

# 4B DEVELOPMENT CORPORATION

## MEETING AGENDA

FEBRUARY 28, 2023, 6:00 PM



**4B DEVELOPMENT CORPORATION REGULAR MEETING**

**HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Corporation on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Corporation with regard to matters on the agenda will be received at the time the item is considered. The Corporation is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

### **CONSENT AGENDA**

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

1. Consideration and possible action on 4B minutes from 01-24-2023

### **ACTION ITEMS**

2. Consideration and possible action on Property Enhancement Incentive Program application for 1106 Stemmons, Sanger, Texas.
3. Consideration and possible action on Property Enhancement Incentive Program application for 1108-1114 Stemmons, Sanger, Texas.

### **REPORTS**

4. Porter Park Update
5. Monthly Sales Tax Report

### **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Corporation or at the call of the President.*

## **ADJOURN**

**NOTE:** The Corporation reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on February 23, 2023, at 4:30 PM.

*Stefani Dodson*  
Stefani Dodson, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** February 28, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Consideration and possible action on 4B minutes from 01-24-2023

**SUMMARY:**

- 4B Board Minutes from 01-24-2023.

**FISCAL INFORMATION:**

Budgeted: NA                      Amount: NA                      GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

4B Minutes from 01-24-2023.

## **4B DEVELOPMENT CORPORATION**

### **MEETING MINUTES**

**JANUARY 24, 2023, 6:00 PM**



**4B DEVELOPMENT CORPORATION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

#### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

As there was a quorum John Payne called the meeting to order at 6:00 p.m.

#### **BOARD MEMBERS PRESENT**

Board Member, Place 1	Guy Saenz
Board Member, Place 2	John Payne
Board Member, Place 3	Stephanie Wood
Board Member, Place 4	Beverly Howard
Board Member, Place 7	Carrie Bilyeu

#### **BOARD MEMBERS ABSENT**

Board Member, Place 5	Jeff Springer
Board Member, Place 6	Eddie Piercy

#### **STAFF MEMBERS PRESENT:**

Director of Economic Development Shani Bradshaw, and Secretary Stefani Dodson

#### **CITIZENS COMMENTS**

No citizens came forward to speak.

#### **REPORTS**

1. Miracle League Presentation.  
The company had to reschedule the presentation.
2. Financial Reports  
Director Bradshaw goes over the financial report.
3. Director Report.



Director Bradshaw gives a brief update to the board.

## **CONSENT AGENDA**

4. Consideration and possible action on 4B minutes from 10/18/2022

Board Member Bilyeu makes a motion to approve the consent agenda as shown. Board Member Howard seconded the motion.

Voting Yea: Board Member Payne, Board Member Saenz, Board Member Wood. Motion passes unanimously.

## **ACTION ITEMS**

5. Consideration and possible action on authorizing the Director of Economic Development to execute an agreement with EDP Best Practices, LLC to create an Action Plan for the 4B Sanger Texas Development Corporation.

Board Member Bilyeu makes a motion to authorize the Economic Development Director to execute an agreement with EDP Best Practices to create and Action Plan. Board Member Saenz seconded the motion.

Voting Yea: Board Member Howard, Board Member Wood. Board Member Payne abstains from the vote. Motion passes with a 4-1 vote.

6. Consideration and possible action on Property Enhancement Incentive Program application for 311 N 4<sup>th</sup> Street, Sanger, Texas.

Board Member Payne makes a motion to approve. Board Member Saenz seconded the motion.

Voting Yea: Board Member Bilyeu, Board Member Howard, Board Member Wood. Motion passes unanimously.

## **FUTURE AGENDA ITEMS**

No future items were discussed.

## **ADJOURN**

As there were no further items on the agenda John Payne adjourned the meeting at 6:46 p.m.



## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** February 28, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Consideration and possible action on Property Enhancement Incentive Program application for 1106 Stemmons, Sanger, Texas.

**SUMMARY:**

- Owner will replace the existing front window and front door.
- Sliding door and pedestrian door on the north side of the building will be replaced with glass and a wood roll-up door for natural light.
- Additional parking spaces will be concrete and stripped with concrete bumpers.
- New awning will be installed over the storefront.
- New lighting will be installed on the exterior of the building.
- Building will be painted a dark gray color with black trim.
- New landscaping along the north side and in the front or west side of the building.
- Maximum matching grant allow is \$10,000.
- Funding is available.

**FISCAL INFORMATION:**

Budgeted: Yes

Amount: \$50,000

GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

Property Enhancement Incentive Program Application – 1106 Stemmons

# **Grant Enhancement Application**

**01-27-2023**

**Springer Properties, LLC**

**940 458-7758**

**Design by: Edrei Salmeron**

**940 442-8382**

# **Table of Contents for the Grant Enhancement Application**

**01-27-2023**

- I. City of Sanger Application**
- II. Written Support of Grant**
- III. Proof of Ownership**
- IV. Proof of Paid Taxes**
- V. Certificate of Insurance**
- VI. Before Pictures (2)**
- VII. After Pictures (3)**
- VIII. Picture of the parking lot**

1-27-2023  
2-28-2023

Item 2.

Sanger, Texas

Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)

1	PROJECT INFORMATION						
A	Property Address: <u>1106 Stemmons Sanger, Texas 76266</u>						
B	Estimated Begin Work Date: <u>3-1-23</u>			Estimated Completion Date: <u>4-12-23</u>			
C	Years in business at this location: <u>35 years owned</u>						
D	Reason for requesting grant: <u>To help with the cost of improvements</u>						
2	ELIGIBILITY OF PROPERTY						
	Yes	No	Item	Notes			
A	✓		Within the City?	•			
B	✓		Commercially zoned?	•			
C	✓		Tax Paying entity?	•			
D	✓		City taxes in good standing?	•			
E	✓		No City liens existing?	•			
F	✓		Proof of ownership provided?	•			
G		✓	Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	ELIGIBILITY OF BUSINESS						
	Yes	No	Item	Notes			
A	✓		Business taxes in good standing?	•			
B	✓		Tax Paying entity?	•			
C	✓		Continuous operations of 6 months?	• (within the City)			
D			If not owner, authorization provided?	•			
4							
	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A	Facade: (Section 4.3) • <u>Awning / Painting</u>		<u>7,500.00</u>	50 %	\$10,000	\$	\$
B	Interior Renovation: (Section 4.4) • <u>Roll-up Door</u>		<u>2,500</u>	50 %	\$10,000	\$	\$
C	Landscaping: (Section 4.5) • <u>shrubs on West North</u>		<u>1,000.00</u>	50 %	\$10,000	\$	\$
D	Lighting: (Section 4.6) • <u>8 outside lights</u>		<u>3,500.00</u>	50 %	\$10,000	\$	\$
E	Parking / Driveways: (Section 4.7) • <u>Parking stops stripes</u>		<u>26,045.00</u>	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8) • <u>New entrance (2 windows)</u>		<u>5,000.00</u>	50 %	\$10,000	\$	\$
G	Signage: (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	Utilities: (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	Code Compliance: (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	Demolition: (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements:						

*12 week to complete*

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A		✓	Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D			Restaurant	•
E		✓	Professional Office	•
F	✓		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F		✓	Copy of the signed lease agreement	• If Applicant is not property owner
G	✓		Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: 1106 Stemmons Sanger, Tx. 76266 Company Name: Springer Properties, LLC Contact Person: John Springer Title: President Address: P.O. Box 249 Wk Phone: 940 458-7758 Cell: 940 367-3259 Fax: Email: springerproperties@gmail.com Website:			
B	Contractor for: 1106 N. Stemmons Sanger, Tx. 76266 Company Name: Clay McQuiston Concrete Contact Person: Clay McQuiston Title: Owner Address: 3518 Lois Rd. East Sanger, Tx. 76266 Wk Phone: 940 391-1392 Cell: 940 391-1392 Fax: Email: claymcquistons@yahoo.com Website:			
C	Contractor for: 1106 N. Stemmons Sanger, Tx. 76266 Company Name: Ferguson Electric Contact Person: Doug Ferguson Title: Owner Address: 2388 Lover's Ln. Krum, Tx. 76249-7515 Wk Phone: 940 368-5459 Cell: 940 368-5459 Fax: Email: fergusonelectric@gmail.com Website:			
D	Contractor for: 1106 N. Stemmons Sanger, Tx. 76266 Company Name: D-Baker Roofing, LLC Contact Person: Demock Baker Title: President Address: P.O. Box 38 Sanger, Tx. 76266 Wk Phone: 214 574-0218 Cell: 214 574-0218 Fax: Email: dbakerroofing101@gmail.com Website:			



8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:																																					
A	<b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.																																					
B	<b>Section 7.2 - Compliance:</b> I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.																																					
C	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.																																					
D	<b>Section 7.4 - Maintenance:</b> I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.																																					
E	<b>Section 7.5 - Discretionary Rights:</b> I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.																																					
F	<b>Section 7.6 - Policy Promotion:</b> I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.																																					
G	<b>Section 7.7 - Indemnification:</b> I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.																																					
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.																																					
<table border="1"> <thead> <tr> <th colspan="2">Property Owner</th> <th colspan="2">Applicant / Business Representative</th> </tr> </thead> <tbody> <tr> <td>Company:</td> <td>Springer Properties, LLC</td> <td>Company:</td> <td>Springer Properties, LLC</td> </tr> <tr> <td>Signed:</td> <td><i>John D. Springer</i></td> <td>Signed:</td> <td><i>John D. Springer</i></td> </tr> <tr> <td>Name:</td> <td>John D. Springer</td> <td>Name:</td> <td>John D. Springer</td> </tr> <tr> <td>Title:</td> <td>President</td> <td>Title:</td> <td>President</td> </tr> <tr> <td>W:</td> <td>940 458-7758</td> <td>W:</td> <td>940 458-7758</td> </tr> <tr> <td>C:</td> <td>940 367-3259</td> <td>C:</td> <td>940 367-3259</td> </tr> <tr> <td>EM:</td> <td>springerproperties@earthlink.net</td> <td>EM:</td> <td>springerproperties@earthlink.net</td> </tr> <tr> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> </tr> </tbody> </table>			Property Owner		Applicant / Business Representative		Company:	Springer Properties, LLC	Company:	Springer Properties, LLC	Signed:	<i>John D. Springer</i>	Signed:	<i>John D. Springer</i>	Name:	John D. Springer	Name:	John D. Springer	Title:	President	Title:	President	W:	940 458-7758	W:	940 458-7758	C:	940 367-3259	C:	940 367-3259	EM:	springerproperties@earthlink.net	EM:	springerproperties@earthlink.net	Address:	P.O. Box 248 Sanger, Tx. 76266	Address:	P.O. Box 248 Sanger, Tx. 76266
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**Springer Properties, LLC**  
**P.O. Box 248**  
**Sanger, Texas 76266 940 458-7758**

February 27, 2023

**Property Enhancement Grant Application**

Our property at 1106 Stemmons is now zoned I-1. We understand under the new zoning plan being developed by the city of Sanger that this is proposed to be zoned B-2. It is our desire to improve the property in such a way as to better accommodate the new B-2 zoning and attract a more desirable tenant.

The improvements will include two (2) concrete handicap parking spaces and five (5) regular parking spaces on the north side of the building along with four (4) regular parking spaces on the west side or the front of the building. All of these will be concrete and stripped with concrete bumpers.

The second improvement will be a new store front which will include the removal of the existing front door and window. The store front will better accommodate the new zoning. Also, on the north side of the building the sliding door and the pedestrian door will be removed. We will replace it with a glass and wood roll up door to allow natural light to enter the building.

The third improvement will be an awning. This awning will be installed over the new store front. It will be black and made of metal to accent the new dark grey color.

The fourth improvement will be lighting on the exterior of the building. We will install four (4) new lights on the front or west side of the building. They will consist of one (1) light under the awning, two (2) sconce lights on the building, and one (1) parking light. The north side of the building will have three (3) sconce lights and one (1) parking light.

The fifth improvement will be the planting of shrubs in the front or west side of the building along with shrubs against the building on the north side also.

The sixth improvement will be to change the color of the building by painting the metal structure a dark gray color with some black trim.

Thank you for your consideration for the Enhancement Grant.

Springer Properties, LLC-John and Liz Springer





Item 2.

P.O. Box 272  
Sanger, TX 76266

## Estimate

Proposal submitted to:  
John Springer

Job location:  
1106 N Stemmons Fwy Sanger TX

Date: Jan 29, 2023

Clay McCuiston Concrete proposes hereby to furnish material and labor necessary for the completion of:

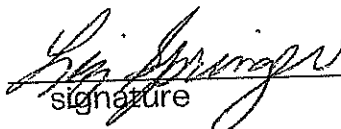
approximately 2340 sq ft of concrete parking on west side of building

approximately 1400 sq ft of parking on the north side of building

\*\*price includes concrete bumpers for 11 parking spots & the striping (2 handicap spaces & 9 regular spaces)\*\*

**TOTAL:**  
\$26,045

Acceptance of proposal:  
The above prices and specifications are satisfactory and are hereby accepted.

 1-29-23  
signature date





Ferguson Electric  
2388 Lovers Lane, Krum, Texas 76249-7515 United States  
940-368-5459  
fergusonelectrictx.com

Estimate 13946115  
Job  
Estimate Date 1/29/2023

**Billing Address**  
John & Liz Springer  
1106 North Stemmons Street  
Sanger, TX 76266 USA

**Job Address**  
1106 N Stemmons  
1106 North Stemmons Street  
Sanger, TX 76266 USA

#### Estimate Details

Fixture Install\_1106 N Stemmons\_Springer: - Installation of 8 outdoor lighting fixtures (provided by customer) and electrical circuit wires to control lighting.

Task #	Description	Quantity
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per summary:	
	Labor: \$1360	
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per summary:	
	Material: \$250.00	
Potential Savings		\$0.00
Sub-Total		\$1,610.00
Tax		\$132.83
Total		\$1,742.83

Thank you for choosing Ferguson Electric. We appreciate your business!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ferguson Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



Estimate 5911

McCains Overhead Door & Gate  
 2901 FM 156 NorthKrum, TX 76249  
 940-464-3145 • info@mccainsohd.com

ADDRESS: 1234 STREET NAME, SANGER, TX, 76266

DATE: Jan 26, 2023

TOTAL: \$8,160.80

## ACTIVITY

## 1. 10X10 904 FULL VIEW OVERHEAD DOOR

\$8,160.80

SIZE : 10' 2" X 10' 0.0"

MODEL : 904

ASSEMBLY : COMPLETE DOOR

INSULATION : NON-INSULATED

GLAZING : INSULATED TEMPERED, FULL VISION

FRAMING : ALL SECTIONS FULL VISION

LOCK : INSIDE SLIDE LOCK (#2)

SPRING TYPE : TORSION

TRACK SIZE : 2"

TRACK MOUNT : REVERSE ANGLE

TRACK LIFT : 36" HIGH LIFT

TRACK RADIUS : BREAKAWAY

TOP AND JAMB SEAL, INSTALLED

**Material**

10X10 904 FULL VIEW OVERHEAD DOOR

Qty	Unit Price	Subtotal
1	\$7,540.80	\$7,540.80
<b>Material Total</b>		<b>\$7,540.80</b>

**Labor**

INSTALL 10X10 904 FULL VIEW OVERHEAD DOOR

Qty	Rate	Subtotal
4	\$155.00	\$620.00
<b>Labor Total</b>		<b>\$620.00</b>

## QUALIFICATIONS

1. Our offer is firm until Feb 25, 2023
2. \*\*Special Order items will require 1/2 down deposit.
3. This estimate may show various options for pricing in which case disregard the Estimate Total line as it will not be a reflection of the correct total.
4. Unless noted in the specific inclusions, our work will be performed during our normal working hours and workweek.

<b>Subtotal.....</b>	<b>\$8,160.80</b>
<b>Tax.....</b>	<b>\$0.00</b>
<b>Total Proposal as Outlined Above.....</b>	<b>\$8,160.80</b>

Please note, any invoices past due by 30 days, will be subject to a 3% fee

Pay by Check or ACH for 0% fee  
Pay by Credit Card 3% Processing Fee

Springer Properties, LLC

P.O. Box 248

Sanger, Texas 76266

940 458-7758

01-27-23

Bid for 1106 N. Stemmons, Sanger

Water Blast, chalk, and paint the building with oil based paint:

(paint-\$2,250.00)

\$4,500.00

Plant shrubs around two sides of the building:

\$1,000.00

Remove both rolling doors, two pedestrian doors, one window,  
and replace damaged metal and fill in with metal:

Install new entrance on the front of the building:

\$6,500.00

Total:

\$12,000.00

# Proposal

Page # 1 of 1 Item 2. PI

## D-Baker Roofing LLC

ALWAYS ON TOP NEVER A DROP

Proposal Submitted To: <u>Springer Properties</u>	Job Name	Job # <u>130</u>
<del>Job address</del> <u>1106 N Stemmons</u>	Job Location <u>1106 N. Stemmons</u>	
<u>Sanger Tx 76264</u>	Date <u>1-30-23</u>	Date of Plans
Phone # <u>214-574-0218</u>	Fax #	Architect

We hereby submit specifications and estimates for: Standing Seam Awningsmaterials - 2x2" square tubing - 6' cable braces, wall brackets4'x16' maroon standing seam metal panels1" powder self tapping screws - 1-10' dstyle drip edge1-10' x 9" wall flashing 3/8" 1-10' z track flashing1-10' rake Flashing - 1- heavy type 3/8" rollInstall 1 4'x8' standing seam panel (metal framed) roof awning w/ 6' cable brace  
Install wall flashing (heavy) wall panels over roof panelsmaterial & labor \$2533.18

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ Two thousand five hundred thirty three dollars + 18/100 Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted 

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ day

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance 1-29-23Signature SpringerSignature D-Baker Roofing LLC



## Special Warranty Deed

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: March 9, 2017

Grantor: John D. Springer and wife, Elizabeth Ann Springer  
Individually and d/b/a John & Liz Springer  
Rentals and d/b/a J&L Rentals

Grantor's Mailing Address: P.O. Box 688  
Sanger, Denton County, TX 76266

Grantee: Springer Properties, LLC

Grantee's Mailing Address: P.O. Box 248  
Sanger, Denton County, TX 76266

Consideration: Cash and other good and valuable consideration.

Property (including any improvements): As listed on Exhibit A, attached and incorporated  
by reference for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**Property 28.** 807 5<sup>th</sup> Street, Sanger, Denton County, Texas, more particularly described as follows:

Lot 1, of TOWNE NORTH ADDITION, an addition to the City of Sanger, Denton County, Texas, according to the Map or Plat thereof recorded in Volume 14, Page 14 of the Map Records of Denton County, Texas; and Lot 28 of TOWNE NORTH ADDITION, an Addition to the City of Sanger, Denton County, Texas, according to the Replat thereof recorded in Volume 15, Page 22, of the Map Records of Denton County, Texas.

**Property 29.** 1106-1114 N. Stemmons Freeway, Sanger, Denton County, Texas, more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land situated in the R. Beebe Survey, Asect. 29, City of Sanger, Denton County, Texas, and being a triangular tract at the intersection of East right-of-way of Interstate 39E, with Southwesterly right-of-way of Old U. S. Highway 77 and being more particularly described as follows:  
 BEGINNING at a steel pin at the intersection of North-Northeast corner of Lot 11, Block 1 of Northgate Addition to City of Sanger, map or which is recorded in Volume 3, Page 33, Plat Records of said County, with the Southwesterly right-of-way of said U. S. Highway 77;  
 THENCE North 87° 04' 42" West with the North boundary line of said Block 1 of said Northgate Addition part of the way, a total distance of 409.14 feet to a steel pin on East right-of-way of Interstate Highway 75E;  
 THENCE North 6° 42' 37" East with said right-of-way 90.14 feet to a concrete monument;  
 THENCE Northeasterly with said right-of-way around a curve to the left having a central angle of 2° 15' 03", a chord bearing and distance of North 11° 30' 52" East 230.99 feet, a radius of 3879.58 feet, a distance of 231.0 feet to a steel pin;  
 THENCE Southeasterly with the Southwesterly right-of-way of U. S. Highway 77, around a curve to the left having a central angle of 10° 5' 29", a chord bearing and distance of North 42° 37' 16" West 162.99 feet, a radius of 853.51 feet, a distance of 163.24 feet to the steel pin at end of said curve;  
 THENCE South 48° 06' East with said right-of-way 324.60 feet to the place of beginning, containing in all 1.443 acres of land.

**Property 30.** 202 N. 4<sup>th</sup> Street, Sanger, Denton County, Texas, more particularly described as follows:

Those lots, tracts or parcels of land in Denton County, Texas, and being all of Lots 1 through 7, Block 14, of the Original Town of Sanger, Denton County, Texas, according to the plat recorded in Volume 48, Page 630, Deed Records of Denton County, Texas.





**MICHELLE FRENCH**

DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

**Original Receipt**

Item 2.

Property Account Number:  
**60371DEN**

Statement Date: 12/5/22  
Owner: SPRINGER PROPERTIES LLC  
Mailing Address: PO BOX 248  
SANGER TX 76266-0248

Property Location: 0001112 N STEMMONS FWY  
Acres: 1.4256  
Legal: A0029A R. BEEBE  
TR 133(PT)-  
1.4256 ACRES  
Q1 D DCAD SHT 4

Exemptions:  
Receipt #: 41667674

Deposit #: 202212056933-2022/emilee.jenki

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	DENTON COUNTY	\$621,991.00	0.217543	12/5/22	\$1,353.10	\$0.00
2022	SANGER ISD	\$621,991.00	1.410600	12/5/22	\$8,773.81	\$0.00
2022	CITY OF SANGER	\$621,991.00	0.589497	12/5/22	\$3,666.62	\$0.00

BASE TAX \$13,793.53

TOTAL PAID \$13,793.53

Remitted By: SPRINGER PROPERTIES LLC  
PO BOX 248  
SANGER TX 76266-0248

Payment Type: CHECK  
Check #: 7443

Remaining Amount Due As of 12/5/22  
0.00

Receipt 12/5/22

SPRINGER PROPERTIES LLC  
PO BOX 248  
SANGER TX 76266-0248



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/)  
01/26/ Item 2.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Sanger Insurance 807 N 5th Street P. O. Box 9 Sanger TX 76266		<b>CONTACT NAME:</b> Jodie Miller <b>PHONE (A/C, No, Ext):</b> (940) 458-7434 <b>FAX (A/C, No):</b> (940) 458-3438 <b>E-MAIL ADDRESS:</b> jodie@sangerinsurance.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Burlington Insurance Company	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** CL2312601866 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			542B004617	10/01/2022	10/01/2023	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ Included
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.I. EACH ACCIDENT \$
							E.I. DISEASE - EA EMPLOYEE \$
							E.I. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location included: 1106 N Stemmons, Sanger, TX 76266

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
EVIDENCE OF INSURANCE PROOF OF COVERAGE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE [Signature]

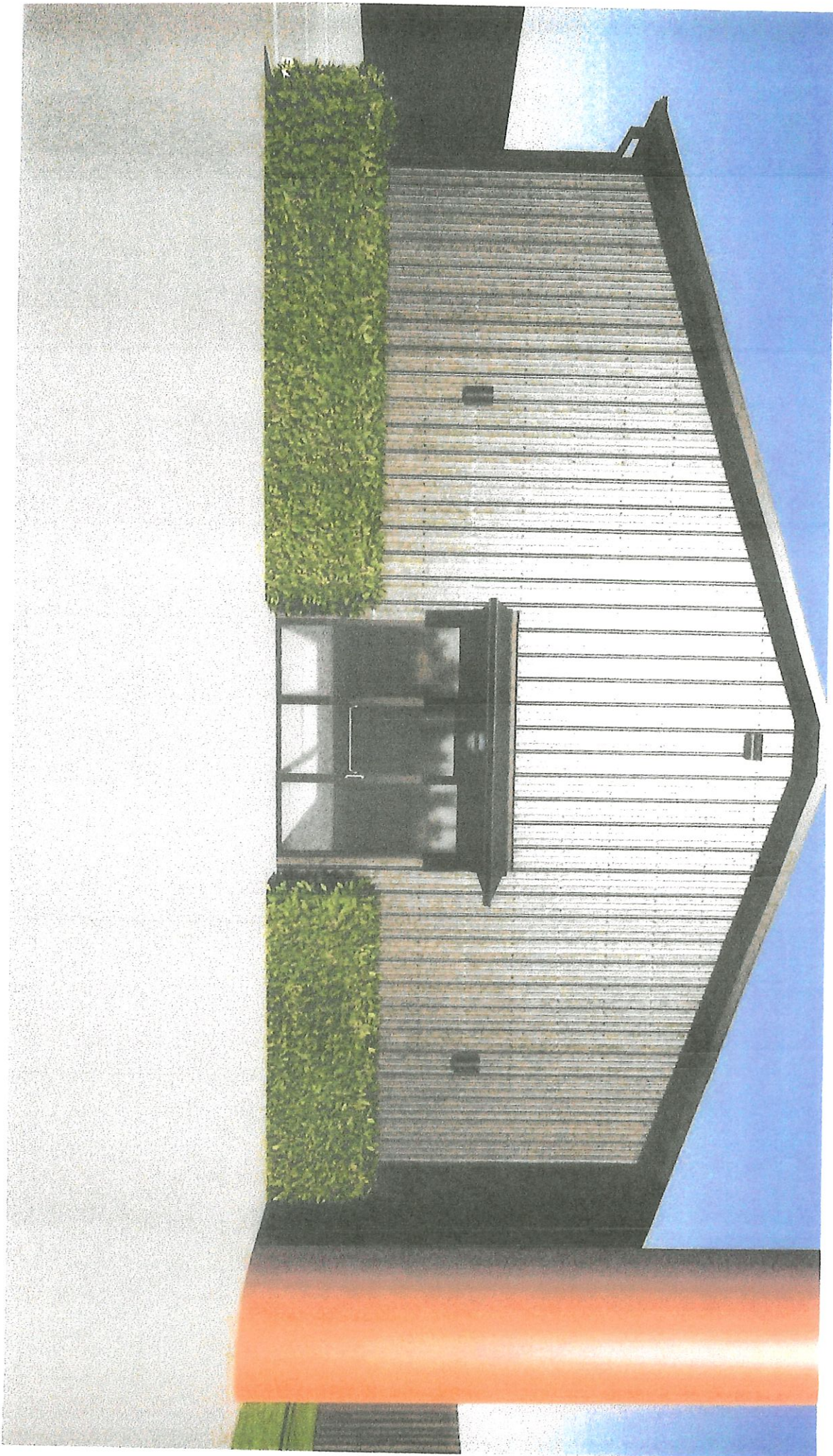








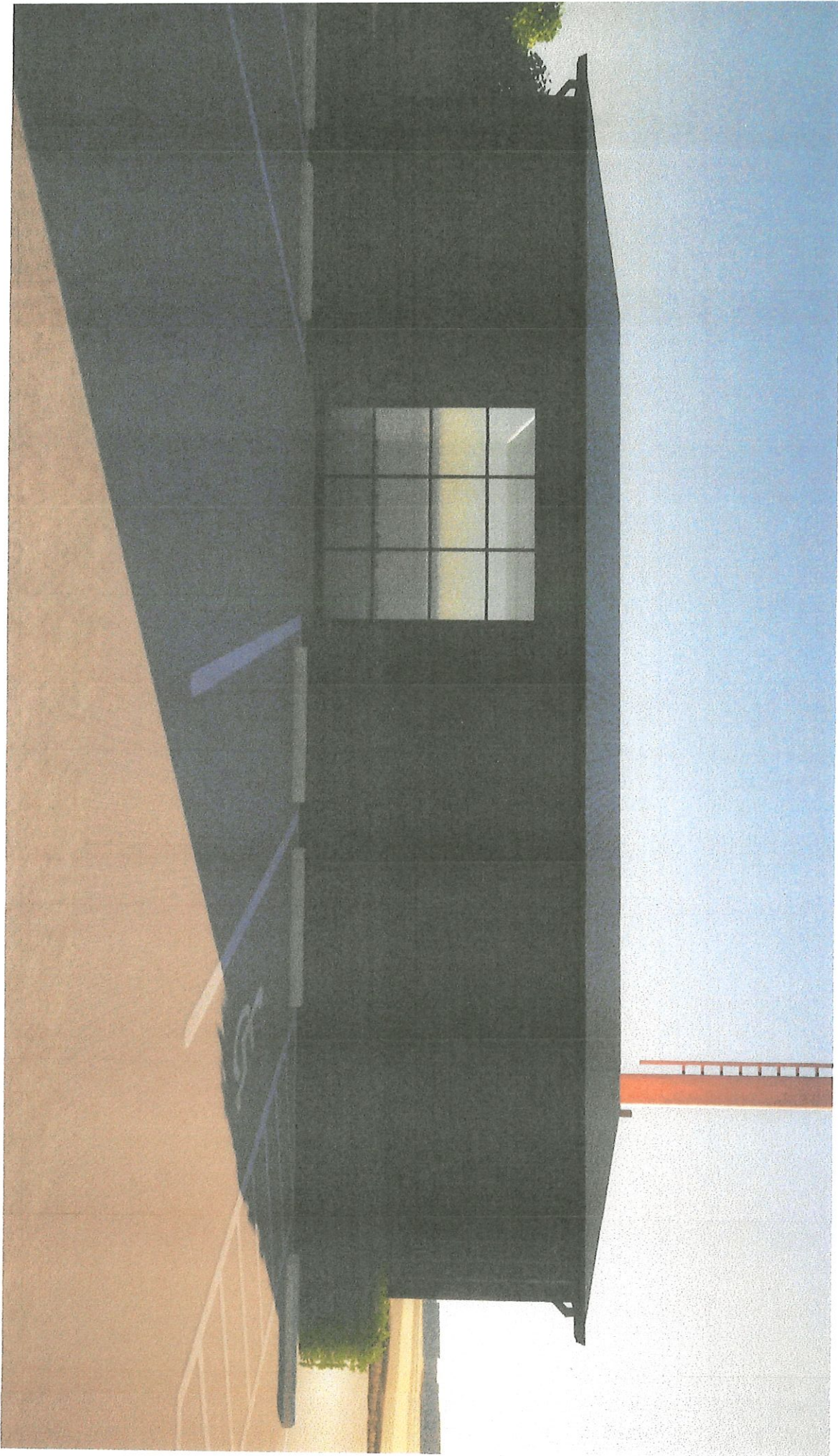












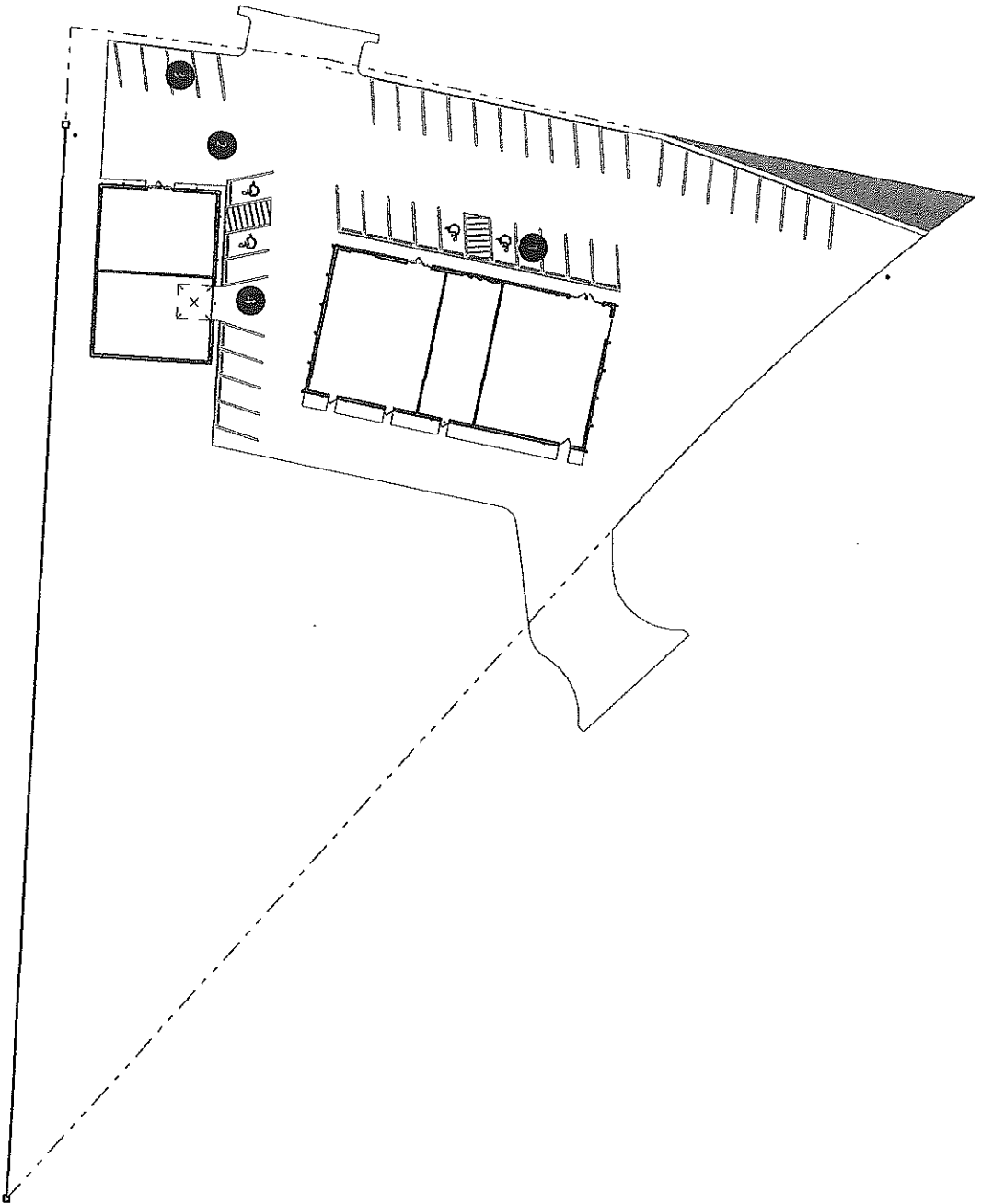
Notes: Driveway slab and property lines are not exact and only serve to facilitate visualization

Additions to the site include (1) parking bumpers on the west side of Springer Center; in replacement of the old guardrails.

South of Springer Center, The Morton Building also has new additions which include (2) a new Slab with added parking on the (3) North and (4) West sides.

Parking on the North Side of the Morton Building also includes Parking Bumpers.

SCALE: 1" = 40'







## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** February 28, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Consideration and possible action on Property Enhancement Incentive Program application for 1108-1114 Stemmons, Sanger, Texas.

**SUMMARY:**

- Additional parking spaces will be concrete and stripped with concrete bumpers.
- New lighting will be installed on the exterior of the building and in the parking lot.
- New windows and awnings will be installed over the storefront.
- Building will be painted a dark gray color with black trim around the windows and doors.
- Replacement of the brick where the two storefronts are removed along with a decorative brick ledge on top of the existing brick.
- Maximum matching grant allow is \$10,000.
- Funding is available.

**FISCAL INFORMATION:**

Budgeted: Yes

Amount: \$50,000

GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

Property Enhancement Incentive Program Application – 1108-1114 Stemmons.

**Grant Enhancement  
Application  
1108-1114 Stemmons  
02-15-2023**

**Springer Properties, LLC  
940 458-7758**

**Design by: Edrei Salmeron  
940 442-8382**

# **Table of Contents for the Grant Enhancement Application**

**02-14-2023**

- I. City of Sanger Application**
- II. Written Support of Grant**
- III. Bids for the project**
- IV. Proof of Ownership**
- V. Proof of Paid Taxes**
- VI. Certificate of Insurance**
- VII. Before Pictures (2)**
- VIII. After Pictures (3)**
- IX. Picture of the parking lot**

## Sanger, Texas

## Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)

1	PROJECT INFORMATION						
A	Property Address: <u>1108-1114 Stemmons Sanger Tx. 76266</u>						
B	Estimated Begin Work Date: <u>5-1-23</u>			Estimated Completion Date: <u>8-12-23</u>			
C	Years in business at this location: <u>Owned this building 25 years (1998)</u>						
D	Reason for requesting grant: <u>To improve this I-35 property</u>						
2	ELIGIBILITY OF PROPERTY						
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>		Within the City?	•			
B	<input checked="" type="checkbox"/>		Commercially zoned?	•			
C	<input checked="" type="checkbox"/>		Tax Paying entity?	•			
D	<input checked="" type="checkbox"/>		City taxes in good standing?	•			
E	<input checked="" type="checkbox"/>		No City liens existing?	•			
F	<input checked="" type="checkbox"/>		Proof of ownership provided?	•			
G		<input checked="" type="checkbox"/>	Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	ELIGIBILITY OF BUSINESS						
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>		Business taxes in good standing?	•			
B	<input checked="" type="checkbox"/>		Tax Paying entity?	•			
C	<input checked="" type="checkbox"/>		Continuous operations of 6 months?	• (within the City)			
D			If not owner, authorization provided?	•			
4	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A	Facade: (Section 4.3) • <u>Awning-Painting</u>		<u>23,103.55</u>	50 %	\$10,000	\$	\$
B	Interior Renovation: (Section 4.4) •		\$	50 %	\$10,000	\$	\$
C	Landscaping: (Section 4.5) •		\$	50 %	\$10,000	\$	\$
D	Lighting: (Section 4.6) • <u>12 parking light: 12 path lights</u>		<u>5,977.00</u>	50 %	\$10,000	\$	\$
E	Parking / Driveways: (Section 4.7) • <u>Concrete parking stops-strips</u>		<u>41,995</u>	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8) • <u>4 new windows-awnings</u>		<u>17,965.86</u>	50 %	\$10,000	\$	\$
G	Signage: (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	Utilities: (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	Code Compliance: (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	Demolition: (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements:						



5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	✓	✓	Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D	✓		Restaurant	•
E		✓	Professional Office	•
F	✓		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G	✓		Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266			
	Company Name: Clay McChristian Concrete			
	Contact Person: Clay McChristian		Title: Owner	
	Address: 3518 Lois Rd. East Sanger, Tx. 76266			
	Wk Phone: 940 391-1392		Cell: 940 391-1392	Fax:
	Email: claymcchristian@yahoo.com		Website:	
B	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266			
	Company Name: D-Baker Roofing, LLC			
	Contact Person: Derrick Baker		Title: President	
	Address: P.O. Box 88 Sanger, Tx. 76266			
	Wk Phone: 214 574-0218		Cell: 214 574-0218	Fax:
	Email: dbakerroofing101@yahoo.com		Website:	
C	Contractor for: 1108-1114 Stemmons			
	Company Name: Ferguson Electric			
	Contact Person: Doug Ferguson		Title: Owner	
	Address: 2388 Lower 5 Lane. Krum, Tx. 76249-7515			
	Wk Phone: 940 368-5459		Cell: 940 368-5459	Fax:
	Email: fergusonelectric@gmail.com		Website:	
D	Contractor for: 1108-1114 Stemmons Sanger, Tx.			
	Company Name: Springer Properties, LLC			
	Contact Person: John Springer		Title: President	
	Address: P.O. Box 248 Sanger, Tx. 76266			
	Wk Phone: 940 458-7758		Cell: 940 367-3259	Fax:
	Email: springerproperties@earthlink.net		Website:	



8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:																																					
A	<b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.																																					
B	<b>Section 7.2 - Compliance:</b> I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.																																					
C	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.																																					
D	<b>Section 7.4 - Maintenance:</b> I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.																																					
E	<b>Section 7.5 - Discretionary Rights:</b> I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.																																					
F	<b>Section 7.6 - Policy Promotion:</b> I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.																																					
G	<b>Section 7.7 - Indemnification:</b> I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.																																					
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.																																					
<table border="1"> <thead> <tr> <th colspan="2">Property Owner</th> <th colspan="2">Applicant / Business Representative</th> </tr> </thead> <tbody> <tr> <td>Company:</td> <td>Springer Properties, LLC</td> <td>Company:</td> <td>Springer Properties, LLC</td> </tr> <tr> <td>Signed:</td> <td><i>[Signature]</i></td> <td>Signed:</td> <td><i>[Signature]</i></td> </tr> <tr> <td>Name:</td> <td>John D. Springer</td> <td>Name:</td> <td>John D. Springer</td> </tr> <tr> <td>Title:</td> <td>President</td> <td>Title:</td> <td>President</td> </tr> <tr> <td>W:</td> <td>940 458-7758</td> <td>W:</td> <td>940 458-7758</td> </tr> <tr> <td></td> <td>C: 940 367-3257</td> <td></td> <td>C: 940 367-3257</td> </tr> <tr> <td>EM:</td> <td>springerproperties@earthlink.net</td> <td>EM:</td> <td>springerproperties@earthlink.net</td> </tr> <tr> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> </tr> </tbody> </table>			Property Owner		Applicant / Business Representative		Company:	Springer Properties, LLC	Company:	Springer Properties, LLC	Signed:	<i>[Signature]</i>	Signed:	<i>[Signature]</i>	Name:	John D. Springer	Name:	John D. Springer	Title:	President	Title:	President	W:	940 458-7758	W:	940 458-7758		C: 940 367-3257		C: 940 367-3257	EM:	springerproperties@earthlink.net	EM:	springerproperties@earthlink.net	Address:	P.O. Box 248 Sanger, Tx. 76266	Address:	P.O. Box 248 Sanger, Tx. 76266
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**Springer Properties, LLC**  
**P.O. Box 248**  
**Sanger, Texas 76266 940 458-7758**

**February 7, 2023**

**Property Enhancement Grant Application: 1108-1114 Stemmons**

We are making some much needed improvements to our strip center located at 1108-1114 Stemmons. We are planning on having two (2) restaurants in this building. Again, this property is now zoned I-1 and we understand that our city is planning on new zoning for this location.

The first improvement will be to add eleven (11) more concrete parking spaces to the east of the strip center. With this improvement will come an additional four (4) feet added to the lane and the eighteen (18) feet to create the parking spaces. We are also planning to add five (5) additional parking spaces on existing concrete to the north side of the building. All of these spaces will include stripping and concrete bumpers. Also, we will be removing the pipe poles from the west or front of the building. In place of these will be concrete bumpers.

The second improvement will to the addition of four (4) awnings. The window awnings will measure two (2) feet deep and eleven (11) feet long. The awning over the south most unit will measure four (4) feet deep and ten (10) feet long. This awning is designed to cover the entrance into Roma's restaurant. The last awning will be for the Villa Grande restaurant and will measure four (4) feet deep and forty (40) feet long. All of these awnings will be standing seam awnings.

The third improvement will be the lighting on the exterior of the building. On the front or west side of the building we will install six (6) wall lights, two (2) lights under the awning at the entrance to each building, and three (3) large parking lights high on the building. These lights are designed to light up the parking area. On the east or back of the building we will install three (3) parking lights. On the north and south walls of the building will be two (2) parking lights on each side.

The fourth improvement to the building will be the addition of four new windows replacing the storefronts that will be removed.

The fifth improvement will be painting the building including replacing any metal that is damaged. The color will be a dark gray with black trim around the windows and doors.

The sixth improvement will be the replacement of brick where the two storefronts are removed along with a decorative brick ledge on top of the existing brick.

Thank you for your consideration of this grant enhancement application.

**Springer Properties, LLC**

**John and Liz Springer**



Springer Properties, LLC

P.O. Box 248

Sanger, Texas 76266

940 458-7758

02-14-23

Bid for 1108-1114 N. Stemmons, Sanger

Water Blast, chalk, and paint the building with oil based paint:

(paint-\$3,750.00)	\$13,750.00
--------------------	-------------

Remove store fronts, fill in brick, install brick 100' on top of wall	\$ 5,983.64
---	-------------

(Brick 983.64)

Purchase lights (10 spot or parking lights and 6 path lights)	\$ 2,600.00
---	-------------

Install 4 new windows Gainesville Glass	\$ 6,915.86
---	-------------

Preparation for new windows	\$ 1,050.00
-----------------------------	-------------

Total:	\$30,299.50
--------	-------------



P.O. Box 272  
Sanger, TX 76266

Item 3.

## Estimate

Proposal submitted to:  
John Springer

Job location:  
1108-1114 N Stemmons Fwy Sanger Tx

Date: Feb. 6, 2023

Clay McCuiston Concrete proposes hereby to furnish material and labor necessary for the completion of:

approximately 2340 sq ft of concrete parking on west side of building

approximately 1400 sq ft of parking on the north side of building


approximately 2200 sq ft behind Roma's

\*\*price includes concrete bumpers for 22 parking spots & the striping\*\*

(2 handicap spaces & 20 regular spaces)

**TOTAL:**  
\$41,995

**Acceptance of proposal:**  
The above prices and specifications are satisfactory and are hereby accepted.

 2-5-23  
signature date





Ferguson Electric  
2388 Lovers Lane, Krum, Texas 76249-7515 United  
States  
940-368-5459  
fergusonelectrictx.com

Estimate 13991535  
Job  
Estimate Date 2/4/2023

**Billing Address**  
John & Liz Springer  
1106 North Stemmons Street  
Sanger, TX 76266 USA

**Job Address**  
1108 N Stemmons  
1108 North Stemmons Street  
Sanger, TX 76266 USA

#### Estimate Details

1108 N Stemmons Street: - Remove 4 old security light fixtures  
- Replace/add 12 - new outdoor security lights provided by customer  
- Add switch controls for all security lights

Task #	Description	Quantity
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per drawings provided by customer.	

Potential Savings	\$0.00
Sub-Total	\$3,377.00
Tax	\$0.00
Total	\$3,377.00

Thank you for choosing Ferguson Electric. We appreciate your business!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ferguson Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



Character, Customer Service, Employee Owned

# Invoice

UPC Vendor	Invoice Date	Item 3.	per
000000	02/15/2023	48746580-00	
PO Date	PO Number	Page #	
02/15/2023		1 of 1	

Correspondence To Locke Supply Co.  
P.O. BOX 24980  
Oklahoma City, OK 73124  
TEL: 405-631-9701

Cust # 914357

Bill To SPRINGER FAMILY RENTALS  
PO BOX 248  
SANGER, TX 76266-0248

Selling Branch 119 EL DENTON  
2001 FORT WORTH DR  
Locke Supply  
DENTON, TX 76205-7668  
TEL: 940-591-1077

Ship To SPRINGER FAMILY RENTALS  
PO BOX 248  
SANGER, TX 76266-0248

Instructions		Taken By		Currency	
		4580			
Ship Point		Via		Shipped	
119 EL DENTON				Cash	
Reference		Sales Rep In/Out		Freight Terms Description	
		006 / 006			

Line #	Product And Description	Quantity Ordered	Quantity B/O	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
1	P8166 WSPL80LED 80W LED SLIMPAK PRO	11	0	0	each	230.00	2,530.00
2	Q9585 CUWZ-PC CAST LED EM SCONE BRZ, PC	4	0	0	each	147.90	591.60
2	Lines Total	Qty Shipped Total		15		Subtotal	3,121.60
						Taxes	257.53
						VISA	3,379.13
						Total Due	0.00

VISA Card#: xxxxxxxxxxxx5179  
Auth: 011613 Ref: 304617168018  
Trans Date: 02/15/23 Amount: 3379.13

# D-Baker Roofing LLC

Item 3.

ALWAYS ON TOP NEVER A DROP

Proposal Submitted To: <u>Springer Properties</u>		Job Name: <u>metal Awning</u>	Job #: <u>131</u>
Address: <u>Springer Center N. Stemmons 1108-1114</u>		Job Location: <u>Springer Center N. Stemmons</u>	
Sanger Tx 76266		Date: <u>2-7-23</u>	Date of Plans:
Phone #: <u>214-574-0218</u>	Fax #:	Architect:	

We hereby submit specifications and estimates for: Material for metal frame & sturdy seam panels  
awnings - 270' 8"x2" square metal tubing for frame's - lag bolts washers & nuts for  
mounting brackets - 2 10"x4" flat steel metal for wall flashing & plate from flashing  
panels mounting sturdy seam 16" metal panels - 8 pcs. D style drip edge -  
1" pan head screws - 80' Z track - 6" gutter coil - 12 - 3x4 - 4" elbows & R & L end  
caps - 1 - 2320 - 2 - 10' 3x4 down spouts  
Cut into R-panel wall 8" hole and awning mount to wall  
from 2"x2" square tubing welded together & install Brackets to Porch beam with  
lag bolts washers & nuts. Install D style drip edge - Install 16" mounting sturdy  
seam metal panels on 40x4 10x4 - 2 - 11x2 awnings  
Install Z wall flashing & plate from flashing -  
Install wall flashing 3' behind R panel wall panels on Z track flashing  
Install 6" gutter to (40x4 10x4) & down spout

material & labor

\$ 9853.55

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ nine thousand eight hundred fifty three dollars 55/100 Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
submitted

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance 2-8-23

Signature

Signature





Point of Sale System - Branch Plant: 133900 - Denton Dist Yard  
1315 Fort Worth Dr  
Denton, TX 76205  
940.382.7414

ORD  
SUMM  
Item 3.

Order Type: S5 Ship From: 133900 Order Date: 01/24/23 Order#: 7847978  
Sold to: 2193697 SPRINGER, JOHN  
Ship to: 4688304 Sales Code: 34 Constr Code: C  
Date Printed: 01/24/23 Contact Name: Sprnger PO#: Sanger TX  
Time Printed: 10:08:45 AM Contact Phone: 940 458 7758 Job Name: Springer Center

LINE#	QTY	UOM	CNF DATE	ITEM#	LOC LOT	DESCRIPTION	UNIT PRICE	PUOM	EXT. PRICE	EXT. WGT
1.000	1,088.00	EA		850838	NOT COMMITTED	Gunnison River HT, Brick 665045-KSZ-FBR-HER---A	\$575.000	M	\$625.60	4,569.60
2.000	12.00	EA		794573	3 45	Argos70lbCharcoalTypeN88-G	\$22.590	EA	\$271.08	840.00

									Total Weight:	5,409.60
--	--	--	--	--	--	--	--	--	---------------	----------

Order Total: \$896.68  
Handling Fee: \$12.00  
Tax 8.25% \$74.96  
Grand Total: \$983.64

Other Payments: \$0.00  
Total Payments: \$0.00  
Open Order Amt: \$983.64

*Mans*

Notified Customer: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Thank you for your business



John & Liz Springer

Item 3.

2/15/2023  
9:04:08 AM

## Job Estimate

**Bid Date:** 12:00:00 AM    **Vendor:** Oldcastle 2015 r1  
**Estimator:** Brian Winters  
**Job Name:** SPRINGER  
**Contractor:**  
**Job Contact:**  
**Phone:**  
**Fax:**  
**Address1:**  
**Address2:**  
**Address3:**

GAINESVILLE GLASS CO. INC.  
331 N. CHESTNUT ST.  
GAINESVILLE TEXAS 76240

**Phone:** (940) 665-3321  
**Fax:** (940) 665-3044  
bwinters@gvilleglassco.com  
www.gvilleglassco.com  
**License #**

---

<b>Architect:</b>	<b>Addr1:</b>
<b>Contact:</b>	<b>Addr2:</b>
<b>Phone:</b>	<b>Addr3:</b>
<b>Fax:</b>	

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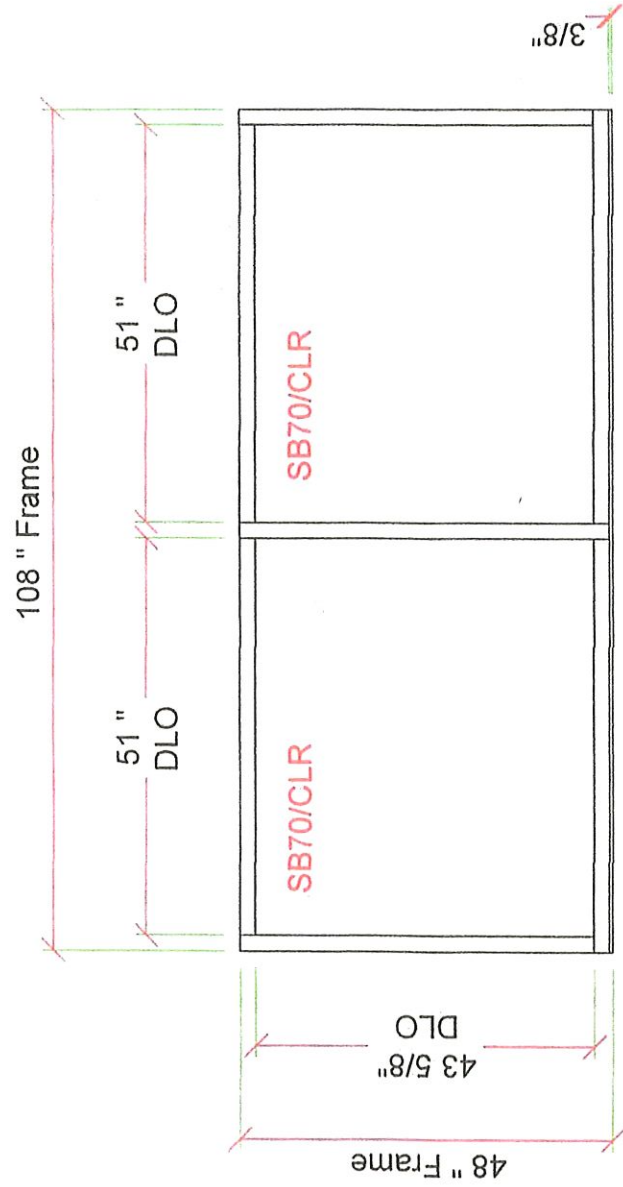
		<b>Total Material:</b>	\$4,457.09
<b>Price per Square Foot</b>		<b>Total Labor:</b>	\$1,931.69
Total Perimeter Ft:	62	<b>Total Outside Costs:</b>	\$ .00
Total Square Ft:	63	<b>Pre-Tax Total:</b>	\$6,388.79
Price / Square Ft:	\$109.78	<b>Sales Tax %</b>	\$527.07
		<b>Job Grand Total:</b>	\$6,915.86

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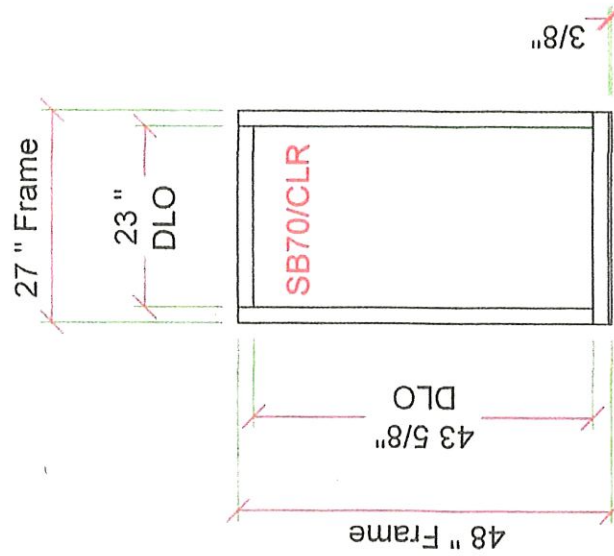
**Sections Bid:**

**Exclusions:**

**Notes:**



SPRINGER - 1 - 001 - 1 (1 Thus)  
Frame: (Black) Series 3000 : Storefront : Thermal : Multiplane : Center Set :  
Outside Glazed : Screw Spline



SPRINGER - 2 - 002 - 2 (3 Thus)  
Frame: (Black) Series 3000 : Storefront : Thermal :  
Multiplane : Center Set : Outside Glazed : Screw  
Spline

## Special Warranty Deed

**NOTICE OF CONFIDENTIALITY RIGHTS:** IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 9, 2017

Grantor: John D. Springer and wife, Elizabeth Ann Springer  
Individually and d/b/a John & Liz Springer  
Rentals and d/b/a J&L Rentals

Grantor's Mailing Address: P.O. Box 688  
Sanger, Denton County, TX 76266

Grantee: Springer Properties, LLC

Grantee's Mailing Address: P.O. Box 248  
Sanger, Denton County, TX 76266

Consideration: Cash and other good and valuable consideration.

Property (including any improvements): As listed on Exhibit A, attached and incorporated  
by reference for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**Property 28.** 807 5<sup>th</sup> Street, Sanger, Denton County, Texas, more particularly described as follows:

Lot 1, of TOWNE NORTH ADDITION, an addition to the City of Sanger, Denton County, Texas, according to the Map or Plat thereof recorded in Volume 14, Page 14 of the Map Records of Denton County, Texas; and Lot 28 of TOWNE NORTH ADDITION, an Addition to the City of Sanger, Denton County, Texas, according to the Replat thereof recorded in Volume 15, Page 22, of the Map Records of Denton County, Texas.

**Property 29.** 1106-1114 N. Stemmons Freeway, Sanger, Denton County, Texas, more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land situated in the R. Beebe Survey, Acat. 39, City of Sanger, Denton County, Texas, and being a triangular tract at the intersection of East right-of-way of Interstate 35E, with Southwesterly right-of-way of Old U. S. Highway 77 and being more particularly described as follows:

BEGINNING at a steel pin at the intersection of North-Northeast corner of Lot 11, Block 1 of Northgate Addition to City of Sanger, map or which is recorded in Volume 3, Page 33, Plat Records of said County, with the Southwesterly right-of-way of said U. S. Highway 77;

THENCE North 87° 04' 42" West with the North boundary line of said Block 1 of said Northgate Addition part of the way, a total distance of 409.14 feet to a steel pin on East right-of-way of Interstate Highway 35E;

THENCE North 6° 42' 37" East with said right-of-way 90.14 feet to a concrete monument;

THENCE Northeasterly with said right-of-way around a curve to the left having a central angle of 2° 15' 04", a chord bearing and distance of North 11° 30' 52" East 230.99 feet, a radius of 5879.58 feet, a distance of 231.0 feet to a steel pin;

THENCE Southeasterly with the Southwesterly right-of-way of U. S. Highway 77, around a curve to the left having a central angle of 10° 5' 29", a chord bearing and distance of North 42° 37' 16" West 162.99 feet, a radius of 853.51 feet, a distance of 163.24 feet to the steel pin at end of said curve;

THENCE South 48° 06' East with said right-of-way 324.60 feet to the place of beginning, containing in all 1.443 Acres of land.

**Property 30.** 202 N. 4<sup>th</sup> Street, Sanger, Denton County, Texas, more particularly described as follows:

Those lots, tracts or parcels of land in Denton County, Texas, and being all of Lots 1 through 7, Block 14, of the Original Town of Sanger, Denton County, Texas, according to the plat recorded in Volume 48, Page 630, Deed Records of Denton County, Texas.



**MICHELLE FRENCH**  
DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

## Original Receipt

Item 3.

Property Account Number:  
**60371DEN**

Statement Date: 12/5/22  
Owner: SPRINGER PROPERTIES LLC  
Mailing Address: PO BOX 248  
SANGER TX 76266-0248

Property Location: 0001112 N STEMMONS FWY  
Acres: 1.4256  
Legal: A0029A R. BEEBE  
TR 133(PT)-  
1.4256 ACRES  
Q1 D DCAO SHT 4

Exemptions:  
Receipt #: 41667674

Deposit #: 202212056933-2022/emilee.jenki

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	DENTON COUNTY	\$621,991.00	0.217543	12/5/22	\$1,353.10	\$0.00
2022	SANGER ISD	\$621,991.00	1.410600	12/5/22	\$8,773.81	\$0.00
2022	CITY OF SANGER	\$621,991.00	0.589497	12/5/22	\$3,666.62	\$0.00

BASE TAX \$13,793.53

TOTAL PAID \$13,793.53

Remitted By: SPRINGER PROPERTIES LLC  
PO BOX 248  
SANGER TX 76266-0248

Payment Type: CHECK  
Check #: 7443

Remaining Amount Due As of 12/5/22  
0.00

Receipt 12/5/22

SPRINGER PROPERTIES LLC  
PO BOX 248  
SANGER TX 76266-0248





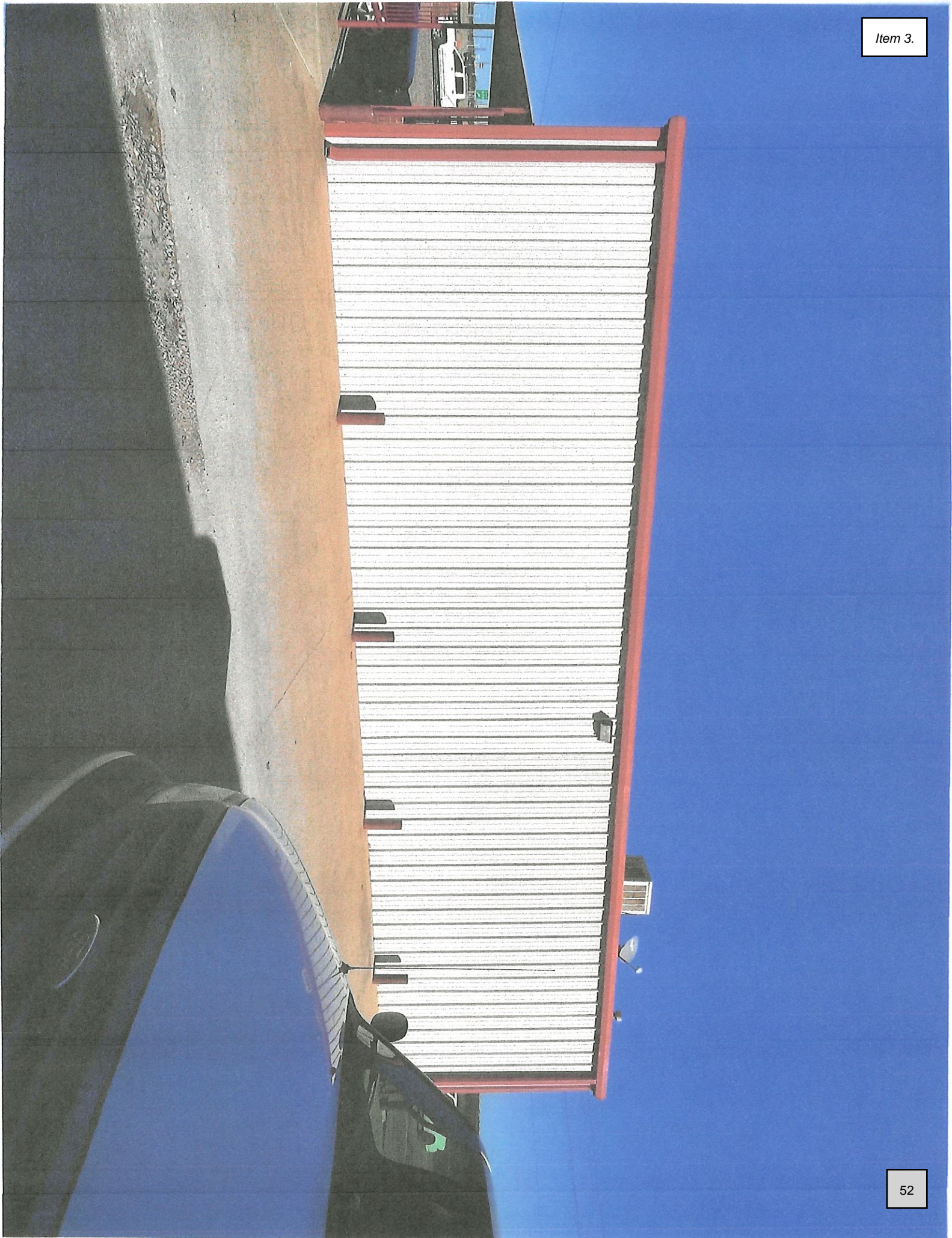












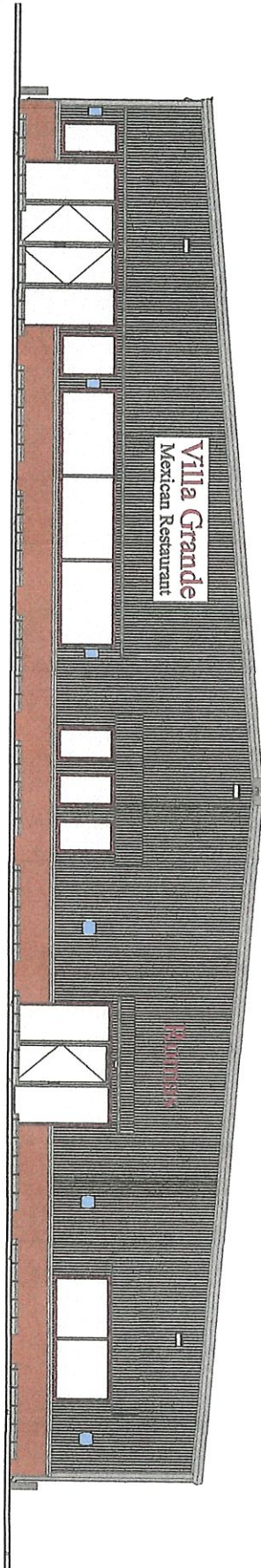






Notes: Lighting is updated, which includes three floodlights, six accent lights, and three hidden overhead lights. Covering devices are updated which includes four new metal awnings. The signage is updated and now includes the business name of a prospect tenant. Brick headers are added to hide the metal flashing on the low brick wall. Also, Four windows are added in replacement of the two doors that were taken down.

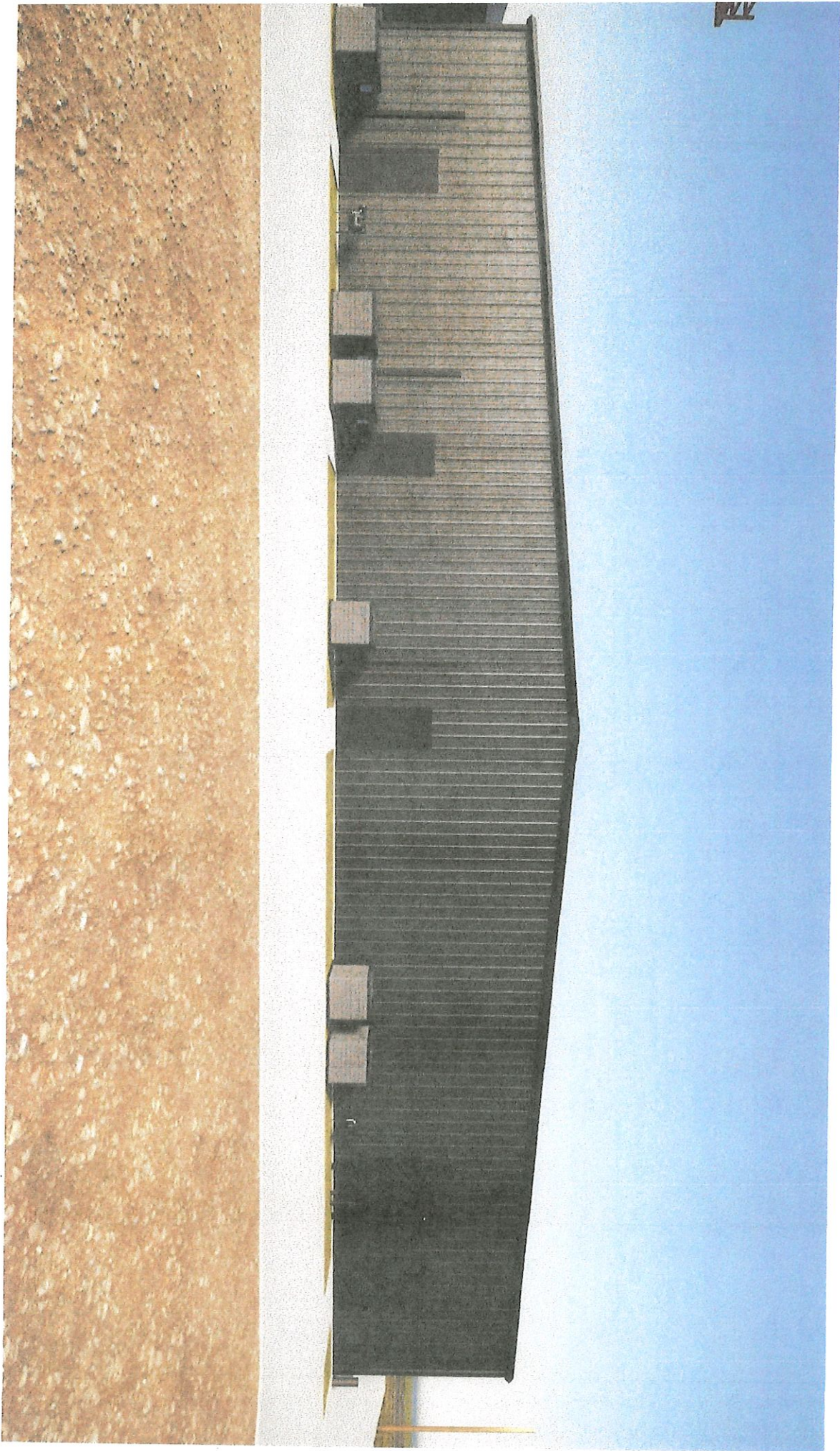
SCALE: 1/8" = 1'



Edrei Salmeron  
940-442-8382  
Sanger, Tx 76266

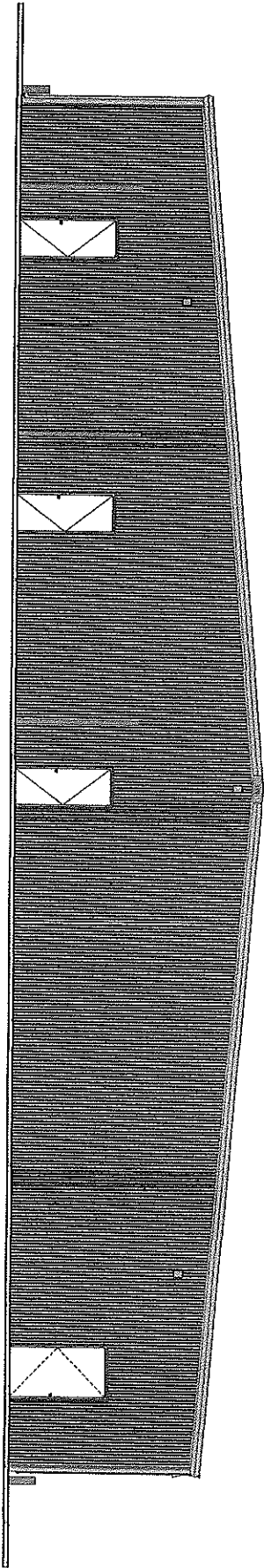






Notes: three floodlights are added

SCALE: 1/8" = 1'



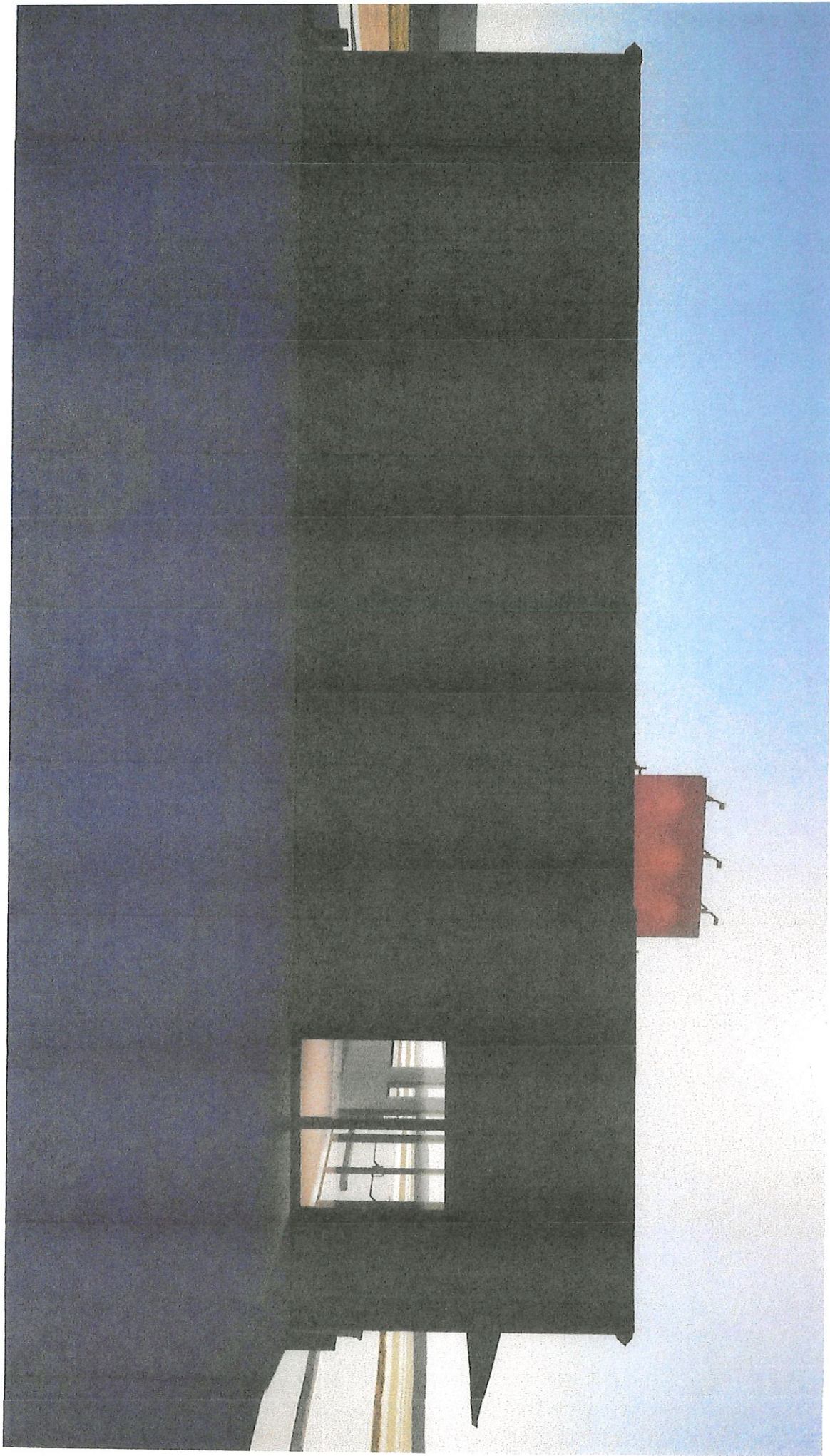
Edrei Salmeron  
940-442-8382  
Sanger, TX 76266

██████████  
North Stemmons

PVP New East Elevation  
1/26/2023

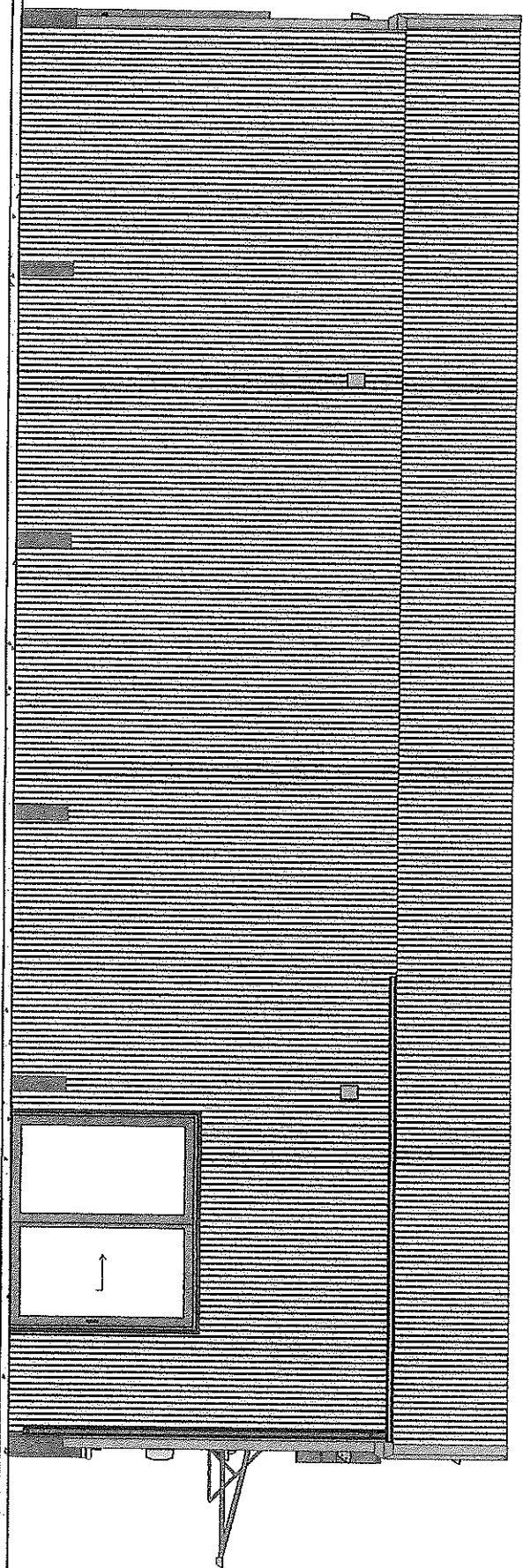
SD6.6





Notes: Two floodlights are added to the north side

SCALE: 1/4" = 1'



Edrei Salmeron  
940-442-8382  
Sanger, TX 76266

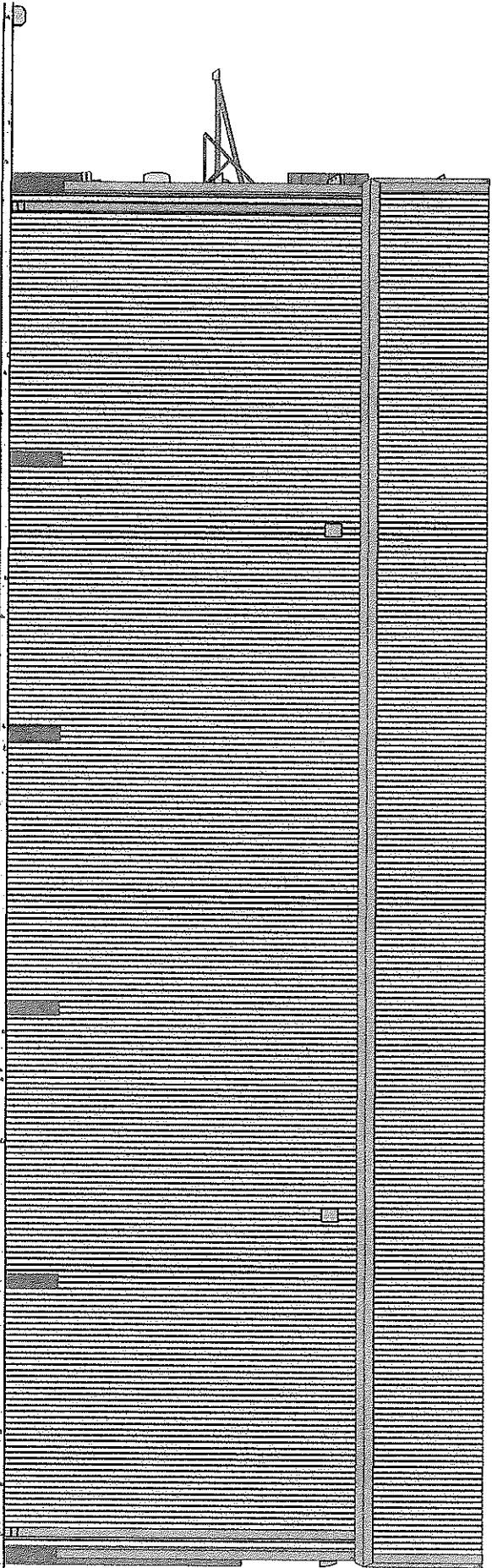
██████████  
North Stemmons

PVP New North Elevation  
1/26/2023  
SD6.3



Notes: two floodlights are added

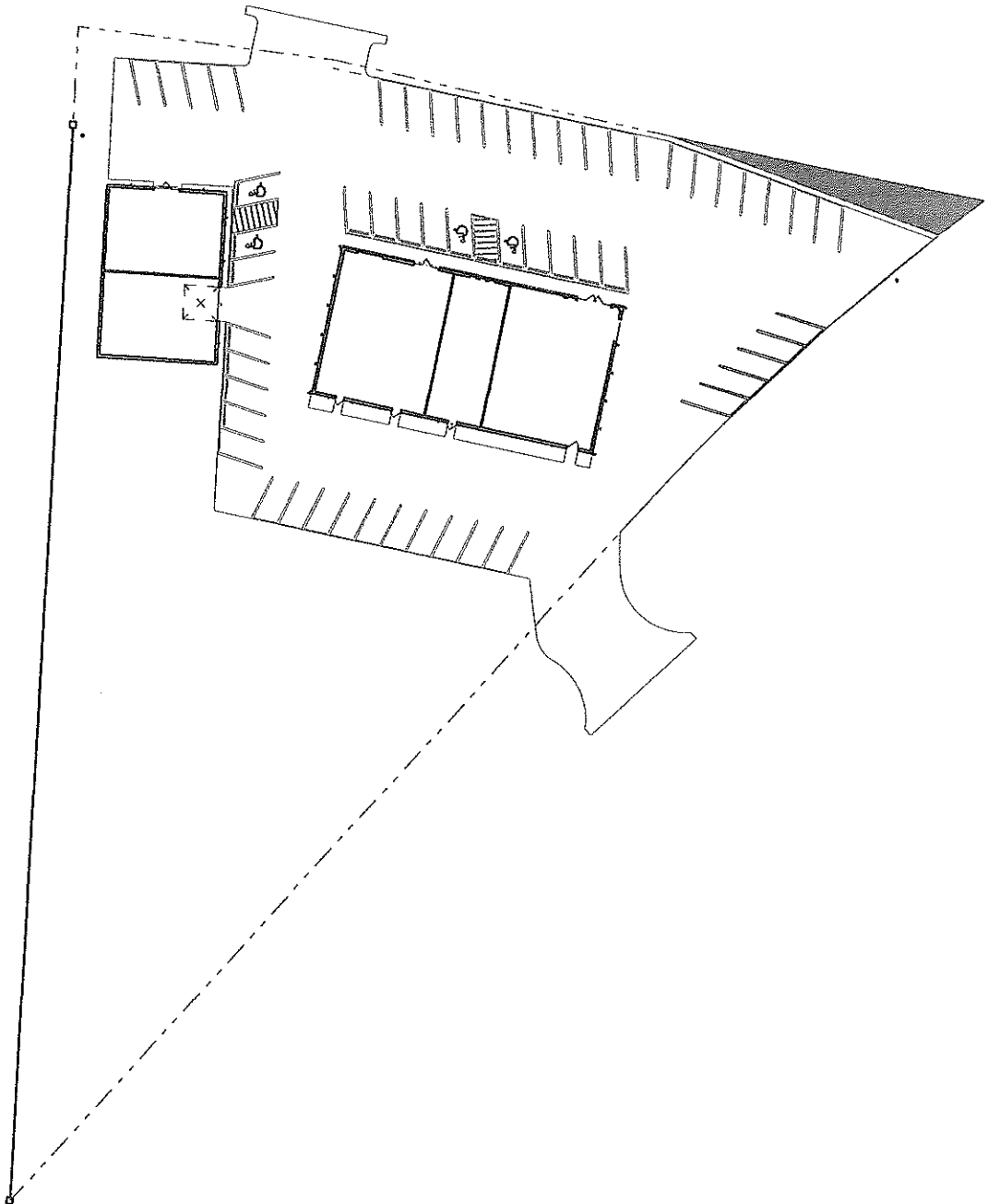
SCALE: 1/4" = 1'



Edrei Salmeron  
940-442-8382  
Sanger, Tx 76266

North Stemmons

PVP New South Elevation  
1/26/2023  
SD6.9



Edrei Salmeron  
940-442-8382  
Sanger, Tx 76266

Springer Center & Morton  
North Stemmons

New Site Plan  
1/27/2023  
SD3



## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** February 28, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Porter Park Update

**SUMMARY:**

- A donation in the amount of \$5,000 was received by the Sanger Softball Association to upgrade the new scoreboards.
- Change Order Request to install countdown timers for 3 scoreboards - \$5,060.00.
- Change Order Request to add City of Sanger logos to scoreboards.

**FISCAL INFORMATION:**

Budgeted: NA                      Amount: NA                      GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

NA

**ATTACHMENTS:**

NA



## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** February 28, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Monthly Sales Tax Report

**SUMMARY:**

- Sales Tax Collections for December 2022.

**FISCAL INFORMATION:**

Budgeted: NA                      Amount: NA                      GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

NA

**ATTACHMENTS:**

Monthly Sales Tax Report



## Economic Development Sales Tax Report

Month	2019-2020	Total	2020-2021	Total	2021-2022	Total	2022-2023	Total
OCT	41,961	41,961	52,602	52,602	50,303	50,303	61,751	61,751
NOV	42,075	84,036	50,054	102,656	55,222	105,525	72,220	133,970
DEC	44,092	128,128	52,405	155,061	48,145	153,670	61,974	195,944
JAN	27,585	155,713	44,941	200,002	56,155	209,825		
FEB	70,059	225,772	62,144	262,146	76,753	286,579		
MAR	40,966	266,738	49,700	311,846	57,471	344,049		
APR	35,736	302,474	48,180	360,026	44,446	388,495		
MAY	41,692	344,166	63,691	423,717	64,396	452,891		
JUN	50,482	394,647	47,099	470,816	65,968	518,859		
JUL	49,189	443,837	50,290	521,106	68,209	587,068		
AUG	47,386	491,222	62,523	583,629	51,911	638,979		
SEP	42,073	533,295	52,474	636,104	65,621	704,601		
<b>TOTAL</b>	<b>533,295</b>	<b>533,295</b>	<b>636,104</b>	<b>636,104</b>	<b>704,601</b>	<b>704,601</b>	<b>195,944</b>	
<b>BUDGET</b>	<b>385,000</b>	<b>148,295</b>	<b>462,500</b>	<b>173,604</b>	<b>600,000</b>	<b>104,601</b>	<b>800,000</b>	<b>(800,000)</b>

December			Year To Date		
Actual	Actual	%	Actual	Actual	%
2021	2022	Change	2021	2022	Change
\$ 48,145	\$ 61,974	<b>29%</b>	\$ 153,670	\$ 195,944	<b>28%</b>

