

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

August 21st, 2014, 7:00 P.M.

City Hall Council Chambers

I. Call to Order

II. Recognition of Citizens and Visitors

III. Public Hearing:

A. Consider, discuss and act upon EDC 4A Proposed 2014-2015 Budget and Goals

IV. Business Items for Discussion and Possible Action

A. Consider, discuss and act upon approving the EDC 4A Proposed Budget and Goals for Budget Year 2014-2015.

B. Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt county line.

C. Update regarding Collin College

D. Consideration and possible action regarding Façade Grant Applications

E. Receive presentation regarding retail business opportunity from Robin Gustavson.

F. Discussion and possible action regarding Farmersville Towne Centre

G. Consideration and possible action of items for payment

H. Consideration and possible action regarding financial statements for July 2014, and required budget amendments.

I. Consideration and possible approval of the minutes of the June 19th, 2014 and July 31st, 2014 meeting.

V. Discussion in Contemplation of Placing Items on Future Agenda

VI. Adjournment

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.
- As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City attorney on any item covered by such section on any Agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact City Hall at 972/782-6151 or FAX 972/782-6604 for further information.

I, Daphne Hamlin, Finance Director certify that the above Agenda for August 21st, 2014 was posted in the regular posting place of the City of Farmersville on the 18th day of August, 2014 at 5:00 p.m.


Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2014
SUBJECT: Public Hearing

Public Hearing to receive public comment on the Proposed 2014-2015 Budget and Goals for the EDC 4A Board.

ACTION:

- a). Open the Public Hearing and call the time.**
- b). Ask for anyone to come forward and speak who is FOR the proposed 2014-2015 Budget and Goals.**
- c). Ask for anyone to come forward and speak who OPPOSE the proposed 2014-2015 Budget and Goals.**
- d). Close the Public Hearing and call time.**
- e). No action by the EDC 4A Board is required.**



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: Consider, discuss and act upon approving the EDC 4A Proposed Budget and Goals for Budget Year 2014-2015.

- The EDC 4A Proposed Budget and Goals for Budget Year 2014-2015 are attached for review.

ACTION: Approve or disapprove the EDC 4A Budget and Goals as presented.

Farmersville Economic Development Corp 4A
"Exhibit A"

REVENUE	2013-2014-Current Budget	2014-2015 Proposed Budget
Sales Tax	\$160,000.00	\$200,000.00
Interest Earned	\$1,100.00	\$1,100.00
Total Revenue:	\$161,100.00	\$201,100.00
Expenses		
Administration	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Dues/School/Travel	\$500.00	\$500.00
Office Supplies	\$200.00	\$200.00
Marketing/Promotion Expenses/Ad	\$7,110.00	\$10,000.00
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Legal	\$2,500.00	\$2,500.00
Small Business Conference	\$500.00	\$500.00
Total Expenses:	\$21,810.00	\$24,700.00
Development		
Collin College Project (sewer/street	\$100,000.00	\$100,000.00
NTMWD Regional Waste Water	\$150,000.00	\$150,000.00
Planning	\$125,000.00	\$25,000.00
Facade Grant Program	\$50,000.00	\$50,000.00
Towne Centre Development		\$30,000.00
Total Development Cost:	\$425,000.00	\$355,000.00
Total Expenditures	\$446,810.00	\$379,700.00
Revenue vs. Expenditures	\$(285,710.00)	\$(178,600.00)
From Reserves	\$285,710.00	\$178,600.00
Balance Budget	\$-	\$-

2014-2015 Goals and Specified Projects Economic Development Corporation

Goals:

1. Create a business atmosphere in Farmersville that supports:
 - a. Retention and expansion of existing businesses,
 - b. Attracting new or relocating businesses that will increase the quality and quantity of primary jobs
 - c. Working with regional coalitions to address infrastructure, transportation, education and quality of life issues,
 - d. Recruiting at least one new employer per year.
2. Improve communication with the community and communicate accomplishments of the Economic Development Corporation
3. Enhance and promote the quality of life of the community and the crossroads significance of the city.
4. Partner with Collin College for a functional college by 2016.
5. Work with the City of Farmersville and the North Texas Municipal Water District (NTMWD) to establish a regional wastewater treatment plant (WWTP) servicing the area.
6. Support the City of Farmersville in retaining, upgrading, and establishing operation of the electric utility system.
7. Promote and support a planning study for the Farmersville Towne Centre.

Projects: Specific funding activities to achieve stated goals:

1. Regional wastewater infrastructure design
2. Support Farmersville electric utility system rate study.
3. Funding Collin College and/or City of Farmersville requests as they pertain to the college's eastern county campus.
4. Locate property for an EDC investment for future projects.
5. Support planning study of the Farmersville Towne Centre.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: Receive report on status of the State Highway 380

Receive report on status of the State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt County Line.

ACTION: No action informational purpose only.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: Collin College

Receive update regarding Collin College Farmersville Campus

ACTION: No action required informational purpose only

2504 W.PARK ROW DR STE B-5
ARLINGTON, TX 76013

Phone: 817-794-0808
Fax: 817-794-0009

MAIL BOXES & SUCH

Fax

To: Daphne Hamlin From: Doris Williams
Fax: 972-782-6604 Phone: 817-907-7152
Date: 9/16/13 Pages: 6
Re: Facade Grant Appl. CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Here's application with the
best (ha-ha) drawing I could
do - will forward new drawing
esay. Thanks,

Doris L. Williams

112-112-6601 (Fax)
972-282-6157 (City Hall)

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: September 16, 2013

Applicant

Name: Doris S. Williams

Business Name: CPT Williams, Ltd.

Business Street Address: 101 Candy Street

City: Farmersville State: TX Zip Code: 75442

Telephone: 972-782-7740 Cell Phone: 214-912-9706

Email Address: jennifer.wjiles@sbcglobal.net

Business Owner (if different than above):

Name: _____

Business Name: _____

Business Street Address: N/A

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: _____

Business Name: _____

Street Address: N/A

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Describe the type of improvement We are trying to develop
an old industrial bldg(s) into a
retail space for a business
or multiple businesses - this will
be done in phases ^{since} the plan
is so massive in scale + design.

Attach set of site plans drawn to scale and before photos. Note final plans drawn to scale will be required prior to final approval.

Attach one (1) estimate of the total cost of improvements. To the best of our knowledge the above information is accurate as provided: See attached letter

Applicant:

Name (please print): Doris S. Williams

Signature: Doris S. Williams Date: Sept. 16, 2013

Building Owner Approval of Application:

Name (please print): _____

Signature: _____ Date: _____, 20____

Please see the Façade Grant Policy and Guidelines for other required documents to be included with your application. By signature above the applicant acknowledges receipt of and agrees to abide by and be subject to the terms and conditions of the Façade Grant Policy and Guidelines.



August 13, 2014

RE: CPJ Williams LTD
1323 Willow Lane
Farmersville, TX 75442

To Whom It May Concern:

Let this letter serve as confirmation that CPJ Williams LTD has been a customer in excellent standing with the bank for more than six years.

All deposit accounts have been handled more than satisfactorily. The current account holdings have a balance of at least \$60,000.00

We would appreciate any courtesies you might extend CPJ Williams LTD.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Terri Lowe', written over a horizontal line.

Terri Lowe
VP/BM/RBC

Daphne Hamilton (City Hall)
972-782-6604 (Fax) 972-782-6151 (City Hall)

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FACADE GRANT POLICY AND GUIDELINES

Program Overview

The Farmersville Economic Development Corporation (FEDC) introduces the Farmersville Facade Grant Program as a way to stimulate commercial investment and development in Farmersville. This program is sponsored, funded, and monitored by the FEDC Board of Directors who may amend or eliminate this program at any time, for any reason.

Program Goal

The Facade Grant Program is intended to enhance the economic development of the City of Farmersville by offering matching grant funds for façade or exterior improvements to the building, signage or other approved exterior property improvements.

Scope of Program

This program is limited to businesses located in the city limits of the City of Farmersville. The FEDC has budgeted \$50,000 for the 2011 – 2012 fiscal year for the Facade Grant Program. The grant award decisions of the FEDC Board of Directors are final.

Type of Improvements allowed by Grant

Façade Improvement – Improvements to storefronts including, but not limited to, painting, reconstruction, replacement, or remodeling.

Signage Improvement – New signs, replacement, and/or renovation, or the removal of existing signs.

Property Improvement – Items such as but not limited to: landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.

Grant Award

The maximum size of the Grant award shall be \$25,000, with a required 50% match from the property owner.

Eligibility

Any existing businesses located in the City of Farmersville shall be eligible for this program.

Guidelines

(A) Proof of applicant's ownership of the subject business or businesses.

(B) The owner of a business to be operated within a leased facility and the owner of such leased facility must apply jointly for the program. Copies of a valid lease agreement, written permission of the owner(s), and proof of ownership of the leased facility shall be required.

(C) The applicant shall provide at least one (1) cost estimate from a bona fide contractors/suppliers of all proposed improvements.

(D) The applicant shall provide "before" photos of the building/property that is proposed to be improved/renovated. The applicant shall provide "after" photos of the building/property after improvements and/or renovations have been completed.

(E) The applicant shall provide verification and compliance with City Zoning requirements.

(F) The applicant shall provide a true copy of relevant proposed building/construction and/or site plans.

(G) The applicant must provide a current tax certificate demonstrating that all property taxes are currently paid and that there are no back taxes owed to any taxing entities.

(H) A business may only apply for one (1) of the grants set forth herein within any calendar year. A business that receives grant funding during a calendar year shall not be prohibited from making subsequent applications for funding in following years.

(I) The maximum amount of funding available to any one applicant or business establishment shall be \$25,000 per calendar year.

(J) All grants are reimbursement grants, and will only be funded after completion of the project in accordance with drawings and specifications approved by the FEDC and after the applicant submits to FEDC proof of paid receipts for all applicable labor and/or materials. Photographs of the completed work shall also be required.

(K) Reimbursement grants are a cash match for funds disbursed by the applicant and are not to exceed the limits set forth in the Type and Amount of Grant Section above. In-kind contributions may not be used as any part of the applicant's match. Only cash matches of the applicant's expenditures may be used.

(L) The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the FEDC Board of Directors. Thereafter, any modifications must first receive the written approval of the FEDC Board of Directors. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

(M) The applicant shall be responsible for all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.

(N) The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.

(O) Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the FEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.

(P) The applicant shall not begin any improvements prior to receiving written approval of grant funding from the FEDC.

(Q) The applicant must begin the improvement project within three (3) months and complete the improvement project within six (6) months of receiving written approval therefore from the FEDC. Failure to complete the improvements within the required time period may result in the loss of the grant funds allocated for the project unless the FEDC Board of Directors approves an extension.

(R) Applicant certifies that applicant shall comply with Chapter 2264, Texas Government Code. Applicant further certifies that in the event that applicant is convicted of a violation under 18 U.S.C. Section 1324a(f), applicant shall repay the amounts previously paid to or otherwise granted to the applicant by the FEDC pursuant to this program.

Application and Approval

(A) Applications filed with the FEDC shall be considered at the next regular FEDC Board meeting.

(B) Applications must be made on a form provided by the FEDC, which form shall be made available at the Farmersville City Offices located at 205 S. Main, Farmersville, Texas.

(C) All applications must be approved by a majority vote of the Board of Directors of the FEDC.

(D) An applicant shall be notified in writing of the FEDC's decision to approve or disapprove the application.

(E) The FEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements the FEDC deems necessary or appropriate.

Funding of Grant

(A) Upon written notification to the FEDC by the applicant that a project has been completed, an inspection by an FEDC representative or representatives shall be made to confirm that such project has been completed in accordance with the application, or any approved modifications thereto. Such notification shall include, but not be limited to, documentation of paid receipts for materials, labor, permits, inspection reports, or any other item that the FEDC may reasonably deem necessary for determining the project's completion.

(B) Upon completion and verification of the project funding authorization shall take place at the next regular FEDC Board meeting where the Board shall consider the funding approval.

(C) Within fifteen (15) days following an FEDC inspection and the presentation of the receipts by the applicant, a determination is made by the FEDC's representative that the project has not been completed in accordance with the application, or any approved modifications thereof, the FEDC shall issue a letter to the applicant indicating all areas of non-compliance. The applicant shall then have sixty (60) days, from the date of the FEDC letter, to make the modifications necessary to bring the project into compliance. Failure to complete such modifications within said sixty (60) day period shall be deemed a default of applicant's obligations under the grant.

(D) Available funding: The FEDC has currently budgeted a total of \$50,000 per year to fund this grant program. Grant applications received after the available funding has been exhausted may be considered the following fiscal year. The FEDC retains sole discretion to accept or reject applications either received before or after the available funding has been exhausted. The FEDC reserves the right to discontinue this program at any time.

Notice

(A) THE FARMERSVILLE 4A ECONOMIC DEVELOPMENT CORPORATION MAY DELIVER A COPY OF THESE GUIDELINES TO ANY APPLICANT FOR HIS/HER REVIEW, BUT THE DELIVERY HEREOF DOES NOT CONSTITUTE AN OFFER OF A BUSINESS IMPROVEMENT GRANT TO THE APPLICANT.

(B) THE LAWS OF THE STATE OF TEXAS SHALL GOVERN THE INTERPRETATION, VALIDITY, PERFORMANCE, AND ENFORCEMENT OF THIS FAÇADE GRANT PROGRAM. IF ANY PROVISION OF THIS BUSINESS IMPROVEMENT GRANT PROGRAM IS HELD TO BE INVALID OR UNENFORCEABLE, THE VALIDITY AND ENFORCEABILITY OF THE REMAINING PROVISIONS SHALL NOT BE AFFECTED THEREBY.

We did not realize that estimates and plans were to be submitted with the application. We are currently getting estimates along with more detailed scale drawings of our plans for this site. We have been contacted by the state architect and our communicating with him about our ideas for the bldgs. We would hope that the committee would realize the scale of this project. These bldgs. (old site of the Candy Kitchen) are the equivalent of 4 massive spaces. To convert this old industrial site to multiple retail spaces will take much time and expense. We hope to do it in phases, but it is our sincere desire to make this area a northern retail extension of our beautiful historic downtown. Your help and patience will be greatly appreciated.

I shall forward estimates and detailed plans as soon as possible. Thanks so much.

Sincerely,

A handwritten signature in cursive script, reading "Doris S. Williams". The signature is written in dark ink and is positioned below the word "Sincerely,".

Doris S. Williams

New Print ~~Books~~

New Front ~~Deaths~~
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[illegible]

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class 6 - 3-4

[illegible]

Dear Constance
I am glad to hear from you
and hope you are well.
I am well and hope you are
well.

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Shirley

See attached -
Bump back
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Double remove
us and remove
part 1

✓ ~~Pro~~ ~~Decided~~ Class
Temp's Block

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work -
+ painting
walls +
doors

Well. Build Study over ceiling existing opening Refer to side

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Paint
walls +
ceiling

Build over
sketch for
excavation
reference
figures

Tin Birdy.

~~George - Post + Prob~~

Blank

John J. Smith
(over)

(b)(2)

lower part no. of leafy

EAST 95.67'

DIRECTIONAL CONTROL LINE
SOUTH 151.71'

CUT "X"

CUT "X"

ALLEY

CUT 'X

CORNER
AT BASE
OF WALL

COMMERCIAL BUILDING
101 CANDY STREET

CORNER
AT BASE
OF WALL

CORNER
ON WALL

CORNER
ON WALL

CORNER

CORNER

71.3

N 88°55'29"W 72.00

V. 5867, P. 4464
O.P.R.C.C.T.

V. 4568, P. 890
O.P.R.C.C.T.

TRACT 1 890
4568, P.
Q.P.R.C.C.T

TRACT 2
#568, P. 890
O.P.R.C.C.

1 1/2" IPF

GEND

POLE

POLE

2

METER

TER

METER

VALVE

DRANT

LINE TABLE		
Course	Bearing	Distance
11	N 00°00'00" W	40.25

Summary of Proposed Bid Estimates for

Façade Renovation of 101 Candy Street

PHASE 1 & PHASE 2

Rocks Construction LLC. = \$38,559.00

(General Contractor to demolish tin and cinderblock additions on north side, renovate structure under roof with cedar beams/fascia, install tin/paint over existing roof to make it more architecturally appealing, repaint and/or wash brick façade on north & east sides, install all commercial lighting on all sides (excludes costs of light fixtures), install new windows on north side, and expand opening on east side of planned outdoor patio area and install a steel lintel to support beautiful new double wrought iron entry gates).

Anthony Nelson = \$9,400.00

(Carpenter—to install all cedar arbors, pergolas, gabled grand entrances, and new doors (excludes costs of doors & door hardware/hinges)).

The Home Depot = \$3,012

(Costs for 5 architectural fiberglass panel exterior doors—2 double sets and 1 door with 2 sidelites—Jeldwen Craftsman style).

Handlesets.Com = \$864.00

LightingDirect.Com = \$3,259.00

TOTAL ESTIMATED COSTS = \$55,165.00

**McCraw's Candy Kitchen
Proposed Outside (Façade) Renovation
(Mixed Use Development for Retail/Restaurant)**

Phase I

NORTH SIDE

Demolition of tin bldg and cinderblock storage bldgs., but retain existing roof to make way for open-air walkway/patio area. The existing roof will be painted appropriate color and we will either wrap upper parapet with tin and cap with metal; or strip off existing white on upper roof only exposing old brick and then cap with metal (whichever is more cost effective). New cedar fascia boards will be installed. Then we will add a new door/sidelite to only existing opening at this time. We are trying to use only existing openings at this time. We will add more, if necessary, as requested by future tenants/retailers. The cedar and new entryway will then be stained to match other entryways/cedar structures around the bldg. And, we will have the existing wall/rafters painted to match eastside paint scheme. Finally, we will add commercial-grade outdoor lighting along this side. This design takes the bldg. back to its original footprint. It will allow more access to the northside of the bldg. providing a nice walkway to other stores in the downtown area as well as better access to the beautiful city parking lot.

WEST SIDE (New Front Entrances to the Bldgs.)

This will be the “new” front entrances to the bldgs. New doors/windows will be installed in place of existing openings—we would like both entrances to match in size/look. This will require knocking out a small amount of brick on 1 doorway and 1 window. In addition we would like to have the old brick cleaned and sealed to ensure its longevity. Over each door we will have a beautiful grand gabled cedar portico entrance with cedar beams and rustic tin roofs. New cedar fascia boards will be added to this side. And, then each entrance will be stained to match other cedar structures on the bldg. and commercial-grade outdoor lighting will be installed. The parking area for these bldgs. will be the new City parking lot that adjoins this area.

EAST SIDE (Original Footprint of Candy Kitchen—where double doors are currently)

Add new double doors (current doors are beyond repair) to existing openings on main structure. Then cedar arbor/pergolas (similar to north side, but smaller in scale because of city right-of-way) will be built. This should help detract from flatness of the bldgs. The sidewalk is so narrow along Main St. that we would hope these doors would only be used as secondary exits in case of emergencies. Then we will have the new entryways stained and the brick painted with new color scheme along with installing vintage gooseneck lights on this section.

Phase II

EAST SIDE (with Green Door—old alleyway)

This was the old alleyway in the downtown area. It was closed over time to make way for more offices/candy business during the day. We would like to convert this area to a beautiful outdoor patio with covered and uncovered areas. The front of the bldg. would be opened up to make way for a new entryway with a wrought iron gate and cedar pergola above (like other section with double doors along eastside). The opening would be between 10-12 ft. wide, allowing 6-7 ft. brick columns to remain on each side to support the parapet. On this section, we would like to have the old brick exposed, cleaning and sealing properly to ensure its longevity. Again, we would like to install vintage gooseneck lights on this section. By opening the structure up, it would provide new entrances to the south side of the bldg. and provide a wonderful area for outdoor dining and relaxing.

Phase III

After redoing the north/south sides as outdoor areas and making the west side the “new front” of the bldgs, this should beautify and improve the original structure to better utilize the interior for retail/restaurant use. We would then continue to beautify the outside by installing appropriate landscaping using brick/cedar planters and/or galvanized tin planters along with cedar benches to further enhance the enjoyment of this new façade.

Rocks Construction LLC

11625 Custer Rd. #110217
Frisco, TX 75035
www.rockconstruction.com

(469) 269-0775

ESTIMATE

TO:

Jennifer Jiles
101 Candy Street
Farmersville, Texas 75442

(817) 907-7156

JOB DESCRIPTION

Demo one wall, with Iron gate. Arched top, décor steel with latch. Metal wrap opening and weld gate into position
Demo back wall of building. Bracing wall, installing columns
Cutting concrete footing, moving metal to upper wall. Painting metal
Install lighting, windows and paint exterior of brick.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Permit/Ins.	Acquire all applicable permits for doing demo, electrical and cosmetic structural work.	AMOUNT
		\$400.00
Iron Gate	This is a décor, latching gate. Arch top rails with decorative spear top/caps. Expanding opening and installing a lintel at top. 1/4" steel with "C" chanel wraps on the left and right side of opening. Welding gate to opening.	\$4,057.53
Demo	Demo outside wall of building. Removing all interior walls, clean out and capping electrical	\$12,328.00 \$4,700.00
T Footing	Removing concrete footing from outter wall.	\$2,400.00
Columns	Installing 8X8 cedar columns to perimeter wall of building. Installing 4X12 Beam along roof overhang. Also, replacing damaged fascia on outter perimeter of building.	\$12,500.00
Metal wall	Moving metal from lower wall to upper wall. Painting brown to "blend" with the area around	\$1,642.00
Painting	Wash, prime, caulk and paint exterior of building	\$2,200.00 \$4,300.00
Paint removal	One section around Iron gate, removing paint, exposing brick	\$2,168.00
Windows	Installing new windows on both ^{west} side of building.	\$1,200.00
Lighting	Installing 8 Lantern lights to perimeter of building where new cedar columns will be. <i>(All electrical for Goose Neck Lights / HANGING LANTERNS)</i>	\$2,884.00
TOTAL JOB		\$41,770.53

This is an estimate based on an initial walk through and proposal is for 30 days.

Jason Rock Owner/Opperator

PREPARED BY

~~\$38,559.53~~ ~~36,459.53~~

August 2, 2014

DATE

Contractor Proposal

Name: Anthony W Nelson

Address: 426 Hwy. 78 N.

City: Farmersville, Texas 75442

Phone No: 972 979 5902

E-Mail: t-snelson@sbcglobal.net

I propose to furnish all materials and labor necessary to complete job described below.

Install doors on west side	Material	\$ 1500
	Labor	\$ 900
Total Cost		\$ 2400

Contractor Proposal

Name: Anthony W Nelson

Address: 426 Hwy. 78 N.

City: Farmersville, Texas 75442

Phone No: 972 979 5902

E-Mail: t-snelson@sbcglobal.net

I propose to furnish all materials and labor necessary to complete job described below. .

Arbors over doors on the west side.	Material	\$ 2400
	Labor	\$ 1800
Total Cost		\$ 4200

Contractor Proposal

Name: Anthony W Nelson

Address: 426 Hwy. 78 N.

City: Farmersville, Texas 75442

Phone No: 972 979 5902

E-Mail: t-snelson@sbcglobal.net

I propose to furnish all materials and labor necessary to complete job described below.

Arbor of 14' gate	Material	\$ 400
Arbors over east doors		\$ 500
	Labor	\$ 700
Total Cost		\$ 1600

Contractor Proposal

Name: Anthony W Nelson

Address: 426 Hwy. 78 N.

City: Farmersville, Texas 75442

Phone No: 972 979 5902

E-Mail: t-snelson@sbcglobal.net

I propose to furnish all materials and labor necessary to complete job described below.

Install doors on east and north side	Material	\$ 400
	Labor	\$ 800
Total Cost		\$ 1200



Customer Information

Name: JENIFFER JILES
Address: 101 CANDY ST.
FARMERSVILLE, TX 75442
Home Phone: 8179077186
Work Phone: 2149129706

Store Information

N ARLINGTON
201 RD TO SIX FLAGS WEST
ARLINGTON, TX 76011
Store Number: 0554
Customer Agreement #: 331311
Associate: ALVARO

New Doors
Needed

Alvaro (817) 459-4300, x 130

Quote Summary:

Line#	Item Summary	Was Price	Now Price	Qty	Total Unit Savings	Total Price
100-1	68.5 x 81.5 Belleville Smooth Fiberglass Unfinished	\$1,102.81	\$882.25	1	(\$220.56)	\$882.25
200-1	74 x 81.5 Belleville Smooth Fiberglass Unfinished	\$840.06	\$672.05	2	(\$336.02)	\$1,344.10
Pre-Savings Total:						\$2,782.93
Total Savings:						(\$556.58)
Pretax Total Price:						\$2,226.35
Pricing Valid Through 6/4/2014						

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Weslock 06645-1--0020 Oil Rubbed Bronze Philbrook Dummy Entry Handleset from the Elegance Collection

Item #: BCI623154

[View the entire Philbrook Collection](#)

~~\$124.97~~ **\$127.39**

Originally \$212.30, You Save 41%



[Be the first to review this product](#)

[Compare](#)

Shipping:

Free Shipping! [See Details](#)

Ships In:

1 to 2 business days.

Finish:

Oil Rubbed Bronze - In Stock - \$124.97

[View Finishes](#)

[Tech Specs](#)

14 In Stock

1 Qty

Add To Cart

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Earn **125 - 127** points with the purchase of this product [Learn More](#)

Product Details for the Weslock 06645-1--0020 in Oil Rubbed Bronze

This product has additional required/recommended options. To configure, add to your cart.



**Interior Handle
Required**

Weslock 6645 Philbrook Dummy Entry Handleset from the Elegance, Philbrook Collection

The dummy entry handleset has no locking capabilities and all parts are rigid. Dummy Handlesets are typically installed on the inactive leaf of a front door. Weslock has recently updated their ordering process. You must select the exterior handle (such as this product) then the interior handle (kit/interior pack) which will be presented to you as you add this item to the cart. Interior Packs are required for installation.

If security, safety, and style are important to you, then Weslock is your choice for quality hardware for your home. Not only are they strong and long lasting, but Weslock hardware is well built for years of use in the home. The family minded mechanism is also easy to activate and simple for small children to operate. Weslock is high style as well as security and safety. The designs enhance the image of your home and the details such as concealed installation screws have a finished look unlike all others.

Features:

- Dummy handleset has no locking capabilities and all parts are rigid

WESLOCK.



[Click to view larger image](#)



People Who Viewed Weslock 6645 Also Viewed



Weslock 6641

★★★★★ (7)

\$127.03



Baldwin

180BNHxCYK-

RNB-SMT

★★★★★ (2)

\$167.27



Weslock 6641DC

★★★★★ (2)

\$130.68



Weslock 7680

★★★★★ (13)

\$132.97

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Item #: BCI1560241

[View the entire General Hardware Collection](#)**New Low Schlage Prices!**ALL Schlage items are on SALE NOW! No coupon required
Offer Ends 8/19/2014**\$15.14***x 3/door x (5 doors)*

Originally \$23.30, You Save 35%

★★★★★ 4.5/5

[Read 3 Reviews](#)[Write a Review](#)Shipping: **Free Shipping on orders over \$99.00!** [See Details](#)Ships In: **Ships in 1 Business Day**Finish: **Aged Bronze - In Stock - \$15.14**[View Finishes](#)[Tech Specs](#)**99 In Stock**

1 Qty

[Add To Cart](#)[Return Policy](#)[Live Chat](#)[Ask A Question](#) Earn **15** points with the purchase of this product [Learn More](#)**SCHLAGE**[Click to view larger image](#)**Product Details for the Schlage SC3P1021F716E in Aged Bronze****Schlage 5/8" Radius Corner 4" x 4" Steel Plain Bearing Mortise Hinge - Three Hinges**

Coordinating with Schlage locks and builders hardware these hinges feature a durable steel construction and lubricated knuckles that prevent binding. When its quality door hardware you are looking for Schlage is what you will find.

Features:

- Sold as Three Hinges (**Cannot be sold individually**)
- Plain Bearing Hinge
- Residential Strength
- Removable Pin: Yes
- Wood Screws Included
- 5/8" Radius Corners
- Traditional / Classic Theme
- Arc Hole Pattern

People Who Viewed Schlage 1021 Also Viewed**Schlage 1011**
★★★★★ (4)
\$11.73**Schlage 1012**
★★★★★ (3)
\$11.73**Deltana S44R5**
\$8.33**Baldwin 1140.1**

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Millennium Lighting Architectural Bronze R Series 1 Light Outdoor Wall Sconce with Dark Sky Compliant 17" Warehouse Shade and 14.5" Gooseneck Stem

Item #: BCI2282573

[View the entire R Series Collection](#)

\$109.80

Originally \$165.00, You Save 33%

★★★★★

[Be the first to review this product](#)

Shipping:

Free Shipping! [See Details](#)

Ships In:

1 to 2 business days

Finish:

Architectural Bronze - In Stock - \$109.80

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[Tech Specs](#)

1

Qty

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Earn 110 points with the purchase of this product [Learn More](#)

Product Details for the Millennium Lighting in Architectural Bronze

Features:

- Optional Wire Guard (RWG17) is available
- Architectural Bronze and Galvanized finishes shown with optional wire guard

R Series Construction:

- Materials: Cold Rolled Steel, Die Cast Zinc
- Finishes: Architectural Bronze, Satin Black, Satin Green, Satin Red, Copper and White are electrostatically sprayed and oven baked with UV stabilized paint appropriate for indoor/outdoor use. All shades, excluding Copper and Galvanized, incorporate white liners for increased light reflectivity. Galvanized is zinc plated steel with a clear protective overcoat.
- UL: All R Series units excluding cord hung styles are UL listed for wet locations. Cord hung styles are UL listed for damp locations.
- Unique stem hung design does not require pipe sealant compound on fittings.
- 3/4" inner diameter rigid conduit or water pipe may be substituted for stems or goose necks.

Lamping Technology:

- **Bulb Base - Medium (E26):** The E26 (Edison 26mm), Medium Edison Screw, is the standard bulb used in 120-Volt applications in North America. E26 is the most common bulb type and is generally interchangeable with E27 bulbs.
- **Compatible Bulb Types:** Nearly all bulb types can be found for the E26 Medium Base, options include Incandescent, Fluorescent, LED, Halogen, and Xenon / Krypton.

Millennium Lighting RWHS17-RGN15 Technical Specs	
Backplate Diameter	4.5
Bulb Base	Medium (E26)
Bulb Included	No
Bulb Shape	A21
Bulb Type	Compact Fluorescent, Incandescent
Collection	R Series
Dark Sky	Yes
Energy Star	No
Extension	22.5
Genre	Farmhouse
Height	15.25
Light Direction	Down Lighting

1 of 2 8/11/2014 3:02 PM



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Quorum International 764-8-95 Old World 1 Light Down Lighting Outdoor Wall Lantern from the Baxter Collection

Item #: BCI1703620

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\$105.00 *10 (2 on west side)*
Originally \$157.50, You Save 33%

★★★★★ [Be the first to review this product](#)

Shipping: **Free Shipping!** [See Details](#)

Ships In: **1 to 2 business days**

Finish: **Old World** [Tech Specs](#)

50 In Stock

1

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Earn **105** points with the purchase of this product [Learn More](#)

Product Videos

[Do It Yourself: Installing an Outdoor Wall Sconce](#)

Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one

Product Details for the Quorum International 764-8-95 in Old World

Transitional 1 Light Down Lighting Outdoor Wall Lantern from the Baxter Collection

Does your outdoor area need extra light? Quorum International can help! This fabulous 8 inch outdoor wall lantern from the Baxter collection is the perfect addition to the patio, porch or other outdoor space. A graceful, bent support arm holds the lantern, which features gorgeous clear seeded glass and strong lines surrounding it. This fixture is UL listed for wet locations, so you can rest assured that it will stand the test of time.

Features:

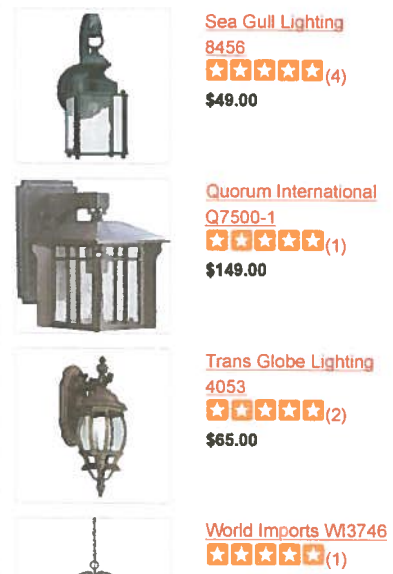
- UL listed for Wet Locations
- Shade Color: Clear Seeded

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Quorum International 765-8-95 Old World 1 Light Down Lighting Outdoor Pendant from the Baxter Collection

Item #: BCI1703830

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\$102.00

Originally \$153.00, You Save 33%



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Shipping:

Free Shipping! [See Details](#)

Ships In:

1 to 2 business days

Finish:

Old World [Tech Specs](#)

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1 Qty

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Earn **102** points with the purchase of this product [Learn More](#)

Product Videos

[How To Install A Pendant](#)

Mackenzie shows us how to install a pendant light.

Product Details for the Quorum International 765-8-95 in Old World

Transitional 1 Light Down Lighting Outdoor Pendant from the Baxter Collection

Looking for some old world style and light in your patio or other outdoor spaces? Try this stunning one light outdoor pendant from the Baxter collection. Featuring clear seeded glass and a classic styled roof this fixture offers 100 watts of bright light while offering unparalleled style and functionality to your home.

Features:

- UL listed for Damp Locations
- Shade Color: Clear Seeded

Specifications:

QUORUM
INTERNATIONAL



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Vaxcel Lighting
OD14696
★★★★★ (2)
\$100.00



Trans Globe Lighting
5113
★★★★★ (4)
\$75.81



Kichler 9835
★★★★★ (1)
\$81.00



Acclaim Lighting 7626
★★★★★ (1)



Cedar Gatehouse & Gabled Entrance (West Side)



Robert Ellenwood

General Contractors





Fiberglass Glass Panel Exterior Door

ARCHITECTURAL FIBERGLASS GLASS PANEL EXTERIOR DOOR



Options

Group	Model	All
Model	<p><i>Fir Top View</i></p> <p><i>Craftsman 3-Light</i></p>	

Glass Options

Clear

Options

Build & Install

7 designs

for an interesting and low-maintenance entry.

FEATURES

- **Finish Options:** ready to paint or stain
- **Woodgrain:** mahogany, fir
- **Panel Options:** raised moulding and Craftsman flat panel
- **Glass Options:** privacy and decorative
- **Sizes:** Typical sizes include 3'0" X 6'8", 3'0" X 8'0." For detailed available sizing please contact your Dealer.
- **Maintenance Level:** minimal
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes

HA

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CC

Revised
3/25/14

McCraw's Candy Kitchen
Proposed Outside (Façade) Renovation
(Mixed Use Development for Retail/Restaurant)

Phase I

NORTH SIDE

- * Demolition of tin bldg and cinderblock storage bldg. to make open-air walkway/patio area ~~with cedar arbor (see photo 1) above to expose vintage wind turbines.~~ Also, add a long cedar-slatted benches attached to the wall for sitting and relaxing. Then landscape with galvanized tubs and/or brick planters (using original old brick). Add ~~double~~ door to only existing opening on this side. We are trying to use only existing openings at this time. We will add more, if necessary, as requested by future tenants/retailers. This design takes the bldg. back to its original footprint. It will allow more access to the northside of the bldg. as well as provide a nice walkway to other stores in the downtown area.

w. for
covered
roof +
cedar
posts for
support

* Leaving roof of existing tin bldg.

WEST SIDE

This will be the "new" front entrances to the bldgs. New doors/windows will be installed in place of existing openings—we would like both entrances to match in size/look. This will require knocking out a small amount of brick on 1 doorway and 1 window. Over each door we will have a beautiful cedar pergola/small roof built (see photo 2), and, perhaps cedar-slatted benches attached to the wall by each doorway to sit on outside. Also, landscape with same as above by each entryway. The parking area for these bldgs. will be the new City parking lot that adjoins this area.

or
canvas
awning

EAST SIDE

Add new double doors (current doors are beyond repair) to existing openings on main structure. Then have a small cedar arbor/pergola (like north side) built above each doorway, but much smaller in scale to add interest and detract from flatness of bldgs. The sidewalk is so narrow along Main St. that we would hope these doors would only be used as secondary exits in case of emergencies.

Phase II

EAST SIDE (with Green Door)

This was the old alleyway in the downtown area. It was closed over time to make way for more offices/candy business during the day. We would like to convert this area to a beautiful outdoor patio with covered and uncovered areas. The front of the bldg. would be demolished to make way for a new entryway with a wrought iron gate. The opening would be between 16/18 ft. wide, allowing 3/4 ft. brick columns to remain on each side to support the parapet. We would then add landscaping, perhaps a fountain/firepit, and wood fencing (to hide existing/future utilities, backs of bldgs, etc.) with a gate for access. By opening the structure up, it would provide new entrances to the south side of the bldg. and provide a wonderful area for outdoor dining and relaxing.

Phase III

After redoing the north/south sides as outdoor areas, this should beautify and improve the original structure to better utilize the interior for retail/restaurant use. We would then repaint/redo the outside brick--ideally we would like to have the brick stripped, taking it back to its original color, and then doing the necessary repairs—costs permitting. Otherwise, we would have everything repainted with an appropriate color scheme. After painting, we would then add vintage looking outdoor lighting to the fronts of all sides.

Tim Mullen
(General Contractor)
(214-551-5080)
2-27-14

TEXAS HISTORICAL COMMISSION

Texas Main Street Center Design Report

Re: McCraw's Candy Factory Adaptive Re-use
City: Farmersville, TX
By: Howard Langner, *Main Street Staff*

Not for regulatory approval, permitting, or construction
Howard Langner, Architect, Texas Historical Commission

Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

Existing Conditions and Design Request:

The new owners of this property have a variety of ideas for how to revitalize the complex of downtown buildings that once housed the McCraw's Candy Company.

Images provided by the property owner:



East side



Northeast corner



North side



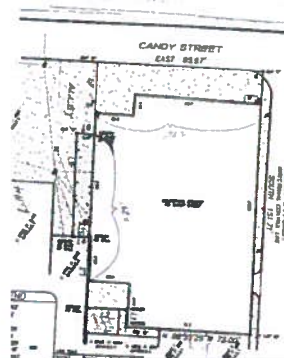
Door on east side



Gate and Trellis designs



West side



Survey portion

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

The owner's request:

McCraw's Candy Kitchen Proposed Outside (Façade) Renovation (Mixed Use Development for Retail/Restaurant)

Phase I

NORTH SIDE

Demolition of tin bldg and cinderblock storage bldg, to make open-air walkway/patio area with cedar arbor (see photo 1) above to expose vintage windurbines. Also, add a long cedar-slatted bench attached to the wall to sit and relax. Then landscape with galvanized tubs and/or brick planters (using original old brick). Add temporary double door to only existing opening on this side. We are trying to use only existing openings at this time. We will add more, if necessary, as requested by future tenants/retailers. This design takes the bldg. back to its original footprint. It will allow more access to the northside of the bldg. as well as provide a nice walkway to other stores in the downtown area.

WEST SIDE

This will be the "new" front entrances to the bldgs. New doors (already built)/windows will be installed in place of existing openings. Over each door we will have a beautiful cedar pergola/small roof built (see photo 2), and, perhaps cedar-slatted benches attached to the wall by each doorway to sit on outside. Also, landscape with same as above by each entryway. The parking area for these bldgs. will be the new City parking lot that adjoins this area.

EAST SIDE

Add new double doors (current doors are beyond repair) to existing openings on main structure. Then have a small cedar arbor/pergola (like north side) built above each doorway, but much smaller in scale to add interest and detract from flatness of bldgs. The sidewalk is so narrow along Main St. that we would hope these doors would only be used as secondary exits in case of emergencies.

Phase II

EAST SIDE (with Green Door)

This was the old alleyway in the downtown area. It was closed over time to make way for more offices/candy business during the day. We would like to convert this area to a beautiful outdoor patio with covered and uncovered areas. The front of the bldg. would be demolished to make way for a new entryway that would be recessed back off the street (see photo 3) approx. 5-6 ft. The opening would be between 10/12 ft. wide, allowing 2 ft. brick columns to remain on each side to support the parapet. We would then add landscaping, a fountain, and wood fencing (to hide existing/future utilities, backs of bldgs, etc.) with a gate for access. By opening the structure up, it would provide new entrances to the south side of the bldg. and provide a wonderful area for outdoor dining and relaxing.

After redoing the north/south sides as outdoor areas, this should beautify and improve the original structure to better utilize the interior for retail/restaurant use. Before making any new additions, we would ideally like to have the brick stripped, taking it back to its original color, and then doing the necessary repairs—costs permitting. Otherwise, we would have everything repainted with an appropriate color scheme plus add vintage outdoor lighting to the fronts of all sides.

Review of owner's request:

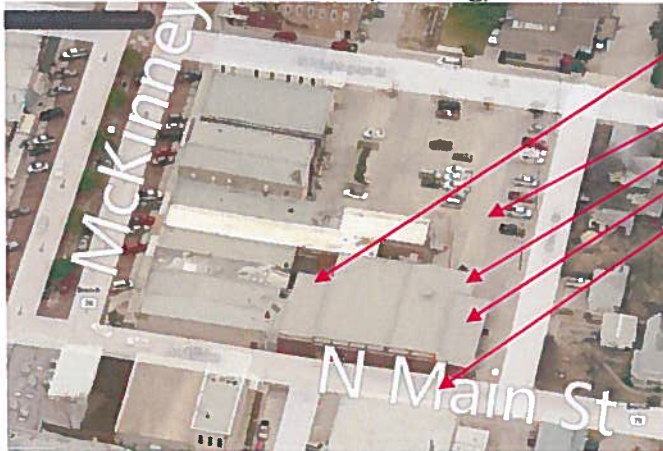
Typically, demolition of historic assets is not an easy or desirable decision. The demolition of the cinder block storage building is less of a concern than is the demolition of the tin building.

If the tin building is considered to be beyond repair then the rehabilitation of this portion of the facility should be considered viable

It is important that the design and detailing of all new elements (doors, windows, trellises, and gates) are compatible with the existing architecture. It is also important to make the new elements as compatible with each other as possible; similar materials, colors, and detailing will all enhance the character of the existing building.

It might be better to leave the façade completely intact on the East side (green door) rather than demolish. This alternative is explored with some of the following images.

Aerial views: from the East (Existing)



Alley infill

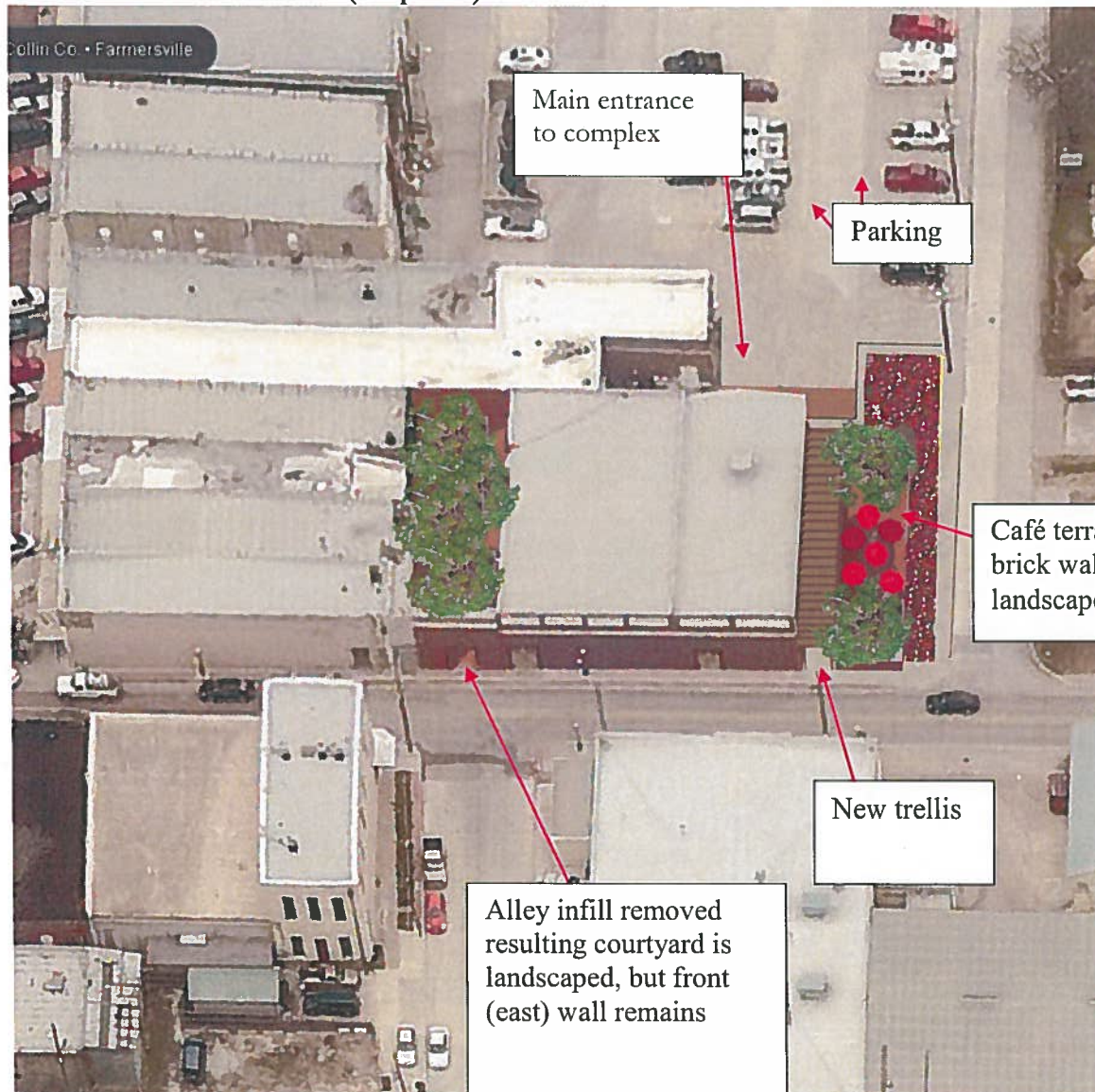
Parking lot on West
Cinder block structure

Tin shed

Main Street

The proposal below shows the
cinder block and tin structures
removed, a new plaza on the NE
corner of the site, and a reopened
alley at the south end of the site.

Aerial views: from the East (Proposed)



Main entrance
to complex

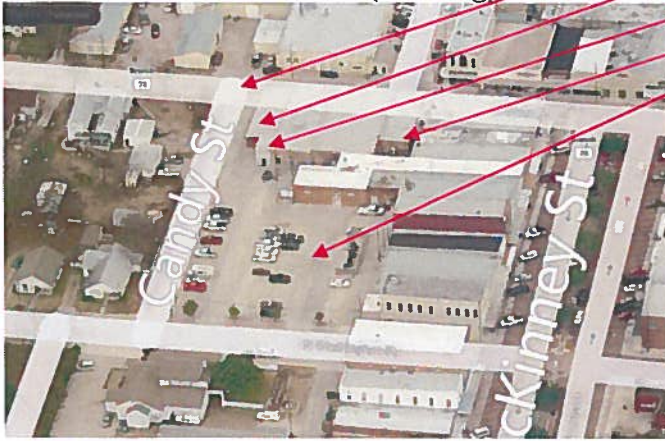
Parking

Café terrace with low
brick walls and
landscape

New trellis

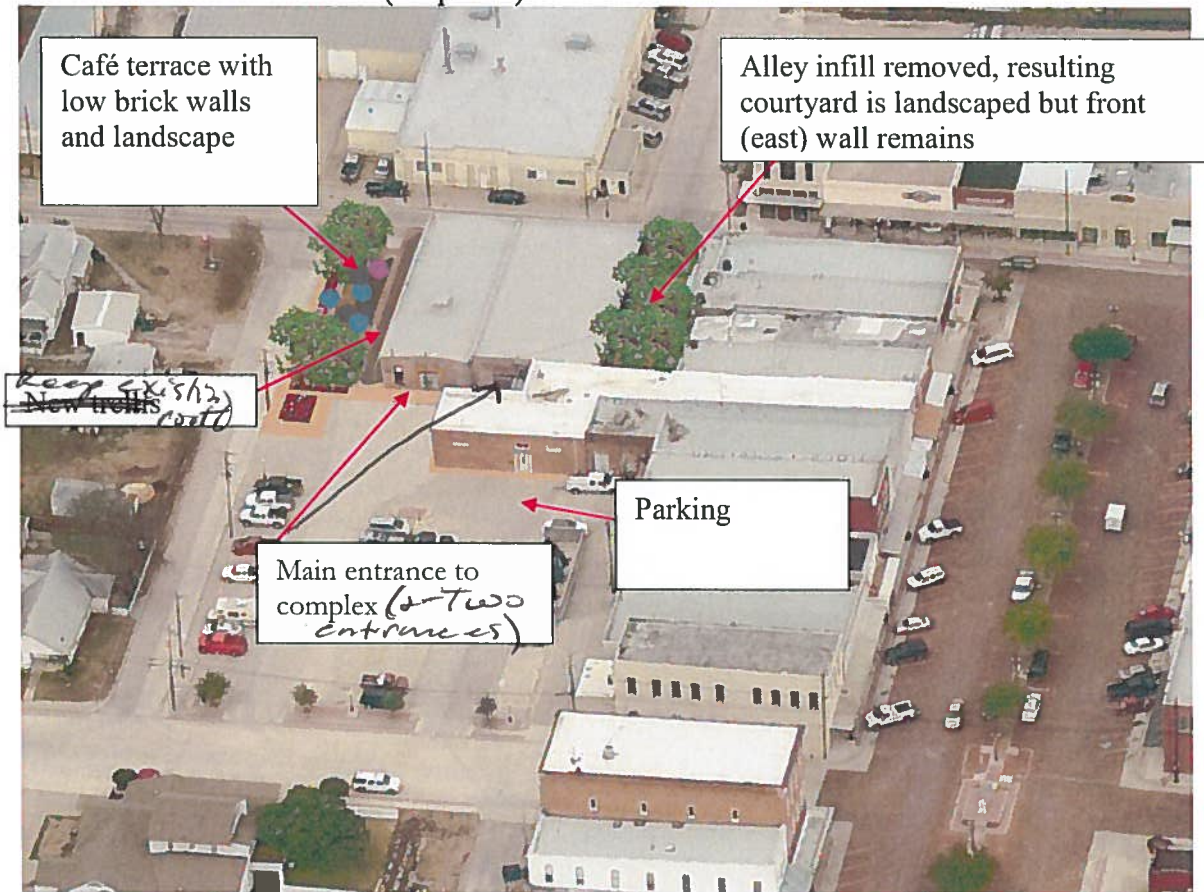
Alley infill removed
resulting courtyard is
landscaped, but front
(east) wall remains

Aerial views: from the West (Existing)



- Main Street
- Tin shed
- Cinder block structure
- Alley infill
- Parking lot on West

Aerial views: from the West (Proposed)



Café terrace with low brick walls and landscape

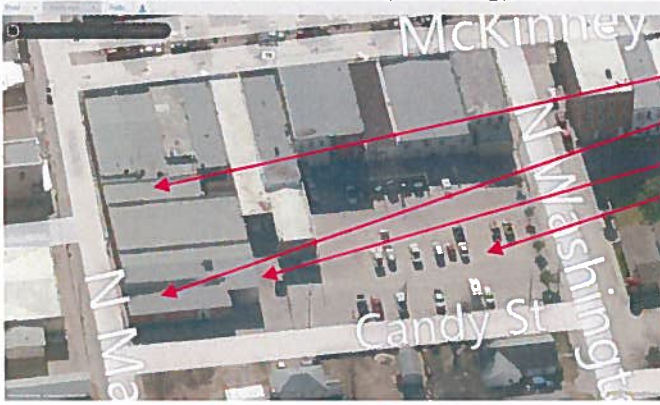
Alley infill removed, resulting courtyard is landscaped but front (east) wall remains

Parking

Main entrance to complex (2 two entrances)

Keep 5x8 1/2 New trees

Aerial views: from the North (Existing)



- Alley infill
- Tin shed
- Cinder block structure
- Parking lot on West

Aerial views: from the North (Existing)



Alley infill removed resulting courtyard is landscaped, but front (east) wall remains & partial east remain

Parking lot

New main entrances
(2 New Entrances)

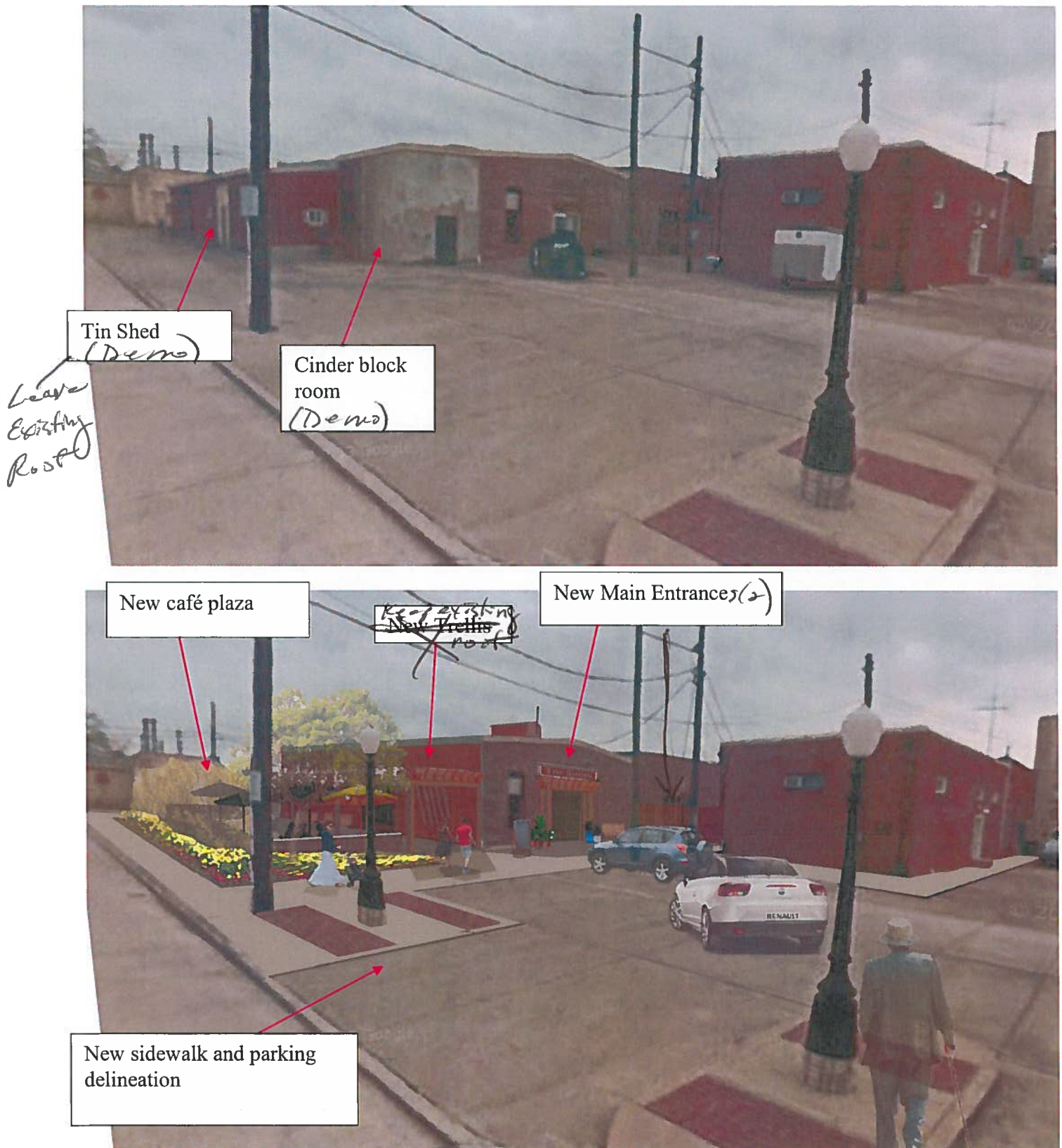
Café terrace with low brick walls and landscape

Trellis

Keep Existing
Roof + Wrap
Poles w/cedar

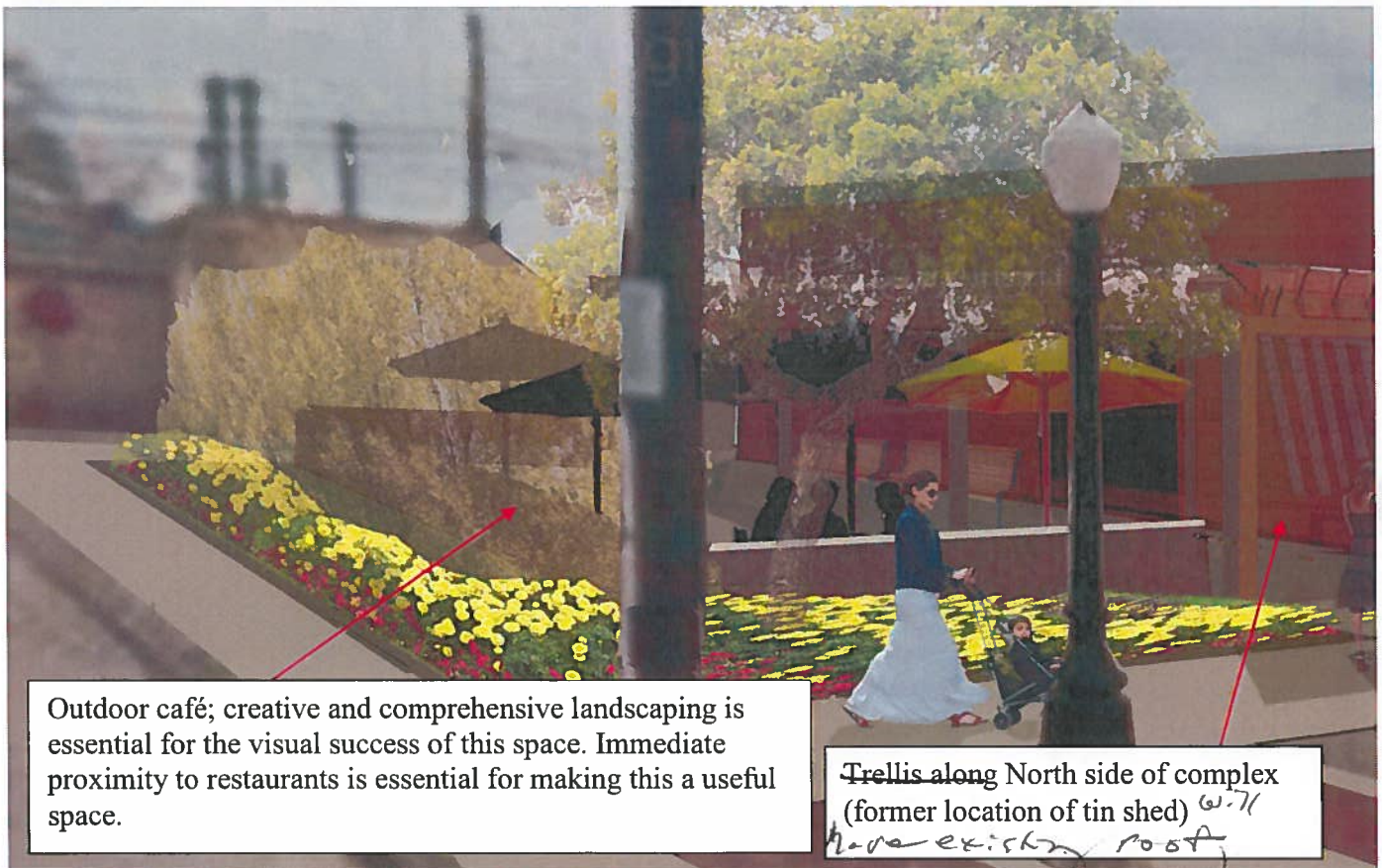
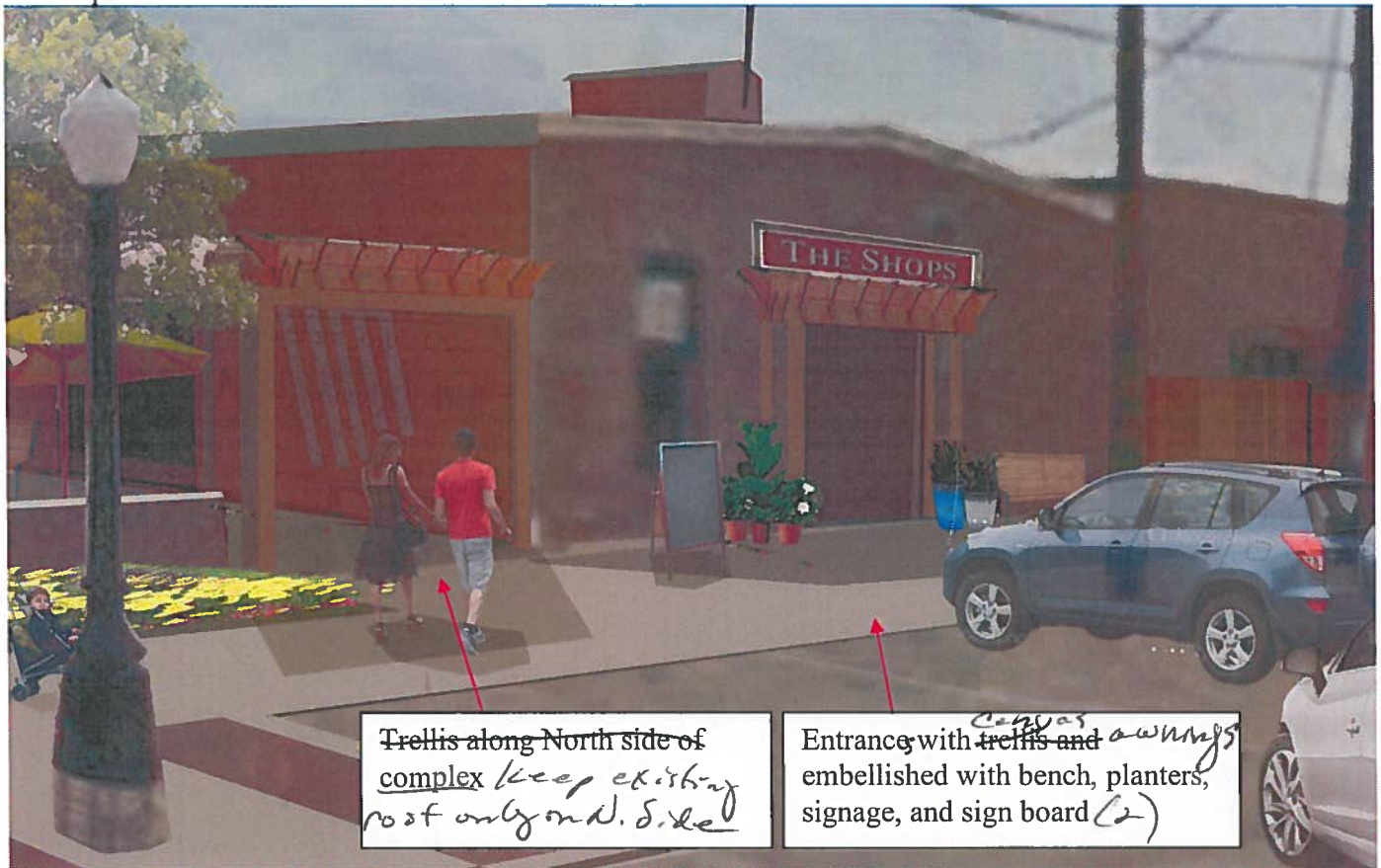
Would like
to install 2
New windows
beside entrances

Of course, there is only so much information that can be obtained from aerial views. Following are a series of street level perspectives that illustrate how the new complex could look if many of the owner's suggestions are incorporated:



Proposed Above

Close up views:

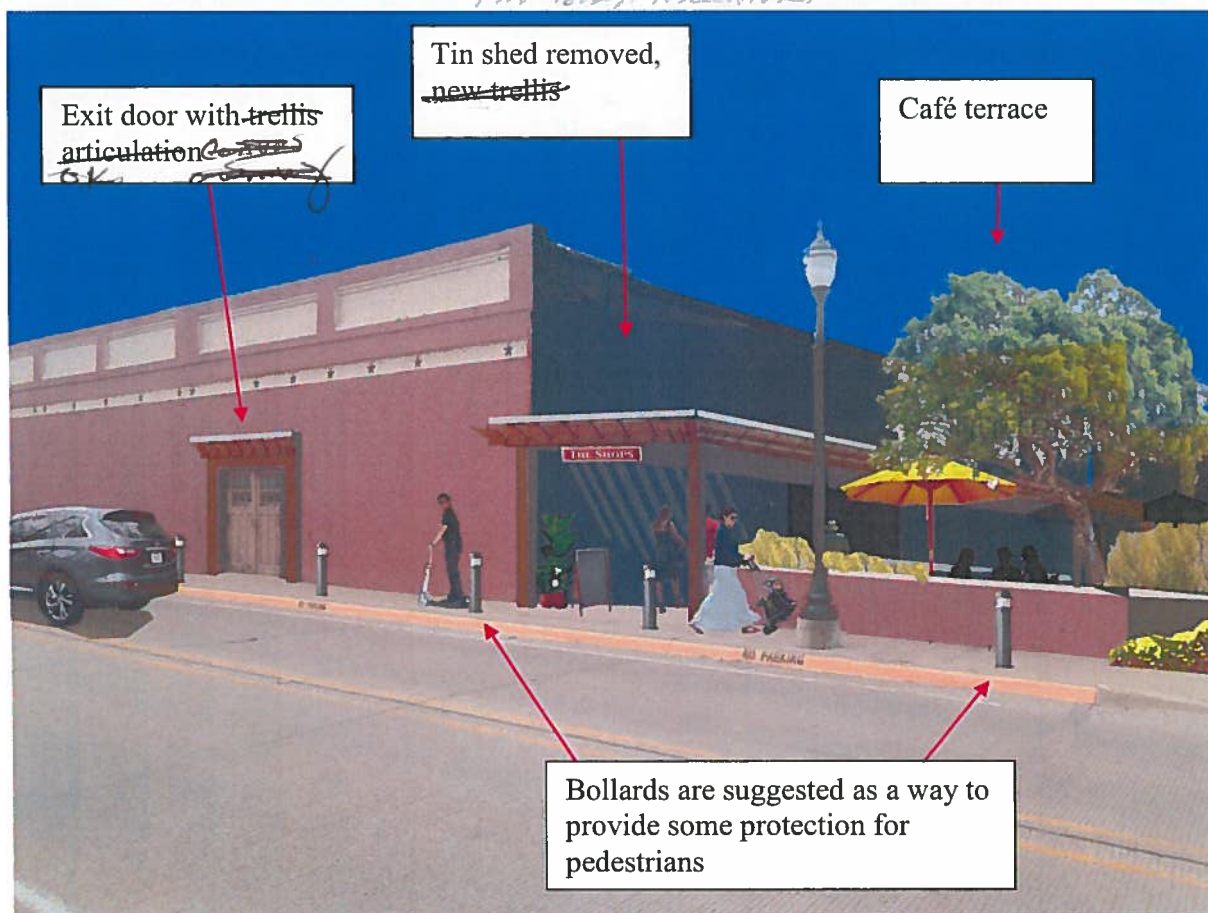


for covered patio area



Existing tin shed
~~create, but keep~~
(roof)

East/North Side - Corner - (Demo
Tin body Addition)



Exit door with ~~trellis~~
articulation ~~Concept~~

Tin shed removed,
~~new trellis~~

Café terrace

Bollards are suggested as a way to
provide some protection for
pedestrians

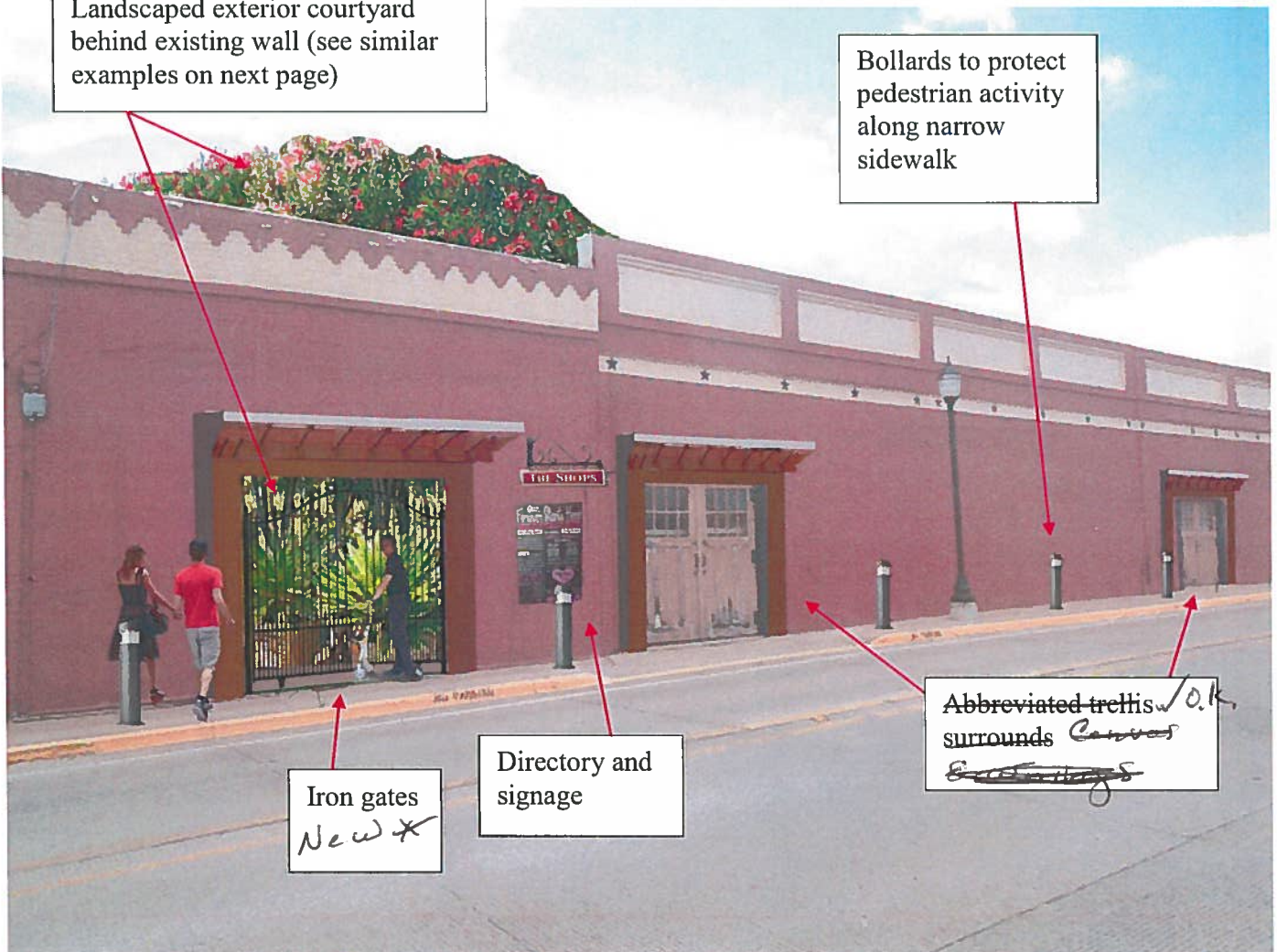


The owners are considering demolition of this wall in an effort to open the alley back up. Below, the exterior wall is shown intact with the same trellis surround that is proposed for the other doorways along Main Street as well as the main entrance on the west side. Beyond the Main Street wall is a landscaped exterior courtyard.

*East side
(Small Arbor/Pergola over New
Double Doors)*

Landscaped exterior courtyard
behind existing wall (see similar
examples on next page)

Bollards to protect
pedestrian activity
along narrow
sidewalk



Iron gates
*New **

Directory and
signage

Abbreviated trellis
surrounds *Canvas* *OK*
~~Surrounds~~



General Information:

The Texas Main Street Program helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies. The "Secretary of the Interior's Standards for Rehabilitation" is a list of ten ways to approach rehabilitation on historic buildings. The Texas Historical Commission uses this list of standards when analyzing and making recommendations for a project. The standards can be found here:

<http://www.nps.gov/hps/tps/tax/rhb/stand.htm>

Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Funding:

Funding goes hand in hand with long-term preservation projects. Sources of funding should be researched and identified. If the scope of work exceeds available sources of funding, the project should be phased accordingly. There are opportunities to obtain funding from local, state, and federal sources. You should contact your local Main Street Manager about financial tools that may be available through your city. Investment Tax Credits are available at the federal level for qualifying projects. For more information please see <http://www.nps.gov/hps/tps/tax/index.htm> then contact your Texas Historical Commission Regional Reviewer at (512)463-6094 for more information.

Americans with Disabilities Act (ADA) tax credit/deduction:

There is also the possibility of an IRS tax credit or deduction for making ADA improvements. Please see <http://www.ada.gov/taxcred.htm> for more information.

After the owner has had a chance to review the recommended concept, the Texas Main Street Center staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Howard Langner (512) 305-9045/ howard.langner@thc.state.tx.us

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: July 7, 2014

Applicant

Name: Bordon Scott / Diane Panko

Business Name: Fiber Circle

Business Street Address: 200 McKinney St

City: Farmersville State: TX Zip Code: 75442

Telephone: 972-782-6630 Cell Phone: 214-914-1124

Email Address: diane@fibercirclefarm.com

Business Owner (if different than above):

Name: _____

Business Name: _____

Business Street Address: _____

City: same State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: _____

Business Name: _____

Street Address: _____

City: same State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Describe the type of improvement 1. Replace front awning
across front of building 2-4ft wide with
decorative front. 2. Open Thompson windows
above existing awning to original state
3. possibly expand size of fire escape on
side of building & reattach into brickwork

Attach set of site plans drawn to scale and before photos. Note final plans drawn to scale will be required prior to final approval.

Attach one (1) estimate of the total cost of improvements. **To the best of our knowledge the above information is accurate as provided:**

Since work will be performed in spring-summer of 2015, this is too early to ask a contractor to estimate. Please refer to Laube build

Applicant:

Name (please print): Dore C Puro

Signature: Dore C Puro Date: 7/7, 2014

Building Owner Approval of Application:

Name (please print): _____

Signature: same Date: _____, 20____

Please see the Façade Grant Policy and Guidelines for other required documents to be included with your application. By signature above the applicant acknowledges receipt of and agrees to abide by and be subject to the terms and conditions of the Façade Grant Policy and Guidelines.

\$ Est
\$60k
1/2
component
of a
25ft
wide
awning

open transoms windows
& replace damaged
awning

top already
replaced

Existing Photo
August 2005
200 McKinney Street

DNOR →





TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: Presentation regarding retail business opportunity

Receive presentation regarding retail business opportunity from Robin Gustavson.

ACTION: No action required

Daphne Hamlin

From: Gustavson, Robin [ROBIN.GUSTAVSON@xerox.com]
Sent: Friday, August 01, 2014 4:15 PM
To: Daphne Hamlin
Subject: Farmersville Economic Development Corporation - Aug 21st meeting

Daphne Hamlin
Farmersville Economic Development Corporation

Daphne:

I have a retail business opportunity that I believe would be of benefit to the City of Farmersville and to its residents. I would like to get about 30 minutes on the agenda of the Aug 21st FEDC meeting to present the specifics of this opportunity with the intention of cultivating interest in regards to procuring entrepreneurial capital to fund the down payment of a business loan for same.

Please let me know if you need additional information.

Thank you in advance for your time and for your consideration.

Sincerely;

Robin Arthur Gustavson
903-413-2458



TO: Economic Development Corporation

FROM: Daphne Hamlin, Finance Director

DATE August 21st, 2014

SUBJECT: Farmersville Towne Centre

Discussion and possible action regarding Farmersville Towne Centre
Concept

ACTION: Approve or disapprove the Farmersville Towne Centre Concept



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: Items for Payment

Consideration and possible action for payments listed below:

- a). City of Farmersville (staff support) \$600.00
- b). City of Farmersville (meeting expenses) \$330.84
- c). C & S Media (public hearing publishing) \$339.75

ACTION: Approve or disapprove the items for payment as presented



Account 100 12 6494.000

Fiscal Year 2013-2014 Current

Account Name 4A EXPENSES

General | Balance | Budget | Budget Adjustments | History | Detail |

No Filter Selections Made

Filter

Drag a column header here to group by that column

Date	Tran	Reference	Description	Amount	Vendor	Invoice	PO	Encumbrance	R..
10/31/2013	B30239	Deposit ...	4A REIMB	178.61CR				0.00	1
11/30/2013	B30527	Misc 11...	BROOKSHIRE	72.36				0.00	2
12/31/2013	B30720	Misc 12...	BROOKSHIRE	49.15				0.00	3
01/31/2014	B31025	Deposit ...	BROOKSHIRE	47.15				0.00	4
02/26/2014	B31305	Deposit ...	BROOKSHIRE	51.94				0.00	5
04/30/2014	B00242	Deposit ...	TONYS MEXICAN	87.59				0.00	6
04/30/2014	B00242	Deposit ...	BROOKSHIRE	36.84				0.00	7
06/12/2014	A00370	CHK: 019...	BROWN & HOFMEISTER, L.L.P.	75.00	2419	201406126771		0.00	8
07/31/2014	B01286	Misc 07..	BROOKSHIRE	67.78				0.00	9
07/31/2014	B01286	Misc 07...	BROOKSHIRE	21.64				0.00	10

10 records

330.84

☐ Edit This Record☐ Clear

View

daphne.hamli



C&S Media, Inc.
P.O. Box 369
Wylie, TX 75098
(972)4425515
billing@csmediatexas.com

C&S Media, Inc.

Invoice

Date	Invoice No.
07/24/2014	5932
Terms	Due Date
Due on receipt	07/24/2014

Bill To

Daphne Hamlin
City of Farmersville
Certified Development Co.
205 S. Main St.
Farmersville, TX 75442

Amount Due	Enclosed
\$339.75	

< Please detach top portion and return with your payment. <

Date	Activity	Quantity	Rate	Amount
07/23/2014	151 LINES - Classified Legal Notice in Farmersville/Princeton newspapers - PROPOSED PROJECTS 2014-2015			339.75
Total				\$339.75

Thank you for your business. We appreciate the opportunity serve you. This invoice is for services provided by C&S Media Publications; The Farmersville Times, the Murphy Monitor, The Princeton Herald, The Sachse News, The Wylie News and/or In & Around Magazine. If you have any questions or suggestions, please don't hesitate to call us.

City of Farmersville

Invoice No.

Aug-14

INVOICE

Customer

Name Farmersville EDC 4A
Address 205 S Main
City Farmersville State TX ZIP 75442
Phone _____

Misc

Date 08/18/2014
Order No. _____
Rep _____
FOB _____

Qty	Description	Unit Price	TOTAL
1	Administrative Services Administrative Services for 10-01-2013 thru 09-30-2014	\$ 600.00	\$ 600.00

SubTotal \$ 600.00

Shipping _____

Tax Rate(s) _____

TOTAL \$ 600.00

Payment

Select One...

Comments _____

Name _____

CC # _____

Expires _____



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: July 2014 Financial Statements

Consideration and possible action regarding financial statements for July 2014 and budget amendments.

ACTION: Approve or disapprove the financial statements as presented

Farmersville Economic Development Corp 4A
Investment and Budget Report

July 2014

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A

July 2014

Statement Balance 7-1-2014	\$228,902.79
Deposits:	
Sales Tax:	\$17,187.58
Cking Int .05%	\$10.09
CD Interest	\$71.92
Transfer to Texpool	
Transfer from Texpool	\$-
Checks	
Statement balance 7-31-2014	\$246,172.38

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest

Balance 8-6-2014	\$246,172.38
-------------------------	---------------------

Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2014

	FY 2014 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance														
Deposits		\$145,798.94	\$160,436.50	\$182,136.79	\$200,540.72	\$178,578.30	\$200,602.48	\$178,963.41	\$194,809.65	\$212,296.82	\$228,902.79			
Sales Tax Collections	\$160,000.00	\$21,637.54	\$21,587.41	\$18,324.23	\$13,763.51	\$21,842.95	\$15,596.41	\$15,764.39	\$17,406.60	\$16,522.61	\$17,259.50			\$179,705.15
Interest Income cking	\$1,100.00	\$7.28	\$6.72	\$7.78	\$8.06	\$6.91	\$8.40	\$7.53	\$8.66	\$9.04	\$10.09			\$80.47
Transfer from Texpool to First Bank														\$-
Transfer funds to CD														\$-
Transfer to Texpool														\$-
CD Interest Earned		\$102.74	\$106.16	\$71.92	\$74.32	\$74.32	\$67.12	\$74.32	\$71.91	\$74.32				\$717.13
Total Revenue	\$161,100.00	\$167,546.50	\$182,136.79	\$200,540.72	\$214,386.61	\$200,602.48	\$216,274.41	\$194,809.65	\$212,296.82	\$228,902.79	\$246,172.38	\$-	\$-	\$180,502.75
Expenses:														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00													\$-
Dues/School/Travel	\$500.00	\$-												\$-
Office Supplies	\$200.00													\$-
														\$-
Marketing/Promotion Expenses														
Marketing/Promotion Expenses/Advertising	\$7,110.00	\$7,110.00												\$7,110.00
Collin College Sponsorship	\$7,500.00				\$7,500.00									\$7,500.00
Small Business Entrepreneurship Conf	\$500.00						\$500.00							\$500.00
Legal Service	\$2,500.00													\$-
Farmersville Chamber	\$1,000.00						\$1,000.00							\$1,000.00
Farmersville Rotary	\$500.00						\$500.00							\$500.00
Total Expenditures	\$21,810.00	\$7,110.00	\$-	\$-	\$7,500.00	\$-	\$2,000.00	\$-	\$-	\$-	\$-	\$-	\$-	\$16,610.00
Directive Business Incentives														
Collin College Project(sewer/street/electric)	\$100,000.00													\$-
NTMWD Regional WW Treatment	\$150,000.00													\$-
Electrical Study	\$125,000.00				\$28,208.31		\$35,311.00							\$28,208.31
Façade Grant Program	\$50,000.00													\$35,311.00
Total Development Cost	\$425,000.00			\$-	\$28,208.31	\$-	\$35,311.00	\$-	\$-	\$-	\$-	\$-	\$-	\$63,519.31
Total Expenditures	\$446,810.00	\$7,110.00	\$-	\$-	\$35,708.31	\$-	\$37,311.00	\$-	\$-	\$-	\$-	\$-	\$-	\$80,129.31
Revenue vs Expenditures	(\$235,710)													\$-
From Reserves	\$285,710.00													\$-
Balance Budget	\$-													\$-
Total Expenditures														
Ending Bank Balance		\$160,436.50	\$182,136.79	\$200,540.72	\$178,678.30	\$200,602.48	\$178,963.41	\$194,809.65	\$212,296.82	\$228,902.79	\$246,172.38	\$-	\$-	
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00			\$250,000.00
Texpool Balance		\$366,517.59	\$366,531.07	\$366,542.62	\$366,551.14	\$366,559.13	\$366,568.45	\$366,578.58	\$366,586.18	\$366,594.74	\$366,604.51			\$366,604.51
Interest Earned		\$15.52	\$13.48	\$11.55	\$8.52	\$7.99	\$9.32	\$10.13	\$7.60	\$8.56	\$9.77			\$9.77
Total Available Funds		\$776,954.09	\$798,667.86	\$817,083.34	\$795,229.44	\$817,161.61	\$795,531.86	\$811,388.23	\$828,883.00	\$845,497.53	\$862,776.89	\$-	\$-	\$-



**Independent
Bank**

3090 Craig Drive
PO Box 3035
McKinney, TX 75070
972-562-3426
Main Office

1140

CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC
DEVELOPMENT CORPORATION 4-A
205 S MAIN ST
FARMERSVILLE TX 75442

Date 7/31/14 Page 1
Account Number Ending 3124
Enclosures 1

Beware of Income Tax Return Fraud!

Visit www.ibtx.com and click on the Fraud Assistance tab to get more information on this new type of fraud and the IRS guidance on what to do if you are a victim.

----- CHECKING ACCOUNTS -----

PUBLIC FUND NOW ACCT			Number of Enclosures	1
Account Number	Ending	3124	Statement Dates	7/01/14 thru 7/31/14
Previous Stmt Balance		228,902.79	Days in the statement period	31
2 Deposits/Credits		17,259.50	Average Ledger	237,776.11
Checks/Debits		.00	Average Collected	237,776.11
Service Charge		.00	Interest Earned	10.09
Interest Paid		10.09	Annual Percentage Yield Earned	0.05%
Current Stmt Balance		246,172.38	2014 Interest Paid	58.69

Deposits and Other Credits

Date	Description	Amount
7/16	WIRE-IN 20141970005000	17,187.58
7/31	REGULAR DEPOSIT	71.92
7/31	Interest Deposit	10.09

Daily Balance Summary

Date	Balance	Date	Balance
7/01	228,902.79	7/16	246,090.37
		7/31	246,172.38



**Independent
Bank**

Date: 7/31/2014 Page: 2 of 2
Primary Account: 1053124

DEPOSIT TICKET

Independent Bank

DATE: 7-30-14

CURRENCY	AMOUNT
CASH	71.92
CD	
OTHER	
TOTAL	71.92

FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A
273 S MARKET
FARMERSVILLE TEXAS 76842

DR: 226511

PD 1692 1119

TOTAL
71.92

PLEASE BE SURE ALL FUNDS
ARE PROPERLY ENDORSED
AND DEPOSITED BY THE DEPOSITOR

1053124

71.92

Date 7/31/2014 Amt \$71.92



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 21st, 2014
SUBJECT: Meeting minutes for June 19th and July 31st, 2014

Consideration and possible approval of the minutes of June 19th and July 31st, 2014 meeting.

ACTION: Approve or disapprove the June 19th and July 31st, 2014 as presented

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
June 19th, 2014

The Farmersville EDC met in regular session on June 19th, 2014, at 7:00 p.m. at the City Council Chambers with the following members present: Bob Collins, Chris Lair, Kris Washam, and Kevin Meguire. Staff members present were City Manager Ben White, City Accountant Daphne Hamlin, and Mayor Joe Helmberger. Also recognized was Leaca Caspari

CALL TO ORDER

Mr. Collins convened the meeting at 7:05 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Special guest recognized was Leaca Caspari

RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE

City Manager Ben White updated the EDC 4A board on the progress of the Highway 380 Project. Mr. White stated not a significant change on progress since last meeting. Floyd Street is scheduled to shut down due to culvert installation in August. Mr. Collins asked if the Railroad construction is slowing down. Mr. White stated KCS Railroad discovered an electrical line's too low and are having engineer plans drawn for replacement of electrical lines. Mr. White stated cost to move electric line will be approximately \$30k. KCS Railroad has agreed to pay the City of Farmersville a set amount of \$22k for relocation of electrical lines.

UPDATE REGARDING COLLIN COLLEGE

Mr. Collins updated the EDC 4A board on the Collin College Farmersville Campus. Mr. Collins said a retreat is scheduled for June 2014 and both Celina and Farmersville are on the agenda for discussion.

DISCUSSION AND POSSIBLE ACTION REGARDING A WORK-SESSION ON REVIEWING THE CURRENT LAW AND REGULATIONS FOR THE EDC 4 BOARD

EDC 4A Board asked Ms. Hamlin to contact Brown & Hofmeister firm to schedule a work-session on current laws governing the EDC 4A Board.

DISCUSSION AND POSSIBLE ACTION REGARDING FARMERSVILLE TOWNE CENTRE

Mr. Collins had a power point presentation showing map of Farmersville and surrounding areas. Mr. Collins felt as though Farmersville lies in the middle of growth. Mr. Collins stated that Highway 78 and Highway 380 are the main thoroughfares and plans for the future growth are needed.

Mr. Collins stated proposing a Towne Centre Zone long term and a master plan are needed to have a way for people to be drawn into the historical district.

Mr. Collins feels the next step would be for EDC 4A Board to go before City Council for a commitment. Mrs. Washam stated that phase (1) would be just developing a master plan. EDC 4A Board plans to proceed forward with Towne Centre Plan.

DISCUSSION AND REVIEW CURRENT 2013-2014 BUDGET AND GOALS AND PROPOSED 2014-201R BUDGET AND GOALS

EDC 4A Board reviewed and discussed the upcoming 2014-2015 and current 2013-2014 Budget. Ms. Hamlin will have documents prepared for next regular scheduled meeting in August.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JUNE 2014, AND REQUIRED BUDGET AMENDMENTS

On a motion by Mrs. Washam and a second by Mr. McGuire, the Board approved the financial statements for June 2014. Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE MAY 15TH, 2014 MEETING

On a motion by Mr. McGuire and a second by Mrs. Washam, the Board approved the meeting minutes of the May 15th, 2014 meeting. Motion carried unanimously.

DISCUSSION ON CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

ADJOURNMENT

On a motion by Mr. Lair and a second by Mrs. Washam, the Board adjourned at 8:44p.m.

ATTEST:

Bob Collins, President

Kris Washam, Secretary

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
July, 2014

The Farmersville EDC met in regular special session on July 31st, 2014, at 6:00 p.m. at the City Council Chambers with the following members present: Bob Collins, Chris Lair, , and Kevin Meguire. Staff members present were City Manager Ben White, City Accountant Daphne Hamlin, and Mayor Joe Helmberger.

CALL TO ORDER

Mr. Collins convened the meeting at 6:08 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

No Special guest recognized.

DISCUSSION WITH POSSIBLE ACTION REGARDING REAL ESTATE STRATEGY

EDC 4A Board met to discuss the possibility of acquiring real estate recently placed on the market. Mr. Collins stated he felt that the EDC 4A Board should not consider acquiring real estate and feels the location of the property for sale could not be used for industrial use.

Mr. White stated any zoning changes would need to go before City Council and Planning and Zoning. Mr. Meguire stated he completely agreed with Mr. Collins it is not in the best interest for EDC 4A to purchase property. Mr. Meguire stated EDC 4A main focus at this time needs to be directed towards infrastructure. Mr. Meguire stated with infrastructure we could grow job development. Mr. Meguire stated he feels it is not EDC 4A roll to own assets with taxpayer dollars. Mr. Meguire stated it is EDC 4A goal to accrue cash to attract corporations into Farmersville.

Mr. Lair stated he did not feel EDC 4A has enough funds to commit towards real estate purchases at this time.

It was the EDC 4A Board decision not to pursue purchase of real estate at this time. No action taken.

DSCUSSION ON COMTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

ADJOURNMENT

On a motion by Mr. Lair and a second by Mr. Meguire, the Board adjourned at 6:29p.m.

Bob Collins, President

ATTEST:

Kris Washam, Secretary