

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

September 18th, 2014, 6:00 P.M.

City Hall Council Chambers

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Workshop:**
 - A. Jeff Moore with Brown & Hoffmeister will discuss the current laws and regulations relating to the Farmersville Economic Corporation.
 - B. Review policy and guidelines relating to Façade Grants.
- IV. Business Items for Discussion and Possible Action**
 - A. Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt county line.
 - B. Update regarding Collin College
 - C. Consideration and possible action regarding Façade Grant Applications
 - D. Discussion and possible action regarding Farmersville Towne Centre
 - E. Consideration and possible action regarding financial statements for August 2014, and required budget amendments.
 - F. Consideration and possible approval of the minutes of the August 21st, 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 September 18th, 2014 was posted in the regular posting place of the City of Farmersville on the 12th day of September, 2014 at 5:00 p.m.


Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 18th, 2014
SUBJECT: Workshop

Jeff Moore with Brown & Hoffmeister will discuss the current laws and regulations relating to the Farmersville Economic Corp

Review policy and guidelines relating to the Façade Grants

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 8 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.

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: _____, 20____

Applicant

Name: _____

Business Name: _____

Business Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Cell Phone: _____

Email Address: _____

Business Owner (if different than above):

Name: _____

Business Name: _____

Business Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: _____

Business Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Describe the type of improvement _____

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:**

Applicant:

Name (please print): _____

Signature: _____ Date: _____, 20__

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.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 18th, 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: September 18th, 2014
SUBJECT: Collin College

Receive update regarding Collin College Farmersville Campus

ACTION: No action required informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 18th, 2014
SUBJECT: Façade Grant

Consider and possible action regarding Façade Grant Applications received from Doris Williams.

Receive update from Doug and Lori Laube Façade Grant

ACTION: Approve or disapprove the Façade Grants as presented.

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: September 16, 2013

Applicant

Name: Dorris S. WilliamsBusiness Name: CPT Williams, Ltd.Business Street Address: 101 Candy StreetCity: Farmersville State: TX Zip Code: 75442Telephone: 972-782-7740 Cell Phone: 214-912-9706Email Address: jennifer.wjiles@sbsglobal.net

Business Owner (if different than above):

Name: _____

Business Name: _____

Business Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: _____

Business Name: _____

Street Address: _____

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~~ 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 black ink, appearing to read 'Terri Lowe', written over a horizontal line.

Terri Lowe
VP/BM/RBC

Page 1
972-782-6604 (Fax) 972-782-6151 (City Hall)

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Notice

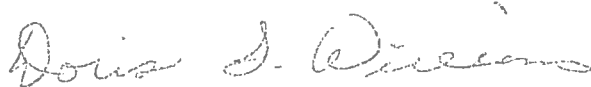
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We did not realize that estimates and plans were to be submitted with the application. We are currently getting estimates along with more detailed scale drawings of our plans for this site. We have been contacted by the state architect and our communicating 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 above the printed name.

Doris S. Williams

CANDY STREET

EAST 95.67'

CUT "X"

UNIDIRECTIONAL CONTROL LINE
SOUTH 151.71'

122.7

COMMERCIAL BUILDING
101 CANDY STREET

1 1/2" IF

CUT "X"

ALLEY

CUT "X"

CORNER
AT BASE
OF WALL

CORNER
ON WALL

CORNER
AT BASE
OF WALL

CORNER
ON WALL

CORNER
ON WALL

V. 5367, P. 4454
O.P.R.C.C.T.

V. 4588, P. 580
O.P.R.C.C.T.

N 88°55'29"W 72.00'

TRACT 1
V. 4588, P. 580
O.P.R.C.C.T.

TRACT 2
V. 4588, P. 580
O.P.R.C.C.T.

LINE TABLE

Course	Bearing	Distance
11	N 00°00'00" W	30.00'

GEND

POLE

POLE

2

METER

TER

METER

VALVE

DRANT

Summary of Proposed Bid Estimates for

Facade Renovation of 101 Candy Street

PHASE 1 & PHASE 2

Rocks Construction LLC. = \$58,559.00

(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 facade 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 theme.



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

ESTIMATE

(469) 269-0775

TO:

Jennifer Jiles
101 Candy Street
Pattersonville, Texas 75442

(817) 907-7156

JOB DESCRIPTION	
Demo one wall, with iron gate. Arched top, decor 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		AMOUNT
Permit/Ins.	Acquire all applicable permits for doing demo, electrical and corrective structural work.	\$400.00
Iron Gate	This is a decor, latching gate. Arch top rails with decorative spear top/caps. Expanding opening and installing a latch at top. 1/4" steel with "C" channel 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	\$1,700.00 \$13,525.00
T Footing	Removing concrete footing from outer wall	\$2,400.00
Columns	Installing 8X8 cedar columns to perimeter wall of building. Installing 4X12 Posts along roof overhang. Also, replacing damaged fascia on outer perimeter of building.	\$12,500.00
Metal wall	Moving metal from lower wall to upper wall. Painting brown to "blend" with the wye 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	\$2,158.00
Windows	Installing new windows on south side of building.	\$1,200.00
Lighting	Installing 6 Lantern lights to perimeter of building where new cedar columns will be.	\$2,064.00
<i>(All electrical work done by licensed electrician)</i>		
<i>(House work lights / landscape lighting)</i>		
TOTAL JOB		\$42,779.53

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

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

Jason Rock Owner/Operator
PREPARED BY

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

JENIFFER JILES

101 CANDY ST

FARMERSVILLE, TX 75442

8179077186

2149129706

N ARLINGTON

201 RD TO SIX FLAGS WEST

ARLINGTON, TX 76011

0554

33131

ALVARO

New Perry

Newell

Alvaro (817) 452-4300, 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	\$168.01	\$1,344.10
Pre-Savings Total:						\$2,782.93
Total Savings:						\$388.57
Pretax Total Price:						\$2,226.35
Printed: 5/31/2014 3:51 PM						

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You are: [Home](#) > [Brands](#) > [Weslock](#) > [Weslock Handlesets](#) > [Interconnected Handlesets](#) > Weslock 6645[Back to Search Results](#)[Print Page](#)**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%

0/0/0/0/0[Be the first to review this product](#)

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[Return Policy](#)[Live Chat](#)[Ask A Question](#) 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

[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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You are [Home](#) > [Door Hardware](#) > [Hinges](#) > Schlage 1021[«Back to Search Results](#) [Print Page](#)**Schlage SC3P1021F716E Aged Bronze 4" x 4" Plain Bearing 5/8" Radius Corner Mortise Hinge - Three Hinges**

Item #: BC11560241

[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](#)[Compare](#)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[Return Policy](#)[Live Chat](#)[Ask A Question](#) Earn 15 points with the purchase of this product [Learn More](#)

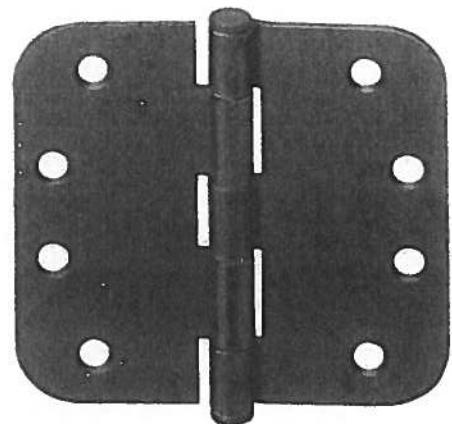
Product Details for the Schlage SC3P1021F716E in Aged Bronze

Schlage 5/8" Radius Corner 4" x 4" Steel Plain Bearing Mortise Hinge - Three Hinges

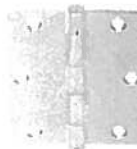
Coordinating with Schlage locks and builders hardware these hinges feature a durable steel construction and lubricated knuckles that prevent binding. When its quality door hardware you are looking for Schlage is what you will find.

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

SCHLAGE[Click to view larger image](#)

People Who Viewed Schlage 1021 Also Viewed

**Schlage 1011**
★ ★ ★ ★ ★ (4)
\$11.73**Schlage 1012**
★ ★ ★ ★ ★ (3)
\$11.73**Delta S44R5**
\$8.33**Baldwin 1140.1**

**LightingDirect.com**
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[Call or Live Chat for Best Price](#)[PRICE MATCH](#) Guarantee[FREE](#) Ground Shipping[No Restocking Fees](#)[Rewards Program](#)You are: [Home](#) > [Brands](#) > [Millennium Lighting](#) > [Outdoor Lights](#) > Millennium Lighting RWHS17-RGN15[Back to Search Results](#)[Print Page](#)**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](#)[Compare](#)Shipping: **Free Shipping!** [See Details](#)Ships In: **1 to 2 business days**

Finish: Architectural Bronze - In Stock - \$109.80

[View Finishes](#)[Tech Specs](#)1 [Qty](#)[Add To Cart](#)[Return Policy](#)[Live Chat](#)[Ask A Question](#) Earn 110 points with the purchase of this product [Learn More](#)[Click to view larger image](#)**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



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You are: Home > Brands > Quorum International > Quorum Wall Sconces > Quorum International 764-8

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

Item #: BCI1703620

View the entire [Baxter Collection](#)**\$105.00**

X 10 (2 on west side) Compare

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 : Qty

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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

QUORUM
INTERNATIONAL

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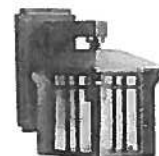


Sea Gull Lighting

8456

★★★★★ (4)

\$49.00



Quorum International

Q7500-1

★★★★★ (1)

\$149.00



Trans Globe Lighting

4053

★★★★★ (2)

\$65.00

World Imports WI3746

★★★★★ (1)

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You are: [Home](#) > [Brands](#) > [Quorum International](#) > [Quorum Pendant Lighting](#) > [Quorum International 765-8](#)[Print Page](#)**Quorum International 765-8-95 Old World 1 Light Down Lighting Outdoor Pendant from the Baxter Collection**

Item #: BCI1703630

[View the entire Baxter Collection](#)**\$102.00**

Originally \$153.00, You Save 33%

[Compare](#)[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 : Qty

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INTERNATIONAL[Click to view larger image](#)**Product Videos****How To Install A Pendant**

Mackenzie shows us how to install a pendant light.

People Who Viewed Quorum International 765-8 Also Viewed**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:[Vaxcel Lighting](#)

OD14696

★★★★★ (2)

\$100.00[Trans Globe Lighting](#)

5113

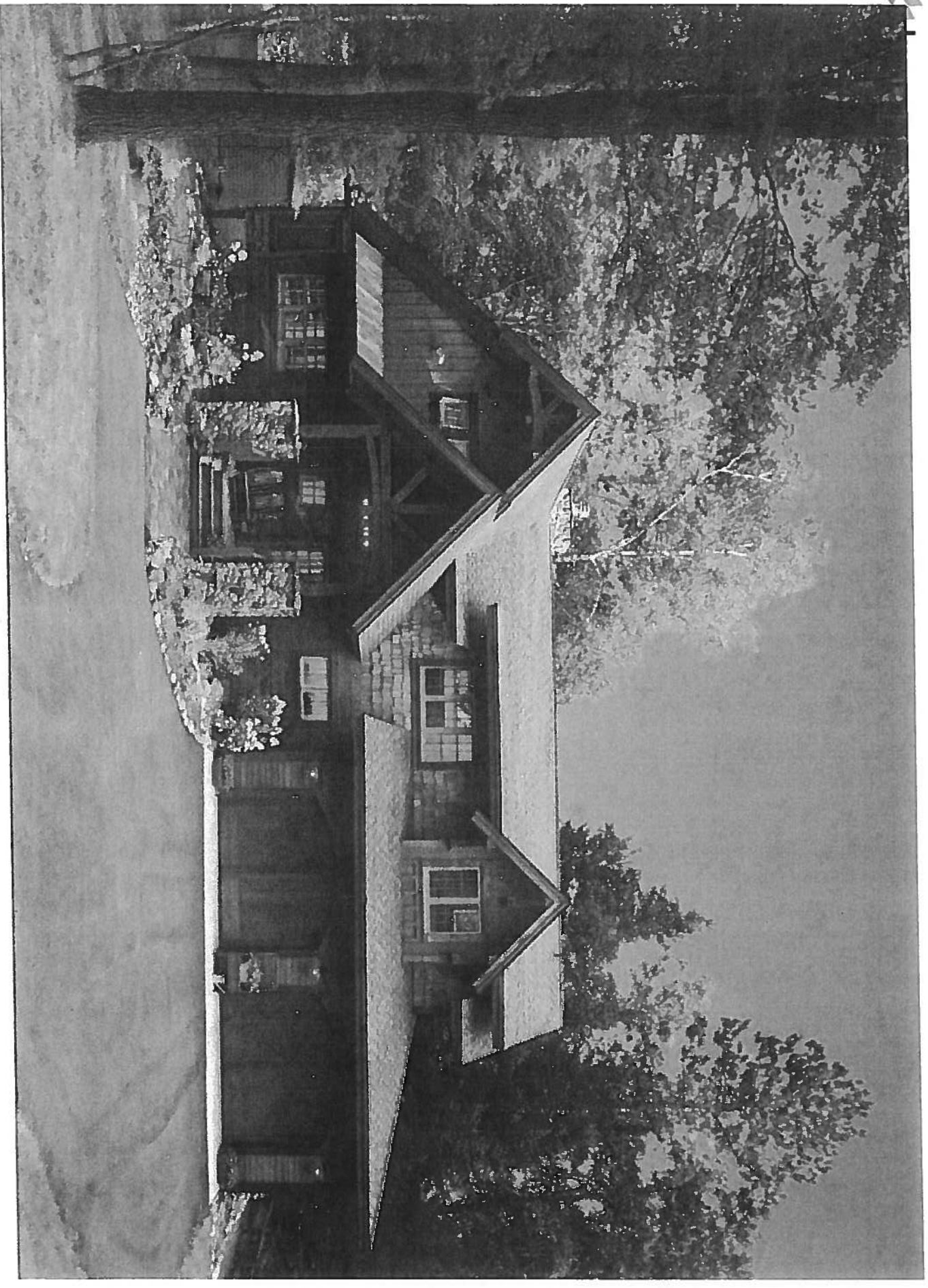
★★★★★ (4)

\$75.81[Kichler 9835](#)

★★★★★ (1)

\$61.00[Acclaim Lighting 7626](#)

★★★★★ (1)

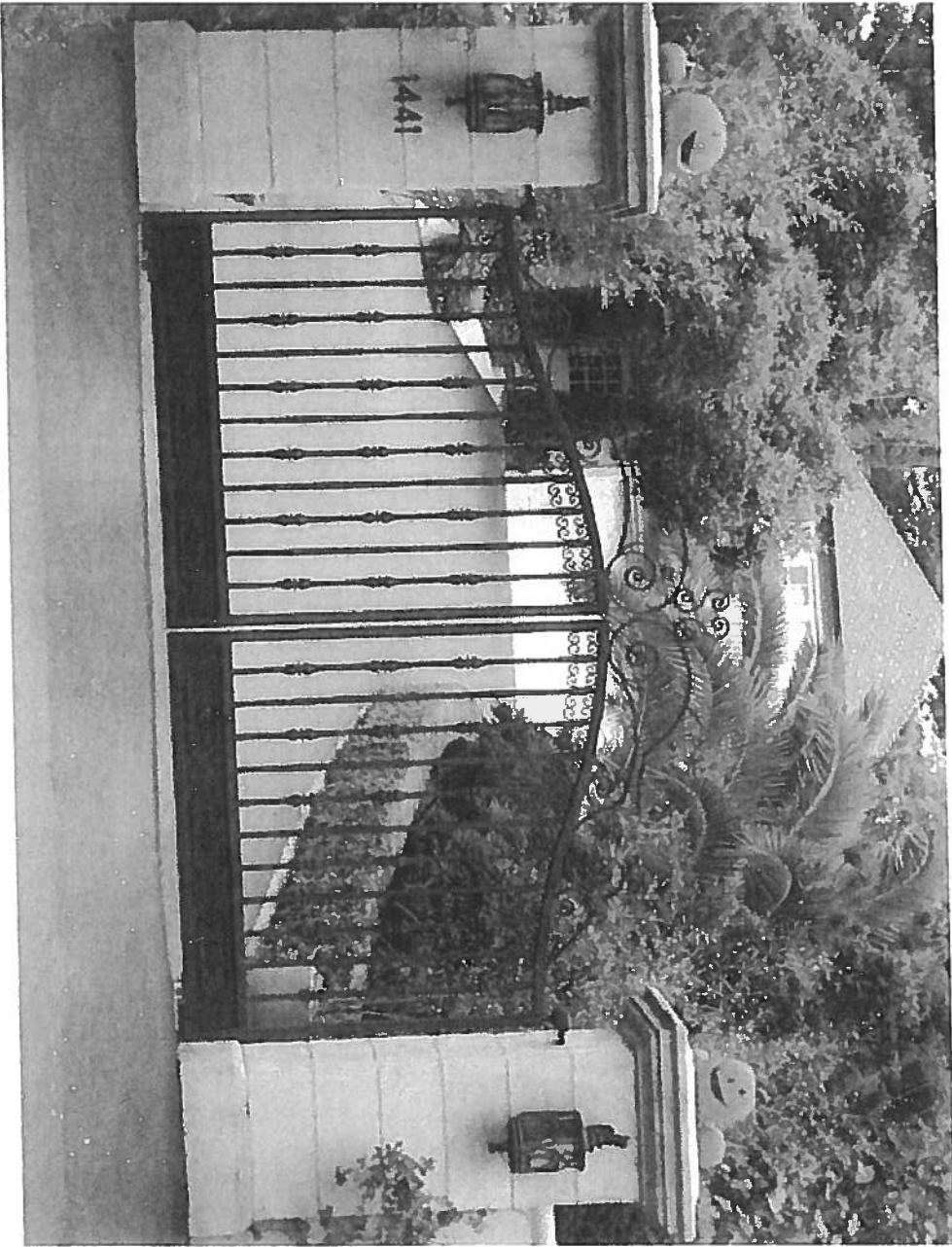


Color Scheme + Detail Enhancer (West Side)



Robert Ellenwood
General Contractors

Show Photo Colors >



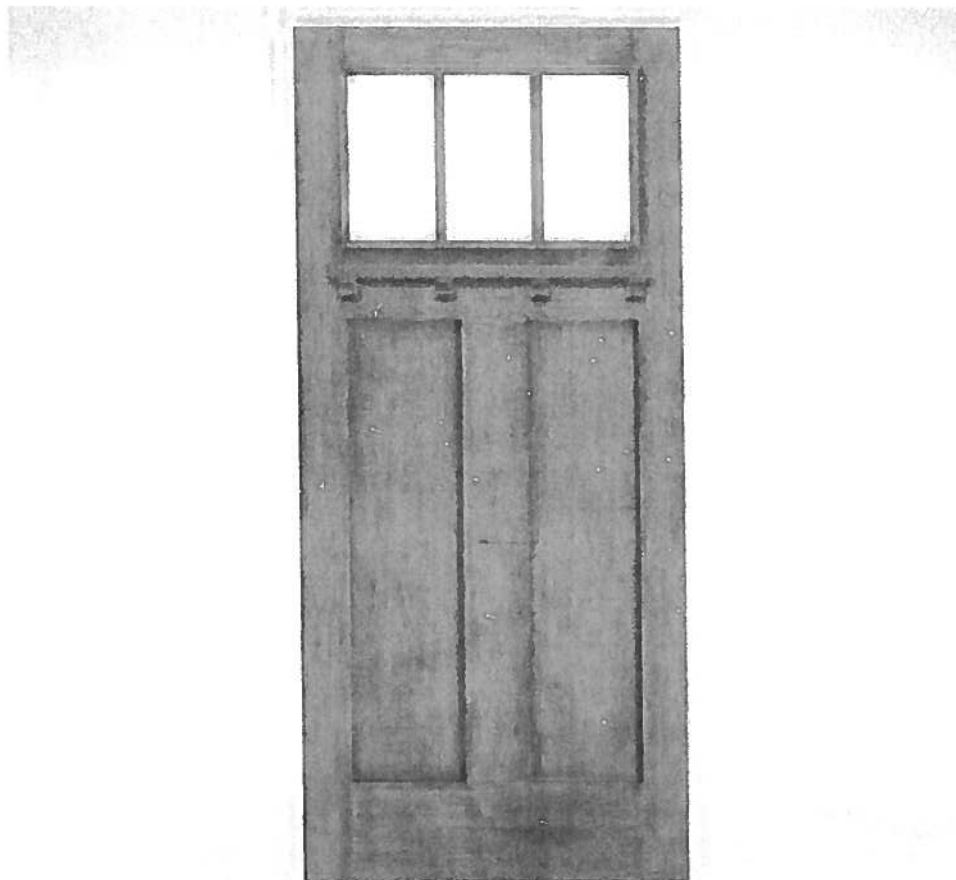
Pebble Beach Entry Gates

Fiberglass Glass Panel Exterior Door

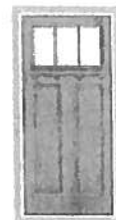
ARCHITECTURAL FIBERGLASS GLASS PANEL EXTERIOR DOOR

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Options
Group Model All
Model
*Fir Top
View
Craftsman
3-Light*



Glass Options
Clear

Options

Build & Instal

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

Our
tea
you

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 windturbines.~~ 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.

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
curved
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 Muller
(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



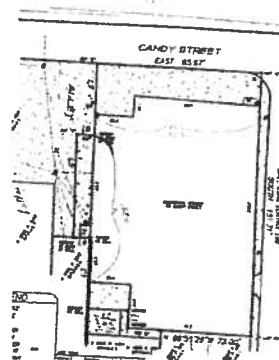
Door on east side



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



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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 windturbines. 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:

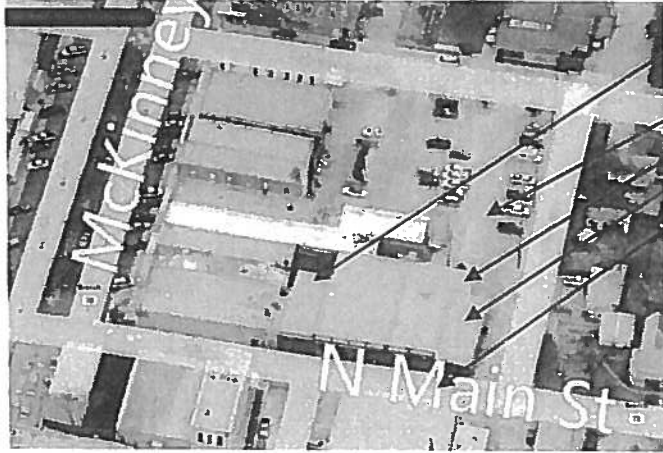
Typically, demolition of historic assets is not an easy or desirable decision. The demolition of the cinder block storage building is less of a concern than is the demolition of the tin building.

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.

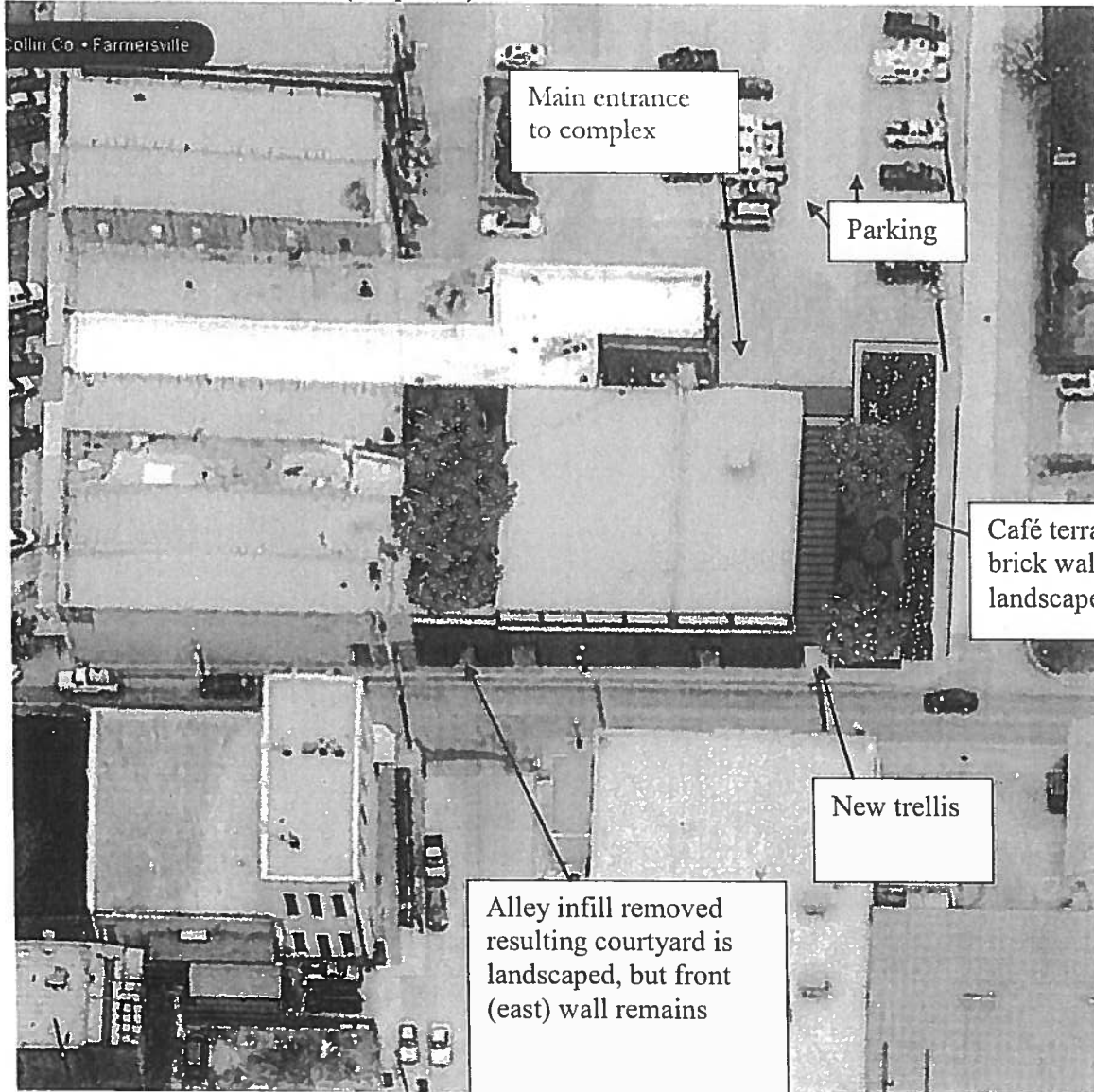
Aerial views: from the East (Existing)



- 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

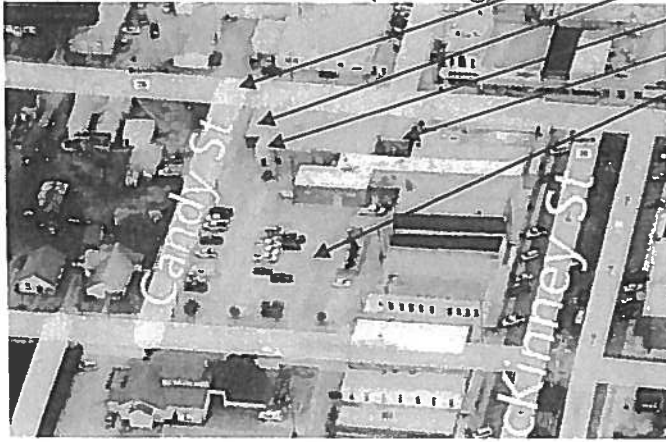
Parking

Café terrace with low brick walls and landscape

New trellis

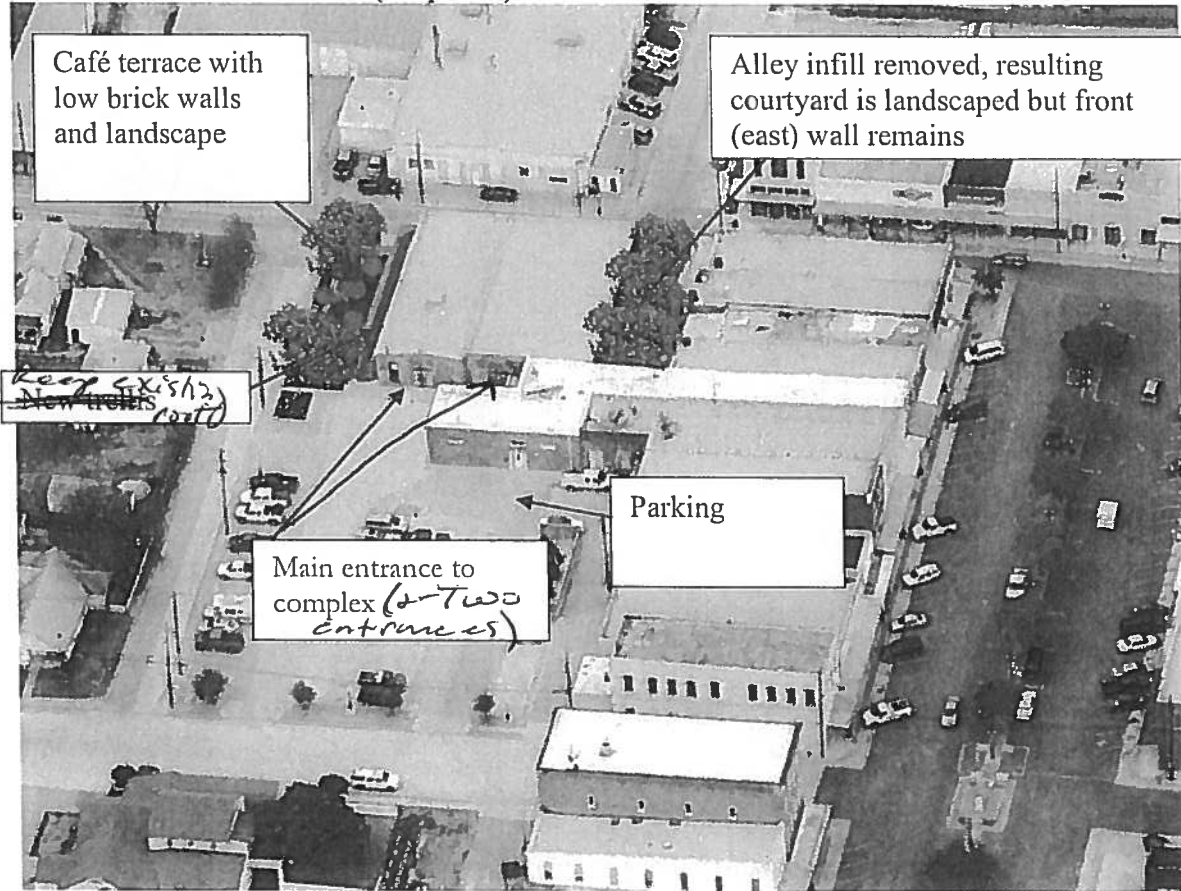
Alley infill removed resulting courtyard is landscaped, but front (east) wall remains

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

Keep existing
New trees
(entr)

Main entrance to
complex (2 Two
entrances)

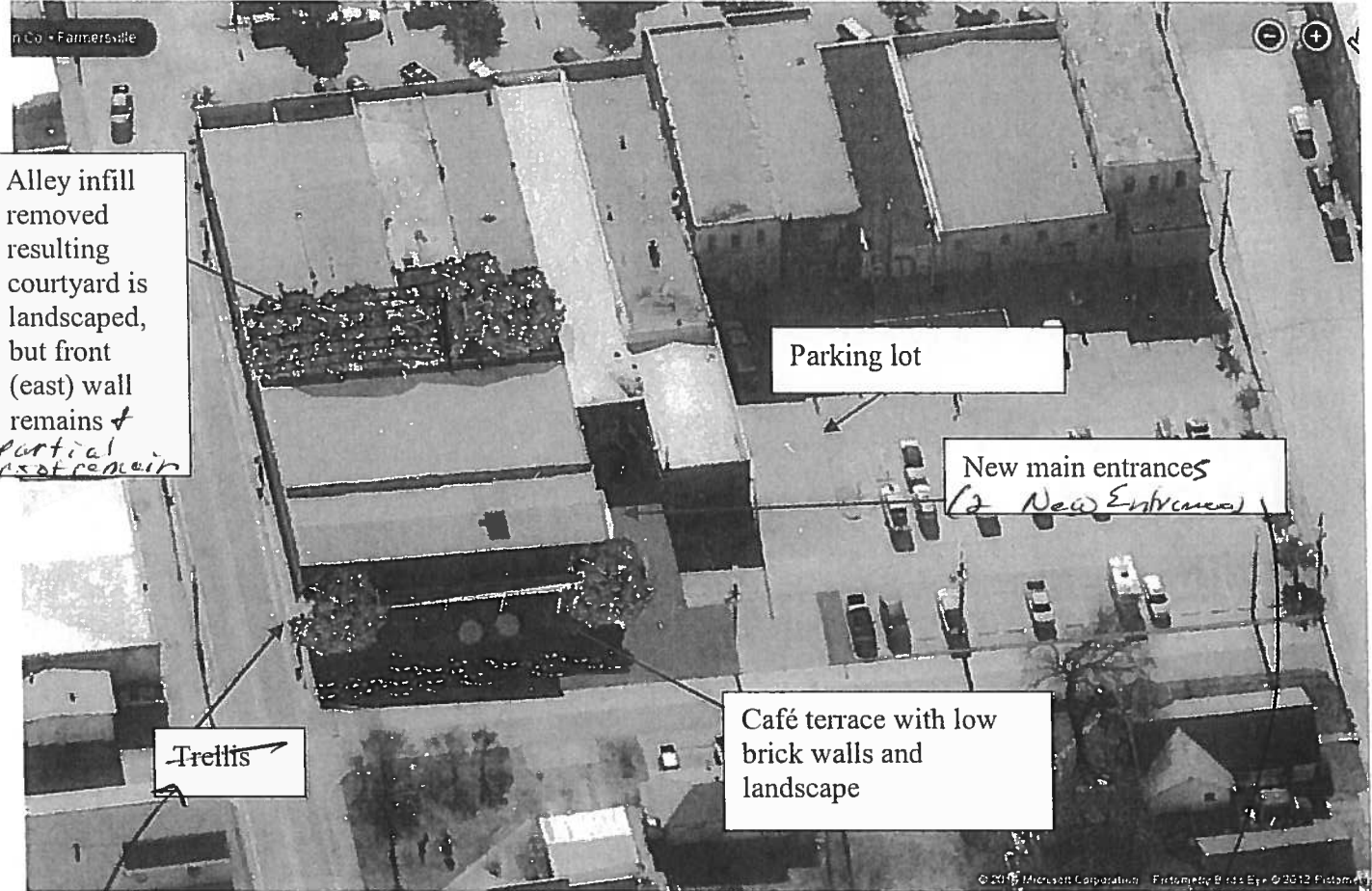
Parking

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 not remain

Parking lot

New main entrances
(2 New Entrances)

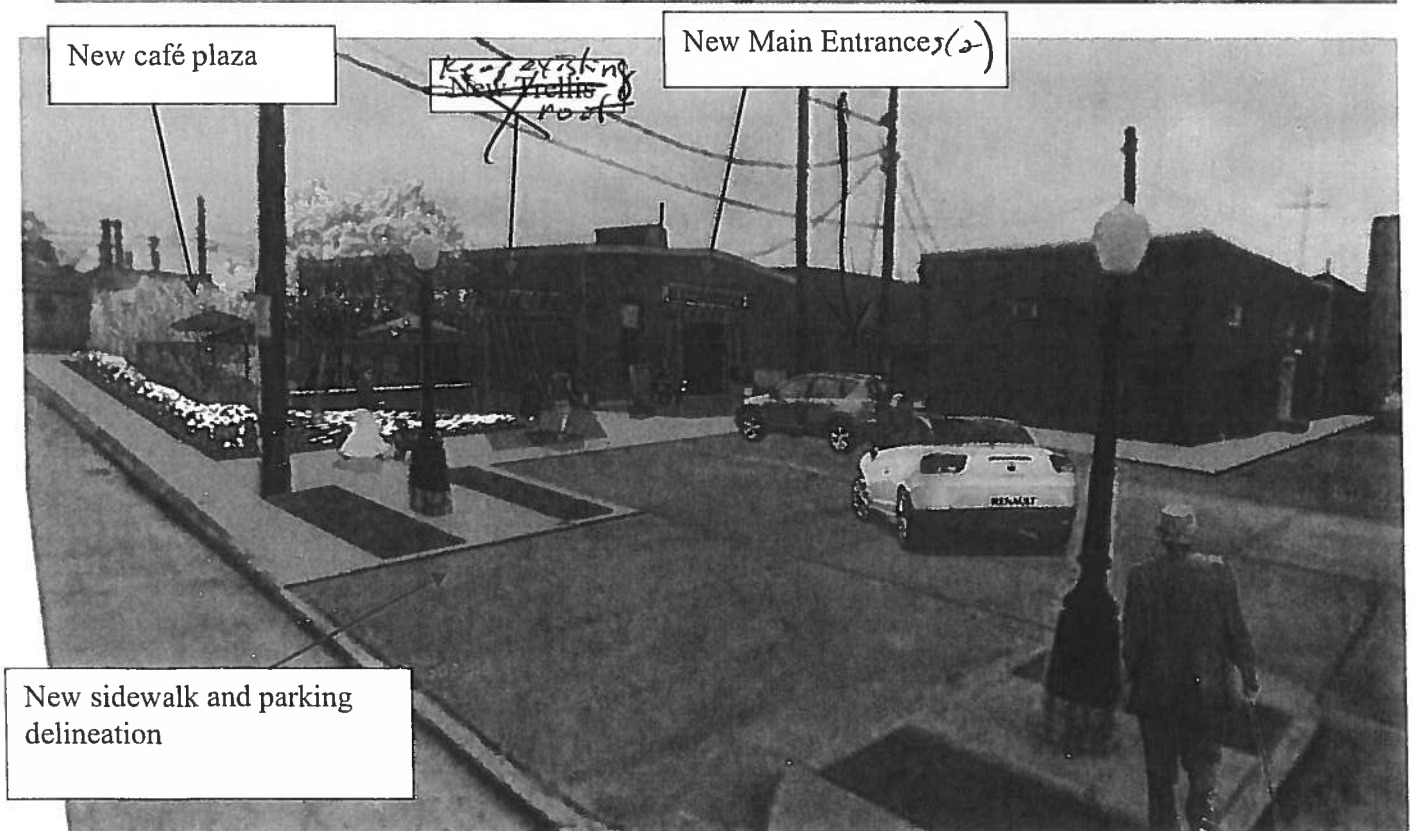
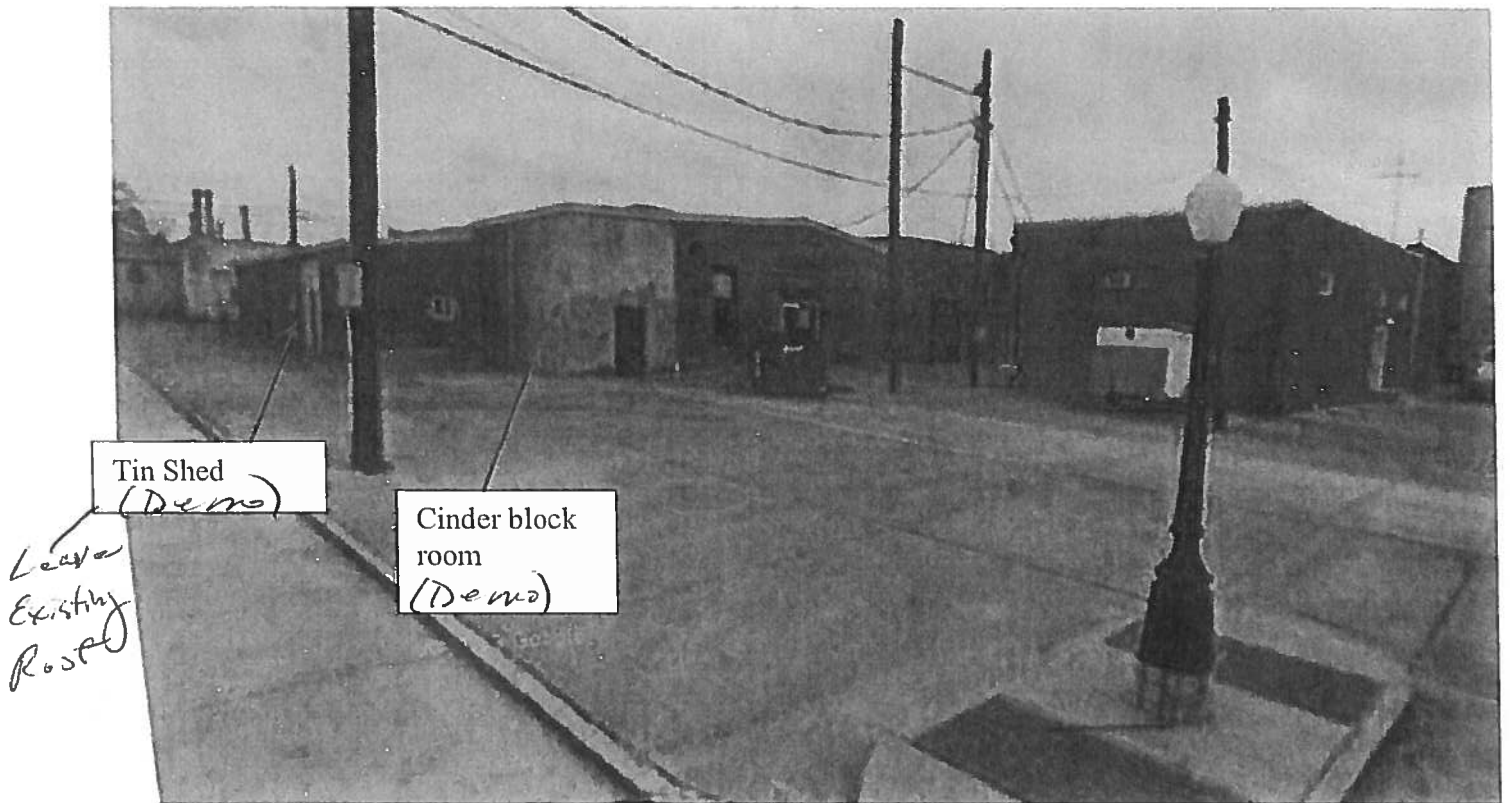
Trellis

Café terrace with low brick walls and landscape

Keep Existing
Roof + Wrap
Poles w/ cedar

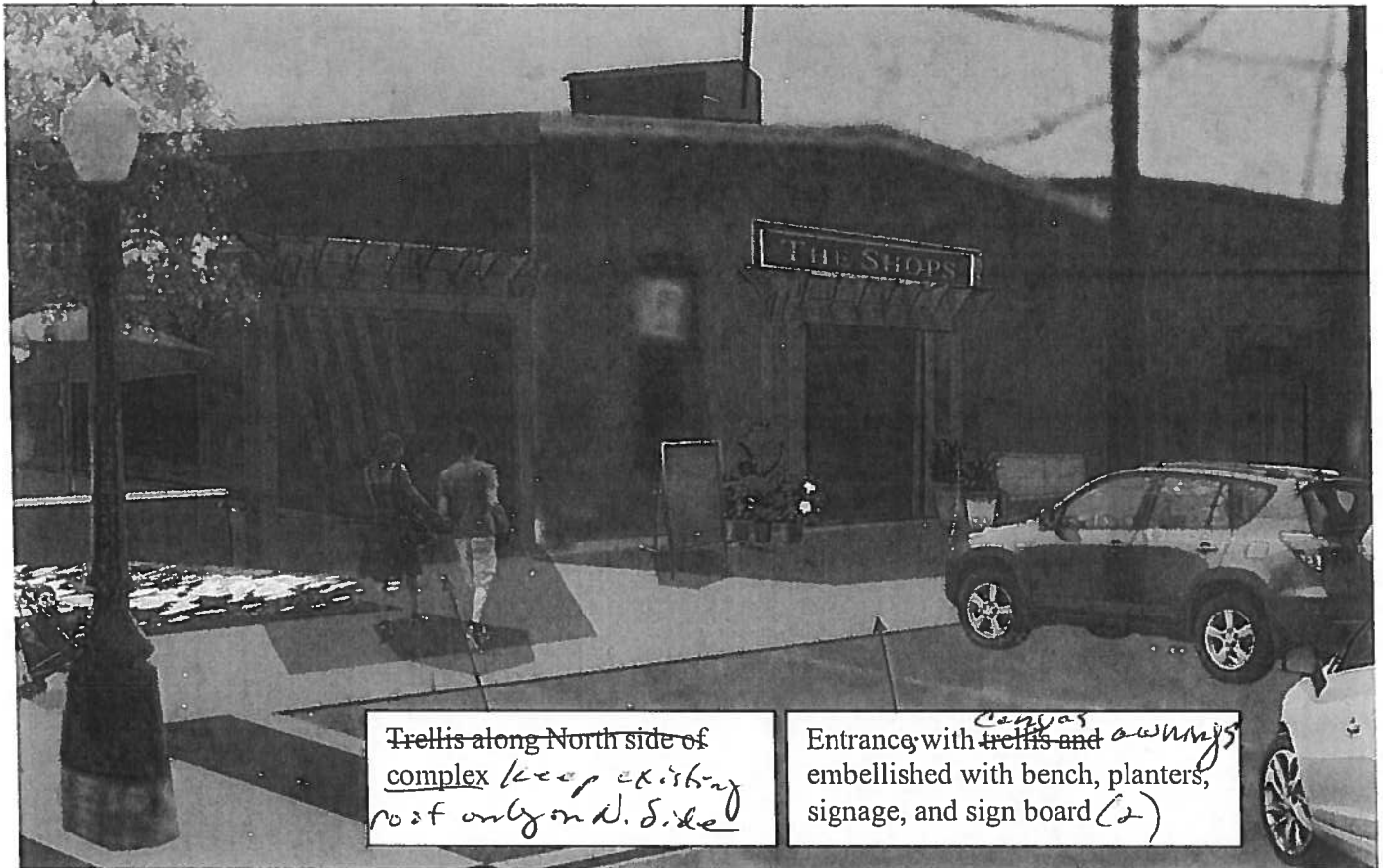
Would like
to install 2
new windows
beside entrances

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:



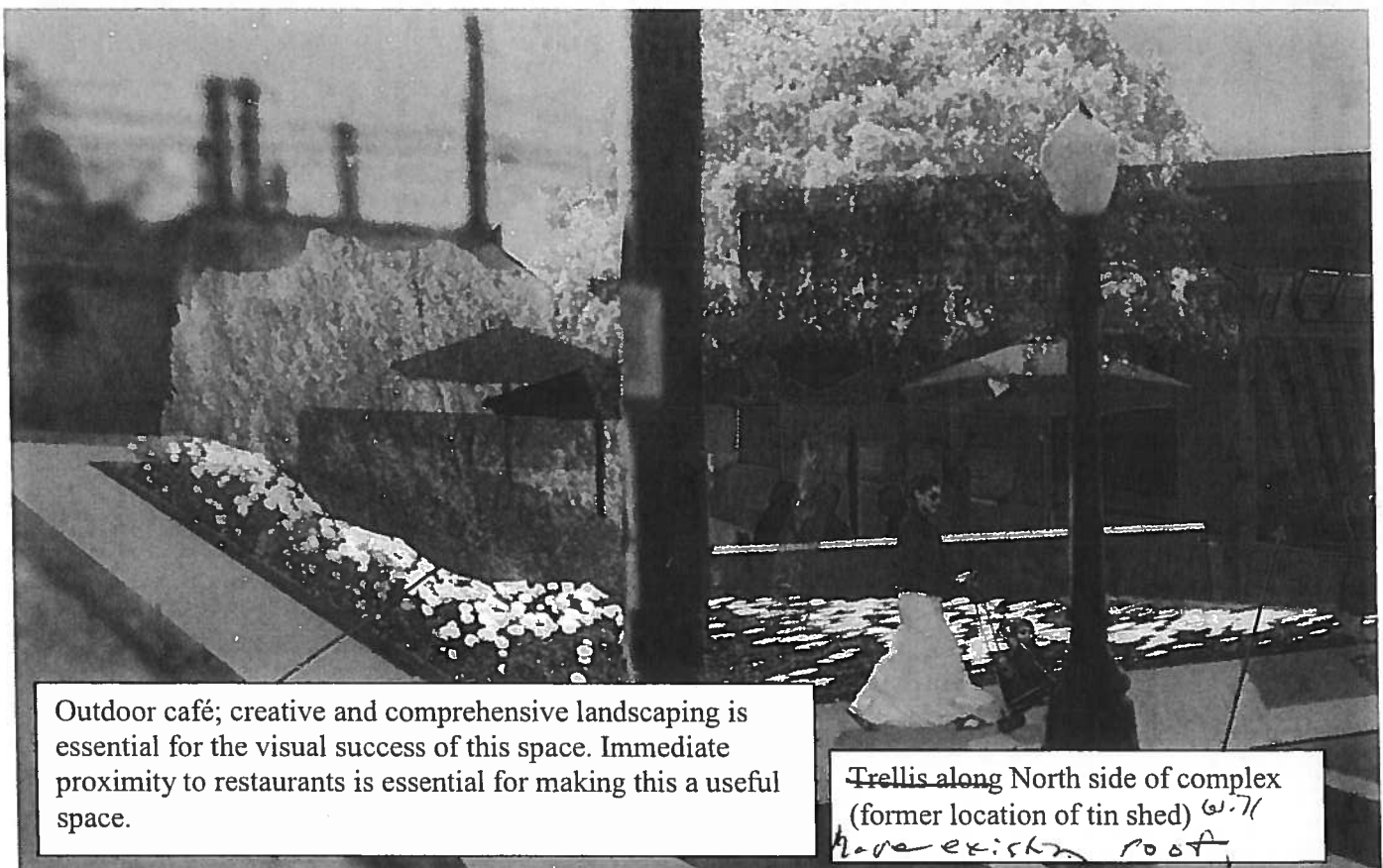
Proposed Above

Close up views:



Trellis along North side of complex *keep existing roof only on N. Side*

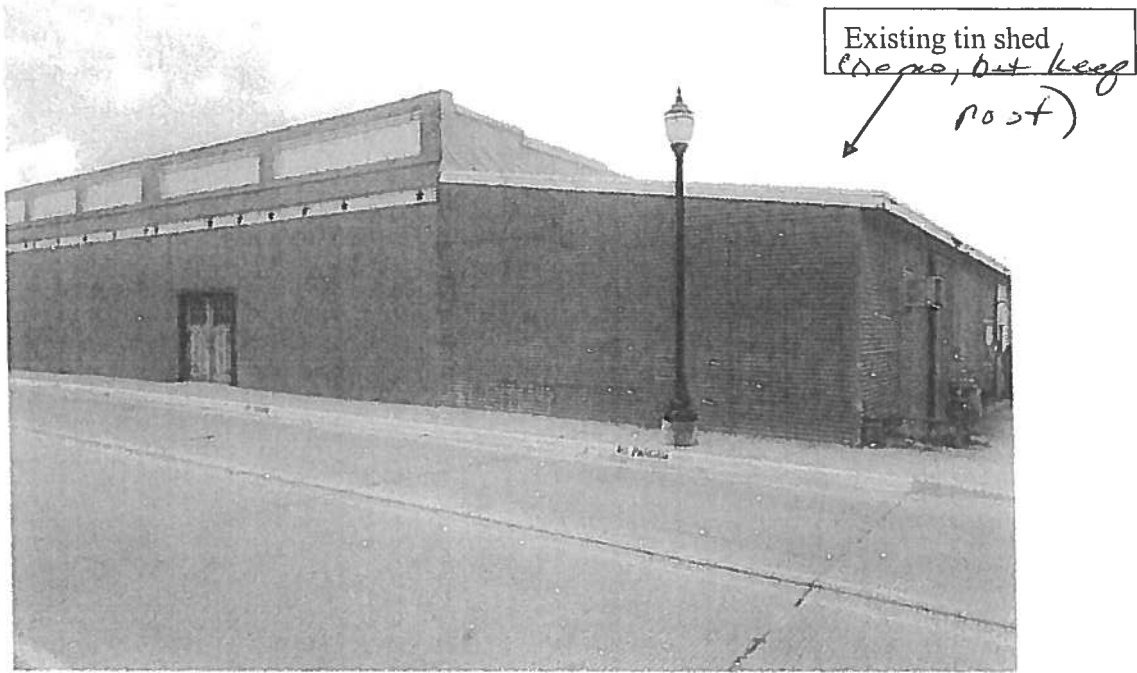
Entrance with *Canvas* awnings and embellished with bench, planters, signage, and sign board (2)



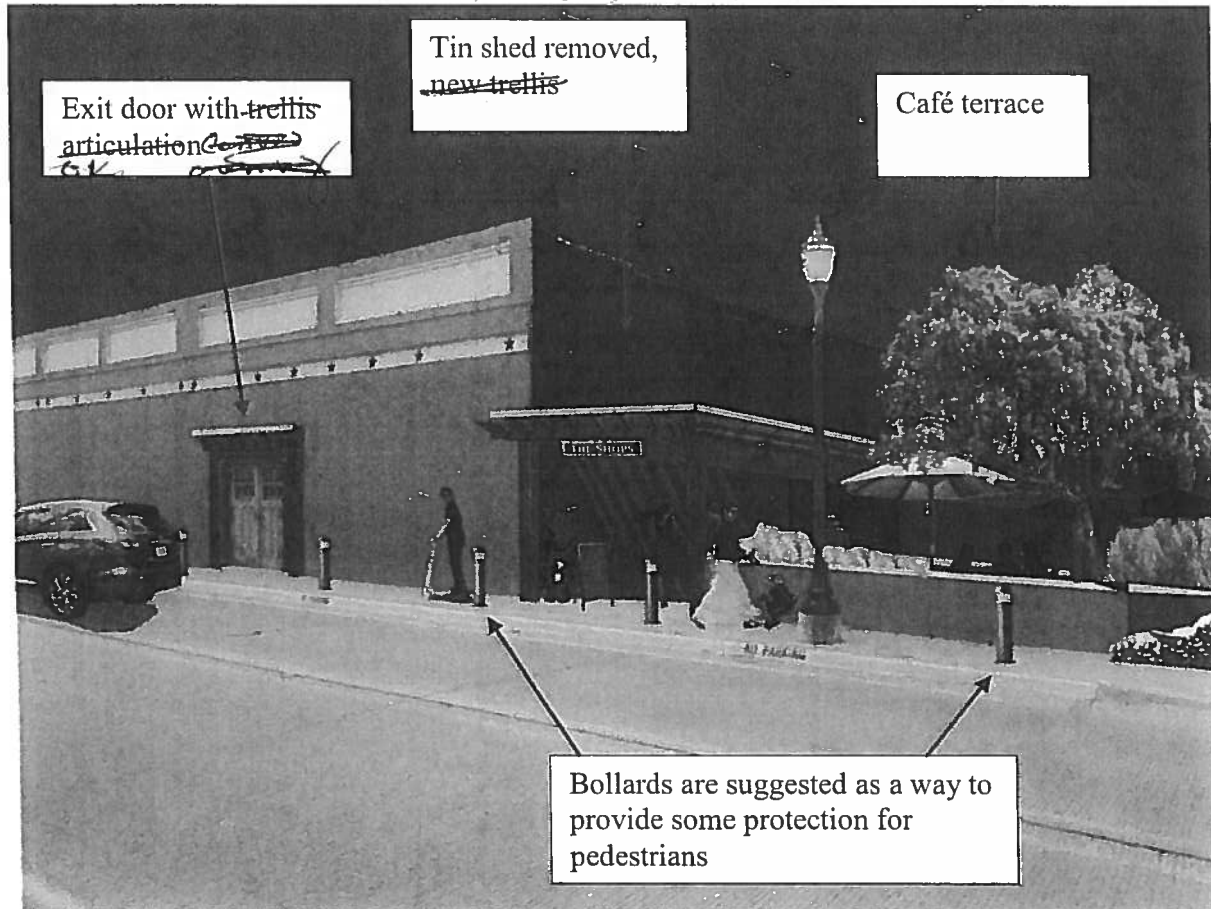
Outdoor café; creative and comprehensive landscaping is essential for the visual success of this space. Immediate proximity to restaurants is essential for making this a useful space.

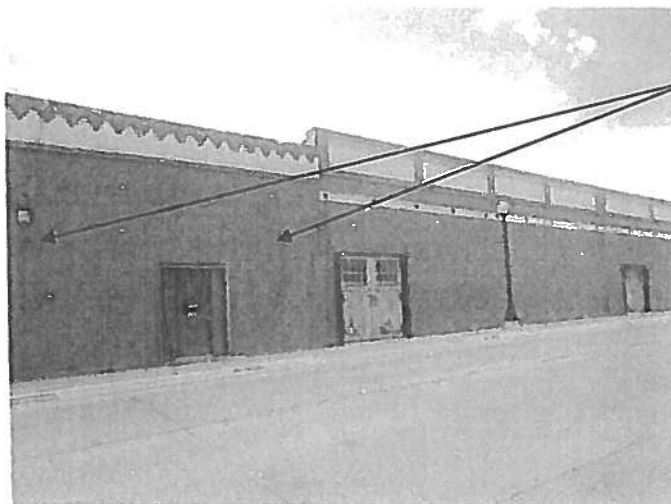
Trellis along North side of complex (former location of tin shed) *w/ have existing roof*

for covered patio area



*East/West Side Corner - (Demo
for bldg. Addition)*



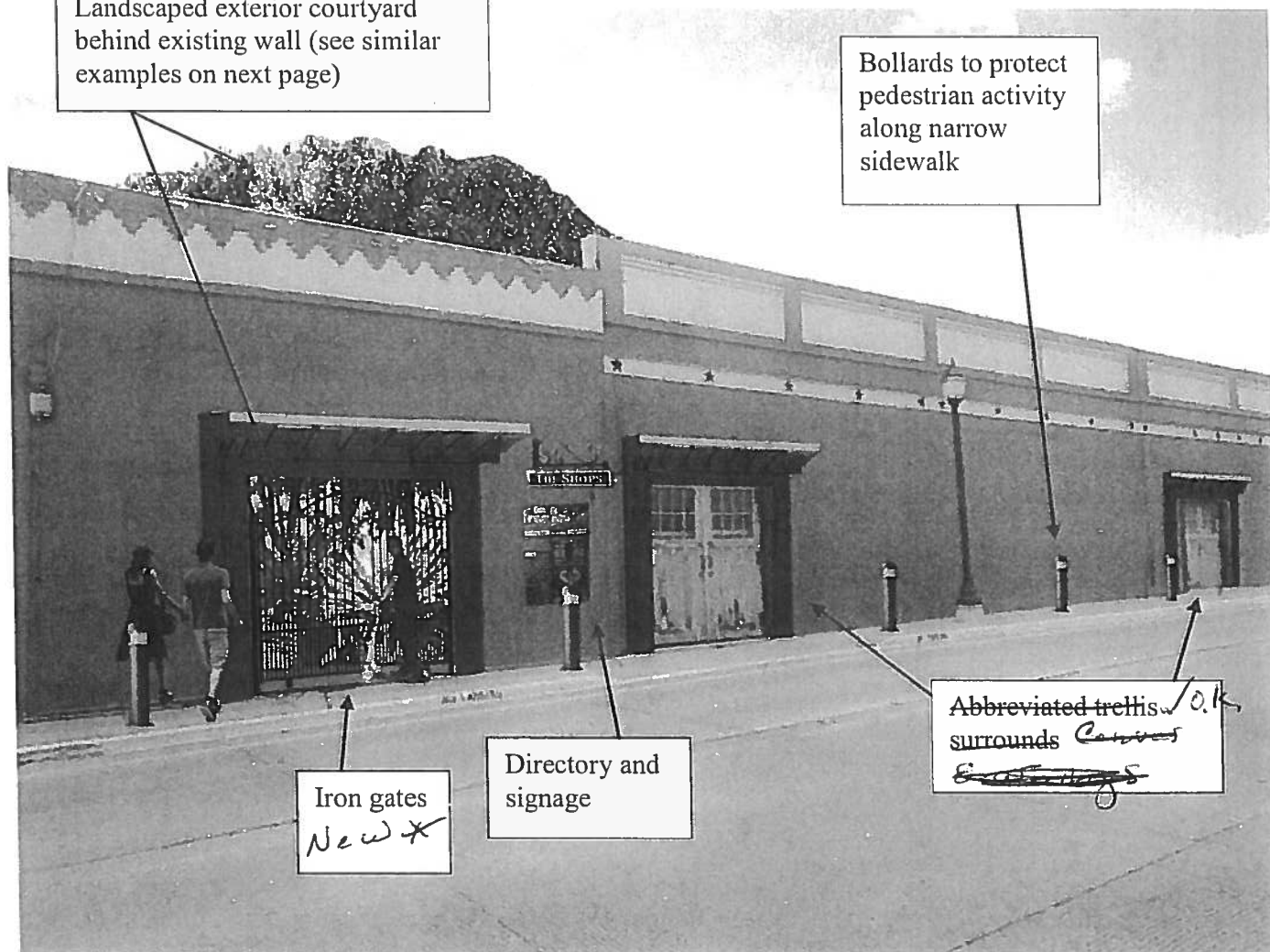


The owners are considering demolition of this wall in an effort to open the alley back up. Below, the exterior wall is shown intact with the same trellis surround that is proposed for the other doorways along Main Street as well as the main entrance on the west side. Beyond the Main Street wall is a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

*Exterior
(Small Building for New
Main Street)*

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

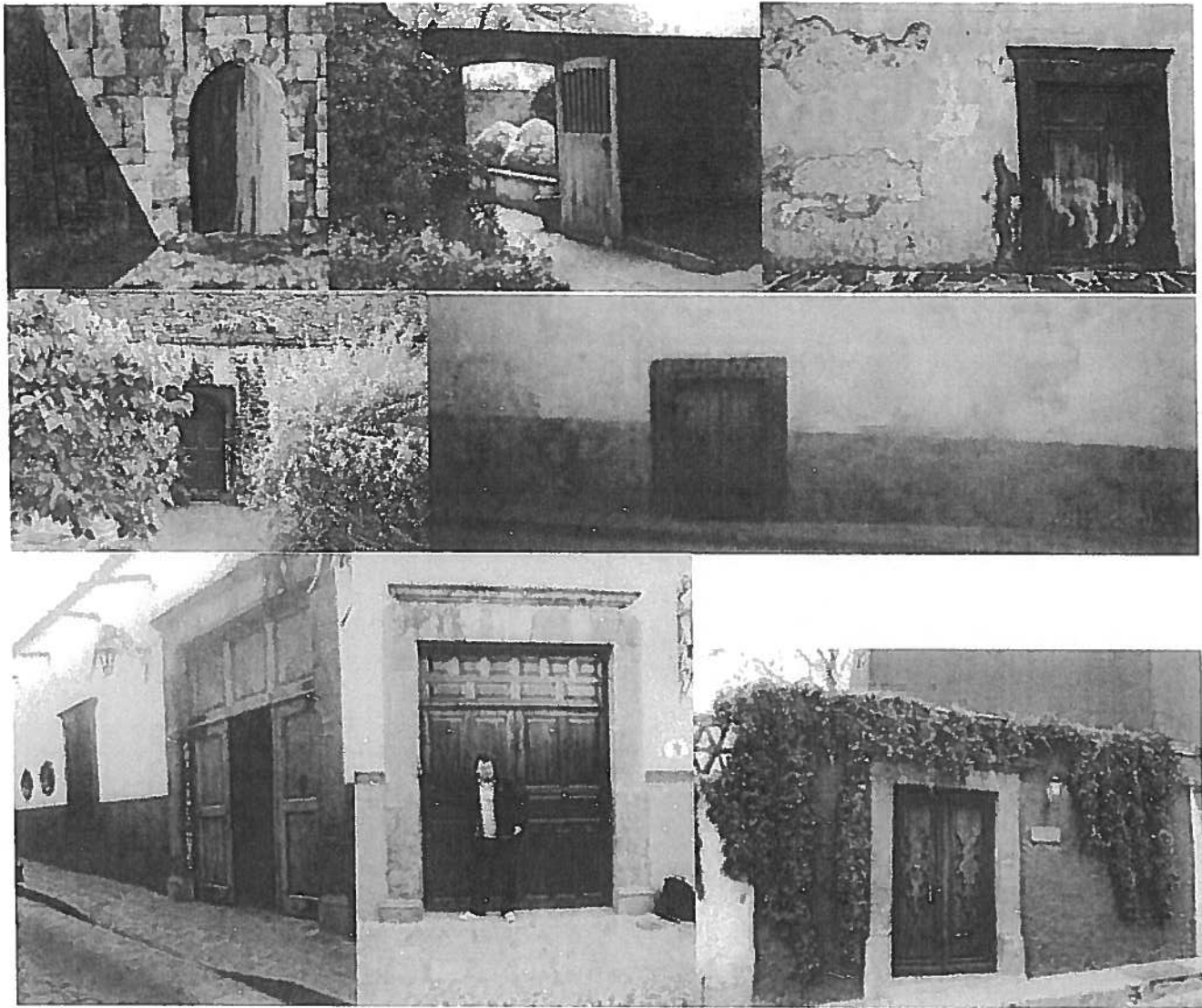
Bollards to protect pedestrian activity along narrow sidewalk



Iron gates
New X

Directory and
signage

Abbreviated trellis *OK*
surrounds *Canvas*
~~Enclosures~~



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



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 18th, 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: September 18th, 2014
SUBJECT: August 2014 Financial Statements

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

ACTION: Approve or disapprove the financial statements as presented

Farmersville Economic Development Corp 4A
Investment and Budget Report

August 2014

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A
August 2014

Statement Balance 8-1-2014 **\$246,172.38**

Deposits:	
Sales Tax:	\$19,735.49
Cking Int .05%	\$10.75
CD Interest	\$74.31
Transfer to Texpool	
Transfer from Texpool	\$-
Checks 1103-1104	<u>\$(1,270.59)</u>

Statement balance 9-1-2014 **\$264,722.34**

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest

Balance 9-1-2014	<u>\$264,722.34</u>
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Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ending September 30, 2014

	FY 2014 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$145,798.94	\$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		
Deposits														
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	\$17,187.58	\$19,735.49		\$199,368.72
Interest Income Eking	\$1,100.00	\$7.28	\$6.72	\$7.78	\$8.06	\$6.91	\$8.40	\$7.53	\$8.66	\$9.04	\$10.09	\$10.75		\$91.22
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	\$71.92	\$74.31		\$863.36
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	\$265,992.93	\$-	\$200,323.30
Expenses:														
Administration	\$1,000.00													\$600.00
Meeting Expenses	\$1,000.00	\$-										\$330.84		\$330.84
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											\$339.75		\$339.75
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	\$-	\$-	\$-	\$-	\$1,270.59	\$-	\$17,280.59
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
Facade Grant Program	\$50,000.00						\$35,311.00							\$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	\$-	\$-	\$-	\$-	\$1,270.59	\$-	\$80,799.90
Revenue vs Expenditures	(\$285,710)													\$-
From Reserves	\$285,710.00													\$-
Balance Budget	\$-													\$-
Total Expenditures								\$-	\$-	\$-	\$-	\$1,270.59	\$-	\$80,799.90
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	\$264,722.34	\$-	
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	\$250,000.00		\$250,000.00
Texpool Balance	\$366,517.59	\$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	\$366,615.52		\$366,615.52
Interest Earned		\$15.52	\$13.48	\$11.55	\$8.52	\$7.99	\$9.32	\$10.13	\$7.60	\$8.56	\$9.77	\$11.01		\$11.01
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	\$881,337.86	\$-	



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 18th, 2014
SUBJECT: Meeting minutes for August 21st, 2014

Consideration and possible approval of the minutes of August 21st, 2014 meeting.

ACTION: Approve or disapprove the August 21st, 2014 as presented

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
August 21st, 2014

The Farmersville EDC met in regular special session on August 21st, 2014, at 7:00 p.m. at the City Council Chambers with the following members present: Bob Collins, Chris Lair, Robbie Tedford, Kris Washam, and Kevin Meguire. Staff members present were City Manager Ben White, City Accountant Daphne Hamlin, and Mayor Joe Helmberger. Special guest recognized were Richard Smith, Diane Piwko, Leaca Caspari, Doris Williams and Jennifer Jiles.

CALL TO ORDER

Mr. Collins convened the meeting at 7:02 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Special guest recognized were Richard Smith, Diane Piwko, Leaca Caspari, Doris Williams and Jennifer Jiles.

PUBLIC HEARING REGARDING PROPOSED 2014-2015 BUDGET AND GOALS

Mr. Collins opened the public hearing at 7:03:00. Mr. Collins asked for anyone to come forward and speak for the proposed 2014-2015 Budget and Goals. Mr. Collins asked for anyone to come forward and speak against the proposed 2014-2015 Budget and Goals. With no one coming forward to speak for or against the 2014-2015 Budget and Goals, Mr. Collins closed the public hearing at 7:03:31.

CONSIDER, DISCUSS AND ACT UPON APPROVING THE EDC 4A PROPOSED BUDGET AND GOALS FOR BUDGET YEAR 2014-2015

On a motion by Mr. Tedford and a second by Mrs. Washam, the Board approved the Proposed Budget and Goals for Budget Year 2014-2015. Motion carried unanimously

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

City Manager Ben White updated to EDC Board on construction progress. Mr. White stated there is a delay on construction due to several issues surrounding Main Street Bridge. Rail Road Bridge construction is scheduled to begin construction October 2014.

UPDATE REGARDING COLLIN COLLEGE

Mr. Collins said there are no updates to report. Mr. McGuire asked if there are any openings on the Collin College Board and how difficult would it be to run for a seat. Mr. Collins stated key to securing a seat on the Board is to have someone who is known outside and inside of Farmersville. Mr. Collins stated currently there are (28) twenty eight applicants and election will be held spring of 2015. Mr. Collins stated he would like to see the Farmersville area more politically involved.

CONSIDERATION AND POSSIBLE ACTION REGARDING FAÇADE GRANT APPLICATIONS

EDC Board received two façade grant applications. First application presented to the EDC Board was for Doris Williams and Jennifer Jiles. EDC Board reviewed application

along with the documents and pictures provided for the improvement of the building located at 101 Candy Street. Estimate of work is approximately \$55k (fifty five thousand). Mr. Lair asked when construction is scheduled to begin. Ms. Jiles said as soon as funding is available from the EDC Board. Mr. Tedford requested a completed packet and return to the EDC Board for possible consideration and approval. On a motion by Mr. Tedford and a second by Mr. Lair to table this item, motion carried unanimously

Second application was from Diane Piwko, owner of Fiber Circle located at 200 McKinney Street, Farmersville, Texas. Mrs. Piwko presented to the EDC Board her façade grant application. Mrs. Piwko explained her reasoning for not providing any bid information or drawings was due to the fact her plans for construction on her building would not begin until April 2015. Mrs. Piwko explained that contractors would not provide her with any bids due to the fact the construction was too far out. Mrs. Piwko is requesting that the EDC Board approve her façade grant application now in order to hold funds due to the fact that the EDC Board only awards (2) two grants per year. Mr. Tedford explained that securing funds for a façade grant before a completed application has been submitted was not in the façade grant guidelines, and if someone presented to the EDC Board a completed application that fit the grant criteria, it could possibly go to them. Mrs. Piwko said she would like to point out that compared to other applicants that her business was more stable. Mrs. Piwko explained another factor to her needing to hold off construction until the spring was due to the fact that (60%) sixty percent of her business occurred during the fall time frame. Mr. Collins asked the EDC Board how they would like to proceed. It was determined that no action would be taken at this time.

RECEIVE PRESENTATION REGARDING RETAIL BUSINESS OPPORUTNITY FROM ROBIN GUSTAVSON.

No action taken. Item tabled

DISCUSSION AND POSSIBLE ACTION REGARDING FARMERSVILLE TOWNE CENTRE

Mr. Collins said that he will go before City Council on September 9, 2014 requesting support and approval to proceed with the Towne Centre Planning.

CONSIDERATION AND POSSIBLE ACTION OF ITEMS FOR PAYMENT

On a motion from Mr. Lair and a second from Mr. McGuire the EDC Board approved items listed for payment, motion carried unanimously

CONSDIERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JLYY 2014, AND REQUIRED BUDGET AMENDEMNTS

On a motion from Mr. McGuire and a second from Mrs. Washam the EDC Board approved the July 2014 Financials, motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTUES OF THE JUNE 19TH, 2014 AND JULY 31ST, 2014 MEETINGS.

On a motion from Mrs. Washam and a second from Mr. McGuire the EDC Board approved the June 19th, 2014 and July 31st, 2014 meeting minutes, motion carried unanimously

DISCUSSION ON CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Review Façade Grant Application and Guidelines

ADJOURNMENT

On a motion by Mrs. Washam and a second by Mr. Meguire, the Board adjourned at 7:51p.m.

Bob Collins, President

ATTEST:

Kris Washam, Secretary