

4B DEVELOPMENT CORPORATION

MEETING AGENDA

NOVEMBER 28, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION SPECIAL MEETING

DEVELOPMENT SERVICES BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS 76266

CALL THE SPECIAL 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.

DISCUSSION ITEMS

- [1.](#) Discussion regarding the development of a Strategic Plan.

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.

- [2.](#) Consideration and possible action on 4B minutes from 9-26-2023.

ACTION ITEMS

- [3.](#) Discussion and possible action on amending the Property Enhancement Improvement Grant for 1406 W. Chapman Drive.

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 November 21, 2023, at 3:15 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: November 28, 2023
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Discussion regarding the development of a Strategic Plan.

SUMMARY:

- Discussion on implementing an Economic Development Strategic Plan.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

NA



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: November 28, 2023
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Consideration and possible action on 4B minutes from 9-26-2023.

SUMMARY:
• 4B Board Minutes from 9-26-2023.

FISCAL INFORMATION:
Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:
Staff recommends approval.

ATTACHMENTS:
4B Minutes from 9-26-2023.

4B DEVELOPMENT CORPORATION

MEETING MINUTES

SEPTEMBER 26, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

DEVELOPMENT SERVICES BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS 76266

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	Matt Fuller
Board Member, Place 6	Eddie Piercy
Board Member, Place 4	Beverly Howard
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Place 5 Jeff Springer

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 8/29/2023.

Board Member Payne will refrain from voting since he did not attend the meeting.

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

Voting Yea: Board Member Saenz, Board Member Fuller, Board Member Bilyeu. Motion passes unanimously.

PUBLIC HEARING

2. Conduct a Public Hearing on expenditures for conceptual renderings for a new downtown park in an amount not to exceed \$75,000.

Board Member Payne opened the public hearing at 6:02 p.m.

Director Shani Bradshaw provided a brief overview of the item.

Board Member Payne closed the public hearing at 6:03 p.m.

ACTION ITEM

3. Consider and possible action on expenditures for conceptual renderings for a new downtown park in an amount not to exceed \$75,000.

Board Member Howard makes a motion to approve expenditures for conceptual renderings for a new downtown park in an amount not to exceed \$75,000. Board member Fuller seconds the motion.

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

REPORTS

4. Financial Reports

Director Bradshaw goes over the financial report.

5. Director Report.

Director Bradshaw provides updates.

FUTURE AGENDA ITEMS

Board Member Piercey requested information on the property north of Porter Park Phase 2, along the I-35 service road.

ADJOURN

As there were no further items on the agenda John Payne adjourned the meeting at 6:50 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: November 28, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Discussion and possible action on amending the Property Enhancement Improvement Grant for 1406 W. Chapman Drive

SUMMARY:

- On August 29, 2023, the STDC Board approved a PEIP grant for 1406 W. Chapman.
- The original Grant amount approved was \$9,445.20.
 - \$5,552.70 - Landscaping
 - \$3,942.50 - Signage
- While reworking the existing sprinkler system the owner discovered there was significant damage to the system that needed to be repaired in order to ensure there was enough coverage for the new landscape. The applicant is seeking an amendment to the original application for landscaping enhancements in the amount of \$6,205.17.
- The new grant amount requested is \$10,000.

FISCAL INFORMATION:

- Property Enhancement Incentives are a budgeted item.

RECOMMENDED MOTION OR ACTION:

- Approve amending grant from \$9,445.20 to \$10,000. [RECOMMENDED MOTION] – I motion to amend the Property Enhancement Improvement grant for 1406 W. Chapman Drive to \$_____.

ATTACHMENTS:

- Amended Property Enhancement Incentive Grant Application
- R3 Property Services
- Swafford Landscape & Sprinkler

Approved Aug 29, 2023
 Notice to Proceed Issued Sep 5, 2023
 Date of Completion by Nov 27, 2023

11-10-2023
 Amended Application Item 3.

Sanger, Texas
 Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION							
A	Property Address: 1406 West Chapman Drive							
B	Estimated Begin Work Date: Sept. 2023			Estimated Completion Date: Sept. 2023				
C	Years in business at this location: 20							
D	Reason for requesting grant: Replacing small ED sign on North side of property							
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)	\$	50%	\$10,000	\$	\$
B			Interior Renovation: (Section 4.4)	\$	50%	\$10,000	\$	\$
C			Landscaping: (Section 4.5)	12,110.34 11,005.40	50%	\$10,000	6,205.17 5,502.70	5,502.70
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)	7,885	50%	\$10,000	3,942.50	3,942.50
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:							9,445.20
L	Describe any planned Non-Grant Enhancements:							

Accg
29, 2023

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Downtown Sanger	•
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Retail	•
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restaurant	•
E	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Professional Office	•
F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	<input type="checkbox"/>	<input type="checkbox"/>	Ownership documentation	•
B	<input type="checkbox"/>	<input type="checkbox"/>	Photos of existing conditions	•
C	<input type="checkbox"/>	<input type="checkbox"/>	Drawing, renderings, plans of the proposed enhancements	•
D	<input type="checkbox"/>	<input type="checkbox"/>	Written description of the enhancements including building materials and color schemes	•
E	<input type="checkbox"/>	<input type="checkbox"/>	Construction cost estimates from two contractors	•
F	<input type="checkbox"/>	<input type="checkbox"/>	Copy of the signed lease agreement	• If Applicant is not property owner
G	<input type="checkbox"/>	<input type="checkbox"/>	Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: HIS Chicken KNEST			
	Company Name: Global Signs			
	Contact Person: Rick Robertson		Title: Owner	
	Address: 5105 E. California Parkway Ft. Worth TX 76119			
	Wk Phone: 817-831-1123		Cell: 817-688-1566	Fax: 817-595-3885
	Email: drbbire@globalsignsinc.com		Website:	
B	Contractor for:			
	Company Name: R3 Property Services			
	Contact Person: Cory Reiss		Title: Owner	
	Address: 4422 Mt. Washington Rd Ardmore OK 73401			
	Wk Phone: 910-733-7190		Cell:	Fax:
	Email: creiss08@yahoo.com		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:	HIS Chicken KNEST	Company:	
Signed:	<i>Steve Nelson</i>	Signed:	
Name:	Steve Nelson	Name:	
Title:	Owner	Title:	
W:	940-402-9181 C:	W:	
EM:		EM:	
Address:	P.O. Box 244 Gainesville, TX 76241	Address:	

Approved Aug 29, 2023
 Notice to Proceed Issued Sep 5, 2023
 Date of Completion by Nov 27, 2023

Original Application

Item 3.

Sanger, Texas

Application for Property Enhancement Incentives

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

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D	Reason for requesting grant: Replacing small ED sign on North side of property						
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)		\$	50%	\$10,000	\$	\$
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K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						9,445.20
L	Describe any planned Non-Grant Enhancements:						

Aug 29, 2023

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
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	Contact Person: Rick Robertson		Title: Owner	
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	Wk Phone: 817-834-1123		Cell: 817-688-1566 Fax: 817-545-3885	
	Email: debbie@globalsignsinc.com		Website:	
B	Contractor for:			
	Company Name: R3 Property Services			
	Contact Person: Cory Reiss		Title: Owner	
	Address: 4422 Mt. Washington Rd Ardmore OK 73401			
	Wk Phone: 940-733-7190		Cell: Fax:	
	Email: creiss08@yahoo.com		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:
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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:	HIS Chicken KNEST	Company:	
Signed:	<i>Steve Nelson</i>	Signed:	
Name:	Steve Nelson	Name:	
Title:	Owner	Title:	
W:	940-402-9118/c	W:	C:
EM:		EM:	
Address:	P.O. Box 244 Gainesville, TX 76241	Address:	

Denton CAD

2022



Property

Account

Property ID: 243327 Legal Description: SANGER I-35 INDUSTRIAL PARK BLK A LOT 1R-1
 Geographic ID: SS0019A-00000A-0000-0001-001R Zoning: Retail Fast Food
 Type: Real Agent Code: 63
 Property Use Code: RE040
 Property Use Description: FAST FOOD

Location

Address: 1406 W CHAPMAN DR Mapsco:
 SANGER, TX 76266
 Neighborhood: FAST FOOD S14 SUB MARKET Map ID:
 Neighborhood CD: RE40S14

Owner

Name: HIS CHICKEN KNEST LLC Owner ID: 921386
 Mailing Address: PO BOX 844 % Ownership: 100.0000000000%
 GAINESVILLE, TX 76241-0844

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$589,960	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$653,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,243,360	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,243,360	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,243,360	

Taxing Jurisdiction

Owner: HIS CHICKEN KNEST LLC
 % Ownership: 100.0000000000%
 Total Value: \$1,243,360

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C16	SANGER CITY OF	0.589497	\$1,243,360	\$1,243,360	\$7,329.57
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$1,243,360	\$1,243,360	\$0.00
G01	DENTON COUNTY	0.217543	\$1,243,360	\$1,243,360	\$2,704.84
S14	SANGER ISD	1.410600	\$1,243,360	\$1,243,360	\$17,538.83
Total Tax Rate:		2.217640			

Taxes w/Current Exemptions: \$27,573.24
 Taxes w/o Exemptions: \$27,573.24

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** 2444.0 sqft **Value:** \$501,600

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	360	Brick Veneer	2003	2444.0
OP25	OPEN PORCH	360		2003	360.0

Improvement #2: Commercial **State Code:** F1 **Living Area:** sqft **Value:** \$88,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PV	PAVING	CON		2003	33750.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	6	COMMERCIAL	1.2500	54450.00	0.00	0.00	\$653,400	\$0

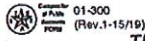
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$736,451	\$653,400	0	1,389,851	\$0	\$1,389,851
2022	\$589,960	\$653,400	0	1,243,360	\$0	\$1,243,360
2021	\$670,750	\$272,250	0	943,000	\$0	\$943,000
2020	\$702,750	\$272,250	0	975,000	\$0	\$975,000
2019	\$702,750	\$272,250	0	975,000	\$0	\$975,000
2018	\$654,663	\$272,250	0	926,913	\$0	\$926,913
2017	\$577,750	\$272,250	0	850,000	\$0	\$850,000
2016	\$469,927	\$272,250	0	742,177	\$0	\$742,177
2015	\$402,750	\$272,250	0	675,000	\$0	\$675,000
2014	\$402,750	\$272,250	0	675,000	\$0	\$675,000
2013	\$343,040	\$272,250	0	615,290	\$0	\$615,290
2012	\$343,040	\$272,250	0	615,290	\$0	\$615,290
2011	\$353,650	\$272,250	0	625,900	\$0	\$625,900
2010	\$353,650	\$272,250	0	625,900	\$0	\$625,900

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/1/2016	KO	WD WITH VENDORS LIEN	CRIMSON TIDE MANAGEMENT INC	HIS CHICKEN KNEST LLC			2016-17643
2	10/28/2002	WD	WARRANTY DEED	PAC GROUP LTD	CRIMSON TIDE MANAGEMENT INC			02-136912
3	6/5/2001	WD	WARRANTY DEED	PRIOR OWNER	PAC GROUP LTD			01-53700

(940) 349-3800



TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

You must obtain a new permit if there is a change of ownership, location, or business location name.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

"HIS" CHICKEN K.N.E.S.T., L.L.C.

CHICKEN EXPRESS - SANGER
1406 W CHAPMAN DR
SANGER

TX 76266-9056

DENTON COUNTY

NAICS CODE: 722211

DESCRIPTION ON NEXT LINE:

Limited-Service Restaurants

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: SANGER

EFF: 02/15/2016

Type of permit	SALES AND USE TAX
Taxpayer number	3-20077-7597-9
Location number	00002
First business date of location	02/15/2016


Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.

For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.

If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555.

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Item 3.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
His Chicken KNEST LLC

2 Business name/disregarded entity name, if different from above
Chicken Express Sanger

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1406 W Chapman Dr.

6 City, state, and ZIP code
Sanger, TX 76266

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

		-			-				
--	--	---	--	--	---	--	--	--	--

OR

Employer identification number

55	-	07	94	31	7
----	---	----	----	----	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *[Signature]* Date ▶ **9-20-23**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1099-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Shani Bradshaw

From: Steve Nelson <expresschicken@yahoo.com>
Sent: Tuesday, August 15, 2023 2:37 PM
To: Shani Bradshaw
Subject: {External} [Scan] Sanger Property Enhancement Incentive Application
Attachments: Sanger Property Enhancement Incentive Application.pdf; ATT00001.txt

Shani, we would like to submit this application for your consideration to enhance our business. First, we would like to replace the faces on both sides of our original Chicken Express logo sign on the north end of our property. The current faces and lighting are almost twenty years old. The new faces will match the taller logo sign on the south side of our property. We would also like to update our current landscaping and add new landscaping where our property meets the FM 455 construction. This would include updating our current flowerbed closest to our building and create a new landscaped area near FM 455. In addition to this there will need to be new grass sod planted between the landscaping and the FM 455 easement. With these updates we would need to rework some of our existing sprinkler system to ensure coverage for the additional landscaped areas. I will include current pictures of our sign and pictures of what the new sign faces will look like in a separate email. I will also send pictures of our current flower bed and the area of our property where the new landscaping will be. Thank you for your consideration of our enhancements. Please let me know if you need anything else.

Steve Nelson-Owner
940-902-9618

--

Sent with Genius Scan for iOS.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fdl.tglapp.com%2fgenius-scan&c=E,1,mtoBTyDMv_HZg3zPwUruw-h5ln2IPAsIJZChiaYEXLr5uLi1hM63Xm1G4o_yOW8jbwy9Pff2LL02RSPDcbNoE5easqh-mSyPbMGA-OMeD4CP&typo=1

Shani Bradshaw

From: Steve Nelson <expresschicken@yahoo.com>
Sent: Wednesday, August 16, 2023 1:53 PM
To: Shani Bradshaw
Subject: {External} Chicken Express enhancements
Attachments: 2023-08-16 13-40.pdf; ATT00001.txt

Shani, this is another quote I had done for our store in Durant Oklahoma to reface our logo sign there. Global signs is usually the cheapest they just take longer to get the job done. However, they have been around for 20 years and were the original contractor for our signs in Sanger. We also ended up using them for this project in Durant and our new building in Gainesville. I have not received another a quote for landscaping but I have requested one.

--

Sent with Genius Scan for iOS.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fdl.tglapp.com%2fgenius-scan&c=E,1,Fm3mUXBWDK__iwhqOMfrdUwg7SR-v2VriJkgh2-JVNwRvD1oBIIHO3WXXHoqf5cxrYmJMDHT06z5Dh2JYwKktPdEkBy2trVglfiBjY39BMhBs3oQa1AxJrsa&typo=1



The Sign Depot, LLC
 44 W Evergreen St
 Durant, OK 74701-4706
 Ph: (580) 931-9363
 Email: info@signdepotdurant.com
 Web: http://www.signdepotdurant.com

Estimate #: 18 Item 3.
Option: Pole Sign Upgrades

Created Date: 5/6/2022 3:03:10PM	Prepared For: Chicken Express
Salesperson: Franny Wolf	Contact: Steve Nelson
Email: Franny@signdepotdurant.com	Office Phone: (940) 902-9618
Not Specified: (580) 931-9363	Email: expresschicken@yahoo.com
Entered by: Franny Wolf	Address: PO Box 844 Gainesville, TX 76241

Description: Pole Sign - Reface & Convert Lights to LED

Option: Pole Sign Upgrades

		Quantity	Unit Price	Subtotal
1	Product: Misc Description: • 2 Ea., Chicken Express Cabinet & Convert to LED	2	\$4,624.11	\$9,248.22
2	Product: Misc Description: Marquee (Changeable Letter) Sign • 1 Ea., Marquee Face & Convert Lights to LED	1	\$5,050.30	\$5,050.30
3	Product: Electric Sign Installation Description: Sign Installation	1	\$7,560.00	\$7,560.00

Notes

Terms & Conditions
 *All artwork remains the property of The Sign Depot until purchased from The Sign Depot.
 *Installation prices are subject to change where unforeseeable ground conditions are encountered, such as excess rock and buried objects.
 *Customers are responsible for primary wiring to signage from breaker box.

Estimate Total:	\$21,858.52
Subtotal:	\$21,858.52
Taxes:	\$1,340.49
Total:	\$23,199.01
Deposit Required:	\$11,599.51

Payment Terms: Tax Exempt: You must provide tax exemption at time of placing order.
 Payment Terms: 50% Deposit required; We accept Visa, MasterCard, Discover and Amex.
 Refund Policy: All sales are final.
 Delivery Policy: Upon production of your sign we will schedule installation or pick up.
 Privacy Policy: We do not sell, trade or transfer customer information to third parties.

Client Reply Request for Option: Pole Sign Upgrades

Estimate Accepted "As Is". Please proceed with Order. Other: _____
 Changes required, please contact me. SIGN: _____ Date: / /

Print Date: 6/20/2022 3:43:24PM

All Types of Signs, Banners, Wraps and Vinyl Graphics

GLOBAL SIGNS INCORPORATED

LET US HELP BUILD YOUR IMAGE

5105 E. California Parkway, Fort Worth, TX 76119 Phone 817 834 1121 Fax 817 595-3885

DATE: 6/20/2023	TX Contractor License #18048
Proposal Submitted To	Work To Be Performed At
Name: Chicken Express	Name: same
Street: 1406 W. Chapman Rd	Street: same
City: Sanger	City: same
State: TX 76266	State: same
Telephone: Steve Nelson 940 902-9618	E-mail Expresschicken@yahoo.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:
(2) New Pole sign faces

Manufacture and install (2) new "Chicken Express" faces w/lighted border for existing D/F pole sign.

For the sum of.....\$7,885.00

Price does not include sales tax, engineering of drawings, permit fees or city required permits.
All final electrical hook-ups will be done by others.

Payments to be made as follows 1/2 Down to start, with all remaining balance due on final installation.

This Agreement is entered into by Company upon the condition that its performance hereunder shall be subject to war, strikes, fires, uncontrollable delays in manufacturing and transit, acts of God, Governmental regulations, or other events beyond control and shall not be liable for any loss suffered by Purchaser as a result of such event.
In the event the purchase of a Sign is included herein the terms and condition printed on the reverse side thereof shall be part of this agreement.

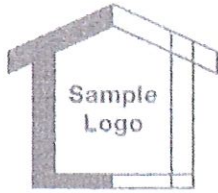
Respectfully submitted by: Global Signs, Inc.
Per: _____
Rick Robertson

ACCEPTANCE OF PROPOSAL

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

Date: _____ Signature: _____
Signature: _____

ESTIMATE



Prepared For

Chicken Express. Sanger
(940) 902-9618

R3 Property Services

4422 Mt Washington Rd
Ardmore, Ok 73401
Phone: (940) 733-7190
Email: creiss08@yahoo.com

Estimate # 1
Date 08/15/2023

Description	Rate	Quantity	Total
BERMUDA SOD Sold by the pallet. Each pallet covers roughly 400-450 sq feet	\$205.00	6	\$1,230.00
Delivery Fee	\$200.00	1	\$200.00
Black tejas stone Sold by the yard. 1 yard will cover roughly 160 sq ft at 2" thick	\$225.00	6	\$1,350.00
Delivery Fee	\$200.00	1	\$200.00
Landscape fabric	\$48.00	2	\$96.00
Oklahoma moss boulders Boulders range in size. Sold by the ton	\$185.00	5	\$925.00
landscape allowance Customer to pick out plants for flower bed. \$800 allocated to plants	\$800.00	1	\$800.00
Sprinkler allowance \$1500 allocated for sprinkler repair. Includes labor and materials. Current system is tore up from construction. Not sure what works or doesnt work at the moment	\$1,500.00	1	\$1,500.00

Top soil	\$65.00	6	\$390.00
Top soil to be spread out before sod. Sold by the yard			

Labor for landscaping	\$3,950.00	1	\$3,950.00
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Labor to be performed: smooth out ditches. Remove all rocks and debris. Install the flower bed edging. Bring in a good top soil, rake out smooth prior to laying down the sod. Have sod delivered and installed same day. Remove old bushes and mulch from flower bed by store front. Install weed control fabric in both flower beds. Deliver and smooth out the black tejas stone for the hardscape. Deliver and lay out the moss boulders per design. Plant any plants or shrubs the customer picks out.

Subtotal	\$10,641.00
sales tax	\$364.40
Total	\$11,005.40
Deposit Due	\$5,502.70

Revised
landscape
 (did NOT use sod)

Item 3.

Bill To

Chicken Express. Sanger
 (940) 902-9618

R3 Property Services

4422 Mt Washington Rd
 Ardmore, Ok 73401
 Phone: (940) 733-7190
 Email: creiss08@yahoo.com

Payment terms Due upon receipt
 Invoice # 201
 Date 11/06/2023
 PO # sanger store

Description	Rate	Quantity	Total
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Black rubber mulch Sold by the pallet. Each pallet contains 150 cu ft	\$750.00	2	\$1,500.00
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Delivery Fee	\$200.00	1	\$200.00
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Additional plants Additional Plants picked out by customer.	\$595.73	1	\$595.73
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boulders Boulders range in size. Sold by the ton	\$185.00	4	\$740.00
---	----------	---	----------

crape myrtle trees 5 trees delivered and planted	\$875.00	1	\$875.00 ✓
---	----------	---	------------

Sprinkler Allowance Moved 12 sprinkler heads out 4' to allow room to create the 4' wide flower bed. Added a another zone and installed new drip irrigation to water the added trees and plants. This includes misc materials for the flower beds including edging, fabric etc.	\$1,500.00	1	\$1,500.00 ✓
---	------------	---	--------------

Labor for landscaping Labor to be performed: smooth out dirt work between the parking lot and the road. Remove all rocks and debris. Remove existing rose bushes and dirt in the smaller flower bed. Install metal flower bed edging to create a 4' wide by 118' long flowerbed. Lay down a commercial grade weed barrier in both flower beds.. Plant trees and bushes the customer picks out. Install stone boulders according to drawing. Spread out black mulch.	\$2,250.00	1	\$2,250.00 ✓
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(3,950.00)

metal sign

\$250.00

1

\$250.00

Item 3.

Custom made metal chicken express logo. Will mount to big stone in the smaller flower bed. Powder coated gloss black

Subtotal

\$7,910.73

Total

\$7,910.73



Swafford's Landscape
509 Kiowa Dr. East
Gainesville, TX 76240
Phone: (940) 580-0126
mark@swaffordslandscape.com

Friday, August 18, 2023
Estimate# E5237

Chicken Express Sanger

Sanger Texas, TX
(940) 902-9591
grandpatank@hotmail.com

Landscape and Sprinkler Proposal

Sprinkler Sleeving is not included with this proposal. Additional cost to install sleeves.

Plants

<i>Plants</i>		
Qty	Name	Size
4	Texas Sage compacta	3/5 gal
7	Color Guard Yellow Soft Leaf Yucca	5 gal
9	Pink Muhly Grass	3 gal

<i>Materials</i>		
Qty	Name	
0.5 Yard	Compost Plant Mix	

Plants Total: \$1,588.02

Bermuda Sod

<i>Materials</i>		
Qty	Name	
4000 FT ²	Bermuda Sod (Trinity Turf)	

Bermuda Sod Total: \$3,590.38

Bender Board Edging

Materials

Qty	Name
39	Metal Edging Stakes
143 FT	4" Bender Board Edging

Bender Board Edging Total: \$844.63

5/8" Granite Rock Bed

Materials

Qty	Name
9 Yard	Granite Rock
76	Pins 6" Flat Soil Staples
836 FT	Heavy duty weed barrier 6ft. long

5/8" Granite Rock Bed Total: \$4,310.99

Boulders

Materials

Qty	Name
5	Large Boulders 4 ft. to 5 ft.

Boulders Total: \$2,129.90

Sprinkler System

Materials

Qty	Name
1	Sprinkler Materials

Sprinkler System Total: \$7,629.13

Subtotal: \$20,093.05

Sang (8.25%): \$1,303.13

Grand Total: \$21,396.18

Sales Person: _____ Date: _____

Swafford's Landscape LLC
509 Kiowa Dr. East
Gainesville, TX 76240 US
940-580-0126
mark@swaffordslandscape.com
www.swaffordslandscape.com

Invoice



BILL TO
Trent Coleman
Chicken Express
P.O.Box 844
Gainesville, Texas 76240

SHIP TO
Trent Coleman
Chicken Express
Sanger, Texas 76240

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
17753	09/20/2023	\$4,499.61	Due on receipt	

QTY	DESCRIPTION	RATE	AMOUNT
1	Repair Sprinkler, New Zone Addition, and Bore Under Drive	4,156.69	4,156.69
	SUBTOTAL		4,156.69
	TAX		342.92
	TOTAL		4,499.61
	BALANCE DUE		\$4,499.61

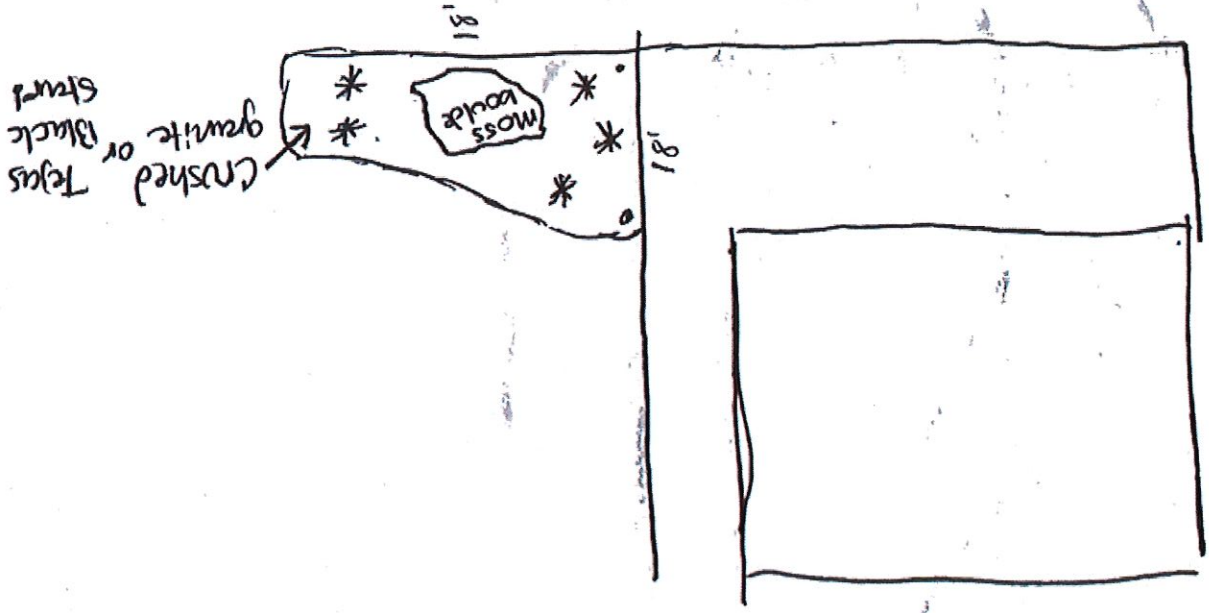
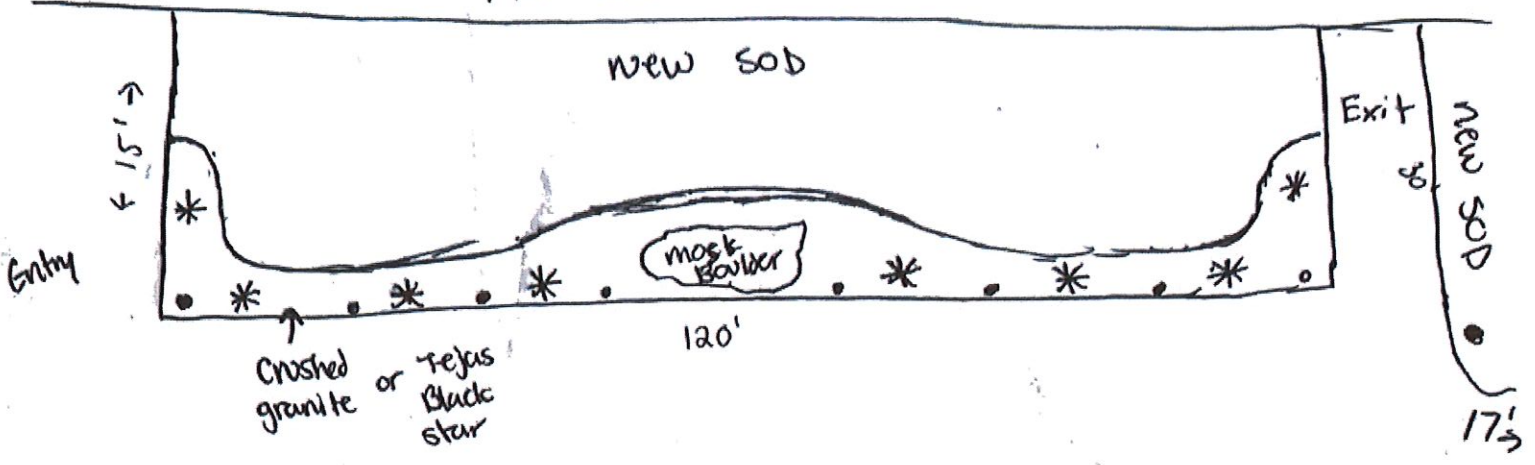
Swafford
Irrigation only

Thank you for your business!





FM 456



new
sods



