



ECONOMIC DEVELOPMENT CORPORATION

Thursday, February 12, 2026 – 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.

AGENDA

Call to Order

The Board President will determine that a quorum of members is present and call the meeting 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

Items on the Consent Agenda are approved by a single action of the board, with such approval applicable to all items appearing on the Consent Agenda. A Board member may request any item to be removed from the Consent Agenda and considered as a separate item.

1. Minutes - 2025-11-20

Public Hearing

Items to be Considered

2. Consider request from Main Street and Community Events for Spring Event

Board Member Reports and Discussion

3. Discussion regarding Caribbean Basin Brokers

Adjourn

Notes to the Agenda

The Economic Development Corporation Board of Directors reserves the right to retire into executive session under Sections 551.071/551.074 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 903-537-2252 two working days prior to the meeting so that appropriate arrangements can be made.

Certification

I do hereby certify that this Public Meeting Notice was posted at the front entrance of City Hall located at 109 N Kaufman St., Mount Vernon, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on

Date _____ Time _____

Angie Pike

Angie Pike,
Interim City Secretary



ECONOMIC DEVELOPMENT CORPORATION

Thursday, November 20, 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

Meeting called to order at 6:04 pm

Present: President Mark Sachse, Vice-President Julia Munoz, Board Member Don Huffstetler, Board Member Kristin Scott, Board Member Gabe Sharp, Board Member Kevin Anthony

Absent: Secretary/Treasurer Jeff Byrnes

Staff Present: City Administrator Craig Lindholm, City Secretary Kathy Lovier Johnson

Public Comment

None

Consent Agenda

1. Minutes 7/10/2025

July, August, September 2025 financials

*Motion made by Member Anthony, to approve consent items as presented, seconded by Member Huffstetler
All in favor, none opposed*

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.

Public Hearing opened at 6:06 pm

Crystal Rogers addressed the board

Robert Rosales addressed the board

Public Hearing closed at 6:09 pm

Action Items:

2. Consider and act upon approval of application submitted by Crystal Rogers dba Lashing Out Beauty Studio for graduated rental assistance.

*Motion made by Member Sharp, to approve the application, seconded by Member Scott
All in favor, none opposed*

3. Consider and act upon approval of application submitted by D&R Investments dba Lucky 7 Tire & Auto for existing business assistance.

Motion made by Member Sachse, to approve the application, seconded by Member Anthony

All in favor, none opposed

Board Member Reports and Discussion

Adjourn

Motion made by Member Anthony, to adjourn the meeting at 6:56 pm, seconded by Member Huffstetler
All in favor, none opposed

Approved:

Mark Sachse, Board President

Attest:

Angie Pike, Interim City Secretary



Little Livestock Pony Parties



Family Package



Includes

2 Hand Led Riding Ponies

1 Petting Pony

2 Dwarf Goats

2 Babydoll Sheep

2 Kune Kune Pigs

3 Holland Lop Rabbits

3 Call Ducks

3 Serama Chickens

3 Silkie Chickens

1 Border Collie

**2 Round Pens
Shade (if needed)**

Price

\$300 for the first hour

\$150 each additional hour

**We ask \$2 a mile one way
for travel fee**

**Contact us to get your free
quote today.**

Contact



208-244-8935
katewillis2008@gmail.com



Kassidy Wesson - Mount Vernon Mainstreet

From: Kate Willis <katewillis2008@gmail.com>
Sent: Monday, January 26, 2026 5:25 PM
To: Kassidy Wesson
Subject: Re: Spring Event

Yay! The total for 7 hours of the Family Package would be \$1,300. Would you like to go forward with booking?

On Mon, Jan 26, 2026, 5:21 PM Kassidy Wesson <mountvernonmainstreet@comvtx.com> wrote:
I totally understand! Family package and the event starts at 11.. so maybe from 11-6?

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Kate Willis <katewillis2008@gmail.com>
Sent: Monday, January 26, 2026 4:58:05 PM
To: Kassidy Wesson - Mount Vernon Mainstreet <mountvernonmainstreet@comvtx.com>
Subject: Re: Spring Event

Hello Kassidy! So sorry I didn't get back to you sooner, our internet has been really bad lately and I haven't been getting email notifications. Would you be wanting the family package or the petting zoo package?

Kassidy Wesson - Mount Vernon Mainstreet

From: david gish <davidgwonders@davidentertains.com>
Sent: Friday, January 23, 2026 1:53 PM
To: Kassidy Wesson - Mount Vernon Mainstreet
Subject: Re: Spring Event

How is this

David G Wonders: Texas' Magic Ambassador

www.davidentertains.com david@davidentertains.com

903-882-4691 Cell/text 903 312-1363

Date & Time Saturday April 11th, from 11-7 pm 2026

Event **Spring into Downtown**

Character David Wonders

Performance Area

Quoted Fee: \$850+ \$50 mileage = \$900 total

Drive Time & distance 1 hr 14 min (64.2 miles)

Payment due at the end of the event; please make checks to David Entertains.

Stage Shows need nearby parking, everything else can walk.

Now Accepting Credit Cards

<https://app.autobooks.co/pay/linda-gish>

SPECIAL INSTRUCTIONS: Magic show, balloons, puppet



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		
Caribbean Basin Brokers LLC	Dr. Marie Latortue DDS, MS Dr. Latortue, MD		
Business Type			
Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Other (Please Explain and provide proof)			
Date of Business Establishment	November 12, 2022		
Mailing Address (Business Headquarters)			
102 Jackal Trail Court			
City Montgomery	State Texas	Zip Code 77316	
Phone Number: [REDACTED]		Fax Number	

Applicant's Representative: Dr. Marie Latorue		
Mailing Address (if different from above)		
City	State	Zip Code
Phone Number	Fax Number	Email Address
[REDACTED]		[REDACTED]

Additional Authorized Representative		Title
Dr. Jean Latorue		Vice-President
Mailing Address (if different from above)		
506 Texas Highway 37 S		
City Mount Vernon		State Texas
Phone Number	Fax Number	Email Address:
[REDACTED]		[REDACTED]

Project Information

Description of the Project

Caribbean Basin Brokers is in the process of acquiring a strategically situated facility in Mount Vernon, poised to become a dedicated warehouse for the comprehensive storage of a diverse range of goods and products vital to the company's operations. This facility will not only function as a spacious storage area but will also include a modern, well-equipped office suite designed to support administrative tasks and facilitate seamless business operations.

This move represents a significant milestone for Caribbean Basin Brokers, as the company plans to relocate its headquarters from Montgomery, Texas, to Mount Vernon. This transition marks a new chapter in the organization's evolution, targeted at enhancing logistics capabilities and optimizing the supply chain. The strategically chosen location is anticipated to greatly improve operational efficiency and service delivery, ultimately benefiting the company's valued clients.

Moreover, the new facility is expected to be a catalyst for job creation within the Mount Vernon community, providing a wide array of employment opportunities that will invigorate the local job market. This initiative not only aims to strengthen Caribbean Basin Brokers' position in the industry but also to contribute positively to the economic development of the area, enriching residents' lives through new job prospects and enhanced service availability.

NAICS Code	NAICS Code Description (if multiple, please list all that apply)
<u>424340</u>	Footwear merchant wholesalers
<u>424320</u>	Accessories, clothing, men's and boys', merchant wholesaler
<u>424350</u>	Clothing and Clothing Accessories Merchant Wholesaler
Property Address	Legal Description (attach if necessary)
257 E Highway 67 Mount Vernon, TX 75457	Land surveyor

Is this Project inside the City limits?		Yes <input checked="" type="checkbox"/>	No	
Is this Project in the Historic District?		Yes	No <input checked="" type="checkbox"/>	
If Yes, does this Project require approval from the Landmark Commission?		Yes	No <input checked="" type="checkbox"/>	
Date of Landmark Commission Review				
Will this Project generate sales tax?		Yes <input checked="" type="checkbox"/>	No	
What is your taxpayer ID?		92-2806032		
Anticipated Total Sales				
Year 1	Year 2	Year 3	Year 4	Year 5
\$1,000,000	1,200,000	1,400,000	\$1,600,000	1,800,000
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 <input checked="" type="checkbox"/>	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)
1-Warehouse Manager 2-Inventory Manager 3-Housekeeping personnel 4-Stockers/ Handlers 5-Administrative support	1-Logistics Coordinator 2-Supervisor	1-Forklift Drivers/Equipment Operators 2-Shipping coordinator	1-Warehouse IT Support 2-Quality control inspector	General labor associate
Average Annual Salary				
Manager: \$50,000	Supervisor: \$38,000	Forklift operator: \$35,000	Warehouse manager: \$33,000	General Associate \$34,000
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)
Average Annual Salary				
Does the applicant own or lease the property associated with this Project?		Own <input checked="" type="checkbox"/>	Lease	
Property Owner Information, if leased				
Property Owner Name				
Property Owner Phone Number				
Property Owner Email				

Property Owner Address			
City		State	Zip Code
Lease Amount		Period (Annually/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
If No, please explain			
Are Improvements being made to the Property?		Yes <input checked="" type="checkbox"/>	No
Estimated Cost of Improvements to be Made		\$120,000	
Anticipated Construction Start Date		March 1, 2026	
Anticipated Construction Completion Date		May 30, 2026	
Description of Improvements to be Made			

The structure is scheduled for a fresh coat of paint to enhance its appearance. Given its age and the findings outlined in the inspector's comprehensive report, it is evident that the roof requires significant repairs or, potentially, a full replacement to ensure safety and longevity. Additionally, the air conditioning system, well past its prime, is in dire need of modernization to improve efficiency and occupant comfort.

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

Documents attached

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

Please indicate the Economic Development Assistance Programs for which you would like to apply (check as many as apply)			
	Graduated Rental Assistance	<input checked="" type="checkbox"/>	Existing Business Structure Assistance
<input checked="" type="checkbox"/>	Job Creation/Retention Incentives	<input checked="" type="checkbox"/>	Business Recruitment Incentives
<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	Business Plan
	Financial Reports for previous years		IRS Reporting
<input checked="" type="checkbox"/>	Tax Certificate	<input checked="" type="checkbox"/>	Proof of Property Ownership or Lease Agreement
	Property Owner's Certification	<input checked="" type="checkbox"/>	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.northeasttxsbdc.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 meetings. 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	Dr. Marie Latortue Dr. Jean Latortue		
Property Owner Phone Number			
Property Owner Email			
Property Address			
	City	State	Zip Code

Lease Amount		Period (Annually/Monthly)	
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Anticipated Construction Start Date	February 1, 2026
Anticipated Construction Completion Date	May 30, 2026
Description of Improvements to be Made	
Enhancements to the roofing structure, including installing new shingles or tiles for improved insulation and weather resistance. Comprehensive repair of the driveway, addressing any cracks or potholes to ensure a smooth and durable surface for vehicles. Expert repairs the air conditioning system to improve efficiency and reliability, including checking refrigerant levels and cleaning coils. General building repairs that might encompass everything from fixing leaks to updating windows and doors for improved functionality. A complete bathroom remodeling project, featuring modern fixtures, updated cabinetry, and tile work to create a functional space.	

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

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.'



Roofing, LLC
903-856-3429
 built on honest work ethics

Email: sawyerroofing1995@gmail.com
 Location: 2676 US HWY 271 N. PITTSBURG TX 75686
 Mail: PO BOX 733 PITTSBURG TX 75686

NAME:	Century 21 Butler Real Estate (Ralph Robertson)
ADDRESS:	257 US Hwy 69 Mount Vernon, TX 75457
EMAIL:	Ralph@century21butler.com
PHONE:	
DATE:	01-02-2026
BILLING ADDRESS:	

SCOPE OF WORK

Preventative Maintenance

Original section of building

Replace screws needed

Tape over/Up along center of roof and Rescrew

(C26.00)

Later Part Add on of building

Install New Gutter front + back

1922.00

Job Total 3548.00

Will Provide labor, material and equipment for above Scope of Work. This Proposal may be withdrawn after (30) days due to price increase on materials. Please sign and return by mail, email or office location
Sawyer Roofing would like to Thank-You for the Opportunity. <u>Warning!</u> Any Valuables on walls or ceilings need to be secured by home owners before roofing begins. Sawyer Roofing
LLC is not liable for any breakage. Terms of payment/Due upon Receipt

ACCEPTED BY: _____

DATE: _____



1-800-295-5510
uline.com
customer.service@uline.com

Item 3.

**PRICING
REQUEST**

REQUEST # PRB1510278

Thank you for your interest in Uline!

PROVIDED TO: CARIBBEAN BASIN BROKERS LLC
102 JACKAL TRAIL CT
MONTGOMERY TX 77316-2148

SHIP TO: CARIBBEAN BASIN BROKERS LLC
506 TEXAS HIGHWAY 37
MOUNT VERNON TX 75457-3607

CUSTOMER NUMBER			SHIP VIA	REQUEST DATE	
25641885			AVERITT EXPRESS	01/10/26	
QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
20	KT	H-9151	CHROME MOBILE SHELVING - 72 X 36 X 78"	398.00	7,960.00 T
40	CT	H-1517-SHELF	CHROME WIRE SHELVES - 72 X 36" PART OF KIT	.00	.00
20	CT	H-1205WH-C	POLYURETHANE CASTERS FOR WIRE SHELVING UNITS - SET OF 4, CHROME PART OF KIT	.00	.00
40	CT	H-1205-POST	POST FOR CHROME WIRE SHELVING - 72" PART OF KIT	.00	.00

SUB-TOTAL 7,960.00	SALES TAX 685.42	SHIPPING/HANDLING 348.07	TOTAL 8,993.49
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NOTE:

DELIVERY TIME 1 BUSINESS DAY VIA AVERITT EXPRESS.

ATTENTION: JEAN LATORTUE

NEW: ORDER ONLINE AT ULINE.COM/PRICINGREQUESTDETAIL

T DENOTES A TAXABLE LINE.

TOTAL ORDER SAVINGS OF \$1540!

C O N T R A C T

Orand Construction LLC
 408 West Ferguson
 Mount Pleasant, TX 75455
 (903) 717-8818

Sales Representative
 joshua orand
 (903) 717-1279
 hightechroofingtx@gmail.com



*James Hamrick
 615 Holbrook St
 Mount Vernon, TX 75457*

Estimate.# 1949
 Date 1/13/2026

Item	Description	Price	Amount
Roof #2	west side of building roof repair...remove and replace roof screws...sweep and blow off roof...add alluminum roof seal over entire roof panels	\$4,000.00	\$4,000.00
			Sub Total \$4,000.00
			Total \$4,000.00

S P E C I A L I N S T R U C T I O N S

Terms and conditions



Smitty's Property Management

9035733195 | smitty2737@gmail.com |

<https://www.facebook.com/profile.php?id=100076221968568&mibextid=LQQJ4d>

RECIPIENT:

Ralph Robertson
Mount Vernon, Texas 75457

Quote #114

Sent on Jan 13, 2026

Total \$6,800.00

Product/Service	Description	Qty.	Unit Price	Total
Bathroom remodel	We will demo the existing 6 x 8 bathroom from the floor joist to 8 inches above the seal plate, we will go back with treated 2 x 6 floor, joist and treated decking for the floor and reinforce with peers as needed, floor covering will be tile and using the existing shower drain , customer wants to keep the shower operational. We will then put in a porcelain sink that way the shower can be functional and not worry about rotting out of vanity "also includes a new toilet, all plumbing fixtures, and the sink . This quote is for labor and materials.	1	\$6,800.00	\$6,800.00
				Total \$6,800.00

This quote is valid for the next 30 days, after which values may be subject to change.



The Tint Shop sent you an estimate

Customer

Caribbean Basin Brokers

[Caribbean Basin Brokers](#)

Show full details ▾

Commercial or Residential	\$3,599.31
<i>20+ Windows Tinted in DR7 Film (Privacy 1 way mirror reflective film) ** Cash Price set at \$3000.00 **</i>	
Subtotal	\$3,599.31
Total	\$3,599.31

The Tint Shop

622 Oak Ave.

Sulphur Springs, TX 75482-4891

joshwatkins8371@gmail.com

+1 (903) 480-8732

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Item 3.

WORK MEETING PERSONAL FRIENDS RECREATION OTHER
 HOME FAMILY HOUSE FITNESS VACATION SCHOOL OTHER

57 X 2 4 'N
\$1200

1.20.26

Enrique Olvera Martinez



ESTIMATE

Brooksey Crow Inc

PO Box 357

Mount Vernon, TX 75457

brookseycrow@yahoo.com

+1 (903) 588-2211

Bill to**Ralph Robertson****Ship to****old lumber yard****Hwy 67 E****Estimate details****Estimate no.:** 1478**Estimate date:** 01/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SB2 Road Base		104	\$75.00	\$7,800.00
2.		Level		1	\$1,160.00	\$1,160.00
						Subtotal
						\$8,960.00
						Sales tax
						\$526.50
						Total
						\$9,486.50

Note to customer

Estimate/Bid is attached. If you have any questions please call us at (903)588-2211 or email us!

Thank you for your business!
Robin Crow
Brooksey Crow Inc.**Accepted date****Accepted by**

HOME FAMILY HOUSE FITNESS VACATION

1 20 X 30 FT 5 in
2 10 X 30 4 in
\$ 7400

3 50 X 39 \$ 12900 4 in

Enrique Olvera

903 638-3500



Tito's Painting & Trim.**JOB ESTIMATE**

Titos's Painting & Trim
616B Mitchell St
Winnsboro, TX 75494
903-975-5272

Caribbean Basin Brokers
12/30/2026

ITEM	DESCRIPTION.	Unit Price.	Quantity.	Total
	Job Description			
	Paint Building on East 67Mt Vernon			
	Cost of paint/material.	\$2,000.00		\$2,000.00
	Labor	\$6,600.00		\$6,600.00
Note: This estimate is not a contract. It is our best guess at the total price to complete the job stated above, based on our initial inspection. If prices change or additional materials and labor are required we will inform you prior to proceeding with the work.				
				Job Estimate Total. \$8,600.00

1/15/26

This has been prepared for Caribbean Basin Brokers
257 Hwy 67, Mount Vernon, TX 75457

Attached is the preliminary budget for all the work that we discussed for your building. I think we have covered everything that was discussed and have got good numbers for each item. The budget came in higher than I expected but there is a lot of area being worked on. There are the areas that I have highlighted in blue that I feel may not be necessary right now or there might be less expensive options for those items. I added replacing 2 exterior doors because they need to have an ousting to comply with the fire codes. I used option #1 in this bid. All the items in red are things that are based on the products that you choose, so obviously will fluctuate with your choices. We can show you the selections we used for our bid, but can use something different if you prefer. Please look over all the numbers we have in the budget and let me know if you have any questions on any of the items.

This bid includes demo of bathroom floor and tile, fixing damaged/rotted joists and beams, installing new subfloor, demoing exposed plumbing in main common area, disposal of demoed material, removal of metal ceiling panel where the air duct is over the framing, moving air duct into room, installing new ceiling metal, framing in door to restrooms, framing shoe room, installing insulation and sheetrock, tape and bed, removing expansion joint and filling gaps with color match epoxy in concrete, surfacing floors, covering floors, installation of doors, installation of trim, installation of wall tile, installation of vanity and toilets, painting and staining, and polishing and sealing floors.

Total for job- \$69,383.05

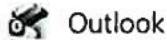
The way we run projects is with a contractor fee of 15% (materials provided by client are also subject to contractor fee). We issue invoices per biweekly based on numbers in the budget of the work coming up in the next couple weeks.

Please let me know at your earliest convenience if you are ready to move forward with this project. Appreciate the opportunity to bid your job and look forward to working with you to fix up this building. Thank you for your business. It's a pleasure to work with you on your project. Let me know if you have any questions.

Thank you,
Chad Pascoe
Pascoe Carpentry and Maintenance
pascoeli@me.com
(775)430-1641

BREAKDOWN SHEET

Item Description	Amount	Notes
Demo	\$4,925.00	Demo door wall, plumbing, open wall up, remove tile, remove sheetrock, and disposal
Framing materials	\$1,076.09	Metal studs, metal caps, 2x8x10, 2x4x10, 2x4x16, 2x8x8, OSB, Advantech, Nails, 3" concrete pins, blades
Framing Labor	\$3,250.00	Bath room, shoe room, door, and window
Insolation material	\$790.00	Rolls, staples, masks, gloves, and blades
Insolation labor	\$1,875.00	
Sheetrock materials	\$667.00	12 foot sheets and delivery
Sheetrock installation labor	\$2,500.00	
Tile installation labor	\$1,200.00	
Tile	\$500.00	\$5.00/sqft- 100
Tile materials	\$646.00	Detra, glue, and grout
Paint/Stain	\$4,800.00	Labor and materials
Tape & Bed (mudder)	\$2,800.00	Labor and materials
Polished floor	\$12,000.00	4,316 sqft
Vanity install	\$200.00	
Door casing trim labor and material	\$400.00	
Baseboards (material)	\$800.00	
Baseboard install	\$1,000.00	
10 door install	\$2,500.00	
8 doors (material)	\$2,940.00	Raised 5 panel solid core doors
Barn Doors material	\$2,000.00	2 slabs, hardware
Exterior Doors Option #1	\$5,274.00	2 double doors to match existing with an outswing per fire code, painted, and installation
Exterior Doors Option #2	\$6,765.26	2 commercial doors with full glass panel and sidelight, outswing per fire code, painted, and installation
2 Vanities	\$400.00	
2 Toilets	\$500.00	
Glass- 3'x5'	\$250.00	
Miscellaneous supplies	\$215.00	Metal sheet, duct coupler, tape, screws
Cleaning	\$2,700.00	\$0.65/sqft- 4316
Plumbing	\$3,600.00	Rough in and trim out
2 Faucets	\$400.00	
1 Mirror	\$125.00	
Subtotals	\$60,333.09	
15% contractor fee	\$9,049.96	
	\$69,383.05	



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À [REDACTED]

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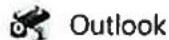
• 5G



ledlighting-solutions.com

MOST ORDERS SHIP WITHIN 24 HOURS
951-291-0057... BILLBOARD LIGHTS
20W SOLAR LED BILLBOARD UPLIGHT

Sent from my iPhone



(Aucun objet)

À partir de [REDACTED]

Date Dim 18/01/2026 16:02

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4:29

41° 50 °

ledlighting-solutions.com

**20W Solar LED Billboard Uplight**

\$399.99

Shipping Weight: 7.00 pounds

Customer Reviews: 5.0

11

[View Details](#)[ADD TO CART](#)**EASY ADD****10W Solar LED Billboard
Uplight**

\$279.99

[ADD BOTH TO CART - \\$679.98](#)

4:29

5G

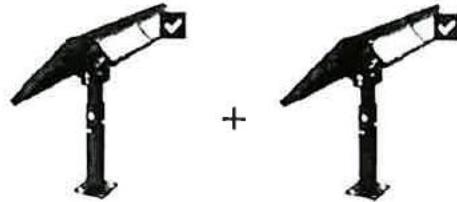
ledlightingsolutions.com

\$679.98

ADD BOTH TO CART - \$679.98

Item 3.

FREQUENTLY BOUGHT TOGETHER >

20W Solar LED
Billboard Uplight10W Solar LED
Billboard Uplight

\$679.98

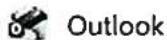
\$279.98

ADD ALL TO CART - \$679.98

DESCRIPTION



Sent from my iPhone



(Aucun objet)

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À [REDACTED]

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**ibspot** SINCE 2006

Orders Sign In



Franklin Iron Works Arnett Rustic
Industrial Semi Flush-Mount Urban
Barn Outdoor Ceiling Light Semi
Flush Mount Fixture Black
Aluminum 12" for Exterior House
Porch Patio Outside Deck Garage
Garden

Brand: Franklin Iron Works



Sent from my iPhone

ESTIMATE

Brooksey Crow Inc
PO Box 357
Mount Vernon, TX 75457

brookseycrow@yahoo.com
+1 (903) 588-2211

Bill to
Ralph Robertson

Ship to
old lumber yard
Hwy 67 E

Estimate details

Estimate no.: 1478
Estimate date: 01/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SB2 Road Base		228	\$75.00	\$17,100.00
2.		Level		1	\$2,000.00	\$2,000.00
						Subtotal
						\$19,100.00
						Sales tax
						\$1,154.25
						Total
						\$20,254.25

Note to customer

Estimate/Bid is attached. If you have any questions please call us at (903)588-2211 or email us!

Thank you for your business!
Robin Crow
Brooksey Crow Inc.

Accepted date

Accepted by



Order Details

E5400UE06

This order includes the following equipment and recurring services and is subject to the terms and conditions of the attached ADT services contract.

Command Security Solution

Item	Owned By	Install	Monthly
HERE'S YOUR SYSTEM			
1 [Complete_2x16_SMB] - Complete: Command 2x16	ADT		\$599.00
2 [RC815] - Indoor Pro HD Camera (1080p)			
1 [2X16GESPAN] - Command 2X16			
1 [BUNDLE] - RF: 2 White Contacts, 1 Motion	ADT		
2 [SIXCTA] - Door/Window Contact, 2-way Encrypted Wireless, White			
1 [SEXTIR] - Motion Detector, 2-way Encrypted Wireless			
	System Plan Subtotal		\$599.00
REAL PROTECTION SERVICES			
[Complete_2x16_SMB] - Complete: Command 2x16			\$59.99
	Real Protection Services Subtotal		\$59.99
ADDITIONAL SAVINGS & DISCOUNTS			
\$599 for Complete Command with 2x16 X16p, \$59.99 Monthly		\$599.00	\$54.99
	Package Totals		
		Install	Monthly
YOUR PAY IN FULL AFTER DISCOUNTS TOTAL			
System & Added Tech		\$599.00	\$0.00
Real Protection Services			\$59.99
Activation + Permit Fees		\$0.00	\$0.00
	(Less Discounts)	\$500.00	\$5.00
Total After Discounts		\$99.00	\$54.99
Estimated Taxes		\$6.68	\$3.71
Total After Estimated Taxes		\$105.68	\$58.70
Your Service Contract Term		36 Months	
Order Total		\$105.68	\$58.70

*The tax amounts shown are only estimates; the final amount will be calculated and detailed on your bill.

By signing the attached ADT services contract, you authorize ADT to charge your bank account, credit card or debit card ending in 2002 for this order, including (i) the Install and Monthly service charges set forth above, (ii) Contract Termination Charges, if applicable, and (iii) the other charges and amounts described in the attached ADT Small Business contract. You may revoke this authorization to charge your account by notifying ADT and your bank or credit/debit card company at least 10 business days before the scheduled charge. You will be charged recurring Monthly service charges until you cancel with at least 30 days' advance notice to ADT. Instructions on how to cancel this order and your ADT services (including details regarding Contract Termination Charges, if applicable) are set forth in paragraph C.2 of the Important Terms and Conditions of the attached ADT Small Business Contract.

(x) Your ADT services are recurring and you will be charged a recurring service fee until you cancel - see paragraph C.2 of the Important Terms and Conditions of the attached ADT Small Business Contract.



SMALL BUSINESS CONTRACT

E5400UE06

Section 1 Customer Info

ADT, LLC
 dba ADT Security Services ("ADT")
 1501 Yamato Road,
 Boca Raton, FL 33431

www.MyADT.com
 800.ADT.ASAP®
 (800 238 2727)

Business Name
 ("Customer" or "I" or "me" or "my") Caribbean Basin Brokers

Premises' Address 257 US Highway 67 E.

City Mount Vernon

State TX Zip 75457

Responsible Party Name Jean Latortue

Tax Exempt No.

Tax Expiry Date

Protected Premises'
 Phone (Required) (903) 767-7666

IF FAMILIARIZATION PERIOD IS REJECTED INITIAL HERE

(see Paragraph B3 of the Important Terms and Conditions for explanation)

EMAIL ██████████

If I have provided or do provide ADT with a phone number, including but not limited to a cell phone number, a number that I later convert to a cell phone number, or any number that I subsequently provide for billing and other non-solicitation purposes, I agree that ADT may contact me at this/these numbers. I also agree to receive calls and messages such as pre-recorded messages, calls and text messages from automated dialing systems at the number(s) provided. I confirm that I am the registered owner of all telephone number(s) that I have or will provide to ADT to contact me. If I have provided or do provide ADT with an email address, I agree that ADT may send me emails regarding my ADT Services or new ADT or third-party products and services. I may unsubscribe or opt out by emailing DNCcomplaints@adt.com or by calling (877) 377-7343.

EQUIPMENT TO REMAIN THE PROPERTY OF ADT: All equipment installed by ADT pursuant to this Contract shall be owned by ADT unless ADT has agreed in writing or in the Order Details accompanying this Contract to give me ownership of the equipment. ADT has the right upon termination of this Contract to remove or disable any or all of the equipment owned by ADT, in which case I will not be able to use the equipment for any purpose. If the ADT-owned equipment includes a base alarm control unit, associated keypad or touch screen, digital video recorder (DVR), network video recorder (NVR) or similar recording device, I will retain it upon termination of this Contract as directed by ADT or I will be required to pay an unreturned equipment fee. See Paragraph A3 of the Important Terms and Conditions for more information.

I acknowledge and agree to each of the following: (A) This Contract consists of eight (8) pages. Before signing this Contract, I have read, understand and agree to each and every term of this Contract, including but not limited to Paragraphs C and E of the Important Terms and Conditions. (B) THE INITIAL TERM OF THIS CONTRACT IS THREE (3) YEARS. THIS CONTRACT AUTOMATICALLY REnews FOR SUCCESSIVE ONE (1) YEAR RENEWAL TERMS UNLESS TERMINATED AT LEAST 30 DAYS BEFORE THE RENEWAL DATE - SEE PARAGRAPH C.2 OF THE IMPORTANT TERMS AND CONDITIONS. (C) ADT has explained to me the full range of equipment and services that ADT can provide to me. Additional equipment and services over those identified in this Contract are available and may be purchased from ADT at an additional cost to me. I have selected and purchased only the equipment and services identified in this Contract. (D) No alarm system can provide complete protection or guarantee prevention of loss or injury. Fires, floods, burglaries, robberies, medical problems and other incidents are unpredictable and cannot always be detected or prevented by an alarm system. Human error is always possible, and the response time of police, fire and medical emergency personnel is outside the control of ADT. ADT may not receive alarm signals if communications or power is interrupted for any reason. (E) ADT recommends that I manually test the alarm system monthly and any time I change telephone service, by calling 800.ADT.ASAP. (F) This Contract requires final approval by an ADT authorized manager before ADT may provide any equipment or services, and if approval is denied, then this contract will be terminated, and ADT's only obligation will be to notify me of such termination and refund any amounts I paid in advance.

ADT Representative

Adam Salti

Rep. License No.
 (If Required)

Rep. ID
 No. 356697

Customer's Approval: Original Signature Required

Jean Latortue
 X 7872E18E3A03424

1/10/2026



SMALL BUSINESS CONTRACT

E5400UE06

Section 2 Services to be Provided

Alarm Monitoring and Notification Services	Monthly Service Charge	Monthly Service Charge
Burglary (BA)		On Site Services
Hold-up (HUA)		Guard Response <input type="checkbox"/> Interior <input type="checkbox"/> Exterior
ADT Interactive Solution Services		Other
		Total Monthly Service Charge
Critical Condition Monitoring (CCM) <input type="checkbox"/> Flood <input type="checkbox"/> Temperature		\$54.99
Parallel Protection / Cellguard		Initial Fee
Access Control		Municipal Electrical / Installation Permit Fee
Video Verification Services		Customer to obtain and pay for municipal alarm use permit if permit fee not paid to ADT and indicated in the opposite column. Failure to obtain and provide ADT with the municipal alarm use permit registration number could result in no municipal fire police response to an alarm from the premises and/or a fine.
Onsite Video Services		N
Cloud Managed Video Services		One Time Alarm System Registration Fee
Other Services		Admin Fee
Quality Service Plan (QSP)	\$7.00	Other Police Permit
		Installation Price
		\$99.00
		Taxable Amount (Leave blank if Owned By ADT)
Preventative Maintenance Inspections Per Year <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/> 12		Non-Taxable Amount (Leave blank if Owned By ADT)
Training		Connection Activation Fee
Direct Connection Services		\$0.00
Monthly Recurring Municipal Alarm Permit Fee (Subject to change based on local law)		Sales Tax on Installation*
		\$6.68
		Total Installation Charge
		\$105.68
		Trip Charge Received
		Installation Deposit Received: 100% deposit required < \$500 Minimum 50% deposit required \$500*
		\$100.00
		Balance Due
		\$5.68
		Security Deposit (see paragraph C.1.C of the Important Terms and Conditions)

*The tax shown above for Taxable Amount and Sales Tax on Installation is only an estimate, the final amount will be calculated and detailed on your bill.

By signing this Contract, I authorize ADT to withdraw from my bank account and/or charge my credit/debit card provided to ADT through an Automated Clearing House ("ACH") for (i) Service Charges and Installation Charges as indicated below, (ii) Contract Termination Charges (see Paragraph C(2), Term and Payments, of the Important Terms and Conditions) and (iii) all other charges and amounts for which Customer is liable under this Contract.

Service Charges (if no billing period oval is filled, my recurring service charges will be charged monthly)

Annually

Semi-Annually

Quarterly

Monthly

Installation Charges

3 monthly credit/debit card payments of equal amounts (available for telephone orders or field sales with an Installation Charge greater than or equal to \$500)

This authorization to withdraw from my bank account and/or charge my credit/debit card will remain in effect until the termination date of this Contract or until I cancel this Contract, whichever occurs first. I may revoke this authorization only by notifying ADT and my bank or credit card company at least 10 business days before the scheduled debit or charge. I agree to notify ADT of any other changes in my account information at least 15 days prior to the next billing date. If the date or amount of the withdrawal changes, or if Contract Termination Charges apply, ADT will notify me at least 15 days prior to the payment being collected. If a payment date falls on a weekend or holiday, payment may be executed on the next business day. Charges may be applied to my account each month as early as the transaction date. If an ACH transaction is rejected for non-sufficient funds (NSF), ADT may attempt to process the charge again within 30 days, and an NSF charge may apply. The origination of ACH transactions to my account must comply with the provisions of U.S. law. I am an authorized user of the bank account or credit card account provided to ADT for payment of charges under this Contract, and I will not dispute payments under this Contract from this account with my credit card company or bank so long as the amount corresponds to the terms of this Contract.