



ECONOMIC DEVELOPMENT CORPORATION

Thursday, November 20, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

AGENDA

Call to Order

Public Comment

The Texas Open Meetings Act prohibits the Board from responding to any comments other than to refer the matter to a future agenda, to an existing policy, or to a staff person with specific factual information. Claims against the Board or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Consent Agenda

1. Minutes 7/10/2025
July, August, September 2025 financials

Public Hearing

Hear evidence for or against a request made by Crystal Rogers dba Lashing Out Beauty Studio to provide assistance with Graduated Rental Assistance for the business located at 102A Houston Street, Mt. Vernon, Texas.

Hear evidence for or against a request made by Robert Rosales & Danial Jaweed owners of D&R Investments LLC dba Lucky 7 Tire & Auto, to provide assistance with Existing Business Structure Assistance for the business located at 1320 Holbrook Street, Mt. Vernon, Texas.

Action Items:

2. Consider and act upon approval of application submitted by Crystal Rogers dba Lashing Out Beauty Studio for graduated rental assistance.
3. Consider and act upon approval of application submitted by D&R Investments dba Lucky 7 Tire & Auto for existing business assistance.

Adjourn

/s/ Mark Sachse
Mark Sachse - Board President

ATTEST:

/s/Kathy Lovier Johnson
Kathy Lovier Johnson – City Secretary
Posted 5:00 PM November 14, 2025

Persons with disabilities desiring to attend the meeting and without transportation may contact City Hall at 903-537-2252 for assistance. The Mount Vernon Economic Development Corporation Board of Directors reserves the right to go into Executive Session at any time during the meeting with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with section 551.072; deliberate personnel matters in accordance with 551.074; and/or deliberate regarding economic development negotiations. However, no action will be taken during the Executive Session because none is permitted by law.



ECONOMIC DEVELOPMENT CORPORATION

Thursday, July 10, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

MINUTES

Call to Order

President Sachse called the meeting to order at 6:05 p.m.m and announced a quorum present.

PRESENT

President Mark Sachse
 Secretary/Treasurer Jeff Byrnes
 Board Member Gabe Sharp
 Board Member Kevin Anthony
 City Administrator Craig Lindholm
 City Secretary Kathy Johnson
 Assistant City Secretary Angie Pike

ABSENT: Vice-President Julia Munoz, Board Member Don Huffstetler, Board Member Kristin Scott

VISITORS: Kassidy Wesson, Jon & Crystal Copeland

Public Comment- no one spoke.

1. Minutes 6/12/2025
 June 2025 Financials

Motion made by Board Member Anthony, Seconded by Board Member Sharp.

Voting Yea: President Sachse, Secretary/Treasurer Byrnes, Board Member Sharp, Board Member Anthony

Public Hearing

The purpose of this hearing is to hear evidence for or against a request made by Crystal Copeland dba The Glove Factory to provide assistance with Graduated Rental Assistance for the business located at 201 E Dallas Street, Mt Vernon, TX 75457

President Sachse closed the Regular Session and opened the Public Hearing at 6:08 p.m.

Crystal Copeland addressed the Board regarding her application. She advised when The Loading Dock was closing she spoke with EDC Director Lindholm regarding assistance, with such a great investment she did not

want to see this become something bigger and needed help sustaining The Glove Factory. Director Lindholm advised her to apply for assistance with EDC. Mrs. Copeland further advised when they opened Our Place several years ago they received assistance and it made a complete difference for them.

President Sachse closed the Public Hearing and re-opened the Regular Session at 6:11 p.m.

Action Items:

2. Consider and act upon approval of request made by Crystal Copeland dba The Glove Factory for graduated rental assistance.

Motion made by Board Member Sharp made a motion for twelve months of rental assistance at the rate of \$500.00 per month. Seconded by Board Member Anthony.

Voting Yea: President Sachse, Secretary/Treasurer Byrnes, Board Member Sharp, Board Member Anthony

3. Consider and act upon approval of 2025-2026 proposed budget.

Motion made by Board Member Anthony to approve the budget as presented with the amendment of raising rental assistance budget to \$35,000, Seconded by Board Member Sharp.

Voting Yea: President Sachse, Secretary/Treasurer Byrnes, Board Member Sharp, Board Member Anthony

Board Member Reports and Discussion

Grants, Parks, Infrastructure

No discussion.

Adjourn

Motion made by Secretary/Treasurer Byrnes at 6:45 p.m. to close the meeting, Seconded by Board Member Anthony.

Voting Yea: President Sachse, Secretary/Treasurer Byrnes, Board Member Sharp, Board Member Anthony

Mark Sachse - Board President

ATTEST:

Kathy Lovier Johnson – City Secretary

9/05/2025 8:52 AM
VENDOR SET: 99 City of Mount Vernon
BANK: EDC EDC CASH
DATE RANGE: 7/01/2025 THRU 7/31/2025

A/P HISTORY CHECK REPORT

PAGE: 1

Item 1.

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6560	BIG DAWG SPORTS & COLLECTIBLES							
I-JULY 2025	BIG DAWG SPORTS & COLLECTIBLES	R	7/10/2025			004040		
05 5300.019	RENTAL ASSISTANCE PROGRAM	BIG DAWG SPORTS & CO		700.00				700.00
	RENTAL REIMBURSEMENT							
4690	MHS PLANNING AND DESIGN LLC							
I-0241495	MHS PLANNING AND DESIGN LLC	R	7/10/2025			004041		
05 5300.007	LEG. OUTREACH	MHS PLANNING AND DES		4,365.00				4,365.00
	LITTLE CREEK PARK P&W GRANT WORK							
6550	OUTFRONT MEDIA							
I-202507101940	OUTFRONT MEDIA	R	7/10/2025			004042		
05 5300.003	PROMOTIONAL/MARKETING	OUTFRONT MEDIA		950.00				950.00
	BILLBOARD EXTENSION							

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3	6,015.00	0.00	6,015.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
05 5300.003	PROMOTIONAL/MARKETING	950.00
05 5300.007	LEG. OUTREACH	4,365.00
05 5300.019	RENTAL ASSISTANCE PROGRAM	700.00
	*** FUND TOTAL ***	6,015.00

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EDC TOTALS:	3	6,015.00	0.00	6,015.00
BANK: EDC TOTALS:	3	6,015.00	0.00	6,015.00
REPORT TOTALS:	3	6,015.00	0.00	6,015.00

SELECTION CRITERIA

VENDOR SET: 99-City of Mt. Vernon
VENDOR: ALL
BANK CODES: All
FUNDS: Include: 05

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 7/01/2025 THRU 7/31/2025
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: YES
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

Item 1.

05 -EDC
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	<u>435,000</u>	<u>34,084.82</u>	<u>356,797.27</u>	<u>0.00</u>	<u>78,202.73</u>	<u>82.02</u>
TOTAL REVENUES	435,000	34,084.82	356,797.27	0.00	78,202.73	82.02
<u>EXPENDITURE SUMMARY</u>						
300 EDC	<u>592,573</u>	<u>6,015.00</u>	<u>504,368.33</u>	<u>0.00</u>	<u>88,204.67</u>	<u>85.11</u>
TOTAL EXPENDITURES	592,573	6,015.00	504,368.33	0.00	88,204.67	85.11
REVENUE OVER/ (UNDER) EXPENDITURES	(157,573)	28,069.82	(147,571.06)	0.00	(10,001.94)	93.65

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

Item 1.

05 -EDC
FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
4001	EDC TAX REV.	425,000	32,374.78	338,107.19	0.00	86,892.81	79.55
4018	MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
4022	INTEREST	10,000	1,710.04	18,690.08	0.00 (	8,690.08)	186.90
TOTAL REVENUE		435,000	34,084.82	356,797.27	0.00	78,202.73	82.02

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2025

Item 1.

05 -EDC
DEPARTMENT -M300 EDC
DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUES						
5300.001 WAGES/CONSULTANT	70,000	0.00	70,000.00	0.00	0.00	100.00
5300.002 COMPUTER	500	0.00	86.36	0.00	413.64	17.27
5300.003 PROMOTIONAL/MARKETING	30,000	950.00	32,400.00	0.00 (	2,400.00)	108.00
5300.004 POSTAGE	100	0.00	2.76	0.00	97.24	2.76
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	4,365.00	4,365.00	0.00 (	4,365.00)	0.00
5300.008 SCHOLORSHIP	2,000	0.00	2,000.00	0.00	0.00	100.00
5300.009 PUBLICATIONS	500	0.00	0.00	0.00	500.00	0.00
5300.010 ATTORNEY FEES	10,000	0.00	531.25	0.00	9,468.75	5.31
5300.011 WEBSITE	500	0.00	0.00	0.00	500.00	0.00
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	0.00	360.76	0.00	139.24	72.15
5300.018 BUSINESS INCENTIVES	10,000	0.00	28,983.20	0.00 (	18,983.20)	289.83
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	700.00	6,650.00	0.00	3,350.00	66.50
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	0.00	0.00	0.00	25,000.00	0.00
5300.022 SPECIAL PROJECT	300,000	0.00	316,992.49	0.00 (	16,992.49)	105.66
5300.023 MAIN STREET ONGOING	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	0.00	692.63	0.00 (	692.63)	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	0.00	18,030.65	0.00	51,969.35	25.76
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	12,508.00	0.00	0.00	100.00
5300.033 MEDICARE	1,015	0.00	1,015.00	0.00	0.00	100.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	9,100.00	0.00	0.00	100.00
5300.037 TELEPHONE	750	0.00	462.63	0.00	287.37	61.68
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.044 SUPPLIES	600	0.00	187.60	0.00	412.40	31.27
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	6,015.00	504,368.33	0.00	88,204.67	85.11
	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	592,573	6,015.00	504,368.33	0.00	88,204.67	85.11
REVENUE OVER/(UNDER) EXPENDITURES	(157,573)	28,069.82 (	147,571.06)	0.00 (	10,001.94)	93.65

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2025

Item 1.

05 -EDC
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	<u>435,000</u>	<u>40,790.85</u>	<u>397,588.12</u>	<u>0.00</u>	<u>37,411.88</u>	<u>91.40</u>
TOTAL REVENUES	435,000	40,790.85	397,588.12	0.00	37,411.88	91.40
<u>EXPENDITURE SUMMARY</u>						
300 EDC	<u>592,573</u>	<u>6,483.01</u>	<u>510,851.34</u>	<u>0.00</u>	<u>81,721.66</u>	<u>86.21</u>
TOTAL EXPENDITURES	592,573	6,483.01	510,851.34	0.00	81,721.66	86.21
REVENUE OVER/ (UNDER) EXPENDITURES	(157,573)	34,307.84	(113,263.22)	0.00	(44,309.78)	71.88

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2025

Item 1.

05 -EDC
FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
4001	EDC TAX REV.	425,000	38,841.57	376,948.76	0.00	48,051.24	88.69
4018	MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
4022	INTEREST	10,000	1,949.28	20,639.36	0.00 (	10,639.36)	206.39
TOTAL REVENUE		435,000	40,790.85	397,588.12	0.00	37,411.88	91.40

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2025

05 -EDC
DEPARTMENT -M300 EDC
DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES/CONSULTANT	70,000	0.00	70,000.00	0.00	0.00	100.00
5300.002 COMPUTER	500	0.00	86.36	0.00	413.64	17.27
5300.003 PROMOTIONAL/MARKETING	30,000	0.00	32,400.00	0.00 (	2,400.00)	108.00
5300.004 POSTAGE	100	0.00	2.76	0.00	97.24	2.76
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	0.00	4,365.00	0.00 (	4,365.00)	0.00
5300.008 SCHOLORSHIP	2,000	0.00	2,000.00	0.00	0.00	100.00
5300.009 PUBLICATIONS	500	0.00	0.00	0.00	500.00	0.00
5300.010 ATTORNEY FEES	10,000	0.00	531.25	0.00	9,468.75	5.31
5300.011 WEBSITE	500	0.00	0.00	0.00	500.00	0.00
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	0.00	360.76	0.00	139.24	72.15
5300.018 BUSINESS INCENTIVES	10,000	0.00	28,983.20	0.00 (	18,983.20)	289.83
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	1,200.00	7,850.00	0.00	2,150.00	78.50
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	0.00	0.00	0.00	25,000.00	0.00
5300.022 SPECIAL PROJECT	300,000	5,283.01	322,275.50	0.00 (	22,275.50)	107.43
5300.023 MAIN STREET ONGOING	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	0.00	692.63	0.00 (	692.63)	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	0.00	18,030.65	0.00	51,969.35	25.76
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	12,508.00	0.00	0.00	100.00
5300.033 MEDICARE	1,015	0.00	1,015.00	0.00	0.00	100.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	9,100.00	0.00	0.00	100.00
5300.037 TELEPHONE	750	0.00	462.63	0.00	287.37	61.68
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.044 SUPPLIES	600	0.00	187.60	0.00	412.40	31.27
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	6,483.01	510,851.34	0.00	81,721.66	86.21
	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	592,573	6,483.01	510,851.34	0.00	81,721.66	86.21
REVENUE OVER/(UNDER) EXPENDITURES	(157,573)	34,307.84 (	113,263.22)	0.00 (	44,309.78)	71.88

9/18/2025 9:39 AM
VENDOR SET: 99 City of Mount Vernon
BANK: EDC EDC CASH
DATE RANGE: 8/01/2025 THRU 8/31/2025

A/P HISTORY CHECK REPORT

PAGE: 1

Item 1.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5040	BOHLKEN ELECTRIC							
I-748183	BOHLKEN ELECTRIC	R	8/04/2025	5,283.01		004043		5,283.01
	LITTLE CREEK PARK CAMERAS							
5530	THE GLOVE FACTORY							
I-AUG 2025	THE GLOVE FACTORY	R	8/04/2025	500.00		004044		500.00
	AUGUST 2025 RENT REIMBURSEMENT							
6560	BIG DAWG SPORTS & COLLECTIBLES							
I-AUGUST 2025	BIG DAWG SPORTS & COLLECTIBLES	R	8/15/2025	700.00		004045		700.00
	RENTAL RE-IMBURSEMENT							

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3	6,483.01	0.00	6,483.01
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0			
	VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EDC TOTALS:	3	6,483.01	0.00	6,483.01
BANK: EDC TOTALS:	3	6,483.01	0.00	6,483.01
REPORT TOTALS:	3	6,483.01	0.00	6,483.01

SELECTION CRITERIA

VENDOR SET: 99-City of Mt. Vernon
VENDOR: ALL
BANK CODES: Include: EDC
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 8/01/2025 THRU 8/31/2025
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

Item 1.

05 -EDC
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	<u>435,000</u>	<u>37,452.11</u>	<u>435,040.23</u>	<u>0.00</u>	(<u>40.23</u>)	<u>100.01</u>
TOTAL REVENUES	435,000	37,452.11	435,040.23	0.00 (	40.23)	100.01
<u>EXPENDITURE SUMMARY</u>						
300 EDC	<u>592,573</u>	<u>97,609.25</u>	<u>608,460.59</u>	<u>0.00</u>	(<u>15,887.59</u>)	<u>102.68</u>
TOTAL EXPENDITURES	592,573	97,609.25	608,460.59	0.00 (	15,887.59)	102.68
REVENUE OVER/ (UNDER) EXPENDITURES	(157,573)	(60,157.14)	(173,420.36)	0.00	15,847.36	110.06

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

Item 1.

05 -EDC
FINANCIAL SUMMARY

		CURRENT	CURRENT	YEAR TO DATE	TOTAL	BUDGET	% YTD
REVENUES		BUDGET	PERIOD	ACTUAL	ENCUMBERED	BALANCE	BUDGET
4001	EDC TAX REV.	425,000	35,680.64	412,629.40	0.00	12,370.60	97.09
4018	MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
4022	INTEREST	10,000	1,771.47	22,410.83	0.00 (	12,410.83)	224.11
TOTAL REVENUE		435,000	37,452.11	435,040.23	0.00 (	40.23)	100.01

CITY OF MOUNT VERNON
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

05 -EDC
DEPARTMENT -M300 EDC
DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES/CONSULTANT	70,000	0.00	70,000.00	0.00	0.00	100.00
5300.002 COMPUTER	500	0.00	86.36	0.00	413.64	17.27
5300.003 PROMOTIONAL/MARKETING	30,000	47,100.00	79,500.00	0.00 (	49,500.00)	265.00
5300.004 POSTAGE	100	2.76	5.52	0.00	94.48	5.52
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	0.00	4,365.00	0.00 (	4,365.00)	0.00
5300.008 SCHOLORSHIP	2,000	0.00	2,000.00	0.00	0.00	100.00
5300.009 PUBLICATIONS	500	90.75	90.75	0.00	409.25	18.15
5300.010 ATTORNEY FEES	10,000	62.50	593.75	0.00	9,406.25	5.94
5300.011 WEBSITE	500	2,993.75	2,993.75	0.00 (	2,493.75)	598.75
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	422.75	783.51	0.00 (	283.51)	156.70
5300.018 BUSINESS INCENTIVES	10,000	0.00	28,983.20	0.00 (	18,983.20)	289.83
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	1,200.00	9,050.00	0.00	950.00	90.50
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	8,000.00	8,000.00	0.00	17,000.00	32.00
5300.022 SPECIAL PROJECT	300,000	25,680.00	347,955.50	0.00 (	47,955.50)	115.99
5300.023 MAIN STREET ONGOING	10,000	10,000.00	10,000.00	0.00	0.00	100.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	1,078.48	1,771.11	0.00 (	1,771.11)	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	0.00	18,030.65	0.00	51,969.35	25.76
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	12,508.00	0.00	0.00	100.00
5300.033 MEDICARE	1,015	0.00	1,015.00	0.00	0.00	100.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	9,100.00	0.00	0.00	100.00
5300.037 TELEPHONE	750	286.99	749.62	0.00	0.38	99.95
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	530.00	530.00	0.00	1,470.00	26.50
5300.044 SUPPLIES	600	161.27	348.87	0.00	251.13	58.15
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	97,609.25	608,460.59	0.00 (	15,887.59)	102.68
	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	592,573	97,609.25	608,460.59	0.00 (	15,887.59)	102.68
REVENUE OVER/(UNDER) EXPENDITURES	(157,573)	(60,157.14)	(173,420.36)	0.00	15,847.36	110.06

11/14/2025 9:10 AM
VENDOR SET: 99 City of Mount Vernon
BANK: EDC EDC CASH
DATE RANGE: 9/01/2025 THRU 9/30/2025

A/P HISTORY CHECK REPORT

PAGE: 1

Item 1.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5530	THE GLOVE FACTORY							
	I-SEPTEMBER 2025 THE GLOVE FACTORY	R	9/04/2025	500.00		004046		500.00
	RENTAL ASSISTANCE							
6560	BIG DAWG SPORTS & COLLECTIBLES							
	I-SEPTEMBER 2025 BIG DAWG SPORTS & COLLECTIBLES	R	9/05/2025	700.00		004047		700.00
	RENTAL REIMB INCENTIVE							
6860	LINDMARK BILLBOARDS.INK.STEEL							
	I-INV123796 LINDMARK BILLBOARDS.INK.STEEL	R	9/05/2025	1,200.00		004048		
	TEXARKANA BILLBOARD							
	I-INV126155 LINDMARK BILLBOARDS.INK.STEEL	R	9/05/2025	1,200.00		004048		
	TEXARKANA BILLBOARD							
	I-INV128508 LINDMARK BILLBOARDS.INK.STEEL	R	9/05/2025	1,200.00		004048		
	TEXARKANA BILLBOARD							
	I-INV130023 LINDMARK BILLBOARDS.INK.STEEL	R	9/05/2025	43,200.00		004048		46,800.00
	TEXARKANA BILLBOARD							
5080	SAMANTHA DEAN							
	I-2025 INCENTIVE SAMANTHA DEAN	R	9/18/2025	8,000.00		004049		8,000.00
	PARTIAL REIMB FROM TANNING BED INCENTIVE							
7690	CITY OF MOUNT VERNON							
	I-FINAL 2025 CITY OF MOUNT VERNON	R	9/26/2025	15,629.25		004050		15,629.25
	FINAL BUDGET REIMB							
1	QUAIL VALLEY VENTURES LLC							
	I-103 QUAIL VALLEY VENTURES LLC:	R	9/26/2025	300.00		004051		300.00
	PHOTOGRAPHY FOR BILLBOARDS							

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	6	71,929.25	0.00	71,929.25
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS		
		VOID CREDITS	0.00	0.00

TOTAL ERRORS: 0

VENDOR I.D.			NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
			NO			INVOICE AMOUNT	DISCOUNTS			CHECK AMOUNT
VENDOR SET: 99	BANK: EDC	TOTALS:	6			71,929.25	0.00			71,929.25
BANK: EDC	TOTALS:		6			71,929.25	0.00			71,929.25
REPORT TOTALS:			6			71,929.25	0.00			71,929.25

SELECTION CRITERIA

VENDOR SET: 99-City of Mt. Vernon
VENDOR: ALL
BANK CODES: Include: EDC
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 9/01/2025 THRU 9/30/2025
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All



Mount Vernon Economic Development Corporation

109 N. Kaufman St., Mount Vernon, TX 75457

Application for Economic Development Assistance

APPLICATION MUST BE FILLED OUT AND RETURNED BEFORE THE PROJECT STARTS

The following information is requested for all projects seeking economic development assistance from the Mount Vernon Economic Development Corporation (MVEDC). Please fill in all spaces on the application form. If the information requested is not applicable, enter "N/A" in the space. Incomplete applications will not be considered for assistance. Following receipt of the application, MVEDC may require additional information to be submitted to indicate the financial abilities or other factors of the company.

Applicant/Business Name		Business Ownership	
Lashing Out Beauty Studio		Crystal Rogers	
Business Type			
Sole Proprietorship <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Other (Please Explain and provide proof)			
Date of Business Establishment		4-15-25	
Mailing Address (Business Headquarters)			
P.O. Box 437 P.O. Box 437			
City	State	Zip Code	
mt. Vernon	Tx	75457	
Phone Number		Fax Number	
903-285-9176			

Project Information

Description of the Project				
Sign on Front of Building + rental assistance				
NAICS Code		NAICS Code Description (if multiple please list all that apply)		
Property Address		Legal Description (attach if necessary)		
Is this Project inside the City limits?		Yes <input checked="" type="checkbox"/>	No	
Is this Project in the Historic District?		Yes <input checked="" type="checkbox"/>	No	
If Yes, does this Project require approval from the Landmark Commission?		Yes <input checked="" type="checkbox"/>	No	
Date of Landmark Commission Review				
Will this Project generate sales tax?		Yes <input checked="" type="checkbox"/> once	No <input type="checkbox"/> once I get stuff to sell	
What is your taxpayer ID?		[Redacted] 32101156357		
Anticipated Total Sales				
Year 1	Year 2	Year 3	Year 4	Year 5
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)				
Year 1	Year 2	Year 3	Year 4	Year 5
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]

Does this Project create or retain jobs?		Yes			No		
Jobs Created (new jobs that did not exist prior to this project)							
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)			
Average Annual Salary							
Jobs Retained (jobs that would likely be lost without this project)							
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)			
Average Annual Salary							
Does the applicant own or lease the property associated with this Project?		Own Lease ✓					
Property Owner Information, if leased							
Property Owner Name		Lanny Ramsey					
Property Owner Phone Number		903 - 537 - 4949					
Property Owner Email							
Property Owner Address		520 Tx 37 Business					
City				State		Zip Code	
Mt. Vernon				TX		75457	
Lease Amount		700		Period (Annually/Monthly)		monthly	

PROOF OF LEASE WILL BE REQUIRED

Current Appraised Value of Property	
Are all Property Taxes Paid on this Property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If No, please explain	
Are Improvements being made to the Property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Estimated Cost of Improvements to be Made	Ø
Anticipated Construction Start Date	
Anticipated Construction Completion Date	
Description of Improvements to be Made	

PLEASE PROVIDE WRITTEN BIDS OR COST ESTIMATES REGARDING ANY PROPOSED IMPROVEMENTS.

Please indicate any of the following that you have consulted on this Project (check as many as apply)			
	Ark-Tex Council of Governments		Franklin County
✓	Franklin County Chamber of Commerce		Local Workforce Board
	North Texas Community College		Small Business Development Administration
	Texas Workforce Commission		
Other, Please specify below and provide written documentation			

Please indicate the Economic Development Assistance Programs for which you would like to apply (check as many as apply)			
✓	Graduated Rental Assistance		Existing Business Structure Assistance
	Job Creation/Retention Incentives		Business Recruitment Incentives
	Business Retention Assistance		
Guidelines and Descriptions of each Incentive Are Provided as an Appendix to this Document.			

Attachments That Will Be Required			
	Plat/Map/Elevations of Project		Renderings/Plans for Improvements
	Copies of Required Permits	✓	Business Plan
	Financial Reports for previous years		IRS Reporting
	Tax Certificate	✓	Proof of Property Ownership or Lease Agreement
	Property Owner's Certification		Receipts for Work Performed Prior to Application Submission
These items must be submitted with the initial application for consideration of the application. Additional documents may be requested as necessary.			

Business Plans may be obtained through the Northeast Small Business Development Center in Mt. Pleasant, Texas. You may contact:

Beverly Austin

Business Development Specialist

Northeast Small Business Development Center

www.northeasttxsbdc.org

903-434-8237 Business

903-305-2277 Cell

903-645-5758 Fax

AFFIRMATION OF APPLICANT(S)

I (We) the undersigned do hereby acknowledge and/or certify, as the case may be, the following:

1. Prior to submission of this application, the included guidelines for all programs have been obtained, reviewed, and clearly understood by the applicant.
2. That the submission of this Application does not create any property, contract, or other legal rights in any person or entity to have the MVEDC provide grant funding.
3. That if grant funding is approved, full compliance will be maintained with all the provisions of the provided guidelines, and/or special provisions attached as a part of the grant, and that failure to do so can be grounds for ineligibility to receive previously approved grant funding and / or sales tax recapture by MVEDC or the City of Mount Vernon.
4. That before application is to be reviewed by the MVEDC, a designee(s) of the MVEDC shall have the right to inspect the business and work to be considered.
5. That the MVEDC reserves unto itself its absolute right of discretion in deciding whether or not to approve a grant relative to this application, whether or not such discretion is deemed arbitrary or without basis in fact.
6. That the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the provided guidelines and this Application. If any provision or provisions of these should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of these shall not be affected thereby.
8. That the information provided in this Application, and all that may have been affixed hereto, is true and correct, and that the MVEDC may rely on all of the information herein contained, and all that may have been affixed hereto, as being true and correct
9. Any criminal activities involving applicant, whether on or off site premises, will render this application and / or contract null and void.

10. Where approved incentives are reimbursement recipient must present paid invoices and/or cancelled checks to vendors. Certificate of Occupancy issued by City of Mount Vernon must be issued before any MVEDC funds are expended.

11. Texas Government Code Section 2264.01 Certification

Company certifies that Company, or a branch, division, or department of Company, does not and will not knowingly employ an undocumented worker. If, after receiving a public subsidy, Company or a branch, division, or department of company is convicted of a violation under 8 U.S. C. Section 1324a(f), Company shall repay in full the amount of the public subsidy paid by MVEDC to Company.

12. The City of Mount Vernon and/or MVEDC may exercise the right to reclaim any incentives should the recipient not fulfill any portion of its stated obligation as outlined in any incentive agreement resulting from this application submission.

13. Making application and complying with specific requirements does not guarantee that requested incentives will be granted by the MVEDC Board or City Council.

I, the undersigned, understand this process may take several months and attendance of several meeting. Filing an application with the City does not guarantee approval from the City Council. The city reserves the right to retain outside consultants to review this application, all data provided, and conduct an independent evaluation. Further, the applicant understands and agrees that this application and all data and communications may be considered a public record pursuant to the Texas Public Information Act."

Signed this 23 day of June, 2025

Crystal Rogers
(Print Authorized Representative Name)

Crystal Rogers
(Applicant Signature)



Mount Vernon Economic Development Corporation

109 N. Kaufman St., Mount Vernon, TX 75457

Application for Economic Development Assistance

APPLICATION MUST BE FILLED OUT AND RETURNED BEFORE THE PROJECT STARTS

(emergency situations will be considered on a case by case basis)

The following information is requested for all projects seeking economic development assistance from the Mount Vernon Economic Development Corporation (MVEDC). Please fill in all spaces on the application form. If the information requested is not applicable, enter "N/A" in the space. **Incomplete applications will not be considered for assistance.** Following receipt of the application, MVEDC may require additional information to be submitted to indicate the financial abilities or other factors of the company.

Applicant/Business Name		Business Ownership	
D&R Investments LLC dba Lucky 7 Tire & Auto		50% Robert Rosales 50% Danial Jaweed	
Business Type			
Sole Proprietorship_____		Partnership_____ Corporation_____	
Other LLC			
Date of Business Establishment		04/2025	
Mailing Address (Business Headquarters)			
PO Box 483			
City	State	Zip Code	
Mt Vernon	TX	75457	
Phone Number		Fax Number	
903-537-7425 Office			
281-658-3836 Danial 281-798-5776 Robert			
Applicant's Representative		Title	
Danial Jaweed		Owner	
Mailing Address (if different from above)			

City		State	Zip Code
Phone Number	Fax Number	Email Address	
281-658-3836		dj@grntreotech.com	

Additional Authorized Representative		Title	
Robert Rosales		Owner	
Mailing Address (if different from above)			
175 HWY 67 E			
City		State	Zip Code
Mt Vernon		TX	75457
Phone Number	Fax Number	Email Address	
281-798-5776		robert@pjmusa.com	

Project Information

Description of the Project

The proposed project involves an exterior aesthetic renovation and essential maintenance improvements for an existing commercial property located in Mt. Vernon. The scope includes:

1. Building Repainting:

- The exterior of the main building and adjacent office structures have been repainted with a modern matte black finish to create a clean, cohesive, and professional appearance.

2. Office Siding Update:

- The siding of the front office area has been updated from its original material to a neutral grey finish, creating contrast and visual balance with the black structure while enhancing curb appeal.

3. Signage and Branding:

- A bold and professionally designed mural has been painted on the side of the building featuring the name “**Lucky 7**” in large white stylized lettering.
- The front façade displays the full business name “**Lucky 7 Tire & Auto**” in white lettering above the office entrance, clearly identifying the business for passing traffic and customers.

4. Gate Refurbishment:

- All existing gates on the property will be **sanded and repainted** to match the new black exterior color scheme, ensuring a uniform look and extending the life of the metalwork.

5. Roof Repairs:

- Minor roof leaks identified during inspection will be **professionally repaired** to prevent further water damage and ensure the structural integrity of the building.

Purpose and Community Impact:

This visual and structural renovation enhances the local streetscape and supports small business growth in Mt. Vernon by:

- Increasing the visibility and recognizability of a locally owned auto service business.
- Improving the visual quality and commercial character of the area.
- Preserving the property through preventive maintenance and repairs.
- Encouraging investment and foot traffic in the surrounding neighborhood.

All changes are non-structural except for routine maintenance and do not alter the building’s footprint. This project supports the continued economic development of Mt. Vernon and aligns with local business and beautification goals.

NAICS Code	NAICS Code Description (if multiple please list all that apply)			
441320	Tire Dealer			
Property Address		Legal Description (attach if necessary)		
1320 Holbrook St Mt Vernon TX 75457				
Is this Project inside the City limits?		Yes No		
Is this Project in the Historic District?		Yes No		
If Yes, does this Project require approval from the Landmark Commission?		Yes No		
Date of Landmark Commission Review				
Will this Project generate sales tax?		Yes No		
What is your taxpayer ID?		32099555966		
Anticipated Total Sales				
Year 1	Year 2	Year 3	Year 4	Year 5
700,000	800,000	900,000	1,100,000	1,200,000
Anticipated Total Taxable Sales (excludes items that are exempt from sales tax)				
Year 1	Year 2	Year 3	Year 4	Year 5

Does this Project create or retain jobs?		Yes	No		
Jobs Created (new jobs that did not exist prior to this project)					
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)	
5	5	5	5	5	
Average Annual Salary					
50,000	50,000	50,000	50,000	50,000	
Jobs Retained (jobs that would likely be lost without this project)					
Year 1 (Positions/FTEs)	Year 2 (Positions/FTEs)	Year 3 (Positions/FTEs)	Year 4 (Positions/FTEs)	Year 5 (Positions/FTEs)	
3	3	3	3	3	
Average Annual Salary					
Does the applicant own or lease the property associated with this Project?		Own	Lease		
Property Owner Information, if leased					
Property Owner Name		Danial Jaweed Robert Rosales			
Property Owner Phone Number		281-658-3836 281-798-5776			
Property Owner Email		dj@grntreotech.com robert@pjmusa.com			
Property Owner Address		1320 Holbrook Street			
City			State	Zip Code	
Mt Vernon			TX	75457	
Lease Amount		Period (Annually/Monthly)			

PROOF OF LEASE WILL BE REQUIRED

Current Appraised Value of Property	550,000
Are all Property Taxes Paid on this Property?	Yes No
If No, please explain	
Are Improvements being made to the Property?	Yes No
Estimated Cost of Improvements to be Made	50,000
Anticipated Construction Start Date	Aug 2025
Anticipated Construction Completion Date	Nov 2025
Description of Improvements to be Made	

1. Painting Exterior of Building (Black)

- **Labor + Materials (matte black paint, primer, equipment)**
 - Estimated cost: **\$13,500 – \$17,500**
(Depends on square footage and whether spray or roller application is used)
-

2. Painting and Updating Office Siding to Grey

- **Reskin or repaint siding area + prep work**
 - Estimated cost: **\$1,000 – \$2,500**
-

3. Mural & Signage (Custom “Lucky 7” Artwork in White)

- **Professional muralist or signage painter**
 - Estimated cost: **\$1,200 – \$2,500**
(Depending on artist, detail level, and surface prep)
-

4. Install/Update Front Signage “Lucky 7 Tire & Auto”

- **Cut vinyl, metal, or painted lettering**
 - Estimated cost: **\$800 – \$2,000**
-

5. Sanding & Painting Metal Gates

- **Labor-intensive: prep + rust removal + repainting**
 - Estimated cost: **\$750 – \$1,500**
-

6. Roof Leak Repairs

- **Patching small leaks, sealing seams, minor flashing work**
- Estimated cost: **\$1,500 – \$3,000**
(If it's minor leaks. More extensive damage would increase this)

--

**PLEASE PROVIDE WRITTEN BIDS OR COST ESTIMATES REGARDING ANY
PROPOSED IMPROVEMENTS.**

Please indicate any of the following that you have consulted on this Project (check as many as apply)			
<input type="checkbox"/>	Ark-Tex Council of Governments	<input type="checkbox"/>	Franklin County
<input type="checkbox"/>	Franklin County Chamber of Commerce	<input type="checkbox"/>	Local Workforce Board
<input type="checkbox"/>	North Texas Community College	<input type="checkbox"/>	Small Business Development Administration
<input type="checkbox"/>	Texas Workforce Commission	<input type="checkbox"/>	
Other, Please specify below and provide written documentation			

Please indicate the Economic Development Assistance Programs for which you would like to apply (check as many as apply)			
<input type="checkbox"/>	Graduated Rental Assistance	<input type="checkbox"/>	Existing Business Structure Assistance
<input type="checkbox"/>	Job Creation/Retention Incentives	<input type="checkbox"/>	Business Recruitment Incentives
<input type="checkbox"/>	Business Retention Assistance	<input type="checkbox"/>	
Guidelines and Descriptions of each Incentive Are Provided as an Appendix to this Document.			

Attachments That Will Be Required			
	Plat/Map/Elevations of Project		Renderings/Plans for Improvements
	Copies of Required Permits		Business Plan
	Financial Reports for previous years		IRS Reporting
	Tax Certificate		Proof of Property Ownership or Lease Agreement
	Property Owner's Certification		Receipts for Work Performed Prior to Application Submission
These items must be submitted with the initial application for consideration of the application. Additional documents may be requested as necessary.			

Incentive Process and Timeline

1. Completed application must be returned to the EDC office at Mt. Vernon City Hall prior to work commencing.
2. For projects involving incentives between \$1.00 - \$4,999.00 the EDC must hold a public hearing on the project and allow 60 days to pass since the first public notice of the project prior to expending funds.
3. For projects from \$5,000 - \$9,999, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council must approve the project and incentives, prior to expending EDC funds on the project.
4. For projects \$10,000 and above, the EDC must hold a public hearing on the project and allow 60 days to pass since the first notice of the project, and the City Council adopts a resolution authorizing the project after giving it two separate readings, prior to expending EDC funds on the project.

Business Plan Assistance may be obtained through the Northeast Small Business Development Center in Mt. Pleasant, Texas.

Amber Keith

Business Advisor

Northeast Small Business Development Center

www.northeasttxsbd.org

903-490-0822 Office

903-490-2826 Cell

AFFIRMATION OF APPLICANT(S)

I (We) the undersigned do hereby acknowledge and/or certify, as the case may be, the following:

1. Prior to submission of this application, the included guidelines for all programs have been obtained, reviewed, and clearly understood by the applicant.
2. That the submission of this Application does not create any property, contract, or other legal rights in any person or entity to have the MVEDC provide grant funding.
3. That if grant funding is approved, full compliance will be maintained with all the provisions of the provided guidelines, performance agreements, and/or special provisions attached as a part of the grant, and that failure to do so will be grounds for

ineligibility to receive previously approved grant funding and / or sales tax recapture by MVEDC or the City of Mount Vernon.

4. The Mt. Vernon City Council shall approve any incentive involving expenditures exceeding \$5,000.

5. That before application is to be reviewed by the MVEDC, a designee(s) of the MVEDC shall have the right to inspect the business and work to be considered.

6. That the MVEDC reserves unto itself its absolute right of discretion in deciding whether or not to approve a grant relative to this application, whether or not such discretion is deemed arbitrary or without basis in fact.

7. That the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the provided guidelines and this Application. If any provision or provisions of these should be held invalid or unenforceable, the validity and enforceability of the remaining provisions of these shall not be affected thereby.

8. That the information provided in this Application, and all that may have been affixed hereto, is true and correct, and that the MVEDC may rely on all information herein contained, and all that may have been affixed hereto, as being true and correct

9. Any criminal activities involving applicant, whether on or off-site premises, will render this application and / or contract null and void.

10. Where approved incentives are reimbursement recipient must present paid invoices and/or cancelled checks to vendors. Certificate of Occupancy issued by City of Mount Vernon must be issued before any MVEDC funds are expended.

11. Texas Government Code Section 2264.01 Certification

Company certifies that Company, or a branch, division, or department of Company, does not and will not knowingly employ an undocumented worker. If, after receiving a public subsidy, Company or a branch, division, or department of company is convicted of a violation under 8 U.S. C. Section 1324a(f), Company shall repay in full the amount of the public subsidy paid by MVEDC to Company.

12. The City of Mount Vernon and/or MVEDC may exercise the right to reclaim any incentives should the recipient not fulfill any portion of its stated obligation as outlined in any incentive agreement resulting from this application submission.

13. Making application and complying with specific requirements does not guarantee that requested incentives will be granted by the MVEDC Board or City Council.

I, the undersigned, understand this process may take several months and attendance of several meeting. Filing an application with the City does not guarantee approval from the City Council. The city reserves the right to retain outside consultants to review this application, all data provided, and conduct an independent evaluation. Further, the applicant understands and agrees that this application and all data and communications may be considered a public record pursuant to the Texas Public Information Act."

Signed this _____ day of _____, 20____

(Print Authorized Representative Name)

(Applicant Signature)

Appendix A: Property Owner's Certification

Property Owner Name			
Property Owner Phone Number			
Property Owner Email			
Property Address			
City		State	Zip Code
Lease Amount		Period (Annually/Monthly)	
Anticipated Construction Start Date			
Anticipated Construction Completion Date			
Description of Improvements to be Made			

I have reviewed all information above and certify that it is true and correct. Further, I certify that I have reviewed and approved all improvements to be made to the property as described above.

Owner Signature

Date

Appendix B: Economic Development Assistance Program Guidelines

Graduated Rental Assistance

- The primary goal of the Graduated Rental Assistance Program is to reduce the burden of rental expenses on new businesses and to help offset the initial startup costs of the business.

- The business must be a for-profit venture. Nonprofit and governmental organizations are not eligible for the program.
- Grant funds cannot be used to fund rent for any portion of the property used for residential purposes. In such cases, the total rent amount may be adjusted proportionally to reflect usage of the property.
- At no point will MVEDC pay 100% of the rental expenses for any recipient of this program.
- The rental assistance is designed to assist the business owner with rental expense over a period of time, but the owner will assume responsibility of the full rental costs at the end of the rental assistance period as determined by the MVEDC
- All disbursements through this program will be made in the form of a reimbursement following the submission of a copy of the canceled check paid to the property owner and/or a receipt from the property owner, or direct payment of rental assistance to the property owner/landlord.
- Generally, the program can span any amount of time up to 12 months with MVEDC reimbursing the business owner's rental expense in four installments: 25% of the total rent cost to be paid for the first installment; 50% of the total rent cost to be paid for the second installment; and 75% of the total rent cost to be paid for the third installment of the rental agreement term. Rental assistance from the MVEDC to the business owner shall not be granted until the termination of free or subsidized rent from the property owner. Term of assistance and length of payment installments shall be negotiated between business and MVEDC, with the decision of the MVEDC being final.
- The City Council upon recommendation by the MVEDC Board may approve a modification to the standard rate and duration of the program on a case-by-case basis.
- Recipients may receive only one Graduated Rental Assistance Agreement per business.
- Rental amount and must be comparable to similar rental rates for similar properties in the area of the business property.
- Rental assistance shall not exceed \$6,000 for any business.
- All disbursements through this program will be subject to requirements set forth in an incentive performance agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.
- MVEDC assumes no liability for the satisfaction of the lease agreement between the property owner and the tenant. This agreement is between the tenant and the MVEDC and will be strictly a reimbursement of the costs required to satisfy the terms of the tenant's lease agreement with the property owner.

Existing Business Structure Assistance

- The purpose of the Existing Business Structure Assistance Program is to enhance the economic sustainability of the City of Mount Vernon by assisting for profit business building owners and lessees in business building renovation processes; thereby encouraging increased ad valorem and / or sales taxes.
- The structure on which the improvements to be made must be at least five years old.
- Owners of multiple structures may submit only one application per fiscal year and may not have existing agreements on multiple properties at any one time.
- MVEDC may approve the full amount requested, a portion of the amount requested, or no amount at all.
- All grants provided under this program are reimbursements for cash expenditures by the applicant and require the applicant provide a match of at least twice the amount awarded (2:1 match required).
- Nonprofit and governmental organizations are not eligible to receive this funding.
- Applicants cannot have more than 20 full-time employees at the time of application
- All tax obligations must be current
- Property owners must submit Appendix A: Property Owner's Certification if the applicant is a tenant at the property
- The business owner will be required to obtain all necessary city and/or state permits, zoning, inspections, etc.... prior to applying for funding.
- The business owner must demonstrate best effort in obtaining at least 3 bids for improvements. The bids or documentation of best effort must be included in the application.
- The structure must be located within the Mount Vernon City limits.
- Applicants must have a valid Certificate of Occupancy from the City of Mount Vernon prior to receiving program funding.
- All disbursements through this program will be subject to performance requirements set forth in an incentive agreement, including but not limited to a period for which the business must remain in operation following the completed disbursement of funds.

For projects that require an expenditure of more than \$10,000, the City Council must adopt a resolution authorizing the project after giving the resolution at least two separate readings.

JOB CREATION INCENTIVE

Program funding will be available to new and / or expanding businesses meeting the following criteria:

1. Business must be in Mount Vernon.
2. Business must be a For Profit business.
3. Owner or shareholders do not count as 'new hires.'
4. Must be Full time jobs, 32 hours per week, 52 weeks per year. No part time employees or combination of part time employees will be considered.
5. Mount Vernon Economic Development Corporation must approve all applications before business engages 'new hires.'
6. Business owners or shareholders cannot be employed by Mount Vernon Economic Development Corporation or City of Mount Vernon.
7. Business name on application must be identical to the name listed on all documents required to engage in business, including business tax receipts.
8. Mount Vernon Economic Development Corporation may grant an amount up to \$600 per job, with a bonus \$200 for every employee that resides within the city limits and earns more than \$13.00 per hour for unskilled and \$20.00 per hour for skilled labor. Number of jobs incentivized would be no more than 20 full-time employees, unless otherwise determined by Mount Vernon EDC.
9. This is a 'reimbursement only' program; business applicant will be reimbursed 'per job' after new hire has completed 12 months employment. Texas Workforce Commission Quarterly reports required as documentation.
10. New employee hire must result in a net increase in full time employees from the time of application at the end of the 12-month period. Documentation will be required from business incentive recipient showing number of employees at MVEDC approval date vs. number of employees at the 12-month 'benchmark.'

**EMMANUEL QUALITY CONSTRUCTION,
LLC**

202 Scott St, Mount Vernon Texas
Mount Vernon, TX 75457 US
+19032702095
mainoffice@eqconstructionllc.com

Item 3.



Estimate

ADDRESS

Denise Stephenson
Lucky7
1320 Holbrook St
Mount Vernon, Texas 75457

SHIP TO

Denise Stephenson
Lucky7
1320 Holbrook St
Mount Vernon, Texas 75457

ESTIMATE # 1182**DATE** 07/08/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Project Overview	Paint job and replace the siding with metal sheets	1	0.00	0.00
	Project Overview	power washing the first floor Remove the old floor paint	1	0.00	0.00
	Project Overview	floor 2 Apply a base sealer	1	0.00	0.00
	Project Overview	Remove the t1-11 from the wall To install metal sheets color black Paint inside the office	1	0.00	0.00
	Project Overview	floor 4 Paint all walls and doors	1	0.00	0.00
	Project Overview	Water filtration fix the leaks Replace 8 lights inside the building Lights Provided by Owner	1	0.00	0.00
	Project Overview	total Material 5 year warranty Outside materials Pro IND Multi-surface acyclic Water based Single coat of primer Double coat of paint	1	39,827.00	39,827.00

TOTAL

\$39,827.00

Accepted By

Accepted Date

995187

Gmp pro painting 903 243 6210

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
NAME tire shop mt vernon tx					
ADDRESS					
CITY, STATE, ZIP					
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	Power wash. Scrape, Primer and		
2	Paint a 80 X 75 metal building		
3	including all walls and roll up doors		
4	and install 6 led lights		
5	also on Office Remove old Siding		
6	to install metal to match		
7	the rest of Building whit.		
8	2 colors, also paint under the		
9	shade on the back side		
10	Price includes labor and materials		
11	the office Price is only for		
12	walls		
13			
14			
15			
16			
17			
18			

\$13,875

RECEIVED BY

Painting & Exterior Improvements Agreement

Project: Lucky 7 Tire & Auto — Exterior Power Wash, Paint, Lighting, Metal Siding, and Minor Roof Sealing

Project Address: 1320 Holbrook MT View

Agreement Date: 9/10/20, 2025

Parties

Client/Owner: D&R Investments ("Client")

Client Representative: Robert (robert@pjmusa.com)

Mailing Address:

PO Box 483 Mount View TX

Phone: 281-798-5774

Contractor: GMP Pro Painting ("Contractor")

Contractor Representative: Gonzalo Mejia ("Gonzalo")

Phone: 903-243-6210

Email: Chalo_25_mejia.com (confirm)

Mailing Address:

1) Scope of Work

Contractor shall furnish all labor, materials, equipment, and supervision necessary to complete the following scope in a workmanlike manner:

1. Power Wash & Scrape the entire building exterior measuring approximately 80' x 75', including all roll-up doors; leave all windows clear (masked and not painted).
2. Surface Prep & Prime: Prime all areas to be painted per manufacturer specs.
3. Painting:
 - Walls: Finish color Black.
 - Roll-Up Doors: Finish color Grey, using Dmp paint as specified by Client.
 - Work includes full, uniform coverage; Contractor acknowledges it may require more than one coat to achieve a consistent finish.

- Color Samples/Draw-downs to be shown to Client for written/email approval before starting.

4. Safety Poles: Paint all poles by doors with Safety Yellow paint.

5. Office Exterior Siding: Remove existing exterior siding at office area (haul off all debris) and replace with black metal panels to match the main building profile/color.

6. LED Lighting Replacement (6 total): (1) on North side, (1) on South side, (2) on West side, (2) on East side. Includes removal of existing fixtures, installation of new LED fixtures provided by Contractor (or approved equivalent), and proper disposal of old fixtures.

7. North Window Unit: Remove existing window A/C unit on North side and cover the window opening with black metal panel to match.

8. Roof Fasteners & Leak Touch-ups: Seal all exposed roof screws and repair minor leaking areas (spot sealing only; not a full re-roof or comprehensive roof warranty).

9. Inclusions: Standard masking; protection of adjacent surfaces; cleanup and debris haul-off daily and at completion; ladders/scaffolding/equipment; primers/paints/consumables necessary to perform the work as specified.

10. Exclusions: Structural repairs, framing, sheathing replacement beyond localized anchoring for metal panels; mold/asbestos/lead abatement; electrical re-circuiting beyond fixture replacement; new circuits, switches, or controls; conduit reroutes; interior work; glass replacement; gutter/downspout replacement; landscaping; full roof replacement; unforeseen substrate repairs (rotted/damaged areas) unless approved by change order.

2) Price & Payment Terms

Contract Sum (Lump-Sum): \$18,670.00 (eighteen thousand six hundred seventy dollars).

Deposit (25% to start): \$4,667.50 due upon execution.

Balance Due on Completion: \$14,002.50, payable upon Substantial Completion and Client walkthrough/acceptance, no later than 24 hours after invoice.

Payments by: ☐ ACH ☐ Check ☐ Other:

Taxes/Fees: Any applicable sales/use taxes, permit fees, or inspection fees not included above shall be billed at cost (with receipts) if required.

Lien Waivers: Contractor shall provide a conditional lien waiver with each progress/final payment request and an unconditional final lien waiver upon receipt/clearance of final payment.

Late Payments: Past-due balances accrue at 1.5% per month (or the maximum allowed by law), plus reasonable collection costs/attorney's fees.

3) Schedule & Access

Estimated Duration: 2 weeks, weather permitting. Weather delays and supply interruptions shall extend the schedule day-for-day.

Start Date: _____ (TBD by mutual agreement following color approval and deposit).

Work Hours: Mon–Sat during normal daylight/business hours unless otherwise agreed. Client to provide reasonable building/site access, water, and power.

4) Quality, Samples & Acceptance

Contractor will follow manufacturer specifications for surface prep, priming, and application.

Color samples (black and grey) will be submitted for written/email approval before production.

Acceptance Standard: Uniform coverage without holidays, drips, or visible bleed-through under normal lighting at a standard viewing distance (6–10 feet). Windows are to remain free/clear of overspray or paint. Poles to be bright, consistent safety yellow. Metal panels to be plumb/secured and aligned to match building profile.

A joint walkthrough will be conducted at Substantial Completion to generate a punch list (if any). Contractor will complete punch items within a reasonable time.

5) Warranty

Workmanship Warranty: 1 year from Substantial Completion against peeling, blistering, or flaking due to

defective workmanship (and for leaks at screw-seal points addressed by this scope).

Item 3.

Exclusions: Failures due to substrate moisture/vapor, pre-existing coating failures, building movement, impact/abuse, acts of God, ponding water, unaddressed roof system deficiencies, or maintenance neglect.

Materials: Manufacturer warranties pass through to Client where applicable.

6) Change Orders & Unforeseen Conditions

Any work not expressly included in Section 1 is extra and requires a written change order signed by Client prior to performance. Unforeseen conditions (e.g., hidden damage/rot, corroded metal, electrical issues, or roof deficiencies beyond screw-sealing) will be promptly documented with photos and priced for Client approval.

7) Safety, Permits & Compliance

Contractor shall maintain a safe worksite and comply with applicable OSHA and local codes. If permits/inspections are required for lighting or exterior metal work, the parties will cooperate; any direct permit fees shall be reimbursed at cost via change order. Licensed subcontractors will be used as required by law.

8) Insurance & Indemnification

Contractor shall carry Commercial General Liability insurance of not less than \$1,000,000 per occurrence and Workers' Compensation as required by law and will furnish a Certificate of Insurance upon request; Client may be named as Additional Insured for ongoing/completed operations. Each party shall indemnify and hold the other harmless from third-party claims to the extent caused by its own negligence or willful misconduct.

9) Cleanup & Protection

Contractor will protect adjacent surfaces and landscaping, keep the site tidy, and at final completion will remove tools, equipment, masking, and debris, leaving the work area broom-clean.

10) Termination

Either party may terminate for material breach after 5 business days written notice and failure to cure. If terminated for Client convenience, Client shall pay for all

work performed to date, mobilization, non-cancelable materials, and reasonable demobilization costs.

Item 3.

11) Dispute Resolution & Governing Law

This Agreement is governed by the laws of the State of Texas. The parties will first attempt good-faith negotiation; if unresolved, disputes may be mediated in the county where the Project is located before litigation.

12) Entire Agreement

This Agreement (with any approved change orders) constitutes the entire understanding regarding the Work and supersedes prior proposals or discussions. Any amendment must be in writing and signed.

Signatures

Client / Owner

D&R Investments

By: 

Name & Title: Robert R. Rosales

Date: 9-10-2025

Contractor

GMP Pro Painting

By: 

Name & Title: Gonzalo Mejia owner

Date: 9-10-25

Attachments (to be provided at or before start):

- A. Color samples/draw-downs (Black walls; Grey roll-up doors/Dmp paint) — Client Approval
- B. Product data sheets for primer and finish systems
- C. Light fixture cut sheets (model/spec)
- D. Certificate of Insurance (Additional Insured endorsement if requested)

**Customer**

Lucky 7 Tire Shop

7/8/2025

Components**Price**

Paint building, pressure wash-scrape, prime where needed; includeds 2 coats of paint

\$13,000.00

Office exterior-black metal; materials and labor

\$1,750.00

Repair roof leak with new panels

\$900.00

Truck load of trash

\$125.00

Electrical-convert lights to LED

\$450.00

Subtotal

\$16,225.00

Overhead

\$1,622.50

Profit

\$1,622.50

Total

\$19,470.00

Tommy McFadden

 Tommy McFadden
 CEO