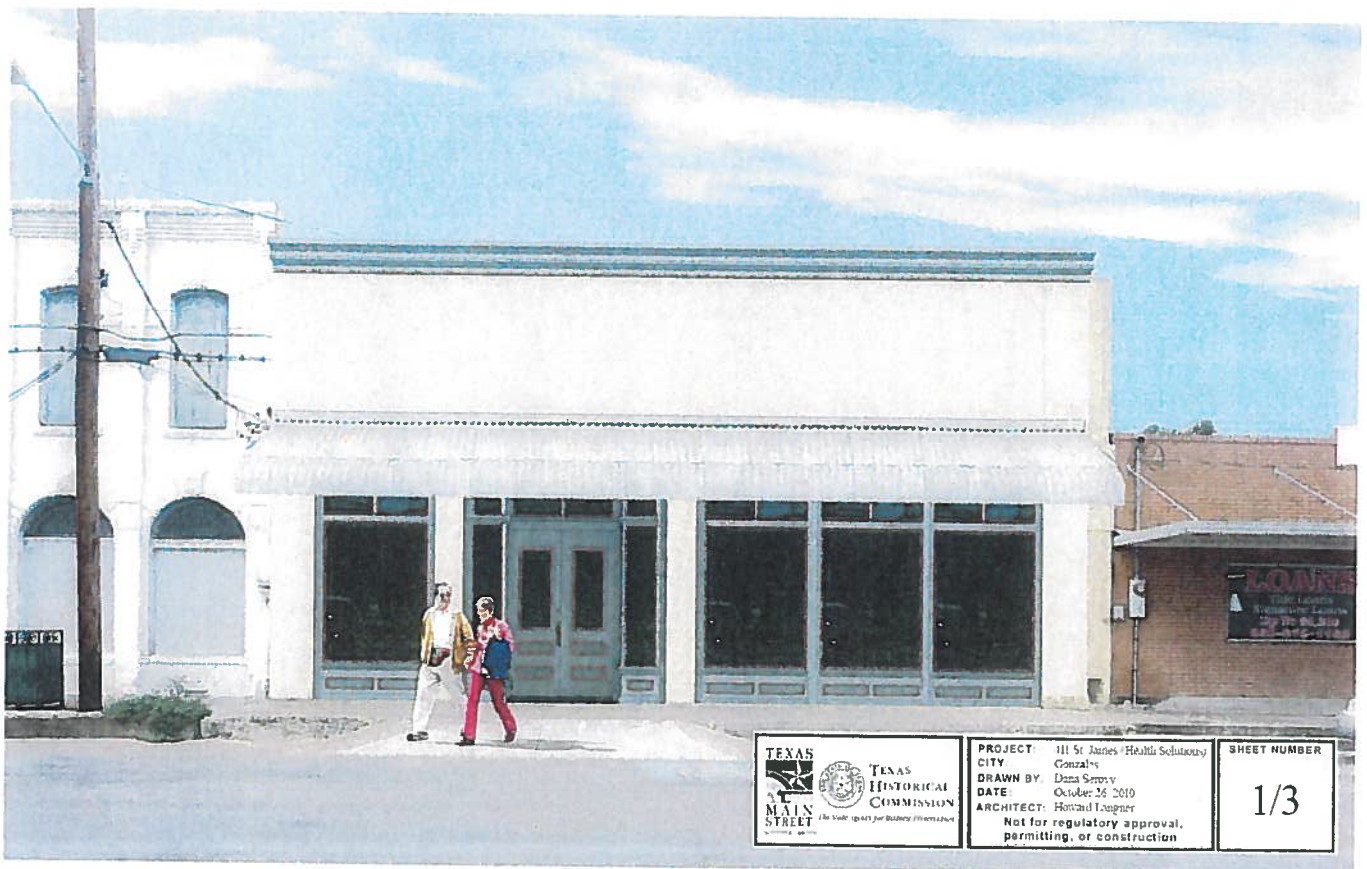
Materials & labor
for awning

Health Solutions
830-672-4621

Gonzales Healthcare Systems

"Your Home Medical Specialty Store"







City of Gonzales Permit Application

☐ Bldg ☐ Residential ☒ Commercial ☐ Sign ☐ Demolition ☐ Moving Date 2-9-15

Job Address 411 St. James, Gonzales, TX 78629			
1 Legal Descr.	Lot No. <u>PT Lot 5 AND Lot 12</u>	Blk <u>11</u>	Tract <input checked="" type="checkbox"/> See Attached Sheet <u>Appraisal Dist. Description</u>
2 Owner	Mail Address		Zip Phone
<u>Pamela Walshak</u>	<u>503 Derbyshire, Houston, TX</u>		<u>77034 281-684-9139</u>
3 Contractor	Mail Address		Zip Phone
4 Architect or Designer	Mail Address		Zip Phone
5 Engineer	Mail Address		Zip Phone
6 Nature of Proposed Construction			
<input type="checkbox"/> Residential <input type="checkbox"/> Non Residential <input checked="" type="checkbox"/> Other <input type="checkbox"/> Placement of Fill <input type="checkbox"/> Alteration of a Natural Waterway or Drainage Course			
7 Description of Proposed Construction			
<input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement to Existing Structure <input type="checkbox"/> House <input type="checkbox"/> Modular Home <input type="checkbox"/> Non-Residential _____ (Specify) <input checked="" type="checkbox"/> Commercial <u>Commercial Building for Lease</u> <small>(Name and Type of Business)</small> <input type="checkbox"/> Other _____ (Specify)			
8 Describe Work: Remodel facade of building			9 Value of Work: \$ <u>22,100.15</u> <small>(Total estimated cost of job. The value of the job helps us determine the cost of permits needed.)</small>

Notice:

Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.

Permits become null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time work is commenced.

For City of Gonzales Office Use Only:

Plan Review Fee _____

Inspections _____ X \$25 = _____

Base Permit Fee = \$25.00

Re-Inspections _____ X \$25 = _____

Permit Fee Based on Value of Job Calculated from fee schedule. _____

Total = _____

DOCUMENTATION CHECKLIST
for
Business Improvement Grant Program

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

<u>✓</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 property (Exhibit B)
<u>✓</u>	Estimates of proposed improvements (Exhibit C)
<u>✓</u>	Pictures of building's exterior, roof, and foundation.
<u>✓</u>	Scale drawing by Texas Main Street Architect or registered design professional.
<u>N/A</u>	Documentation of approved financing
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>✓</u>	Consultation with City of Gonzales Building Official and Fire Official.
<u>✓</u>	Copy of construction permit.

Advisory Board Review

Approved CK

Date

2/20/15

Rejected

Date

Re-Review

Date

* with bids from
contractors

RECEIVED

FEB 18 2015

9:30 AM

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 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: DEMENT AND COMPANY LLC

Mailing address: 313 B SAINT LAWRENCE
GONZALES, TEXAS 78629

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

Street Address: 301 SAINT GEORGE STREET

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

Company Name: DEMENT AND COMPANY LLC
Street Address: 313B SAINT LAWRENCE ST.
City: GONZALES, TX 78629

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**.
7. Please attach a vicinity map locating the property within the City of Gonzales as **Exhibit B**.
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: _____
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?

11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.

SELF FINANCED

12. Has financing been secured?

Yes ✓
No _____
Pending _____

(Attach documentation)

With Whom? SELF

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 Street on this, the _____ day of _____, 20____.

Applicant DEMENT AND CO. Applicant _____

Signature [Signature] Signature _____

Address 313 B SAINT LAWRENCE Address _____

GONZALES, TX 78629 _____

Phone Number (830) 672-2904 Phone Number _____

Name of Property Owner/Landlord DEMENT AND COMPANY LLC

Signature [Signature]

Address 313 B SAINT LAWRENCE ST., GONZALES, TX 78629

Phone Number (512) 576-5868, (830) 672-2904



Office of the Secretary of State

CERTIFICATE OF FILING OF

DeMENT & COMPANY, LLC
File Number: 800862407

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/24/2007

Effective: 08/24/2007



A handwritten signature in black ink, appearing to read "Phil Wilson".

Phil Wilson
Secretary of State

FILED
In the Office of the
Secretary of State of Texas
AUG 24 2007
Corporations Section

**CERTIFICATE OF FORMATION
OF
DeMENT & COMPANY, LLC**

This Certificate of Formation has been duly executed and is being filed by the undersigned authorized person to form a limited liability company under the Texas Business Organizations Code (the "TBOC").

ARTICLE I

The name of the filing entity being formed is "DeMENT & COMPANY, LLC" (the "Company").

ARTICLE II

The type of filing entity being formed is a limited liability company.

ARTICLE III

The purpose of the Company is the transaction of any or all business for which a limited liability company may be organized under the TBOC.

ARTICLE IV

The address of the Company's initial registered office is 221 Saint Francis Street, Gonzales, Texas 78629. The name of the Company's initial registered agent at such address is David W. DeMent.

ARTICLE V

The Company will not have managers. The name and address of the initial member of the Company is as follows:

David W. DeMent
221 Saint Francis Street
Gonzales, Texas 78629

ARTICLE VI

This instrument becomes effective when it is filed by the Secretary of State.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 24th day of August, 2007, subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

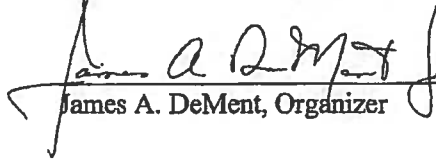

James A. DeMent, Organizer

EXHIBIT A
PAGE 1 OF 3

Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas, being part of Lots Nos. Two (2) and Three (3) in Block No. Twenty (20) in the Original Inner Town of Gonzales, more particularly being part of the same Lot No. Two (2) in Block No. Twenty (20) aforesaid conveyed by Bettye (Bettie) M. Brisker, a widow, to Travis Logan by deed dated May 24, 1945, recorded in Volume, 226, pages 607, et seq., of the Gonzales County Deed Records, and being part of that same Lot No. Three (3) in Block No. Twenty (20) aforesaid conveyed by A. G. Ainsworth and wife, Alice Ainsworth, to Travis Logan by deed dated November 12, 1943, recorded in Volume 209, pages 179, et seq., of the Gonzales County Deed Records, and the particular portion thereof hereby intended to be conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at a stake set at the southwest corner of Lot No. 3 in Block No. 20 aforesaid, at the intersection of St. George Street and St. James Street, for the southwest corner of this lot or parcel of land hereby conveyed;

THENCE with the south line of said Lot No. 3 in Block No. 20 aforesaid, the same being the north line of St. George Street, North 70 degrees East 91.7 feet to a stake set in said line for the southeast corner of this lot of land hereby conveyed, the same being southwest corner of that certain lot designated by the grantors herein for homestead purposes;

THENCE with the outer surface of the east wall of the two-story brick building, the same being the west line of said homestead lot, North 20 degrees West at 111.1 feet the north line of said Lot No. 3 in Block No. 20 aforesaid, at 115.1 feet a stake set for the northeast corner of this lot of land hereby conveyed;

EXHIBIT A
PAGE 2 Of 3

THENCE South 70 degrees West 91.7 feet to a stake set on the west line of Lot No. 2 in Block No. 20 aforesaid, the same being the east line of St. James Street, for the northwest corner of this lot of land hereby conveyed;

THENCE with said lines, South 20 degrees East at 4 feet the southeast corner of said Lot No. 2 in Block 20 and the northwest corner of said Lot No. 3 in Block No. 20 aforesaid, at 115.1 feet the place of beginning.

Reference to each of the above mentioned deeds and their record thereof is here made for descriptive and all other pertinent purposes.

And being the same land described in deed dated September 6, 1996, executed by Natividad Rivera, by and through his attorney in fact, Susie Rivera Mendiola, to Donaciano Rivera, recorded in Volume 772, page 226, of the Official Records of Gonzales County, Texas.

EXHIBIT "A"
(Page 3 of 3)

LESS AND EXCEPTING, HOWEVER, THE FOLLOWING PROPERTY:

Being all that certain tract of 0.236 of an acre of land, more or less, lying and being situated in Gonzales County Texas, lying within the Corporate Limits of the City of Gonzales, and being part of Lot Nos. 2 and 3, in Block No. 20, of the Original Inner Town of Gonzales, and more particularly being part of that certain tract described as Second Tract in Warranty Deed dated July 2, 1999, executed by Frank Olmos et. ux., Stella Olmos to Noel Henry Reese et. ux., Kerry Anne Mitchell Reese, recorded in Volume 819, Page 911, of the Official Records of Gonzales County, and being part of that certain tract described in Warranty Deed dated March 23, 1999, executed by Gonzales Motor Company to Noel Henry Reese et. ux., Kerry Anne Mitchell Reese, recorded in Volume 824, Page 477, of the Official Records of Gonzales County, and being part of that certain tract described in Cash Warranty Deed dated February 18, 1999, executed by John M. Cadwell to Noel Henry Reese, recorded in Volume 813, Page 209, of the Official Records of Gonzales County, Texas, and the particular portion thereof hereby intended to be conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at a drill hole set in concrete sidewalk and in the east line of St. James Street, and in the west line of Lot No. 3, in Block No. 20, and in the west line of said Cadwell to Reese tract, for the southwest corner of this tract or parcel of land hereby intended to be described; said point of beginning being further located as South 20° 00' 00" East 64.63 feet of the northwest corner of said Lot No. 3, in Block No. 20;

THENCE North 20° 00' 00" West 94.67 feet with the east line of said St. James Street, and the west line of Lot Nos. 3 and 2, and the west line of said Reese tracts to a 5/8 inch iron rod found in the east line of said St. James Street, and the west line of said Lot No. 2, and in the west line of said Olmos to Reese tract, and at the southwest corner of that certain tract described in Warranty Deed dated December 20, 2002, executed by Noel Henry Reese, et. ux., Kerry Anne Mitchell Reese, to Julian Zuniga, recorded in Volume 877, Page 847, 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 144.67 feet with the south line of said Zuniga tract, to a 5/8 inch iron rod found at the southeast corner of said Zuniga tract, and in the west line of a 22 foot alley described in Warranty Deed dated April 4, 1956, executed by Travis Logan to the City of Gonzales, recorded in Volume 304, Page 18, of the Gonzales County Deed Records, and in the east line of said Gonzales Motor Company to Reese for the northeast corner of this tract or parcel of land hereby intended to be described;

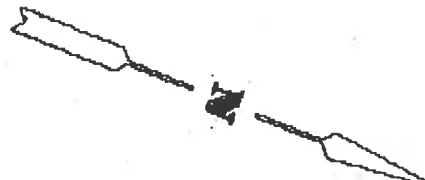
THENCE South 20° 00' 00" East 30.04 feet with the east line of said Gonzales Motor Company to Reese tract, and the west line of said 22 foot alley, to a 5/8 inch iron rod set at the southwest corner of said 22 foot alley, and the southeast corner of said Gonzales Motor Company to Reese tract, and in the north line of that certain tract described in Warranty Deed dated November 5, 1984, executed by Frank B. Sykes Jr., et. ux., Erlinda Sykes to Elias Molina, recorded in Volume 564, Page 425, of the Gonzales County Deed Records, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 70° 00' 00" West 52.97 feet with the south line of said Gonzales Motor Company to Reese tract, and the north line of said Lot No. 3, Block No. 20, and the north line of said Molina tract to a 5/8 inch iron rod set at the northwest corner of said Molina tract, and in the south line of said Gonzales Motor Company to Reese tract, and in the north line of said Lot No. 3, Block No. 20, and in the east line of said Cadwell to Reese tract for an interior corner of this tract or parcel of land hereby intended to be described;

THENCE South 20° 00' 00" East 64.30 feet with the east line of said Cadwell to Reese tract, and the west line of said Molina tract to a 5/8 inch iron rod set in said lines for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 69° 46' 59" West 91.70 feet and cutting across said Cadwell to Reese tract to the Place of Beginning, containing within said bounds, 0.236 of an acre of land, more or less.

1. $\text{MACH} = \text{NO FEE T}$



505-131

N 20° 00' 00" W 61.14'

155 A.C.

444724
57 1/2 mi

N 76° 00' 00" E 144.67'

STON
BRICK
BUILDING

569° 46' 54" N 91.20°

21.1.3
R111-2
21.1.3.4

S 70°00' 00" W 52.91

1/10/2024
5:49 PM

City
of
Hawalee
304/10
21
HAWAII

GONZALEZ, TEXAS 78829

EXHIBIT "B"
(Page 1 of 2)

Being all that certain easement lying and being situated in Gonzales County, Texas, lying within the Corporate Limits of the City of Gonzales, and being PART OF LOTS NO. 2 and 3, in BLOCK NO. 20, of the ORIGINAL INNER TOWN OF GONZALES, and being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 2 pages, said Exhibit "A" being incorporated herein for all purposes.

BEGINNING at a 5/8 inch iron rod at the southwest corner of that certain tract described in Warranty Deed dated December 20, 2002, executed by Noel Henry Reese, et us., Kerry Anne Mitchell Reese, to Julian Zuniga, recorded in Volume 877, page 847, of the Official Records of Gonzales County;

THENCE North 70 deg 00' 00" East 144.67 feet with the south line of said Zuniga tract, to a 5/8 inch iron rod found at the southeast corner of said Zuniga tract, and in the west line of a 22 foot alley described in Warranty Deed dated April 4, 1956, executed by Travis Logan to the City of Gonzales, recorded in Volume 304, page 18, of the Gonzales County Deed records, and in the east line of said Gonzales Motor Company to Reese for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 20 deg 00' 00" East 22.0 feet with the east line of said Gonzales Motor Company to Reese tract, and the west line of said 22 foot alley;

THENCE South 70 deg 00' 00" West 52.97 feet parallel with the south line of said Zuniga tract;

THENCE South 20 deg 00' 00" East 72.7 feet connecting with the east line of that certain tract described in Cash Warranty Deed dated February 18, 1999, executed by John M. Cadwell to Noel Henry Reese, recorded in Volume 813, page 209, of the Official Records of Gonzales County, Texas to a 5/8 inch iron rod set in said lines and in the North line of that certain tract described in deed dated July 29, 2009, executed by David R. Luedecke and wife, Barbara A. Luedecke, to Lexington Investments I, LP, recorded in Volume 1006, page 511, Official Records of Gonzales County, Texas, and in the north line of the tract conveyed by

EXHIBIT "B"
(Page 1 of 2)

deed dated August ___, 2009, executed by Lexington Investments I, LP, to DeMent & Co., LLC, for the southeast corner of this tract or parcel of land, hereby intended to be described;

THENCE South 69 deg 46' 59" West 17 feet along said lines and cutting across said Cadwell to Reese tract;

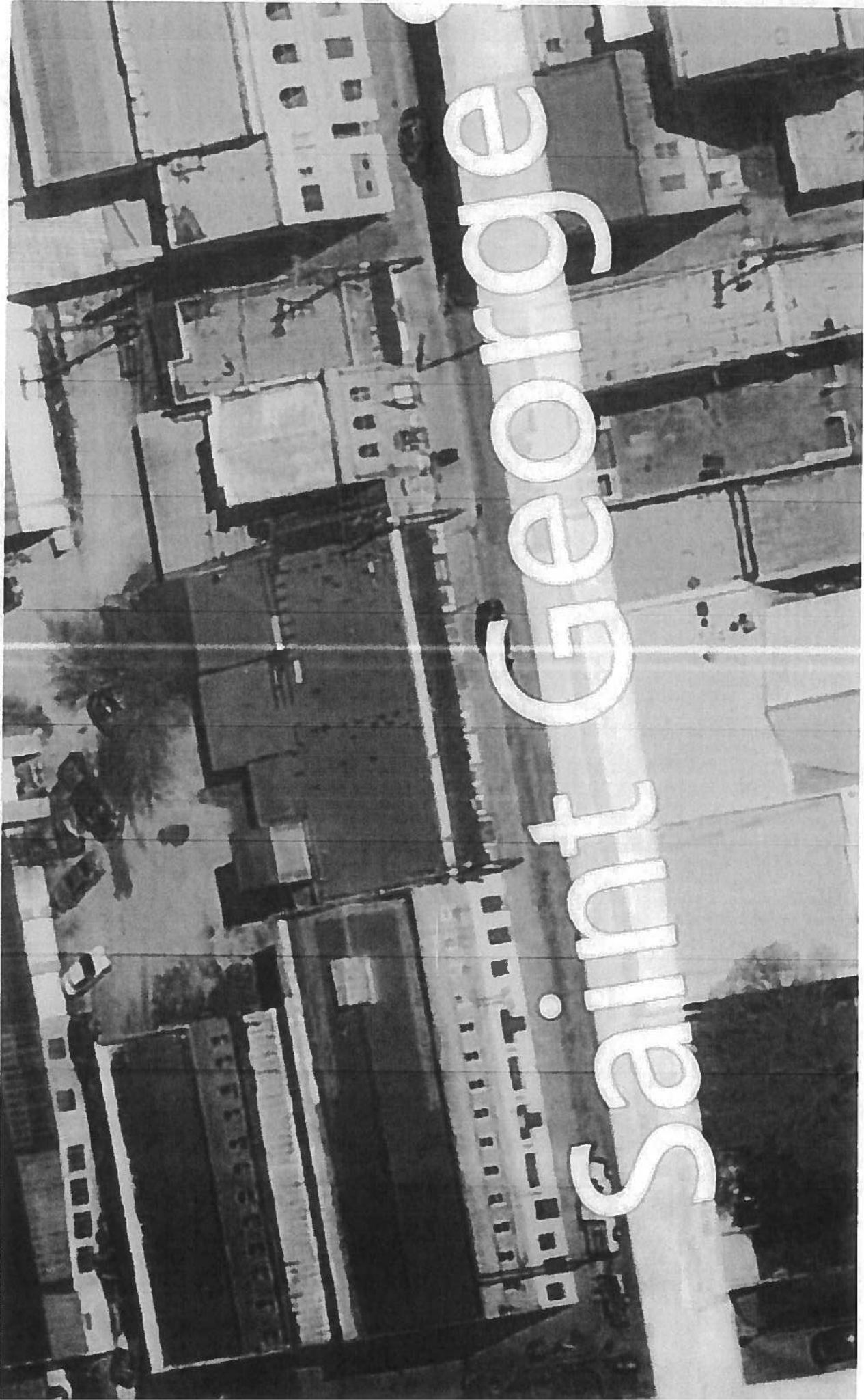
THENCE North 20 deg 00' 00" West 72.7 feet parallel with the east line of said Cadwell to Reese tract;

THENCE South 70 deg 00' 00" West 74.7 feet parallel with the south line of said Reese to Zuniga Tract;

THENCE North 20 deg 00' 00" West 22 feet with the east line of St. James Street and the west line of Block No. 20 to the Place of Beginning.

EASEMENT PURPOSE: To provide free and uninterrupted pedestrian and vehicular ingress and egress to and from the Tract described in this deed as First Tract, and portions thereof, to and from an alley described above and St. James Street.

For Grantor and Grantor's heir's, successors, and assigns, in common with Grantee and Grantee's heirs, successors, and assigns, a reservation of an easement over, on and across the Easement Property for the Easement Purpose and for the benefit of the tract described in this deed as First Tract, and portions thereof, together with all and singular the rights and appurtenances thereto in any way belonging.



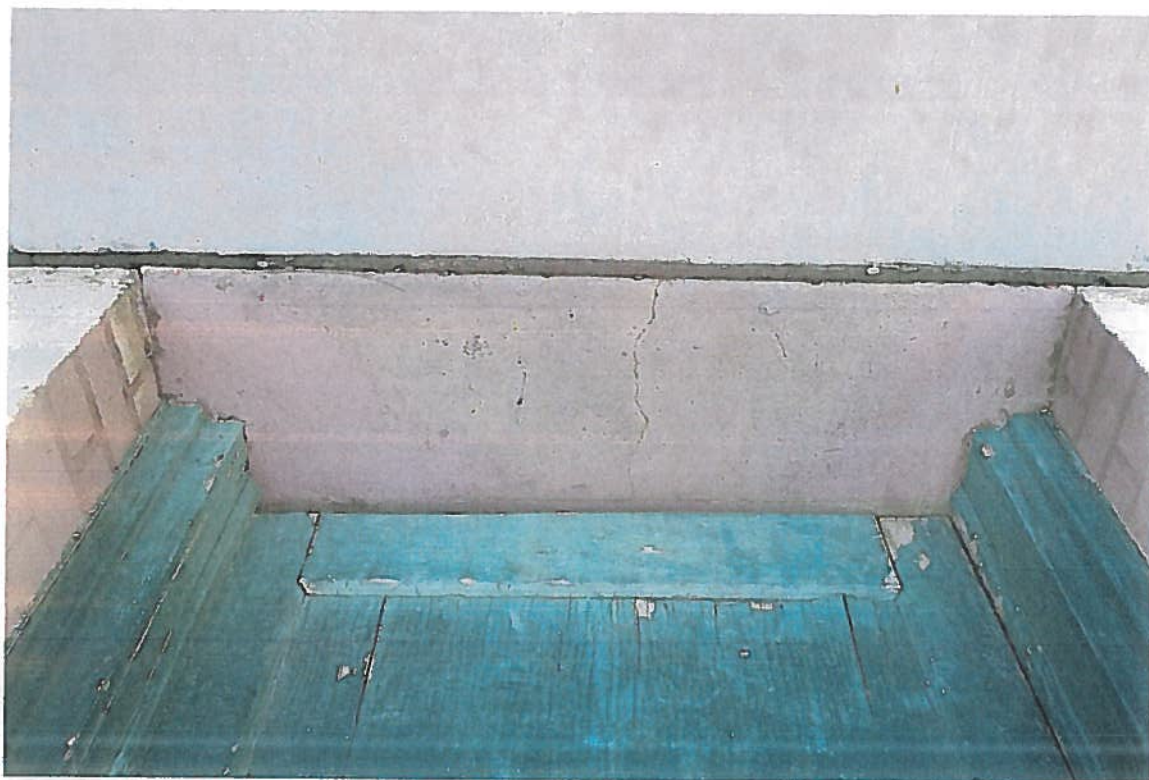
Saint George

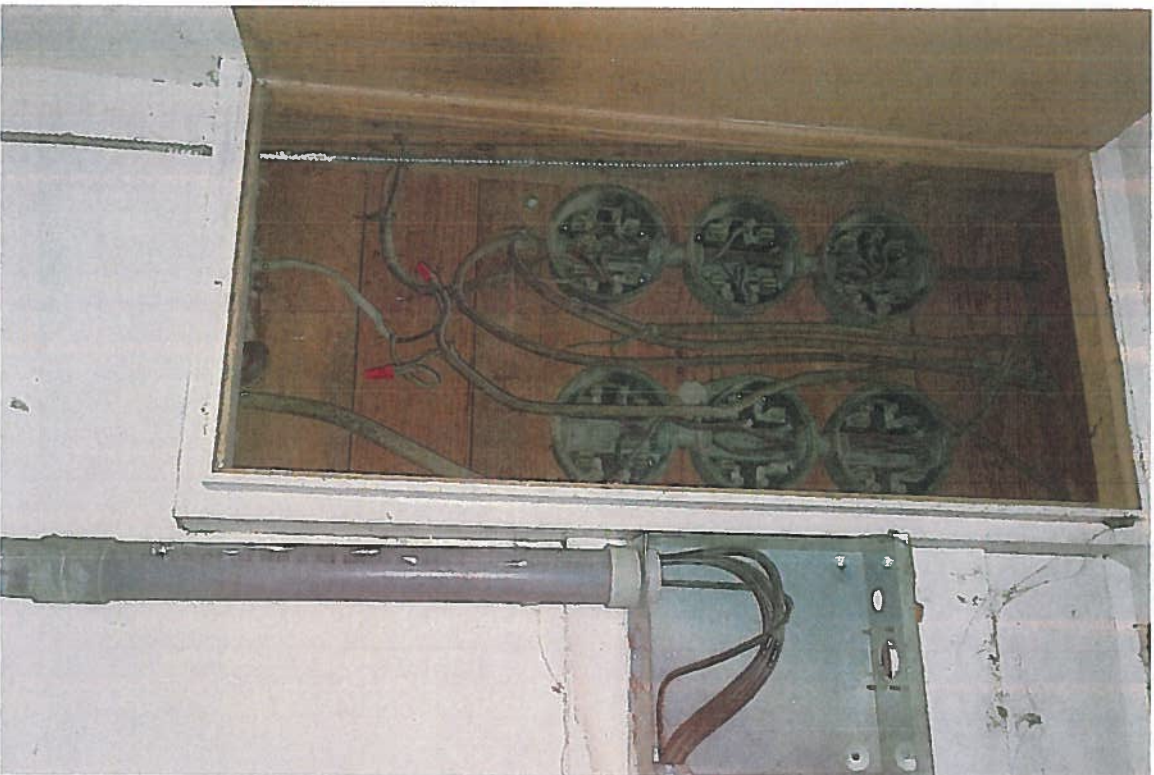
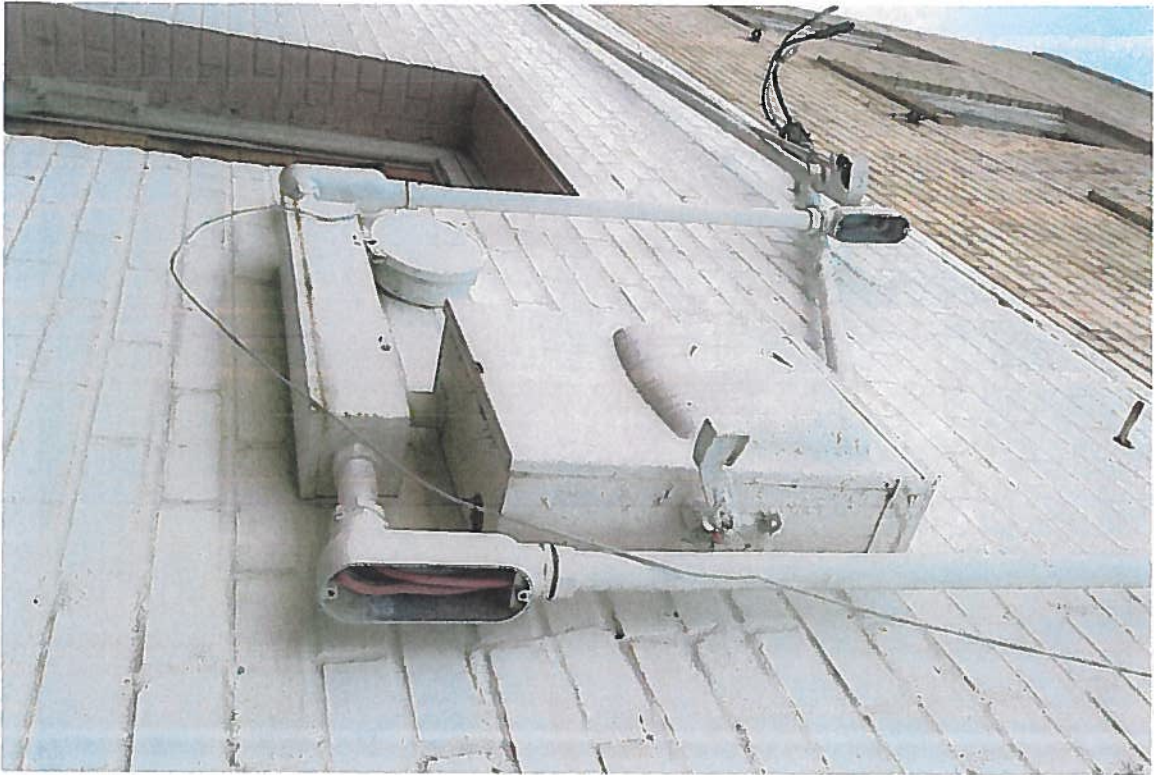


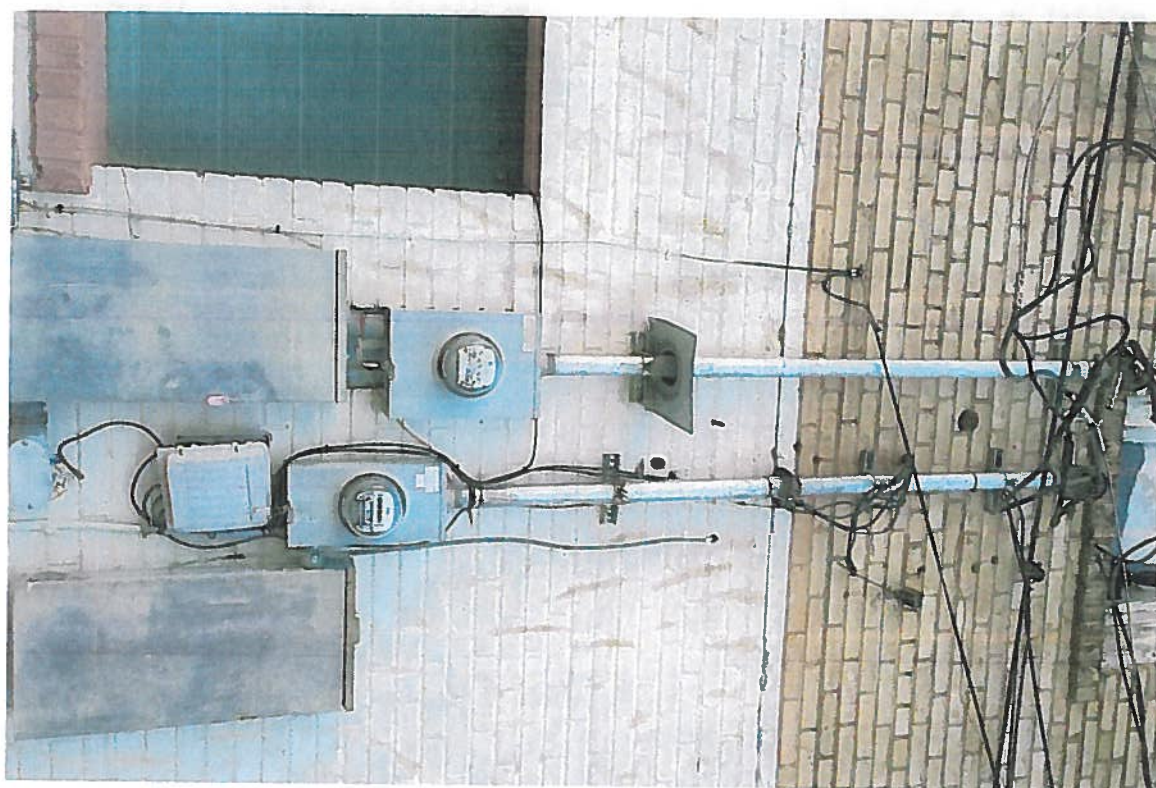
Google earth

feet
meters











DeMent & Co. LLC
313-B St. Lawrence
Texas Heroes Square
Gonzales, TX 78629
(830) 672-2904

ESTIMATE

#1203

2/20/2015

301-311 Saint George St.
Gonzales, TX 78629

Exhibit "C"

• 76 Window sashes- wood, glass, putty and paint	\$ 3800.00
• 38 Window frames- materials and paint	\$ 4200.00
• 7 Doors- wood, locksets, hinges, glass, threshold, paint and installation	\$ 3600.00
• Awning- simple metal roof, with 2x4 frame	\$ 5900.00
• Electrical relocation Remove and replace 12 meters to back of building. (\$ 8500.00 job estimate - \$ 2500.00 Gonzales Main Street / GEDC Utility Relocation Grant)	\$ 6000.00
• Glitter Removal / Painting on ground level	\$ 1100.00
SUBTOTAL	\$ 24,600.00
 Plus Gonzales Main Street / GEDC Utility Relocation Grant	 \$ 2500.00
TOTAL	\$ 27,100

TEXAS HISTORICAL COMMISSION

February 2, 2010

Texas Main Street Center Design Report

Re: 301 St. George

City: Gonzales

By: Dana Serovy, Project Design Assistant, and Howard Langner, Architect

This rendering is offered as part of the Design Assistance Program available through the Texas Main Street Office and may not be used for regulatory approval, permit, or construction. Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

The Texas Main Street Office and its staff professionals do not provide building code review, hazardous material inspections, structural engineering, or any other service that is not specifically listed on the Texas Main Street Design Assistance Program Form. All building or business owners who are selected to receive design assistance from the Texas Main Street Program are required to read and sign the Texas Main Street Design Assistance Form and return a copy to the Texas Main Street Office prior to the release of information.

Design Request

Main Street Architects Howard Langner and Wayne Bell made a site visit to Gonzales on September 4, 2009, and consulted on several properties belonging to David Dement, including 301 St. George (at the corner of St. George and St. James). The following assessment was included in the site visit report:

“This building, originally a bus depot, was recently purchased for general storage (short-term), retail (long-term) on the ground floor, and residential use on the upper floor (long-term). The building appears to be in good overall condition with the exception of some floor and ceiling damage on the upper floor west corners. The owners are interested in maintaining the historic appearance of this building, even enhancing its appearance by bringing back the bus depot theme with authentic signage, advertisements, and displays. A search is underway for historic photographs, which would prove indispensable for research.”



Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

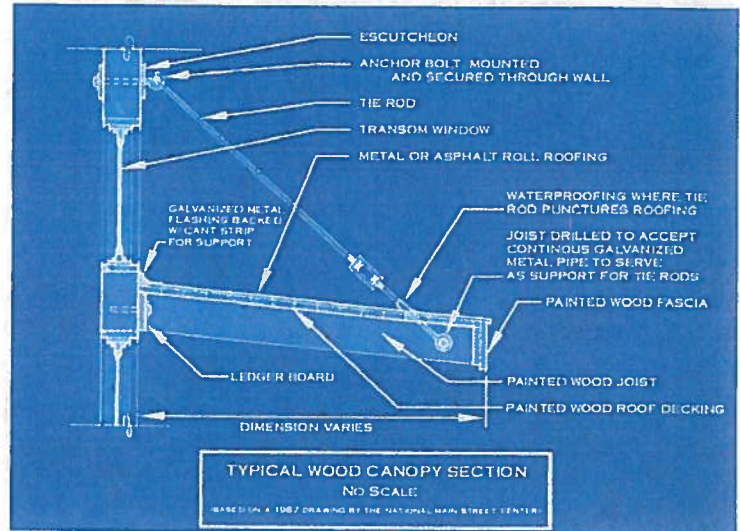
www.thc.state.tx.us

No photos of the building have yet been found that date prior to the 1980s, but some information can be gleaned from the building itself. Canopy anchors are still in place on the façade, and there is evidence that door openings were cut in the center of two of the windows on the St. George Street façade.

Recommendations

Our recommendations include restoring the windows on the second story of the building and re-installing windows on the first story, where openings are currently boarded over. We have shown the windows on the St George St. façade restored to their original configuration. If the original windows are stored inside the building or elsewhere, these should be used. If not, appropriate replacement wood windows may be installed. Further information on restoring wood windows may be found in the National Park Service Preservation Brief 9: *The Repair of Historic Wooden Windows*, available at <http://www.nps.gov/history/hps/tps/briefs/brief09.htm>.

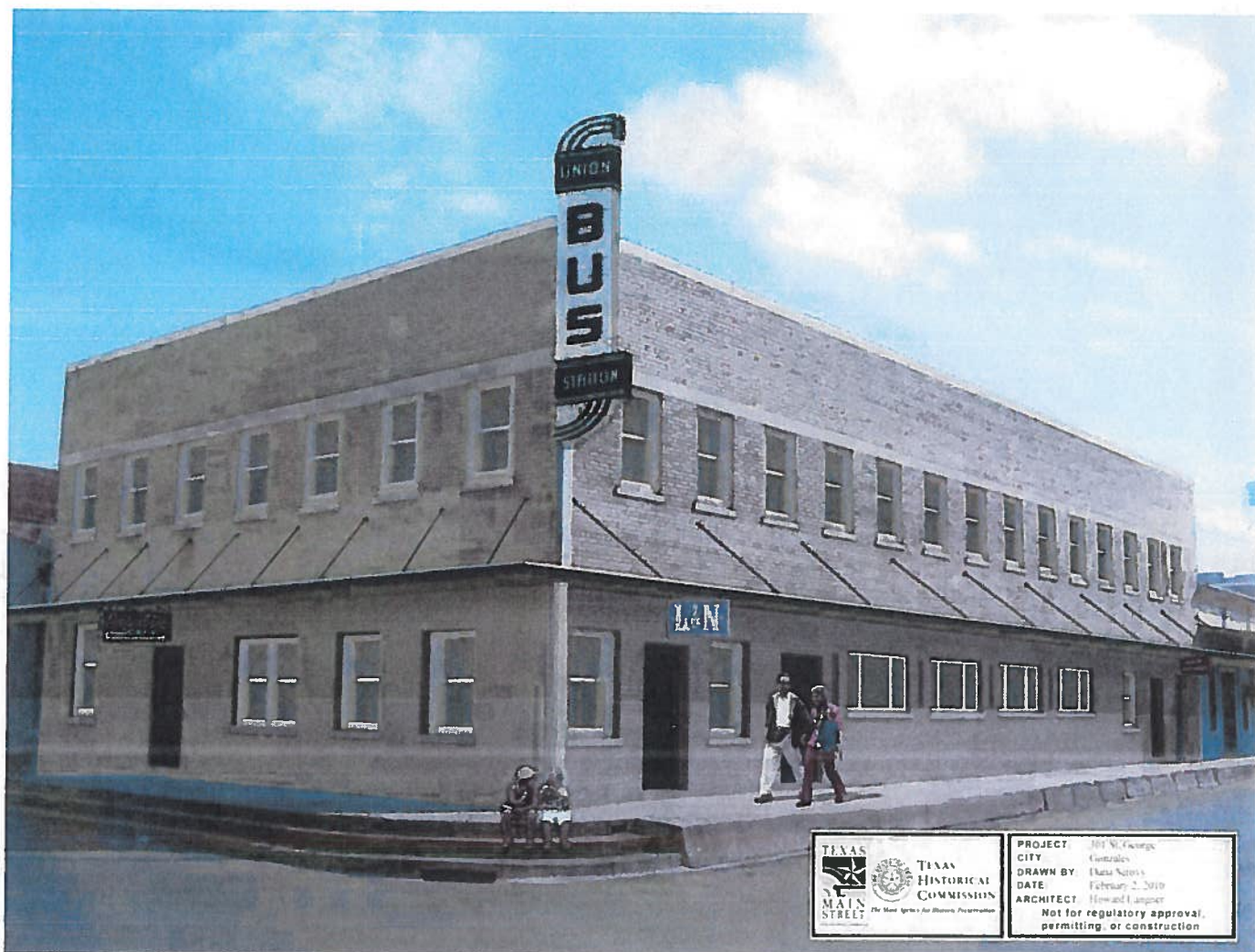
The tie-rod supported canopy that is on the building in older photos may be reconstructed to provide shade to pedestrians and to the first floor windows. At right a diagram showing the construction of a typical canopy is included for reference purposes.



We have shown the brick façade cleaned where soiling has occurred. Washing with low-pressure water (starting at 100 psi and no more than 300 psi) may be adequate to clean the brick. Additional guidance on cleaning masonry may be found in Preservation Brief 1: *Assessing Cleaning and Water Repellent Treatments for Masonry Buildings*, available at <http://www.nps.gov/history/hps/tps/briefs/brief01.htm>.

Signage will add visual interest to this otherwise plain brick building. A vertically oriented corner sign would be visible from both St. George and St. James Streets. Below, we show a few examples of vertical signs and parapet-mounted signs, all of which use neon, an historically appropriate choice for this building. The rendering included in this report shows an example of such signage and where it might be installed. Pedestrian oriented signage could also be added below the canopy. We have shown signs by each of the entrances on the St. George and St. James sides of the building, one for apartments and two retail or café spaces.





Please note that complying with accessibility standards should be a consideration in rehabilitating this building. For example, there is a step up for each of the entrances that could limit accessibility. The owner may wish to consult with the Texas Department of Licensing and Regulation regarding architectural barriers and accessibility standards before commencing major work on the building. Contact information for TDLR is available on their website at <http://www.license.state.tx.us/ab/ab.htm>.

Please note that the design scheme is by no means fixed or inflexible. After the owner has had a chance to review the recommended concept, the Texas Main Street Design Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Dana Serovy (512) 463-0963 / dana.serovy@thc.state.tx.us or Howard Langner (512) 305-9045 / howard.langner@thc.state.tx.us.

CITY OF GONZALES
330-672-2815

REC#: 00727698 2/18/2015 8:26 AM
OPER: DH TERM: 030
REF#: CHECK #3044
PAID BY:

City of Gonzales
1920 Saint Joseph St
Gonzales, TX 78629-3507
830-672-3192

COMMERCIAL REMODEL PERMIT

TRAN: 403.3000 BUILDING PERMITS
13001414 155.00CR
DEMENT & COMPANY
309 ST GEORGE ST
BLDC-REM 155.00CR

TENDERED: 155.00 CHECK
APPLIED: 155.00-

CHANGE: 0.00

DATE ISSUED: 2/18/2015

LOT #:
BLOCK:
ZONING:

CONTRACTOR: DEMENT & COMPANY
ADDRESS: 221 ST FRANCIS
CITY, STATE ZIP: GONZALES
PHONE:

SETBACKS:
FRONT:
LEFT SIDE:
RIGHT SIDE:
REAR:

WRK DESC: COMMERCIAL REMODEL
VALUATION: \$ 19,000.00
SQ FT 0.00
OCCP TYPE:

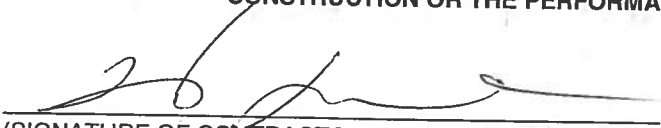
FEE CODE	DESCRIPTION	AMOUNT
COMM-01	COMM BLDG- JOB VALUATION FEE	\$ 105.00
COMM-02	COMM BLDG - BASE PERMIT FEE	\$ 25.00
COMM-03	COMM BLDG - INSPECTION FEE	\$ 25.00
TOTAL		\$ 155.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

2/18/15
DATE


(APPROVED BY)

2/18/15
DATE

RECEIVED

FEB 18 2015

9:30 AM

**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: DEMENT AND COMPANY LLC

Mailing address: 313B SAINT LAWRENCE STREET
GONZALES, TEXAS 78629

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

Street Address: 301 SAINT GEORGE STREET

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

Company Name: DEMENT AND COMPANY LLC
Street Address: 313 B SAINT LAWRENCE
City: GONZALES, TEXAS 78629

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**.

7. Please attach a vicinity map locating the property within the City of Gonzales as **Exhibit B**.

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: _____
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?

11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.

SELF - FINANCED.

12. Has financing been secured?

Yes ✓

No _____

Pending _____

(Attach documentation)

With Whom? SELF

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 17 day of FEBRUARY, 2015.

Applicant DAVID DEMENT

Applicant _____

Signature [Signature]

Signature _____

Address 221 ST. FRANCIS
GONZALES, TX 78629

Address _____

Phone Number (512) 576-5868

Phone Number _____

Name of Property Owner/Landlord DEMENT and COMPANY LLC

Signature [Signature]

Address 313 B SAINT LAWRENCE

Phone Number 512-576-5868

830-672-7904

DOCUMENTATION CHECKLIST
for
Utility Relocation Grant Program

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

<u>✓</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 (EXHIBIT B)
<u>N/A</u>	Documentation of approved financing
<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

Approved <u>CAP</u>	Date <u>2/20/15</u>
Rejected _____	Date _____
Re-Review _____	Date _____

* with bids
from contractors



Office of the Secretary of State

CERTIFICATE OF FILING OF

DeMENT & COMPANY, LLC
File Number: 800862407

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/24/2007

Effective: 08/24/2007



A handwritten signature in black ink, appearing to read "Phil Wilson".

Phil Wilson
Secretary of State

FILED
In the Office of the
Secretary of State of Texas

AUG 24 2007

Corporations Section

**CERTIFICATE OF FORMATION
OF
DeMENT & COMPANY, LLC**

This Certificate of Formation has been duly executed and is being filed by the undersigned authorized person to form a limited liability company under the Texas Business Organizations Code (the "TBOC").

ARTICLE I

The name of the filing entity being formed is "DeMENT & COMPANY, LLC" (the "Company").

ARTICLE II

The type of filing entity being formed is a limited liability company.

ARTICLE III

The purpose of the Company is the transaction of any or all business for which a limited liability company may be organized under the TBOC.

ARTICLE IV

The address of the Company's initial registered office is 221 Saint Francis Street, Gonzales, Texas 78629. The name of the Company's initial registered agent at such address is David W. DeMent.

ARTICLE V


The Company will not have managers. The name and address of the initial member of the Company is as follows:

David W. DeMent
221 Saint Francis Street
Gonzales, Texas 78629

ARTICLE VI

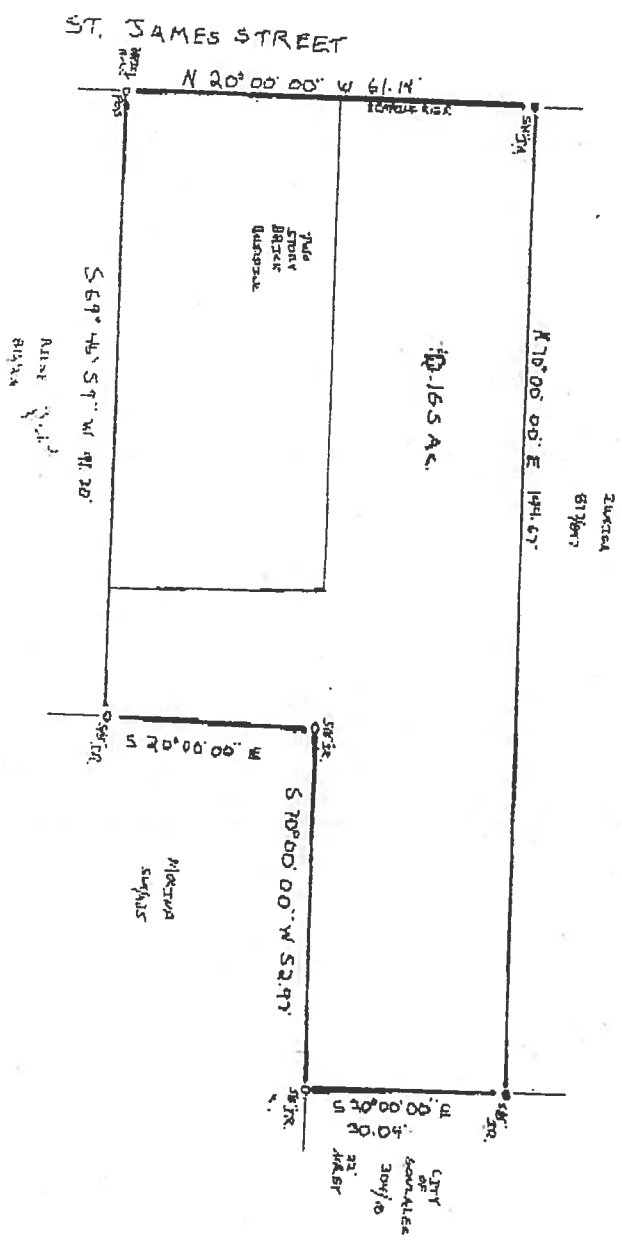
This instrument becomes effective when it is filed by the Secretary of State.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 24th day of August, 2007, subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.


James A. DeMent, Organizer

Set as Indicate

1. $\Delta H_{\text{vap}} = 40.7 \text{ kJ mol}^{-1}$



BURCHARD ABSTRACT CORP

ABSTRACTS — LAND SURVEYS — TITLE POLICY

403 ST. GEORGE

EXHIBIT A
PAGE 1 OF 3

Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas, being part of Lots Nos. Two (2) and Three (3) in Block No. Twenty (20) in the Original Inner Town of Gonzales, more particularly being part of the same Lot No. Two (2) in Block No. Twenty (20) aforesaid conveyed by Bettye (Bettie) M. Brisker, a widow, to Travis Logan by deed dated May 24, 1945, recorded in Volume 226, pages 607, et seq., of the Gonzales County Deed Records, and being part of that same Lot No. Three (3) in Block No. Twenty (20) aforesaid conveyed by A. G. Ainsworth and wife, Alice Ainsworth, to Travis Logan by deed dated November 12, 1943, recorded in Volume 209, pages 179, et seq., of the Gonzales County Deed Records, and the particular portion thereof hereby intended to be conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at a stake set at the southwest corner of Lot No. 3 in Block No. 20 aforesaid, at the intersection of St. George Street and St. James Street, for the southwest corner of this lot or parcel of land hereby conveyed;

THENCE with the south line of said Lot No. 3 in Block No. 20 aforesaid, the same being the north line of St. George Street, North 70 degrees East 91.7 feet to a stake set in said line for the southeast corner of this lot of land hereby conveyed, the same being southwest corner of that certain lot designated by the grantors herein for homestead purposes;

THENCE with the outer surface of the east wall of the two-story brick building, the same being the west line of said homestead lot, North 20 degrees West at 111.1 feet the north line of said Lot No. 3 in Block No. 20 aforesaid, at 115.1 feet a stake set for the northeast corner of this lot of land hereby conveyed;

EXHIBIT A
PAGE 2 Of 3

THENCE South 70 degrees West 91.7 feet to a stake set on the west line of Lot No. 2 in Block No. 20 aforesaid, the same being the east line of St. James Street, for the northwest corner of this lot of land hereby conveyed;

THENCE with said lines, South 20 degrees East at 4 feet the southeast corner of said Lot No. 2 in Block 20 and the northwest corner of said Lot No. 3 in Block No. 20 aforesaid, at 115.1 feet the place of beginning.

Reference to each of the above mentioned deeds and their record thereof is here made for descriptive and all other pertinent purposes.

And being the same land described in deed dated September 6, 1996, executed by Natividad Rivera, by and through his attorney in fact, Susie Rivera Mendiola, to Donaciano Rivera, recorded in Volume 772, page 226, of the Official Records of Gonzales County, Texas.

EXHIBIT "A"
(Page 3 of 3)

LESS AND EXCEPTING, HOWEVER, THE FOLLOWING PROPERTY:

Being all that certain tract of 0.236 of an acre of land, more or less, lying and being situated in Gonzales County Texas, lying within the Corporate Limits of the City of Gonzales, and being part of Lot Nos. 2 and 3, in Block No. 20, of the Original Inner Town of Gonzales, and more particularly being part of that certain tract described as Second Tract in Warranty Deed dated July 2, 1999, executed by Frank Olmos et. ux., Stella Olmos to Noel Henry Reese et. ux., Kerry Anne Mitchell Reese, recorded in Volume 819, Page 911, of the Official Records of Gonzales County, and being part of that certain tract described in Warranty Deed dated March 23, 1999, executed by Gonzales Motor Company to Noel Henry Reese et. ux., Kerry Anne Mitchell Reese, recorded in Volume 824, Page 477, of the Official Records of Gonzales County, and being part of that certain tract described in Cash Warranty Deed dated February 18, 1999, executed by John M. Cadwell to Noel Henry Reese, recorded in Volume 813, Page 209, of the Official Records of Gonzales County, Texas, and the particular portion thereof hereby intended to be conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at a drill hole set in concrete sidewalk and in the east line of St. James Street, and in the west line of Lot No. 3, in Block No. 20, and in the west line of said Cadwell to Reese tract, for the southwest corner of this tract or parcel of land hereby intended to be described; said point of beginning being further located as South 20° 00' 00" East 64.63 feet of the northwest corner of said Lot No. 3, in Block No. 20;

THENCE North 20° 00' 00" West 94.67 feet with the east line of said St. James Street, and the west line of Lot Nos. 3 and 2, and the west line of said Reese tracts to a 5/8 inch iron rod found in the east line of said St. James Street, and the west line of said Lot No. 2, and in the west line of said Olmos to Reese tract, and at the southwest corner of that certain tract described in Warranty Deed dated December 20, 2002, executed by Noel Henry Reese, et. ux., Kerry Anne Mitchell Reese, to Julian Zuniga, recorded in Volume 877, Page 847, 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 144.67 feet with the south line of said Zuniga tract, to a 5/8 inch iron rod found at the southeast corner of said Zuniga tract, and in the west line of a 22 foot alley described in Warranty Deed dated April 4, 1956, executed by Travis Logan to the City of Gonzales, recorded in Volume 304, Page 18, of the Gonzales County Deed Records, and in the east line of said Gonzales Motor Company to Reese for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 20° 00' 00" East 30.04 feet with the east line of said Gonzales Motor Company to Reese tract, and the west line of said 22 foot alley, to a 5/8 inch iron rod set at the southwest corner of said 22 foot alley, and the southeast corner of said Gonzales Motor Company to Reese tract, and in the north line of that certain tract described in Warranty Deed dated November 5, 1984, executed by Frank B. Sykes Jr., et. ux., Erlinda Sykes to Elias Molina, recorded in Volume 564, Page 425, of the Gonzales County Deed Records, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 70° 00' 00" West 52.97 feet with the south line of said Gonzales Motor Company to Reese tract, and the north line of said Lot No. 3, Block No. 20, and the north line of said Molina tract to a 5/8 inch iron rod set at the northwest corner of said Molina tract, and in the south line of said Gonzales Motor Company to Reese tract, and in the north line of said Lot No. 3, Block No. 20, and in the east line of said Cadwell to Reese tract for an interior corner of this tract or parcel of land hereby intended to be described;

THENCE South 20° 00' 00" East 64.30 feet with the east line of said Cadwell to Reese tract, and the west line of said Molina tract to a 5/8 inch iron rod set in said lines for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 69° 46' 59" West 91.70 feet and cutting across said Cadwell to Reese tract to the Place of Beginning, containing within said bounds, 0.236 of an acre of land, more or less.

EXHIBIT "B"
(Page 1 of 2)

Being all that certain easement lying and being situated in Gonzales County, Texas, lying within the Corporate Limits of the City of Gonzales, and being PART OF LOTS NO. 2 and 3, in BLOCK NO. 20, of the ORIGINAL INNER TOWN OF GONZALES, and being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 2 pages, said Exhibit "A" being incorporated herein for all purposes.

BEGINNING at a 5/8 inch iron rod at the southwest corner of that certain tract described in Warranty Deed dated December 20, 2002, executed by Noel Henry Reese, et us., Kerry Anne Mitchell Reese, to Julian Zuniga, recorded in Volume 877, page 847, of the Official Records of Gonzales County;

THENCE North 70 deg 00' 00" East 144.67 feet with the south line of said Zuniga tract, to a 5/8 inch iron rod found at the southeast corner of said Zuniga tract, and in the west line of a 22 foot alley described in Warranty Deed dated April 4, 1956, executed by Travis Logan to the City of Gonzales, recorded in Volume 304, page 18, of the Gonzales County Deed records, and in the east line of said Gonzales Motor Company to Reese for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 20 deg 00' 00" East 22.0 feet with the east line of said Gonzales Motor Company to Reese tract, and the west line of said 22 foot alley;

THENCE South 70 deg 00' 00" West 52.97 feet parallel with the south line of said Zuniga tract;

THENCE South 20 deg 00' 00" East 72.7 feet connecting with the east line of that certain tract described in Cash Warranty Deed dated February 18, 1999, executed by John M. Cadwell to Noel Henry Reese, recorded in Volume 813, page 209, of the Official Records of Gonzales County, Texas to a 5/8 inch iron rod set in said lines and in the North line of that certain tract described in deed dated July 29, 2009, executed by David R. Luedecke and wife, Barbara A. Luedecke, to Lexington Investments I, LP, recorded in Volume 1006, page 511, Official Records of Gonzales County, Texas, and in the north line of the tract conveyed by

EXHIBIT "B"
(Page 2 of 2)

deed dated August ___, 2009, executed by Lexington Investments I, LP, to DeMent & Co., LLC, for the southeast corner of this tract or parcel of land, hereby intended to be described;

THENCE South 69 deg 46' 59" West 17 feet along said lines and cutting across said Cadwell to Reese tract;

THENCE North 20 deg 00' 00" West 72.7 feet parallel with the east line of said Cadwell to Reese tract;

THENCE South 70 deg 00' 00" West 74.7 feet parallel with the south line of said Reese to Zuniga Tract;

THENCE North 20 deg 00' 00" West 22 feet with the east line of St. James Street and the west line of Block No. 20 to the Place of Beginning.

EASEMENT PURPOSE: To provide free and uninterrupted pedestrian and vehicular ingress and egress to and from the Tract described in this deed as First Tract, and portions thereof, to and from an alley described above and St. James Street.

For Grantor and Grantor's heir's, successors, and assigns, in common with Grantee and Grantee's heirs, successors, and assigns, a reservation of an easement over, on and across the Easement Property for the Easement Purpose and for the benefit of the tract described in this deed as First Tract, and portions thereof, together with all and singular the rights and appurtenances thereto in any way belonging.

"EXHIBIT B" (Page 3 of 3)



Google earth

feet 200
meters 70



DeMent & Co. LLC
313-B St. Lawrence
Texas Heroes Square
Gonzales, TX 78629
(830) 672-2904

ESTIMATE

#1203

2/20/2015

301-311 Saint George St.
Gonzales, TX 78629

Exhibit "C"

- 76 Window sashes- wood, glass, putty and paint \$ 3800.00
- 38 Window frames- materials and paint \$ 4200.00
- 7 Doors- wood, locksets, hinges, glass, threshold, paint and installation \$ 3600.00
- Awning- simple metal roof, with 2x4 frame \$ 5900.00
- Electrical relocation
Remove and replace 12 meters to back of building. (\$ 8500.00 job estimate - \$ 2500.00 Gonzales Main
Street / GEDC Utility Relocation Grant) \$ 6000.00
- Glitter Removal / Painting on ground level \$ 1100.00

SUBTOTAL \$ 24,600.00

Plus Gonzales Main Street /
GEDC Utility Relocation Grant \$ 2500.00

TOTAL \$ 27,100

CITY OF GONZALES
330-672-2815

City of Gonzales
1920 Saint Joseph St
Gonzales, TX 78629-3507
830-672-3192

REC#: 00727698 2/18/2015 8:26 AM
JPER: DH TERM: 030
REF#: CHECK #3044
PAID BY:

COMMERCIAL REMODEL PERMIT

TRAN: 403.3000 BUILDING PERMITS
13001414 155.00CR
DEMENT & COMPANY
309 ST GEORGE ST
BLDC-REM 155.00CR

TENDERED: 155.00 CHECK
APPLIED: 155.00-

CHANGE: 0.00

DATE ISSUED: 2/18/2015

LOT #:
BLOCK:
ZONING:

CONTRACTOR: DEMENT & COMPANY
ADDRESS: 221 ST FRANCIS
CITY, STATE ZIP: GONZALES
PHONE:

SETBACKS:
FRONT:
LEFT SIDE:
RIGHT SIDE:
REAR:

WRK DESC: COMMERCIAL REMODEL
VALUATION: \$ 19,000.00
SQ FT 0.00
OCCP TYPE:

FEE CODE	DESCRIPTION	AMOUNT
COMM-01	COMM BLDG- JOB VALUATION FEE	\$ 105.00
COMM-02	COMM BLDG - BASE PERMIT FEE	\$ 25.00
COMM-03	COMM BLDG - INSPECTION FEE	\$ 25.00
TOTAL		\$ 155.00

NOTES:

NOTICE

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)


(APPROVED BY)

2/18/15
DATE

2/18/15
DATE

Financial Statement
January 31, 2015
Gonzales Main Street, Inc.

Date	Num	Description	Category	Amount
Balance as of 12/31/2015				18,271.18
41,579.00	1852	Check Void - Gonzales Girl Scouts		24.00
01/05/2015	ATM	A-Line Auto	Winterfest Exp.	-14.82
01/05/2015	ATM	A-Line Auto	Winterfest Exp.	-15.14
01/13/2015	1896	Texas Comptroller	Sales Tax	-25.69
Balance as of 01/31/2015				<u>18,239.53</u>

Business Improvement Grant
January 31, 2015

Date	Num	Description	Category	Amount
Balance as of 12/31/2014				10,852.78
01/16/2015	1042	Andover Goliad	Incentive Grant	-10,000.00
Balance as of 01/31/2015				<u>852.78</u>

GONZALES MAIN STREET 2015 WORK PLAN

Vision Statement

It is our vision that the central business district will be a striving center of commerce and a tourist destination as the result of historic preservation.

Mission Statement

To identify and promote all economic and community opportunities through preservation and the four point approach to Main Street; Organization, Design, Economic Restructuring and Promotions in order to provide a more desirable and profitable central business district.

Organization Committee 2015 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 the Gonzales Cannon "Main Street Happenings" Monthly talk show in KCTI Radio Station	Barbara Friedrich	Free	Monthly		
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade		\$35,000.00	On-Going		
Host Regional Board Training	-Set up date & time with Texas Main Street -Obtain place for training -Invite other Main Street Cities -Refreshments		\$100.00			
Promote downtown as shopping and dining destination	-Promote Shop Gonzales on web site and face book -Photo Ops	Board	Free	On-going		
National Preservation Month	-Proclamation -Newspaper article -Hold a photo Trivia Contest	Barbara Friedrich	Free	May 2015		
Volunteer Appreciation	-Plan what Main Street can do to thank volunteers for service		\$500.00			

Promotion Committee 2015 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		Free	On-going		
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade		\$35,000.00	On-Going		
Christmas Decorations	-Plan for decorations on Texas Heroes Square -Order early to get discounted prices. -Get prices -Christmas Window Dressing.		\$7,500.00	On-Going		
National Preservation Month	-Proclamation -Newspaper article	Barbara Friedrich	Free	May 2015		

Design Committee 2015 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Add signage for downtown restrooms	-Design Signage - -- -Get price quote -Approach Tourism Committee for funding	Del De Los Santos Melissa Taylor				
Themed Downtown	-Signage -Colors -Flowers in planters	Del De Los Santos Connie Dolezal Susan Weber				
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 Del De Los Santos Susan Weber Nancy Logan Lisa Kay Brown	\$7,500.00	On-Going		
Sandwich Sign	Refurbish Sandwich Sign Design posters to be placed as signage.	Del De Los Santos Barbara Friedrich	\$500.00	May 2015		
Focus on renovations of buildings.	-Review Business Improvement Grant Program -Approve Utility Relocation Grant Program. -Visit each building owner interested in assistance. -Continue relationship with GEDC for funding of these grants.	Barbara Friedrich	\$87,500.00	On-Going	Business Improvement Grant and Utility Relocation Grant Programs were reviewed. Contacted building owners as to the availability of funds.	

Economic Restructuring Committee 2015 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 -Partner with SBDC for Training -Semi-Annual event-- -Set Time, date, and place	Barbara Friedrich	\$500.00	March 2015		
Merchant Training	-Partner with SBDC for Training -Semi-Annual event-- -Set Time, date, and place			March 2015		
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/Carolyn Gibson	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 2015		
Maintain property/ Business inventory	Keep list of properties available for rent or purchase and make available to public	Barbara Friedrich		On-going		

GONZALES MAIN STREET ADVISORY BOARD
Budget FYE 2014

Category Description	Budget FYE 2014		Actual 01/01/2014 12/31/2014		FYE 2014 Proposed Budget
INCOME					
Donations	3,500.00		3,000.00		3,000.00
Fundraisers	1,000.00		1,000.00		1,000.00
Happy Fall Ya'll	0.00		0.00		0.00
Incentive Grant Fund Receipts	50,000.00		50,000.00		85,852.78
Santa's Market	1,000.00		607.00		1,000.00
Summer Concert Series	30,000.00		26,185.00		32,500.00
Winterfest (Christmas Decoratio	1,000.00		1,000.00		1,000.00
TOTAL INCOME	86,500.00		81,792.00		124,352.78

EXPENDITURES					
Advertising	0.00		0.00		0.00
25th Anniversary	0.00		0.00		0.00
Banners	0.00		1,460.00		0.00
Board Training	200.00		35.71		100.00
Business Mixer	100.00		0.00		0.00
Beautification	0.00		0.00		0.00
Christmas Decorations	1,000.00		70.73		3,000.00
Downtown Project	3,500.00		0.00		3,500.00
Gifts	0.00		0.00		0.00
Happy Fall Ya'll	250.00		0.00		0.00
Incentive Grant	50,000.00		81,539.52		85,852.78
Lighting Project (Confederate sq)	2,000.00		0.00		2,000.00
Postage	0.00		49.00		0.00
Preservation Week	0.00		0.00		0.00
Supplies	200.00		507.51		500.00
Promotional	0.00		0.00		0.00
Summer Concert Series	28,500.00		32,378.68		32,500.00
Volunteer Appreciation	500.00		500.00		500.00
Webb Design	800.00		0.00		0.00
Winterfest	500.00		252.03		500.00
Legal Prof Fees	250.00		255.48		260.00
Sales Tax	100.00		18.14		50.00
TOTAL BUSINESS EXPENSES	87,900.00		117,066.80		128,762.78

Business Development Grant Program	10,852.78
Beautification Account	0.00
Main Street Regular Account	18,271.18
Fund Balance As of 12/31/2014	29,123.96