

4B DEVELOPMENT CORPORATION

MEETING AGENDA

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

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.

REPORTS

1. Miracle League Presentation.
- [2.](#) Financial Reports
- [3.](#) Director Report.

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.

- [4.](#) Consideration and possible action on 4B minutes from 10/18/2022

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.
- [6.](#) Consideration and possible action on Property Enhancement Incentive Program application for 311 N 4th Street, Sanger, Texas.

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 January 19, 2023, at 8:45 am.

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: January 24, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Financial Reports

SUMMARY:

- Financial Reports for the period ending November 30, 2022
- Revenues and expenditures reflect activity from October 1, 2022 through October 31, 2022.
- Sales Tax Collections for November 2022

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Monthly Financial Report
Revenue Expense Report
Balance Sheet
Sales Tax Report

42 -4B CORPORATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
42-00-1000	CLAIM ON CASH	1,954,658.32
42-00-1010	CKG - 4B CASH (2379694)	201,690.08
42-00-1013	CD - 4B #653500	22,165.99
42-00-1014	CD - 4B #659924	21,921.75
42-00-1015	CD - 4B #664243	22,017.65
42-00-1016	CD - 4B #673277	21,970.86
42-00-1017	CD - 4B #686115	22,003.77
42-00-1018	CD - 4B #689521	21,941.38
42-00-1019	CD - 4B #694371	22,011.07
42-00-1020	CD - 4B #697230	22,121.44
42-00-1021	CD - 4B #699934	22,044.41
42-00-1022	CD - 4B #702285	21,855.22
42-00-1023	CD - 4B #706078	21,765.61
42-00-1024	CD - 4B #720097	21,462.67
42-00-1025	CD - 4B #720119	21,482.45
42-00-1153	SALES TAX RECEIVABLE	<u>65,621.30</u>
		<u>2,506,733.97</u>
TOTAL ASSETS		2,506,733.97
		=====
LIABILITIES		
=====		
42-00-2000	ACCOUNTS PAYABLE CONTROL	1,930.74
42-00-2403	ACCRUED WAGES PAYABLE	1,623.48
42-00-2409	PREPAID RENTAL INCOME	900.00
42-00-2900	ENCUMBRANCE	(19,575.48)
42-00-2910	RESERVE FOR ENCUMBRANCE	<u>19,575.48</u>
TOTAL LIABILITIES		<u>4,454.22</u>
EQUITY		
=====		
42-00-3015	FUND BALANCE - RESTRICTED	<u>2,391,492.35</u>
TOTAL BEGINNING EQUITY		2,391,492.35
TOTAL REVENUE		131,108.64
TOTAL EXPENSES		<u>20,321.24</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		110,787.40
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>2,502,279.75</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		2,506,733.97
		=====

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

Item 2.

42 -4B CORPORATION
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
TAXES	800,000	61,750.54	127,371.84	0.00	672,628.16	15.92
INTEREST	<u>30,000</u>	<u>1,870.87</u>	<u>3,736.80</u>	<u>0.00</u>	<u>26,263.20</u>	<u>12.46</u>
TOTAL REVENUES	830,000	63,621.41	131,108.64	0.00	698,891.36	15.80
<u>EXPENDITURE SUMMARY</u>						
74-TRANSFERS	227,500	0.00	0.00	0.00	227,500.00	0.00
76-4B FUND	644,050	7,686.68	20,321.24 (	5,350.00)	629,078.76	2.32
TOTAL EXPENDITURES	871,550	7,686.68	20,321.24 (	5,350.00)	856,578.76	1.72
REVENUE OVER/ (UNDER) EXPENDITURES	(41,550)	55,934.73	110,787.40	5,350.00 (	157,687.40)	279.51-

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

Item 2.

42 -4B CORPORATION
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<hr/>						
<u>TAXES</u>						
00-4325 STATE SALES TAX	<u>800,000</u>	<u>61,750.54</u>	<u>127,371.84</u>	<u>0.00</u>	<u>672,628.16</u>	<u>15.92</u>
TOTAL TAXES	800,000	61,750.54	127,371.84	0.00	672,628.16	15.92
<hr/>						
<u>INTEREST</u>						
00-4800 INTEREST INCOME	<u>30,000</u>	<u>1,870.87</u>	<u>3,736.80</u>	<u>0.00</u>	<u>26,263.20</u>	<u>12.46</u>
TOTAL INTEREST	30,000	1,870.87	3,736.80	0.00	26,263.20	12.46
<hr/>						
TOTAL REVENUE	830,000	63,621.41	131,108.64	0.00	698,891.36	15.80
	=====	=====	=====	=====	=====	=====

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

Item 2.

42 -4B CORPORATION
74-TRANSFERS

% OF YEAR COMPLETED: 16.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<hr/>						
<u>74-TRANSFERS</u>						
74-7403 TRANSFER TO DSF	212,500	0.00	0.00	0.00	212,500.00	0.00
74-7499 TRANSFER TO ISF	<u>15,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
TOTAL 74-TRANSFERS	227,500	0.00	0.00	0.00	227,500.00	0.00
<hr/>						
TOTAL 74-TRANSFERS	227,500	0.00	0.00	0.00	227,500.00	0.00

42 -4B CORPORATION
76-4B FUND

% OF YEAR COMPLETED: 16.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>51-SALARIES AND BENEFITS</u>						
76-5110 REGULAR SALARIES	43,050	3,246.66	6,493.32	0.00	36,556.68	15.08
76-5125 LONGEVITY PAY	350	0.00	0.00	0.00	350.00	0.00
76-5128 AUTO ALLOWANCE	3,000	250.00	500.00	0.00	2,500.00	16.67
76-5129 CELL PHONE ALLOWANCE	300	25.00	50.00	0.00	250.00	16.67
76-5130 FICA	3,600	265.75	531.50	0.00	3,068.50	14.76
76-5140 RETIREMENT	5,600	304.78	609.56	0.00	4,990.44	10.89
76-5150 HEALTH INSURANCE	4,200	352.10	704.20	0.00	3,495.80	16.77
76-5160 WORKER'S COMPENSATION	250	0.00	123.54	0.00	126.46	49.42
76-5170 T W C	<u>150</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>
TOTAL 51-SALARIES AND BENEFITS	60,500	4,444.29	9,012.12	0.00	51,487.88	14.90
<u>52-SUPPLIES AND MATERIALS</u>						
76-5210 OFFICE SUPPLIES	500	0.00	36.80	0.00	463.20	7.36
76-5213 COMPUTER HARDWARE	1,500	0.00	0.00	0.00	1,500.00	0.00
76-5214 COMPUTER SOFTWARE	3,500	0.00	0.00	0.00	3,500.00	0.00
76-5215 FOOD	200	0.00	0.00	0.00	200.00	0.00
76-5220 POSTAGE	50	0.00	0.00	0.00	50.00	0.00
76-5226 MARKETING & PROMOTION	20,000	1,847.50	4,300.61 (	2,000.00)	17,699.39	11.50
76-5235 DUES & SUBSCRIPTIONS	8,000	87.50	3,017.75	0.00	4,982.25	37.72
76-5240 CONFERENCES & TRAINING	<u>5,000</u>	<u>75.00</u>	<u>75.00</u>	<u>0.00</u>	<u>4,925.00</u>	<u>1.50</u>
TOTAL 52-SUPPLIES AND MATERIALS	38,750	2,010.00	7,430.16 (	2,000.00)	33,319.84	14.01
<u>53-MAINTENANCE AND OPERAT</u>						
76-5332 OFFICE MACHINE LEASE	<u>800</u>	<u>34.76</u>	<u>181.33</u>	<u>0.00</u>	<u>618.67</u>	<u>22.67</u>
TOTAL 53-MAINTENANCE AND OPERAT	800	34.76	181.33	0.00	618.67	22.67
<u>54-CONTRACT SERVICES</u>						
76-5425 LEGAL SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
76-5430 PROFESSIONAL SERVICES	13,000	943.33	3,443.33 (	3,350.00)	12,906.67	0.72
76-5450 TECHNICAL SUPPORT	<u>1,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
TOTAL 54-CONTRACT SERVICES	15,000	943.33	3,443.33 (	3,350.00)	14,906.67	0.62
<u>56-GRANT EXPENSES</u>						
76-5603 PROPERTY ENHANCEMENTS IN	<u>50,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL 56-GRANT EXPENSES	50,000	0.00	0.00	0.00	50,000.00	0.00
<u>61-CAPITAL OUTLAY</u>						
76-6116 PORTER PARK UPDATES	349,000	254.30	254.30	0.00	348,745.70	0.07
76-6117 NEW DOWNTOWN PARK	65,000	0.00	0.00	0.00	65,000.00	0.00
76-6118 MIRACLE FIELD AT PORTER	<u>65,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>65,000.00</u>	<u>0.00</u>
TOTAL 61-CAPITAL OUTLAY	479,000	254.30	254.30	0.00	478,745.70	0.05

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

Item 2.

42 -4B CORPORATION
76-4B FUND

% OF YEAR COMPLETED: 16.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>65-CAPITAL PROJECTS</u>						
<u>70-DEBT PAYMENTS</u>						
<u>74-TRANSFERS</u>						
TOTAL 76-4B FUND	644,050	7,686.68	20,321.24 (	5,350.00)	629,078.76	2.32
TOTAL EXPENDITURES	871,550	7,686.68	20,321.24 (	5,350.00)	856,578.76	1.72
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENDITURES	(41,550)	55,934.73	110,787.40	5,350.00 (	157,687.40)	279.51-

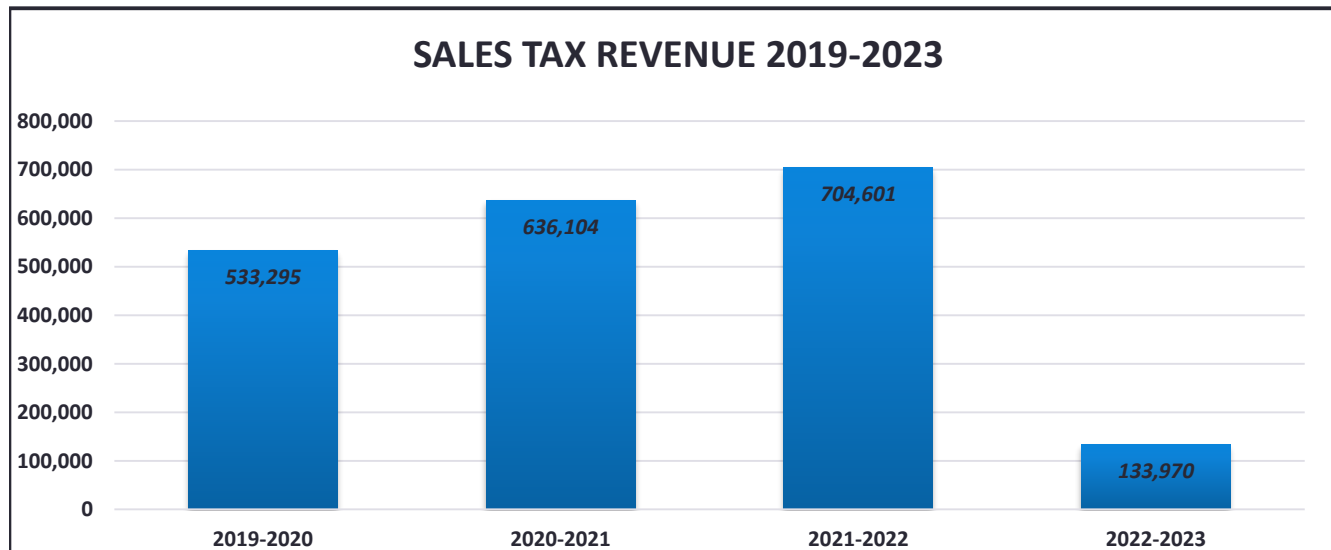
Sanger Texas Development Corporation
Fund 4B
November 30, 2022

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	800,000	127,372	16%
Interest Income	30,000	3,737	12%
Total Revenue	<u>830,000</u>	<u>131,109</u>	<u>16%</u>
Expenditures			
Salaries and Benefits	60,500	9,012	15%
Transfer to Debt Service Fund	227,500		0%
Supplies and Materials	38,750	7,430	19%
Maintenance and Operation	800	181	23%
Contract Services	15,000	3,443	23%
Grant Expenses	50,000		0%
Capital Outlay	<u>479,000</u>	<u>254</u>	<u>0%</u>
Total Expenditures	<u>871,550</u>	<u>20,321</u>	<u>2%</u>
Revenues Over Expenditures	<u>(41,550)</u>	<u>110,788</u>	
Cash in Bank - Checking			201,690
Certificate of Deposit			284,764
Claim on Cash			<u>1,954,658</u>
Total Cash			<u>2,441,113</u>

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		
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	553,295	52,474	636,104	65,621	704,600		
TOTAL	533,295	533,295	636,104	636,104	704,601	704,601	133,970	
BUDGET	385,000	148,295	462,500	173,604	600,000	104,601	800,000	(800,000)

November			Year To Date		
Actual	Actual	%	Actual	Actual	%
2021	2022	Change	2021	2022	Change
\$ 55,222	\$ 72,220	31%	\$ 105,525	\$ 133,971	27%



Director Update
January 2023

1. Business Growth and Development Updates

- Quicktrip grand opening is scheduled for April 2023.
- Starbucks has started moving and construction to begin soon. Scheduled to open in 2023.
- City Council passed a zoning change of approximately 131.82 acres to Planned Development. Development will be located along I-35 and Chapman and will consist of approximately 29.90 acres of single-family residential, 29.29 acres of build-to-rent, 33.04 acres of multi-family acres of self storage, and 25.03 acres of commercial that will include a 52,000-square-foot grocery store.

2. New Businesses

- The Dog Shopp – 904 S. 5th Street #201
- Vintage Variety – 306 Bolivar Street
- Stone’s Defense – 904 S. 5th Street #101
- Flannery’s Finds Antiques & Things, LLC – 1609 Duck Creek Road
- Sportsman 2 Travel Plaza

3. Porter Park Update

City Council approved a construction contract with North Rock Construction LL,. Construction at Porter Park started on January 16th.

4. Downtown Park Project

- 4A is in the process of negotiating a contract with the City on the sale of the Warehouse.
- The City is in the process of purchasing two lots north of the lumberyard.

5. Marketing/Networking

- City Newsletter – 1st of each month
- Quarterly Economic Development Newsletter – January 2023
- Marketing Material for Trade Shows
- Map Brochure project
- ED Website and Zoom Prospector
- www.discovery.sanger.com

6. Grant Updates

- Three Businesses have requested a Property Enhancement Grant application.
- One Grant Application has been receive.

7. Other Updates

Attended

- NTCAR Dallas
- ICSC @ RedRiver Dallas
- Chamber Business over Breakfast



Director Update
January 2023

2023 Important Dates

- January 17-March 14 – Retail as a Catalyst for Economic Development (8-week virtual course)
- January 25, 2023 – Chamber Awards Luncheon
- January 25, 2023 – Texas Workforce Solutions Awards Luncheon
- February 6, 2023 – City Council Meeting
- February 7, 2023 – 4A Board Meeting
- February 8, 2023 – Sanger Chamber Business Over Breakfast
- February 9, 2023 – Denton Chamber Luncheon
- February 21, 2023 – Sanger Chamber Luncheon
- February 22-24, 2023 – TEDC Legislative Conference



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: January 24, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4B minutes from 10/18/2022

SUMMARY:

- 4A Board Minutes from 10/18/2022

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 10/18/2022

4B DEVELOPMENT CORPORATION

MEETING MINUTES

OCTOBER 18, 2022, 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

There being a quorum, Beverly Howard called the meeting to order at 6:03 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 1	Guy Saenz
Board Member, Place 3	Stephanie Wood
Board Member, Place 4	Beverly Howard
Board Member, Place 6	Eddie Piercy
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Place 2	John Payne
Board member, Place 5	Jeff Springer

STAFF MEMBER PRESENT

Director of Economic Development Shani Bradshaw

INVOCATION AND PLEDGE

Beverly Howard led the board in the Invocation and Pledge.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on the revised minutes from the June 28, 2022 meeting.

2. Consideration and possible action on the revised minutes from the July 26, 2022 meeting.
3. Consideration and possible action on the minutes from the August 23, 2022 meeting.

Motion to approve the Consent Agenda was made by Board Member Piercy, Seconded by Board Member Bilyeu.

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

REPORTS

Director of Economic Development

4. Porter Park Update

Director Bradshaw gives a brief update.

5. Bolivar Revival Façade Grant Update

Director Bradshaw lets the board know the applicant withdrew the application.

6. Financial Reports

Director Bradshaw gives a brief update.

DISCUSSION ITEMS

7. Discussion on developing an Action Plan for the Sanger Texas Development Corporation

Director Bradshaw provides an example of the 4A Action Plan and explains that the Action Plan helps to identify and prioritize goals and objectives that will provide direction for the board and staff. Shani explains that the board will participate in a SWOT analysis and prioritize goals and objectives. Shani asked the board to consider allowing her to engage with a consultant to create the Action Plan. Eddie Piercy would like to see this item placed on the next agenda for approval. Guy Saenz said the plan would provide direction for the board to help promote Sanger and he sees the benefit of the Action Plan. Carrie said it is a great plan and will keep the board focused and give a concrete look at what the board has done.

8. Discussion on the Jeremy Punches Farming Lease

Board Member Stephanie Woods said she would not be opposed to extending the lease since the board does not know when the project will start. Eddie Piercy would like to know if we could consider a month-to-month lease. Guy Saenz asked what the market value is on the land and how much could we charge per acre. SW asked about a timeline for leasing and inquired about leasing out the portion of land that will not be utilized for the Miracle field project.

FUTURE AGENDA ITEMS

Miracle Field
Action Plan for 4B

ADJOURN

There being no further items Board Member Howard adjourns the meeting at 6:39 P.M.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: January 24, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: 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.

SUMMARY:

- 10/18/2022, staff presented an Action Plan to the board.
- The Action Plan is intended to identify, organize and prioritize goals and objective and will provide direction for the Board and Staff.
- Staff is seeking approval to execute an agreement with EDP Best Practices to start the process on creating an Action Plan for the board.
- If approved, the process to create an Action Plan will begin in January 2023.
- Services fee is \$7,500.

FISCAL INFORMATION:

Budgeted: YES

Amount: \$9,556

GL Account: 76-5430 / Professional Services

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

Service Agreement to develop an Action Plan

Date: January 12, 2023

To: Shani Bradshaw, Executive Director
Sanger Texas Development Corporation
201 Bolivar Street, Sanger, TX 76266



Re: ***Development of an Action Plan for the Sanger Texas Development Corporation (B Board)***

I appreciate the opportunity to propose this Service Agreement (Agreement) for the Services defined herein. This Agreement shall be between EDP Best Practices, LLC (Consultant) and the Sanger Texas Development Corporation (STDC). Consultant and STDC are sometimes hereinafter referred to collectively as the “Parties” or individually as a “Party.” In general the Services (Services) shall be the development of an Action Plan (Plan) for the STDC.

1. **Base Services:** The following Base Services shall be performed by the Consultant in cooperation with the Coordinator from the STDC as defined below.

1.1. **Discovery:** Work with the Coordinator to identify the following.

- A. **Background Info:** Identify and summarize any background info that might be important to current or future STDC members (e.g. sales tax elections, authorizations, establishment, bylaws, responsibilities, revenues-expenditures-fund balance charts, budgets, activities completed / underway, community development resources currently available and staffing). This shall not include the inputting and graphing of raw financial data. Forms will be provided to STDC for this input.
- B. **Preliminary SWOT Analysis:** Prior to the first meeting, as homework, distribute forms to participants requesting input on Strengths, Weaknesses, Opportunities and Threats (SWOT) for the STDC and the City of Sanger. These are to be returned to the Consultant in a timely manner.
- C. **Preliminary Objectives:** Prior to the first meeting, as homework, distribute forms to participants requesting preliminary goals and objectives for the STDC. These are to be returned to the Consultant in a timely manner.
- D. **Mission Statement:** If the STDC desires to create or update their mission statement, Consultant shall provide them multiple examples of EDO mission statements and directions to prepare for a discussion on the mission statement at meeting one.

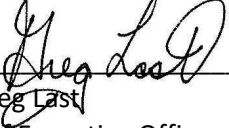
1.2. **Phase 1 Development:** Develop the Deliverables with the following characteristics and process.

- A. **Draft SWOT Analysis:** From the responses provided, Consultant shall create a combined anonymous Working List of SWOT feedback and a SWOT Summary for discussion at the first meeting.
- B. **Draft Objectives:** From the responses provided, Consultant shall create a combined anonymous Working List and a Goals and Objectives Summary for discussion at the first meeting.
- C. **Draft Action Plan:** Distribute the current Action Plan draft prior to meeting one.

- D. Meeting One (See Section 5.2): Shall include the items below. (Estimate 1.5 - 2 hrs.)
- i. Discovery Information: Review and finalize the representation of the Discovery Information.
 - ii. Mission Statement: Facilitate the development of a Mission Statement for the STDC.
 - iii. SWOT Finalization: Using the Working List developed in the Discovery phase, facilitate final development of the SWOT Summary for both the STDC and the City.
 - iv. Goals & Objectives: Using the Working List developed in the Discovery phase, facilitate the identification and organization of the goals and objectives for the STDC.
 - v. Prioritization Directions: Discuss the prioritization of objectives process, including how to execute the objectives prioritization forms.
- 1.3. Phase 2 Development:
- A. Prioritization: Prior to the second meeting, as homework, distribute forms to participants requesting prioritization of all objectives utilizing a confidential and proprietary forced-ranking system. This shall be provided to the Consultant in a timely manner for compilation.
 - B. MGO Progress Report Form: Incorporate the prioritized goals and objectives into a Progress Report Form allowing for timing expectations and responsibility assignments.
 - C. Draft Action Plan: Distribute the current Action Plan draft prior to meeting two.
 - D. Meeting Two (See Section 5.2): Shall include the items below. (Estimate 1.5 - 2 hrs.)
 - i. Prioritized Goals and Objectives: Review, discuss and finalize the goals and objectives as prioritized.
 - ii. MGO Progress Report: Review, discuss and finalize the MGO Progress Report.
 - iii. Final Plan Review: Review, discuss and finalize all aspects of the Action Plan.
- 1.4. Deliverables: Consultant shall provide the following.
- A. Action Plan: Organize all information identified in the Discovery and Development phases into an easily understood pdf document.
 - B. STDC Activities Summary: An Excel document that allows the Staff / STDC to document their activities year-over-year.
 - C. Goals & Objectives Progress Report: A matrix in Word or Excel format that allows the Staff / STDC to track and report progress on the prioritized goals and objectives.
2. **STDC to Provide**: The STDC shall provide the following.
- 2.1. Project Coordinator (Coordinator): Provide a staff liaison to work with Consultant to provide insights as to the desires of the STDC and facilitate communication.
 - 2.2. Discovery: The information noted above, in particular the background info, preferably in chart / graph formats for ease of understanding by the STDC.
 - 2.3. Development: Assistance in the development and review of the document, including coordination with any other STDC representatives.
 - 2.4. Meetings: Coordination of any desired meetings.
 - 2.5. Presentations / Memos: Any briefing memos and / or PPT presentations to the STDC or Council.

- 2.6. Printing: STDC to handle printing, binding, or distribution of any documents.
3. **Confidentiality**: Both parties agree to the following confidentialities.
- 3.1. Content: The Consultant agrees to keep confidential any information related to the project that is deemed confidential by the STDC and communicated to the Consultant in writing.
- 3.2. Marketing Permission: STDC agrees to allow Consultant to reference the STDC as a client and to allow Consultant to use a high-level explanation of Services provided.
- 3.3. Payment Disclosure: STDC agrees not to disclose the amount of payment included in the Agreement unless required by law.
4. **Documents**: All documents generated as a result of the Services shall be the property of the STDC to use as needed (marketing, websites, etc.). However, the STDC agrees not to release an editable / original version of any of the documents except as required by law.
- 4.1. Proprietary Forms: Original forms generated by the Consultant are proprietary to Consultant and will not be provided to the STDC for their continued use unless noted in Section 1.4.
5. **Payment**: The fee for the Base Services and Board Meetings shall be as noted below. Payments shall be within 30 days of receipt of an invoice from Consultant.
- 5.1. Base Services (fixed fee): The fee for these Base Services (excluding meetings) shall be seven thousand five hundred dollars (\$7,500) billed monthly as a percentage of completion for each phase. Should the STDC elect not to continue with the project at any point, the Consultant shall be paid for services rendered to that point in time.
- A. Discovery: \$2,250
- B. Development: \$3,750
- C. Deliverables: \$1,000
- D. Delivery of Final Documents: \$500
- E. Additional Groups: The Base Services Fee above reflects the inclusion of the STDC Board, City Manager and Executive Director. The participation of other boards and / or City Council is welcomed and encouraged, but please add \$500 to the Base Fee for the time it takes to include additional participants in the SWOT, Objectives Development and prioritization exercises.
- 5.2. Board Meetings (variable fee): Meetings one and two with the participants shall be at an hourly rate of one hundred twenty dollars (\$120) per hour inclusive of set-up and meeting times. Driving time shall be billed at 50% of the hourly rate.
- 5.3. Reimbursables: The STDC shall reimburse the Consultant for any out-of-pocket costs (e.g. copies, lunch meetings) which must be approved prior to expenditures.
- 5.4. Additional Services: Any work not defined in the Services above is not included in this Agreement. The STDC and the Consultant may negotiate Additional Services if desirable to both parties. Any request for Additional Services must be authorized in writing by the Coordinator prior to the Consultant performing said services.

6. Approval of this Agreement represented by:

Consultant: EDP Best Practices, LLCSigned: 

Name: Greg Last

Title: Chief Executive Officer

Date: January 12, 2023

PH: (817) 992-6156

EM: glast@EDPBestPractices.comAddress: 4609 Shadycreek Lane
Colleyville, TX 76034**STDC: Sanger Texas Development Corporation**

Signed: _____

Name: Shani Bradshaw

Title: Executive Director

Date: _____

PH: (940) 458-2059

EM: sbradshaw@sangertexas.orgAddress: 201 Bolivar Street
Sanger, TX 76266Attached: One-page Service Profile for Action Plan Development for informational purposes only.For Greg Last Bio or additional information see www.EDPBestPractices.com.

Action Plan Development

Work with Staff and Board Members to identify and evaluate programs and projects, establish and prioritize goals and objectives and summarize all information into a formal Action Plan.

Problem Identification

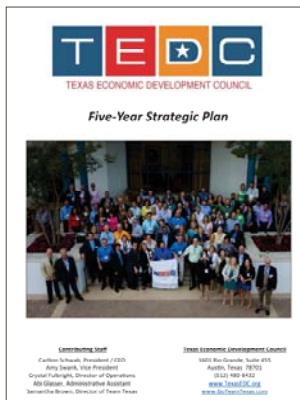
- The economic development efforts of the Agency have been stagnate or need a clear direction to be more productive
- Changes in Staff, management or Board may be an opportunity to fine tune the Agency's work efforts
- The Agency is trying to implement too many programs for the budget / resources / staff available

Service Goals

- Research and understand the current status of programs, policies and projects
- Evaluate the benefits and challenges of each of these
- Prioritize Goals and Objectives for the near term

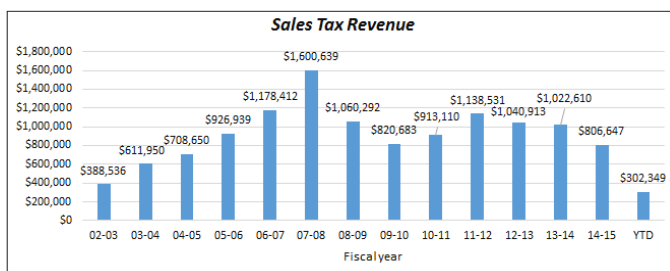
Deliverables

- An Action Plan summarizing all information noted above
- Original documents for documenting EDO activities, and a matrix for monitoring and reporting progress on Objectives



Discovery Phase

- Identify organizational aspects of the Board / Agency, budget constraints, existing programs and staffing, etc.



SWOT Analysis

- Facilitate a SWOT analysis on the community and Board activities as a basis for developing Goals and Objectives

STRENGTHS	
What are our strengths?	How do we build upon them?
<ul style="list-style-type: none"> Desire to make a difference Good relationship with City Council Leveraging success by using consultant Diversified / knowledgeable BOD Reserve funds available Staff dedicated to ED 	<ul style="list-style-type: none"> Adopt an Action Plan and implement objectives Provide an annual report to City Council Utilize Consultant(s) to increase productivity Identify training needed / desired by Board and Staff Adopt target reserve fund level to maintain Identify training needed / desired by Board and Staff
WEAKNESSES	
What are our weaknesses?	How do we reduce or eliminate them?
<ul style="list-style-type: none"> Lack of clear plan for direction Website content Limited training for Board / Staff No support programs for existing businesses Failure to implement plans 	<ul style="list-style-type: none"> Adopt an Action Plan and implement objectives Develop a comprehensive and professional Website Identify training needed / desired by Board and Staff Implement a comprehensive BRE program Adopt an Action Plan and implement objectives

Goals & Objectives

- Develop primary Goals and supporting Objectives

1. Goal: Enhance administration, management and reporting efforts - (ADM)	
Objectives:	Description:
A Adopt an Action Plan setting near-term direction	A plan of action for the near term (1-3 yrs) for the Board and Staff to advance prioritized objectives.
B Develop a Performance Dashboard tracking system for reporting	An Excel document that allows recording of desired data which then feeds a single-page dashboard for reporting the EDO's activities.
2. Goal: Retain and support existing businesses - (BRE) - Business Retention & Expansion	
Objectives:	Description:
A Take training on Business Retention & Expansion	An overview of BRE programs that can be implemented to support / grow existing businesses.
B Develop a Business List including all businesses	Develop a comprehensive list (Excel or Access) that summarizes all the business information collected.
C Implement a Business Visitation program	Interview forms and processes allowing a small group to visit with business leaders at their location for the purpose of identifying issues important to the business.

Prioritization

- Board members to confidentially prioritize the objectives

Rank	Score	Priority of Objective	Goal	Objective	Description
		Highest ———— Lowest			
1	5.00	5	M&P	Develop a Marketing & Promotion Plan	A plan to identify marketing resources, targets, and budgeting to implement a marketing program
2	4.60	3	RED	Develop a Sites & Buildings Summary	A summary showing the location of available sites or buildings and a matrix of data and contacts for each
3	4.40	2	PART	Develop a program to engage builders / brokers / developers	Program to identify and engage builders / brokers / developers active in your market area
4	4.40	3	PLAN	Adopt an Action Plan and implement objectives	A plan of action for the near term (1-3 yrs) for the Board and Staff to advance prioritized objectives
5	4.20	1	ADM	Develop a comprehensive CRM database	A Customer Relationship Management system for communicating with prospects and stakeholders
5	4.20	3	INF	Identify and fund infrastructure that supports business growth	Identify infrastructure enhancements that will advance development or support business growth
7	4.00	2	BRE	Implement a comprehensive BRE program	Implement a BRE program that includes various programs to support and grow existing businesses
7	4.00	2	RES	Develop maps adequate to market location, local and regional assets	Develop maps adequate to market our location, highways, airports, amenities and other assets
9	3.80	4	ADM	Utilize Consultant(s) to increase productivity	Engage Consultant(s) to help complete objectives in a professional and timely manner

Implementation / Tracking

- Provide a form for easy progress tracking and reporting on the prioritized objectives

Objectives:	When	Resp.	%	Notes	Goal
1 Approve the Action Plan	June	MDD	DONE	• Objectives in process	ADM
a • Approved June 5, 2018	June			•	
2 Cont. Façade Matching Grant Program		MDD	50%	• Ongoing program	BRE
a • Budget for adequate funds	Jul	MK		• S budgeted for FY 18-19	
b • Provide a notice / ad in local paper-?	June	JH		• Develop graphic	
3 Develop a BRE Program			10%	•	BRE
a • Take BRE training	July	EDT		• Objective #8	
b • Business info collection form	Aug		50%	• Need to tailor	
c • Business list	Aug		25%	• Excel to start with	
d • Visitation form / questions / process	Sept			•	
4 Take training on MDD regulations and authorizations	Aug	MDD		• Legal training on limitations	EDU
a • Discuss with attorney	June	MK		•	
5 Develop a Sites & Buildings Summary	July	EDT		•	DEV
a • Review MK work to date	July	MK	50%	• Significant collection of properties	
b • Develop report format / map / table	July	EDT	10%	•	
c • Identify sites	Aug	MK		• MK and EDT to tour City	
d • Enter data / verify with brokers/owners	Aug	EDT		•	



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: January 24, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on Property Enhancement Incentive Program application for 311 N 4th Street, Sanger, Texas.

SUMMARY:

- Owner will replace the current windows and canopy with new black/bronze windows and rebuild three new black/bronze canopies that will cover the storefront.
- Maximum matching grant allow is \$10,000.
- Budget Category is Façade.
- 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 – 311 N. 4th Street

Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION						
A	Property Address: 311 Nth 4th St. Suite 100 & 200						
B	Estimated Begin Work Date: 4-6 weeks			Estimated Completion Date:			
C	Years in business at this location: This is Lease Purchase date.						
D	Reason for requesting grant: Enhance facade						
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?	• We're Owner			
4	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A	Facade: (Section 4.3)		\$	50 %	\$10,000	10,000 \$	\$
B	Interior Renovation: (Section 4.4)		\$	50 %	\$10,000	\$	\$
C	Landscaping: (Section 4.5)		\$	50 %	\$10,000	\$	\$
D	Lighting: (Section 4.6)		\$	50 %	\$10,000	\$	\$
E	Parking / Driveways: (Section 4.7)		\$	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8)		\$	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 NA
G			Written support of the grant application from the owner	• If Applicant is not property owner NA
7 CONTRACTOR INFORMATION				
A	Contractor for: John & Amy Whitworth			
	Company Name: Polysteel Concrete Home Technology INC			
	Contact Person: Jonathan Whitworth Title: President			
	Address: 10000 Pollard Rd Sanger TX			
	Wk Phone: 940-458-4379		Cell: 940-391-5863	Fax: 940-458-4379
	Email: Jwhit940@aol.com		Website: Whitworth Custom homes.com	
B	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
C	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	Section 7.1 - Application Accuracy: 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	Section 7.2 - Compliance: 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	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: 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	Section 7.5 - Discretionary Rights: 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	Section 7.6 - Policy Promotion: 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	Section 7.7 - Indemnification: 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.

Property Owner		Applicant / Business Representative	
Company: PCHT INC.		Company:	
Signed: Jonathan Whitworth - pres-		Signed:	
Name: John & Amy Whitworth		Name:	
Title: President		Title:	
W: 940-458-4379 C: 940-391-5063		W: C:	
EM: JWhit940@aol.com		EM:	
Address: 10000 Pollack Rd		Address:	

Please Note: IS AT ALL POSSIBLE we need to tear down Awning before start of construction to get proper Measurements for windows. Thank You,
Amy Whitworth

Description on work to be done on the façade 311 Nth 4th st Sanger Texas

We will be demoing windows, plywood and canopy, also demoing upper plywood and canopy.

We will move old rotten bucks that is existing at the top and the rotted wood.

We will remove the sign at the top of building and disconnect and cap off electrical for sign.

Dispose of all debris and rebuild new window bucks and awning bucks with treated lumber.

Install new black/ bronze windows at top with flashing and trim, rebuild three new canopies black/bronze to cover store fronts six to eight feet out with welded metal and standing seam roof.

The exterior brick will stay the same color it is now, unless when the awning gets torn down and we see that where the awning was torn down it needs to be painted, if that's the case we are considering trying to find a paint color that will make the brick look like the new rendering.

Denton CAD

Property Search Results > 58802 WHITWORTH, JONATHAN L & AMY for Year 2022

Tax Year: 2022

Property

Account

Property ID:	58802	Legal Description:	O T SANGER BLK 15 LOT 11(\$75' OF W12.5'),12,13,14(\$75' OF EA)
Geographic ID:	SS0024A-000015-0000-0000-0006	Zoning:	Commercial
Type:	Real	Agent Code:	
Property Use Code:	RE085		
Property Use Description:	STOREFRONT HIST. DTWN		

Location

Address:	311 N 4TH ST SANGER, TX 76266-9481	Mapsc0:
Neighborhood:	Historic Dwntrn S14 Sanger	Map ID:
Neighborhood CD:	RE85S14S	

Owner

Name:	WHITWORTH, JONATHAN L & AMY	Owner ID:	361776
Mailing Address:	10000 POLLARD RD SANGER, TX 76266-1958	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$88,748	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$26,252	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$115,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$115,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$115,000	

Taxing Jurisdiction

Owner: WHITWORTH, JONATHAN L & AMY
 % Ownership: 100.0000000000%
 Total Value: \$115,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C16	SANGER CITY OF	0.589497	\$115,000	\$115,000	\$677.92

CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$115,000	\$115,000	\$0.00
G01	DENTON COUNTY	0.217543	\$115,000	\$115,000	\$250.18
S14	SANGER ISD	1.410600	\$115,000	\$115,000	\$1,622.19
Total Tax Rate:		2.217640			
				Taxes w/Current Exemptions:	\$2,550.29
				Taxes w/o Exemptions:	\$2,550.29

Item 6.

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 5625.0 sqft Value: \$88,748

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	230	Brick Veneer	1930	5625.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	6	COMMERCIAL	0.1507	6563.00	0.00	0.00	\$26,252	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$88,748	\$26,252	0	115,000	\$0	\$115,000
2021	\$84,026	\$26,252	0	110,278	\$0	\$110,278
2020	\$84,026	\$26,252	0	110,278	\$0	\$110,278
2019	\$96,748	\$26,252	0	123,000	\$0	\$123,000
2018	\$76,748	\$26,252	0	103,000	\$0	\$103,000
2017	\$76,748	\$26,252	0	103,000	\$0	\$103,000
2016	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2015	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2014	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2013	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2012	\$84,078	\$26,252	0	110,330	\$0	\$110,330
2011	\$83,748	\$26,252	0	110,000	\$0	\$110,000
2010	\$83,748	\$26,252	0	110,000	\$0	\$110,000
2009	\$78,748	\$26,252	0	105,000	\$0	\$105,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/3/2000	WD	WARRANTY DEED	STOPPEL, EUGENE E	WHITWORTH, JONATHAN L & AMY			00-10626
2	7/1/1986	Conv	CONVERSION	MCDANIEL, T W	STOPPEL, EUGENE E	1920	393	

Questions Please Call (940) 349-3800

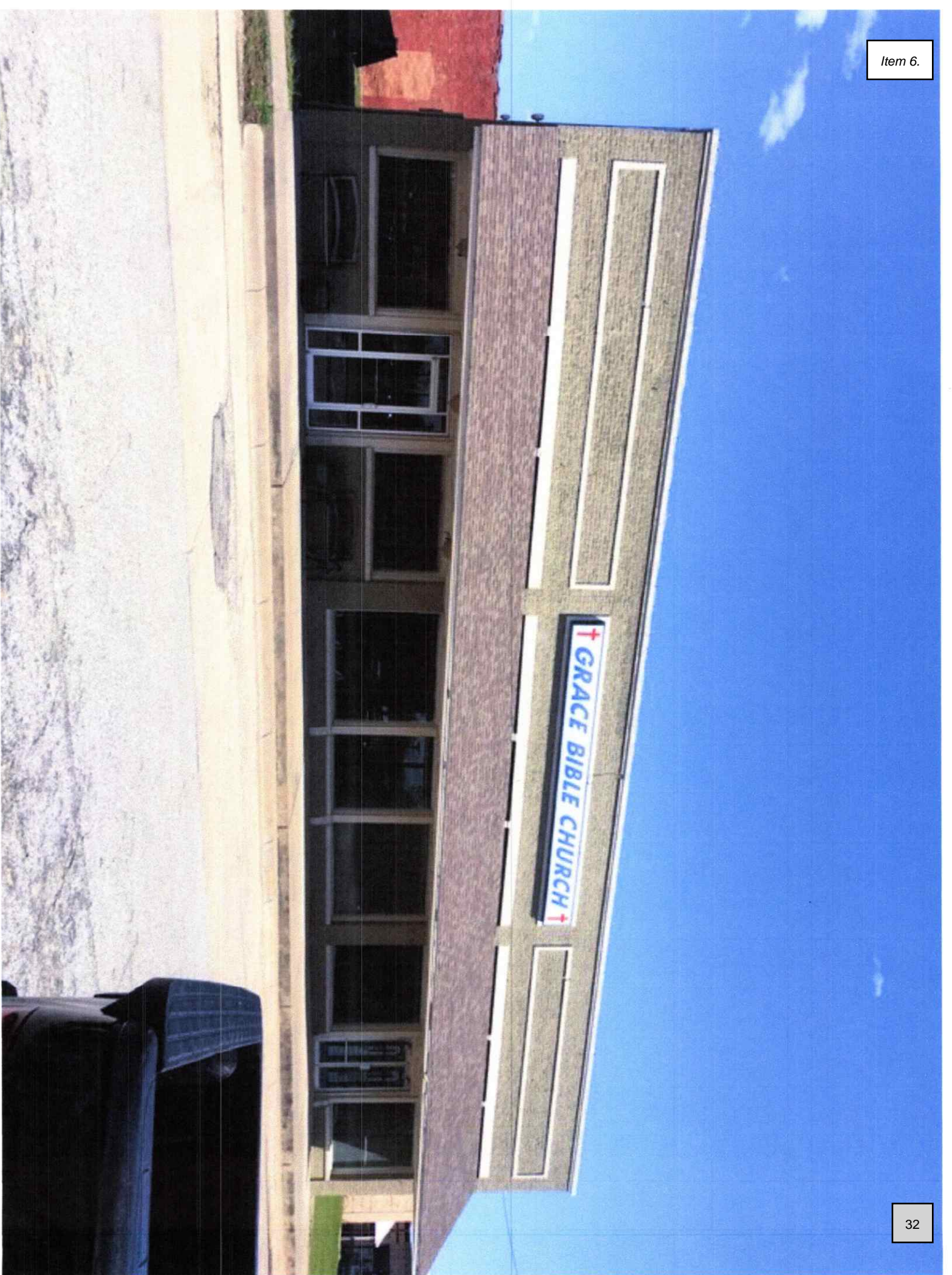
[← GO BACK](#)**Account:** 58802DEN**TOTAL DUE**
\$0.00[E-STATEMENT](#)**Basic Information****OWNER****WHITWORTH JONATHAN
L & AMY**
10000 POLLARD RD
SANGER, TX 76266-1958**TYPE** Real**LOCATION**

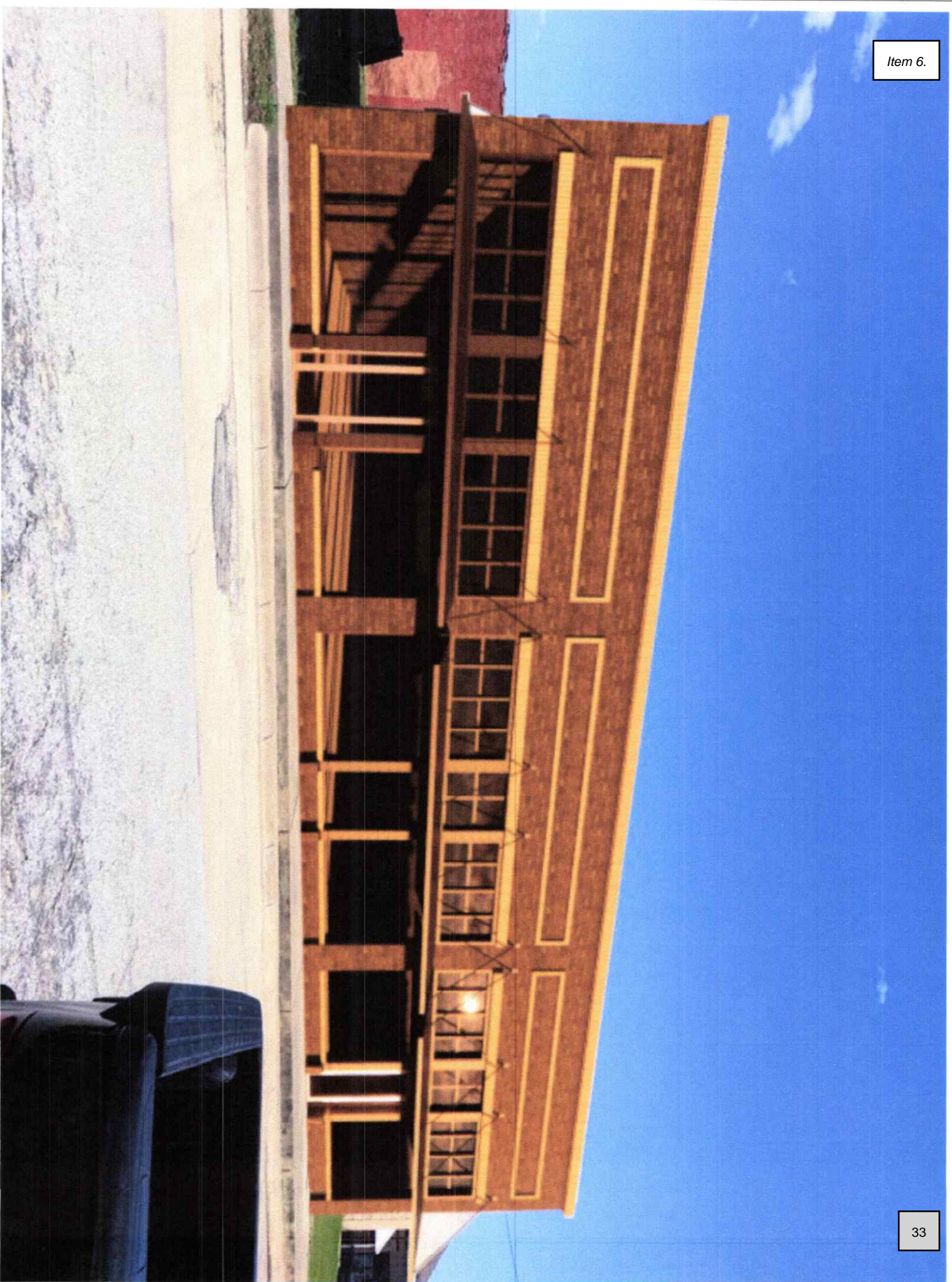
0000311 N 4TH ST

LEGALO T SANGER BLK 15 LOT
11(S75' OF W12.5') 12 13
14(S75' OF EA)[View More](#) **Property Tax Record**[PAYMENT HISTORY / RECEIPTS](#)Sort year by: Show:

2022

DUE AMOUNT
\$0.00 





ESTIMATE

DATE: 12/19/2022

PAYABLE TO:**MODERN Z, LLC**12221 BLAKELY LN.
SANGER, TX 76266

Jason Boone, Owner/Sole Mbr.

Phone: 940-391-1355

Email: memejason1@outlook.com**SHIP TO:**

(FOR JOB/INVOICE #):

311 NTH 4TH ST.
SANGER, TEXAS 76266

SOLD BY	SOLD TO	SHIPPED VIA	TERMS
Jason Boone	Customer	Delivered to jobsite	50/50

ITEM	DESCRIPTION	TOTAL
Demo	Demo Windows, plywood, and canopy, as well as upper plywood and canopy	8,350.00
Demo	rotten bucks and rotted wood	3,000.00
Lumber Package	Temporary Window blocking	3,200.00
Hardware	Miscellaneous	1,200.00
Electrical	Sign Removal, Disconnection, and added J-BOX	600.00
Windows		25,000.00
Awnings		15,500.00
Framing Labor	Fabricate window bucks, awning bucks	4,850.00
Dumpster		3,000.00
Modern Z LLC CONST		19,354.79
SUB-TOTAL		\$84,054.79
SALES TAX		0.00
TOTAL		\$84,054.79
** Estimate is good for 15 days **		Signature _____

Make all checks payable to Modern Z, LLC.If you have any questions concerning this invoice, contact Jason Boone at 940-391-1355 or via email: memejason1@outlook.comThank YOU for your business!

Whitworth Custom Homes Inc.

10000 Pollard rd
Sanger, TX 76266

Invoice

Item 6.

Date	Invoice #
1/11/2023	173

Bill To
John and Amy Whitworth 311 Nth 4th St. Sanger Texas 76266

Terms	Due Date	Project
	1/11/2023	

Item	Description	Amount
Demo	Demo Windows, plywood and canopy as well as upper plywood and canopy	8,000.00
Demo	rotten bucks and rotted wood	2,500.00
Dumpster		2,500.00
Electrical	remove sign at the top of the building and disconnect and cap off electrical for sign	475.00
Framing Labor	build window bucks and awning bucks	4,500.00
Hardware	bolts, fastners and tape	1,000.00
Lumber Package	lumber bulk head and zipwall tape for the windows, to block off until windows arrive	3,000.00
Windows		25,000.00
Awnings		14,000.00
Office Administration		4,878.00
Whitworth Construction		15,804.72
Thank you for the opportunity		Total \$81,657.72