



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Tax Increment Reinvestment Zone Number One Board

Wednesday, March 25, 2026

3:00 PM

Development Service Center

SPECIAL CALLED

After determining that a quorum is present, the Tax Increment Reinvestment Zone Number One Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, March 25, 2026, at 3:00 p.m. in the Development Service Center Training Rooms 4 and 5 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

2. ITEMS FOR CONSIDERATION

- A. [TIF26-017](#) Consider approval of the meeting minutes for March 26, 2025.

Attachments: [February 25, 2026 TIRZ 1 Special Called Minutes](#)

- B. [TIF26-018](#) Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 520 S. Elm St., Brakefield's Pool Service, LLC. The Downtown Economic Development Committee recommends approval of up to \$10,000 (9-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Grant Application](#)

[Exhibit 3 - Presentation](#)

- C. [TIF26-019](#) Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 122 N. Locust St., Mister Red, LLC. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Grant Application](#)

[Exhibit 3 - Certificate of Appropriateness](#)

[Exhibit 4 - Presentation](#)

- D. [TIF26-020](#) Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 325 W. McKinney

Street, McKaroll Partners, LLC. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Grant Application](#)

[Exhibit 3 - Presentation](#)

3. WORK SESSION

- A. [TIF26-021](#) Receive a report and hold a discussion regarding an overview of current items in the Agenda Queue and discussion of possible future agenda items.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Future Agenda Items](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment Reinvestment Zone Number One Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Tax Increment Reinvestment Zone Number One Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 18, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

**MINUTES
CITY OF DENTON
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD
SPECIAL CALLED
February 25, 2026**

After determining that a quorum was present, the Tax Increment Financing Reinvestment Zone Number One Board of the City of Denton, Texas, convened in a Special Called Meeting on Wednesday, February 25, 2026, at 12:03 p.m. in the Development Service Center, Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items were considered:

PRESENT: Brian Beck, Marybeth Reinke Doyle, Joe Holland, Suzanne Johnson (Chair), and Tim Stoltzfus

ABSENT: Daniel Abasolo (Vice-Chair), and Taylor Brakefield

STAFF: Scott Bray, Vanessa Esparza, Kristen Pulido, Brittany Sotelo, Erica Sullivan, and Matilda Weeden

1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

No presentations from members of the public.

2. ITEMS FOR CONSIDERATION

A. TIF26-009 Consider approval of the meeting minutes for September 24, 2025.

Beck made a motion to approve the minutes of September 24, 2025. Reinke Doyle seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

B. TIF25-010 Consider approval of the 2026 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board.

Holland made a motion to approve the 2026 Meeting Schedule for the Tax Increment Reinvestment Zone Number One Board as presented. Stoltzfus seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

C. TIF26-011 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 – 116 N. Elm, Fine Arts Theater of Denton, LLC.

Beck made a motion to approve recommendation of \$50,000 to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 – 116 N. Elm, Fine Arts Theater of Denton, LLC. Holland seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

D. TIF26-012 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar.

Stoltzfus made a motion to approve recommendation of \$50,000 to City Council regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar. Doyle seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

E. TIF26-013 Receive a report, hold a discussion, and make a recommendation to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar.

Holland made a motion to approve recommendation of \$50,000 to City Council regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar. Beck seconded the motion. Motion carried (5-0).

AYES (5): Beck, Holland, Reinke Doyle, Johnson, and Stoltzfus
NAYS (0): None

3. WORK SESSION

A. TIF26-014 Receive a report and hold a discussion regarding the Downtown Reinvestment Grant Policy.

Staff presented the item and discussion followed. No action was taken.

- B. TIF26-015 Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.**

Staff presented the item and discussion followed. No action was taken.

- C. TIF26-016 Receive a report and hold a discussion regarding future agenda items and topics.**

Staff presented the item and discussion followed. No action was taken.

4. CONCLUDING ITEMS

With no further business, the meeting adjourned at 1:28 p.m.

Suzanne Johnson, Chair
Tax Increment Reinvestment Zone Number One

Vanessa Esparza, Board Secretary
Administrative Assistant

Minutes Approved On: _____



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: March 25, 2026

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 520 S. Elm St, Brakefield's Pool Service, LLC. The Downtown Economic Development Committee recommends approval of up to \$10,000 (9-0).

BACKGROUND

Brakefield's Pool Service was founded by Jay Brakefield in 2012 as a part-time venture. By 2014, the company had grown to nearly 30 clients, and in 2016, he transitioned the business to a full-time operation.

Brakefield's Pool Service provides services for swimming pools and backyard areas. Their offerings include weekly pool maintenance, equipment repairs, new equipment installation, tile and coping repairs, concrete repair and installation, deck-o-seal/mastic replacement, leak detection, and more.

Today, Brakefield's Pool Service employs seven full-time employees, and works with a network of highly skilled subcontractors.

Project

After more than a decade of successful operations, Brakefield's Pool Service has relocated to 520 S. Elm St. The company is currently enhancing the building's exterior with fresh paint and new signage to attract additional clients. Looking ahead, their goal is to renovate the interior while preserving the original structure. This expansion will create additional space to open a retail area where customers can conveniently purchase pool chemicals and equipment.

Projected Improvements include: Façade (Paint Only) and Sign

Project Submitted Expenses: \$32,883.65

Grant Request: \$10,000

Applicable Policy Limits:

- *Façade/Building Rehabilitation:*

- Definition: Removing slipcovers or non-historical/added facades, repainting brick or replacing mortar joints, replacing or restoring cornices, removing paint from brick, replacing windows, restoring transom windows, painting, roof and foundation work.
 - Paint-only grants are limited to a 50% match with a cap of \$7,500 per grant.

- *Awnings and Signs:*
 - Definition: Replacing, adding or repairing awnings and signs. Signs may include signboards, projecting signs and pedestrian signage (includes window sign, hanging sign, and awning/canopy sign).
 - Awning grants are limited to a 50% match with cap of \$7,500 per grant.
 - Sign grants are limited to a 50% match with a cap of \$2,500.

PRIOR ACTION/REVIEW

On February 19, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 27 points, making it eligible for a recommendation of up to the max allowable amount of \$10,000. These scores support the recommendation to approve the application as requested. The grant application request and DEDC recommendation are up to \$10,000.

OPTIONS

1. Recommend approval of grant amount recommended by the DEDC to City Council.
2. Recommend a lesser amount than recommended by the DEDC to City Council.
3. Do not recommend approval of grant application.

EXHIBITS

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Grant Application
- Exhibit 3 – Presentation

Respectfully submitted:
Kristen Pulido
Main Street Program Manager
Office of Economic Development

From: [Smartsheet Automation](#)
To: [Pulido, Kristen](#)
Subject: Brakefield's Pool Service, LLC has completed the Downtown Reinvestment Grant form
Date: Monday, November 10, 2025 10:44:58 AM

This message has originated from an External Source. Please be cautious regarding links and attachments.



<!--[if !mso]--> <!--[endif]-->

Brakefield's Pool Service, LLC has completed the Downtown Reinvestment Grant form

Brakefield's Pool Service, LLC has completed the Downtown Reinvestment Grant form:

- Address: 520 S Elm Street Denton, Tx 76201
- Type of work: Paint Only, Signage
- Planned Improvements: Exterior paint of both front and rear building - black trim and white fields

Sign - Vacuumed Form Pylon Face with install
59 3/4 x 96 1/4 lexan pans, 2" deep, 1 1/2" flange for 1" retainer, painted white b.g, 4 pms teal and/or blue, black, opaque for dark colors, white, double mas, outline, art.
LED Retrofit

- Total Cost: 32883.65
- Total Grant Request: 34000.00

Additional Notes:

- The prospect's submitted total cost is not equal to the sum of individual costs reported in the form.
- The prospect's submitted total grant request is not equal to the sum of individual grants reported in the form.
- The grant request exceeds 50% of the total project cost.



Details

Changes since 11/10/25, 10:42 AM

1 row added

5 attachments added

1 row added or updated (shown in yellow)

[Row 5](#)

Business name	Brakefield's Pool Service, LLC
Created date	11/10/25, 10:42 AM
Applicant name	Jay Brakefield
Applicant mailing address	520 S Elm St
Phone number	[REDACTED]
Email	[REDACTED]
Building owner different from applicant?	No
Building owner (if different from applicant)	
Building owner phone	
Building owner email	
Building name	Brakefield's Pool Service
Project site/address	520 S Elm Street Denton, Tx 76201
Type of work	Paint Only Signage
Planned Improvements Details	Exterior paint of both front and rear building - black trim and white fields Sign - Vacuumed Form Pylon Face with install 59 3/4 x 96 1/4 lexan pans, 2" deep, 1 1/2" flange for 1" retainer, painted white b.g, 4 pms teal and/or blue, black, opaque for dark colors, white, double mas, outline,

	art. LED Retrofit
Downtown benefit	This project will enhance the appearance of my business, making it more inviting and visually appealing to visitors and residents. Fresh paint and signage will not only improve my storefront but also contribute to the overall aesthetic of downtown, helping create a more vibrant, attractive, and welcoming environment. An improved exterior encourages foot traffic, supports neighboring businesses by drawing more people to the area, and demonstrates pride in our community. By investing in the look of my business, I am helping strengthen the identity and appeal of the downtown district as a whole.
General or fire suppression application	General grant categories
Facade/building rehab cost	26000.00
Facade/building rehab requested grant	25833.33
Awnings cost	0
Awnings requested grant	0
Signs cost	7050.32
Signs requested grant	8000.00
Impact fees cost	0
Impact fees requested grant	0
Utility upgrades cost	0
Utility upgrades requested grant	0
Interior/code improvements cost	0
Interior/code improvements requested grant	0

Fire suppression system cost	
Fire suppression system requested grant	
Total cost (submission)	32883.65
Total cost (Smartsheet)	33050.32
Total grant request (submission)	34000.00
Total grant request (Smartsheet)	33833.33
Message Details	<ul style="list-style-type: none"> • The prospect's submitted total cost is not equal to the sum of individual costs reported in the form. • The prospect's submitted total grant request is not equal to the sum of individual grants reported in the form. • The grant request exceeds 50% of the total project cost.

Changes made by web-form@smartsheet.com



5 attachments added

- EDITED-FRONT.jpg (8M)** added by web-form@smartsheet.com on Row 5: Brakefield's Pool Service, LLC
- Grantdocuments.pdf (14M)** added by web-form@smartsheet.com on Row 5: Brakefield's Pool Service, LLC
- SignEstimate.pdf (135k)** added by web-form@smartsheet.com on Row 5: Brakefield's Pool Service, LLC
- Signdrawing.png (631k)** added by web-form@smartsheet.com on Row 5: Brakefield's Pool Service, LLC
- EDITED-SHOP.jpg (1M)** added by web-form@smartsheet.com on Row 5: Brakefield's Pool Service, LLC

You are receiving this email because you are subscribed to a workflow "New application notification" (ID# 6133402949707652) on sheet [DRG App Data](#)

[Exclude your changes from all notifications](#) | [Unsubscribe](#)

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How will this project benefit Downtown?

Legal Description of the property:

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$25,833.33	\$7,500
Awnings		
Signs	\$7050.32	\$2,500
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System		
Totals	\$32,883.65	\$10,000

TOTAL COST OF PROPOSED PROJECT \$ 32,883.65

TOTAL GRANT REQUEST \$ 10,000
(May not exceed 50% of TOTAL COST up to \$50,000)

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.


Applicant's Signature

01/30/2026
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

Brakefield's Pool Service

Business/Organization Name

Brakefield's Pool Service

Applicant's Signature

Printed Name

Date

Jay Brakefield Jay Brakefield

Building Owner's Signature (if different from applicant) Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature



723 S Woodrow Lane
 Denton, TX 76205
 (940) 382-8899

ESTIMATE

EST-9972

signarama-denton.com

Payment Terms: Cash Customer

DESCRIPTION: Vacuumed Form Pylon Face- Qty 2

Bill To: Brakefield's Pool Service
 701 S Locust St Suite 121
 Denton, TX 76201
 US

Pickup At: Signarama Denton, Texas
 723 S Woodrow Lane
 Denton, TX 76205
 US

Requested By: Jay Brakefield
 Email: jay@bps940.com
 Work Phone: (940) 536-9689

Salesperson: House Signarama Denton Texas
 Entered By: Glen Smith

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 Vacuumed Form Pylon Face- Qty 2 with install 59 3/4 x 96 1/4 lexan pans, 2" deep, 1 1/2" flange for 1" retainer, painted white b.g, 4 pms teal and/or blue, black, <u>opaque for dark colors</u> , white, double mask, outline, art	1	\$4,783.00	\$4,783.00	\$4,783.00
1.1 Custom Item Taxed - Sign Faces				
2 LED Retrofit	1	\$1,355.00	\$1,355.00	\$1,355.00
2.1 Custom Item Taxed - Sign Faces				

Regarding the production of custom signs, this estimate is valid based on information from the client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs. There will be a 3.25% convenience fee added to all orders that are paid with a credit card. Customers paying with checks or cash must notify Signarama to remove the charge.

Base Subtotal:	\$6,138.00
Shipping:	\$375.00
Subtotal:	\$6,513.00
Taxable Amount:	\$6,513.00
Taxes:	\$537.32
Grand Total:	\$7,050.32
Deposit Required:	\$3,525.16

Permitting: An administrative fee will be added for each permit filed with the city. This covers artwork, creation for plans submitted, and paperwork to be filed with the city. Additionally, the raw cost of the permit as billed by the city will be added to the final invoice at no markup. It is the responsibility of the client to inform E & S Signs LLC dba Signarama Denton to remove the permit acquisition fees if they wish to obtain it themselves, or forgo acquiring a permit altogether. The property owner / tenant is ultimately held responsible for permits and code violations on premises, and acknowledges E & S Signs LLC dba Signarama Denton is not liable for any violations or fees from improper permit acquisition. All signs are property of E & S Signs LLC dba Signarama Denton until payment is received in full.

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from the client about the project. for the time required to complete the installation. Actual cost may change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring, and other components to restore sign illumination as needed only. Client must request and approve the complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs. Note any lighted sign longer 10ft in is subject to a center seam. This estimate only includes the installation to an existing sign circuit. If there is no existing sign circuit an electrician will be needed to create the sign circuit and completed by the owner before the installation of the lighted sign.

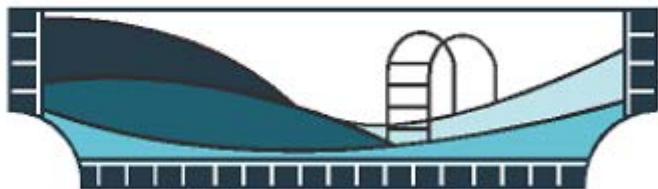
THIS ESTIMATE IS VALID FOR 30 DAYS FROM THE LAST REVISED DATE. Tariffs: Any cost of Tariffs, if applicable, will be applied as a shipping line item, and may vary depending on materials and economical climate. Client will be notified by E&S Signs LLC of the tariff amount and must approve before the project is moved into production.

Signature: _____ Date: _____



BPS

Brakefield's Pool Service





PREPARED BY

Clay Tolin
Tristar Built
(940) 367-7586
clay@tristarrepair.com
2126 James St, Denton, TX 76205, USA

PREPARED FOR

520 S Elm St
Jay Brakefield
[REDACTED]
520 S Elm St, Denton, TX 76201, USA

ESTIMATE DETAILS

520 S Elm St, Denton, TX 76201, USA

DESCRIPTION

TOTAL

Exterior Building Paint Exterior paint of both front and rear building, Black Trim and White fields	\$25,833.33
TOTAL	\$25,833.33

Upon approval of the project, a deposit will be required.
Unless otherwise notated, Draw Schedule is as follows:

For projects under \$30,000: 1st draw of 50% at start of project with final balance due at completion.
For projects of \$30,000-\$79,999: 3 draw schedule
For projects over \$80,000: 4 draw schedule
Change Orders will be billed 100% upon completion.

Terms and Conditions

TriStar Repair & Construction ("TriStar") will provide to The Owner the services outlined in this estimate.

Change Orders

Owner may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the work as a result of a Change Order.

Payment

Payments shall be made in accordance with the outlined draw schedule. In addition to any other right or remedy provided by law, if Owner fails to pay for the Services when due, TriStar has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and or seek legal remedies.

Insurance

TriStar shall maintain general liability insurance, in accordance with the minimum requirements of the state throughout the duration of the Services. TriStar shall provide Owner with proof of insurance upon the request of the Owner.

Access

The Owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris.

Warranty

TriStar shall provide a one year workmanship warranty on its services. Parts and materials are subject to the standard manufacturer's warranty.

Default

The occurrence of any of the following shall constitute a material default under this contract:
The failure to make a required payment when due, the insolvency or bankruptcy of either party, the subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency, and/or the failure to make available or deliver the Services in the time and manner provided for in this Contract.

Entire Agreement



520
S. ELM



HOURS
Monday - Friday
9:30-4:30
LUNCH 12-1
Saturday - Sunday
Closed



520

TFS
Lakefield's Tree Service

March 25, 2026

Brakefield's Pool Service, LLC

520 S. Elm St.

**Kristen Pulido
Main Street Program Manager
Office of Economic Development**

FY 25/26 Downtown Reinvestment Grant Budget Status

FY 25/26 Downtown Reinvestment Grant Pipeline Stage		
Status	Total	Est. Amount Awarded
Application Review	4	\$107,500
Awaiting Application	6	\$117,500
Leads	2	\$75,000
TOTALS	12	\$300,000

Projected 25/26 Tax Increment Reinvestment Zone Number One Grants			
Phase	Owner/Business	Address	Requested Amount
TIRZ 1	Fine Arts Theater of Denton, LLC	115-116 N. Elm St.	\$50,000
TIRZ 1	West Oak Coffee Bar	114 W. Oak St.	\$50,000
TIRZ 1	West Oak Coffee Bar	114. W. Oak St.	\$50,000
DEDC	Brakefield Pools	520 S. Elm St.	\$10,000
DEDC	325 W. McKinney St.	325 W. McKinney	\$50,000
DEDC	Ruby Rodeo/Red Italian	122 N. Locust	\$50,000
		TOTAL	\$260,000
		FY 25/26 Grant Budget	\$200,000
		Est. Fund Balance	(\$60,000)

ALIGNMENT WITH CITY PLANS

- **City's Strategic Plan**
 - Key Focus Area 3: Foster Economic Opportunity and Affordability
 - Grow Denton's Economic Vitality
 - Key Focus Area 4: Strengthen Community and Quality of Life
 - Preserve Community Character and Identity
 - Strengthen Community Amenities
- **Economic Development Strategic Plan**
 - 2D.2 Downtown Development
- **Design Downtown Plan**
 - Community Priority: Retail and Commercial Development

BACKGROUND

- 2012 – Jay Brakefield starts Brakefield’s Pool Service part-time
- 2016 – Brakefield’s Pools became a full-time business
 - Employs seven full-time employees plus extensive subs
 - Offers any service required for swimming pools or backyards



PROJECT

- New exterior paint and sign will enhance the appearance of the business, making it more inviting and visually appealing to visitors and residents.
- An improved exterior encourages foot traffic, supports neighboring businesses by drawing more people to the area, and demonstrates pride in the community.
- With investing in the look of the building, they are strengthening the identity and appeal of the Downtown District.



FAÇADE/ BUILDING REHABILITATION

- Paint
- Projected Cost: \$25,833



AWNINGS & SIGNS

- Sign
- **Projected Cost: \$7,050**



ELIGIBLE EXPENSES

Projected Project Cost: \$32,833

Brakefield's Pool Service, LLC - Grant Application		
Project Category	Estimated Cost	Grant Limit
Façade/Building Rehabilitation	\$25,833.33	50% up to \$7,500
Awnings & Signs	\$7,050.32	50% up to \$2,500
Total Project Cost	\$32,833.65	
<i>Total Grant Request:</i>	<i>\$10,000</i>	

PRIOR ACTION

On February 19, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 27 points, making it eligible for a recommendation of up to \$10,000. These scores support the recommendation to approve the application requested. The Downtown Economic Development Committee recommends approval of up to \$10,000 (9-0).

NEXT STEPS:

- Recommend approval of grant amount by the DEDC to City Council.
- Recommend a lesser amount than recommended by the DEDC to City Council.
- Do not recommend approval of grant application.

Questions?

Jay Brakefield
Owner, Brakefield's Pool Service, LLC



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: March 25, 2026

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 122 N. Locust St., Mister Red, LLC. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

BACKGROUND

In February 2025, Andy's Bar, which occupied both the ground floor and basement of 122 N. Locust St., closed its doors. Paschall Bar continues to operate on the building's third floor.

In September 2025, Mike Church and Victor Garcia signed a lease for 122 N. Locust St. with plans to open two distinct concepts: a modern Italian Restaurant in the basement and an "all-genre" live entertainment venue on the ground floor.

Mike and Victor are also partners in Scarlet Lounge & Kitchen in Deep Ellum, where Victor specializes in craft cocktails and Mike focuses on culinary innovation. Their vision for Denton is to bring the same vibrant energy and elevated experience as Scarlet Lounge & Kitchen, while tailoring it to reflect Denton's unique character and community.

The building at 122 N. Locust St. is part of the Historic Denton Square District. The buildings on Locust St., along the eastern edge of the district, are all two-story commercial buildings dating primarily from the late nineteenth and early twentieth centuries.

Project

The Mister Red, LLC team is focused on three objectives:

1. Historic Preservation – The team has worked closely with the Historic Preservation Officer to ensure the façade and sign honor the architectural heritage of the Denton Square.
2. Public Safety and Accessibility – By adding a new awning on the Oak Street side, pedestrian experience is improved and protection from the elements is provided for visitors of Red: Italian Restaurant.
3. Infrastructure Compliance: A significant portion of the project involves installing a code-compliant 250-gallon grease inspector.

These improvements will support the increase in property value and sales tax for the Tax Increment Reinvestment Zone Number One.

On January 12, 2026, the Historic Landmark Commission approved Mister Red, LLC's Certificate of Appropriateness (COA) application for the partial rehab of the first floor at 122 N. Locust.

Projected Improvements Include: Façade & Building Renovation, Impact Fees, Utility Upgrades
Project Submitted Expenses: \$102,137.27

Grant Request: \$50,000.00

Applicable Policy Limits:

- *Façade/Building Rehabilitation:* Façade rehabilitation and building grants are limited to a 50% match of the eligible project's costs, with a cap of \$50,000 per grant for façade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project.
- *Awnings & Signs:* Awning grants are limited to a 50% match with a cap of \$7,500 per grant. Sign grants are limited to a 50% match with cap of \$2,500 per grant.
- *Utility Upgrades:* Interior/Code Improvement grants are limited to a 50% match with a cap of \$50,000 per grant.

PRIOR ACTION/REVIEW

On February 19, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 32 points, making it eligible for a recommendation of up to \$50,000. These scores support the recommendation to approve the application as requested. The grant application request and DEDC recommendation are up to \$50,000.

OPTIONS

1. Recommend approval of grant amount recommended by the DEDC to City Council.
2. Recommend a lesser amount than recommended by the DEDC to City Council.
3. Do not recommend approval of grant application.

EXHIBITS

- Exhibit 1 – Agenda Information Sheet
- Exhibit 2 – Grant Application
- Exhibit 3 – Certificate of Appropriateness
- Exhibit 4 – Presentation

Respectfully submitted:
Kristen Pulido
Main Street Program Manager
Office of Economic Development

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	Michael Churent	Date	1/13/2026
Business Name	MISTER RED LLC dba Ruby Rodeo / Red:Italian		
Mailing Address	[REDACTED]		
Contact Phone	[REDACTED]	Email Address	[REDACTED]
Building Owner (if different from applicant)	GREEN EGG AND HAM LLC		
Historical/Current Building Name	PASchalls		
Project Site/Address	122 N. LOCUST ST DENTON TX 76201		

Type of Work: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Paint Only | <input checked="" type="checkbox"/> Awnings |
| <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Impact Fees |
| <input type="checkbox"/> Utility Upgrades | <input checked="" type="checkbox"/> Interior/Code Improvements |
| <input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Fire Suppression System |

Details of planned improvements relating to grant request (attach additional information if necessary).

SEE ATTACHED

How will this project benefit Downtown?

X SEE ATTACHED

Legal Description of the property:

OT DENTON BLK 7, LOT 1 (W. 86.1 OF N 25)
NKA 122 N. LOCUST ST DENTON TX 76201
PASCALL'S BUILDING

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$ 32,981.25	\$ 16,490.62
Awnings	\$ 11,853.38	\$ 5,926.69 7,500
Signs	\$ 612.95	\$ 2,500.00
Impact Fees	∅	∅
Utility Upgrades	∅	∅
Interior/Code Improvements	\$ 51,175.69	\$ 25,587.84
Fire Suppression System	∅	∅
Totals	\$ 102,137.27	

TOTAL COST OF PROPOSED PROJECT

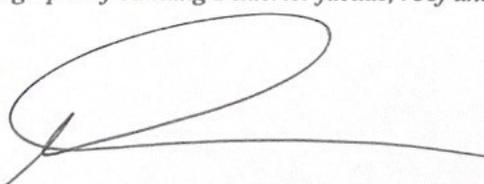
\$ 102,137.27

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$50,000)

\$ 50,000.00

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.


Applicant's Signature

11/13/2024
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

MISTEE RED LLC dba Ruby Rodeo | RED Italian

Business/Organization Name

mc

Michael Church

1/5/2026

Applicant's Signature

Mark Hicks

Printed Name

Mark Hicks

Date

1-5-26

Building Owner's Signature (if different from applicant)

Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature

Mister Red, LLC dba Ruby Rodeo/Red:Italian

January 13th, 2026

Attn: Downtown Denton Reinvestment Grant
City of Denton
215 E. McKinney St.
Denton, TX 76201

RE: Grant Application for Property Improvements at 122 N. Locust Street

To the Grant Review Committee,

Please accept this formal proposal for the Denton Reinvestment Grant, regarding the revitalization of the property located at 122 North Locust Street, Denton, Texas. As a committed stakeholder in our downtown district, I am seeking support to execute a project that balances historic preservation with essential infrastructure modernization.

Our project focuses on three primary objectives:

Historic Restoration: We have worked closely with the Historic Committee Commission to ensure our façade and signage renovations (see attached renderings) honor the architectural heritage of the Denton Square.

Public Safety and Accessibility: By adding a new awning on the Oak Street side, we are improving the pedestrian experience and providing much-needed protection from the elements for visitors of Red: Italian Restaurant.

Infrastructure Compliance: A significant portion of this project involves installing a code-compliant 250-gallon grease interceptor. This critical investment allows us to introduce Red's Italian, a high-end, intimate dining experience that will diversify the local culinary market and generate increased sales tax revenue for the city.

We believe that these improvements will serve as a catalyst for increased foot traffic, benefiting the entire North Locust and Oak Street corridors. Attached to this letter, you will find, approved renderings, and projected economic impact reports and of quotes from all contractors for the work to be performed:

Storefront "remodel" Approved by Historical Committee.

Awning Work, updated.

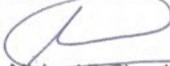
Updating Side Door, to bring to code for Emergency Exit, approved by Fire Marshall.

Install of 250 G Grease Trap Inceptor, approved by FOG Denton.

Sign for Ruby Rodeo.

Thank you for your time and for your continued dedication to the growth and beauty of downtown Denton. I look forward to the possibility of partnering with the city on this project.

Best,

A handwritten signature in black ink, appearing to be 'M. Church', written over a light blue rectangular background.

Michael F. Church

Owner/Chef

Ruby Rodeo/Red: Italian

Proposed Weekly Economic Impact Projections

Establishments: Ruby Rodeo & Red Italian

Location: Denton, TX

1. Weekly Operating Schedule & Revenue

Day	Operating Hours	Ruby Rodeo Sales	Red Italian Sales	Daily Net Total
Monday	Closed			
Tuesday	5pm – 11pm	\$3,000	\$3,000	\$6,000
Wednesday	5pm – 11pm	\$3,000	\$3,000	\$6,000
Thursday	5pm – 12am	\$5,000	\$4,000	\$9,000
Friday	5pm – 2am	\$7,000	\$5,000	\$12,000
Saturday	5pm – 2am	\$7,000	\$8,000	\$15,000
Sunday	1pm – 12am	\$4,000	\$3,000	\$7,000
TOTALS		\$29,000	\$26,000	\$55,000

2. Monthly & Annual Impact Summary

- * Total Weekly Net Sales: \$55,000
- * Total Monthly Net Sales: \$220,000
- * Total Projected Annual Sales: \$2,640,000

3. Local Government Revenue Contribution

Based on projected performance and local tax estimations.

> Estimated Monthly Tax Revenue: \$20,000+

> Estimated Yearly Tax Revenue: \$240,000+

> This figure represents a direct contribution to the City of Denton's tax base, supporting local infrastructure, public services, and community development.



QUOTATION

DEC 5, 2025

BILL TO: Victor Garcia
122 N Locust ST Denton, TX 76201

NUMBER: EST0007

DATE: Dec 5, 2025

Emergency Exit For Basement

Description	Quantity	Unit price	TAX	Amount
REAR EXIT DOOR/EMERGENCY DOOR Tear out old door and door frame Frame out opening for new custom door (5ftx6ft) Install door frame (secure to ground and king studs, fill in with Sheetrock on the inside and dense glass on the exterior) Install bare doors Finally adjust doors and install hardware (panic bar, closure, install flush bolts for small door)	1	\$3,500.00	6.25 %	\$3,500.00
DOOR COST Door is to be made custom to order. Quote from door company is attached to this estimate where you can see the cost. \$280 dollar delivery fee is applied for pick up from their warehouse and brought to job site	1	\$4,200.00	6.25 %	\$4,200.00
MATERIALS FOR DOOR CLOSE OUT 2 sheets of exterior dense glass \$86.26 3 6in 10ft 16ga tracks \$133.80 7 6in 10 ft 16ga studs \$312.20 Material delivery \$250 Mud, paint, stucco (labor and materials) \$1800	1	\$2,583.00	6.25 %	\$2,583.00

SUBTOTAL: \$10,283.00



QUOTATION

DEC 5, 2025

BILL TO: Victor Garcia
122 N Locust ST Denton, TX 76201

NUMBER: EST0008

DATE: Dec 5, 2025

Store Front For Ruby Rodeo

Description	Quantity	Unit price	TAX	Amount
FRONT ENTRANCE	1	\$8,500.00	6.25 %	\$8,500.00
-Replace front door with bigger door which requires reframing of opening				
-Frame out for 2 windows and install				
-Cover up framing and trim out as needed inside and out				
MATERIALS	1	\$23,950.00	0 %	\$23,950.00
-Pinnacle iron door collection: J-Series (50"x97-1/2") \$5500				
-temporary windows \$4500				
-bifold windows \$12000				
-wood for framing and trim finishes \$1500				
-stain and paint \$450				

SUBTOTAL: \$32,450.00

TAX: \$531.25

TOTAL: \$32,981.25

PAID: \$0.00

BALANCE DUE \$32,981.25

NTTA

North Texas Tarp & Awning

3300 W. University
Denton, TX 76207
940.566.6619

Ruby Rodeo
122 N Locust St
Denton TX 76201

12/08/25

Re: Quote For 1) Std. Awning w/ Sign Panel. & Wrap Around 11"

Material: \$930.00
Labor: \$2,375.00
Frame: 3,350.00
Install: \$2,495.00
Graphics: \$1,000.00

Quote: 1) \$10,950.00 plus tax Grand Total: \$11,853.38

Prices are firm for 30 days from the above date and exclude permits, engineering drawings, or any other changes not covered by the above estimate. Prices given exclude any other charges that deviate from the above estimate. Prices do not include Tax. All sales are subject to tax unless you provide us with a copy of your sales tax exemption number or sign/provide us a "Resale Exemption Certificate". Warranties cover 1 year on labor plus 10 years on the material.

Terms: A deposit of at least 50% of the total is required to establish the order with the balance due at our office at the time of acquirement.

Thank you again for allowing us to provide you with this quote. If you have any questions or concerns, please feel free to contact me anytime. *Your satisfaction is my number one priority!*

Sincerely,
Bryce Harrington
North Texas Tarp and Awning
940-566-6619



RED
ITALIAN GRILL



RUBY RODEO

ALL PRO SIGNS LLC716 S. PEAK ST.
DALLAS TX. 75223**Invoice**

Number: 2363

Date: January 05, 2026

Bill To:MISTER RED, LLC
RUBY RODEO
122 N LOCUST
DENTON, TX 76201**Ship To:**

PO Number	Terms	Project
CHECK		

Date	Description	Hours	Rate	Tax 1	Tax 2	Amount
01/05/26	FRONT-LIT CHANNEL LETTERS WITH LED ILLMINATION ON A BLACK SQUARE WITH INSTALLATION AND CITY PERMIT , OVER ALL SIZE 2.65 X 15 FT LONG, EXTRA PERMIT ARE NOT INCLUDE IN PRICE.	1.00	5,660.00		✓	5,660.00
ONE YEAR WARRANTY ON ALL WORK WITH 50% DOWN IS \$3,063.48						

Sub-Total	\$5,660.00
State Tax 0.00% on 0.00	0.00
City Tax 8.25% on 5,660.00	466.95
Total	\$6,126.95

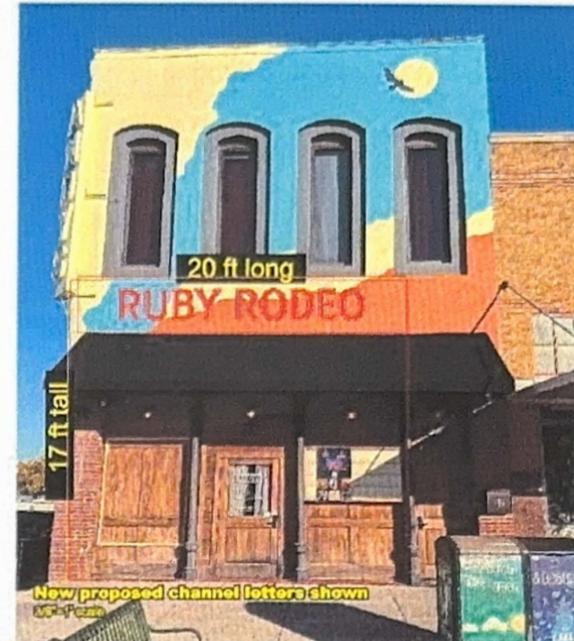
0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$6,126.95	\$0.00	\$0.00	\$0.00	\$6,126.95

front-lit Channel letters w/ LED illumination - Individually Mounted Letters direct to wall - Ruby Rodeo - Denton - TX

Elevation : West

store front 20 ft long x 17 ft tall

day view:



night view:

RUBY RODEO

A Front-Lit, Plex-Face Channel Letters w/ LED, Individually Mounted to the wall.

SCALE: 0/0" = 1' 0" • For Production / For Presentation • Front View

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE SET

- Overall Height: 2.00 ft
- Overall Length: 15.00 ft
- Total Sq.Ft.: 30.00 ft²
- Returns: 5" Black
- Trimcap: 1" Black
- Face: 3/16 White Acrylic # 2447 over-lay in full-color graphic print.

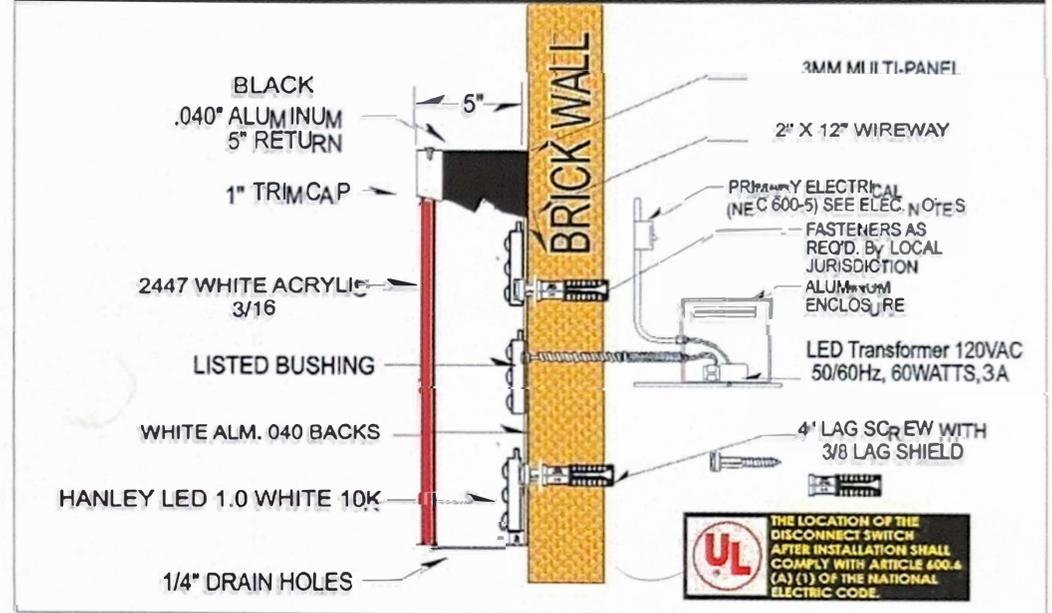
denton sq.ft 2 time store front under sign 40 sq.ft and 75% is under 15 ft long

Illumination: White GE LED
LED Transformer 120VAC 50/60Hz, 60WATTS, 5A

NOTES:

- Individually Mounted letters directly to wall.
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

WE DO NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

one year warranty on all work and electrical work with out the liability of acts of god



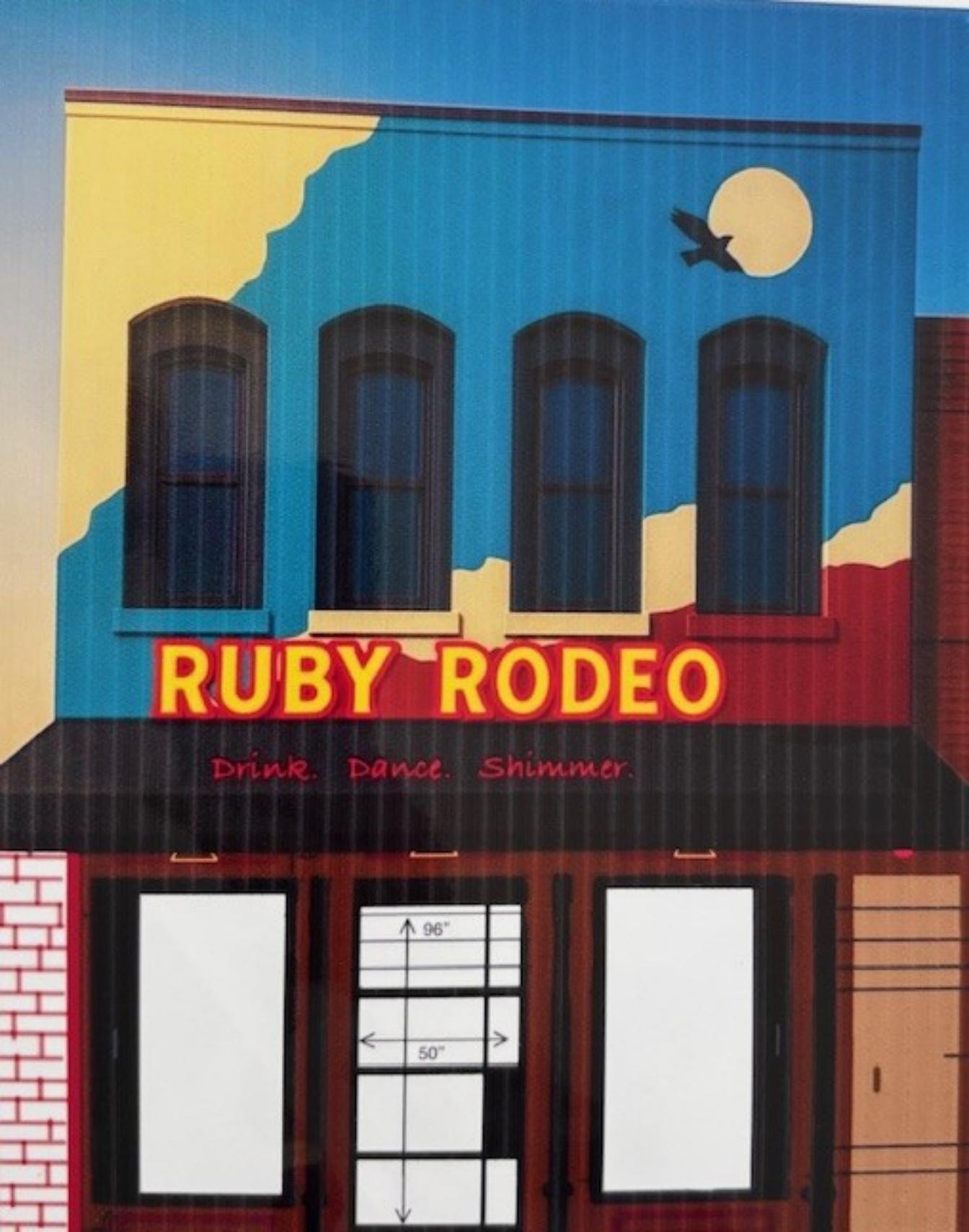
Client Name:
Ruby Rodeo
Mister Red, LLC
Location:
122 N Locust St.
Denton, Tx 76201

Start Date: 12 / 26 / 25
Last Revision: 01 / 07 / 26
Job#: 4068
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

- _____
Client Approval
- _____
Landlord Approval

Sales Rep:
Ricky G.
Designer:
Pete S.





RUBY RODEO

Drink. Dance. Shimmer.

↑ 96"

← 50" →

Haltex Plumbing, LLC 2301 Colorado Blvd, Denton, TX 76205
9409997742 | Service@haltexplumbing.com



Estimate #744

Estimate for Mike Church

For: Mike Church,
122 N Locust St, Denton, TX 76201

Created on: Mon Nov 17, 2025

Serviced on: Tue Oct 28, 2025

Option #1

\$40,250.00

Approve

Services

Labor

This proposal is to replumb the kitchen in the basement and install a 75-gallon Schier grease trap with sample well. We will run all new floor sinks and drains to this grease trap for the new kitchen layout. We will sawcut all concrete and haul off and repour after inspection. We will remove the mop sink from the bathroom and install new in the kitchen area. Along with a floor sink for the three comp and dishwasher, a floor drain in the middle of the floor, A floor sink for the vegetable wash station as well. This does include setting all fixtures and installing a backflow on the dishwasher. All work will be tested after install and inspected by the City of Denton. Normal business hours apply. During repair and delivery of tank we will have area of the parking blocked off for safety. Customer will supply all fixtures. Testing and inspection will take a couple of days so sewer will be out of use dur Any unforeseen beams, plumbing piping, backfall, extra concrete work, or demo can cre... a change order. Customers responsibility to accommodate grease trap entry to the room.

[Privacy - Terms](#)

Services subtotal

\$16,000.00

Materials

Materials

Permit

Excavation

Materials subtotal \$24,250.00

Subtotal \$40,250.00

Tax \$0.00

Commercial Labor

Total \$40,250.00

Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

[Decline estimate](#)

[Contact us](#)



Looking for savings and helpful tips?



January 13, 2026

Mike Church
8700 Batusrol Drive
Flower Mound, TX 75022

RE: 122 N Locust Street – Partial First-Floor Rehab (COA25-0010)

Dear Mike Church:

The Historic Landmark Commission at its meeting on Monday, January 12, 2026, approved your Certificate of Appropriateness (COA) application for the partial rehab of the first-floor at 122 N Locust Street. The rehab would include two new window openings framed with wood and wooden paneling stained in a Terra Cotta finish. A new glass door would be installed, featuring iron clad detailing to complement the three historic cast iron columns. The windows openings would be 5-foot by 6-foot with bi-fold aluminum windows finished in Matte Black. These window openings would have temporary aluminum picture windows finished in Matte Black, until the bi-fold windows could be delivered. The entry area for the Paschall Bar would remain unchanged. Please see **Exhibit A**.

Please note that the exterior alterations shall not deviate from the submitted plans that were reviewed and approved by the Historic Landmark Commission. Any deviation will require a separate COA.

As a reminder, the approved COA is not a building permit. A building permit is required for any commercial construction and/or alteration. Please submit a permit application by applying online or in person.

If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

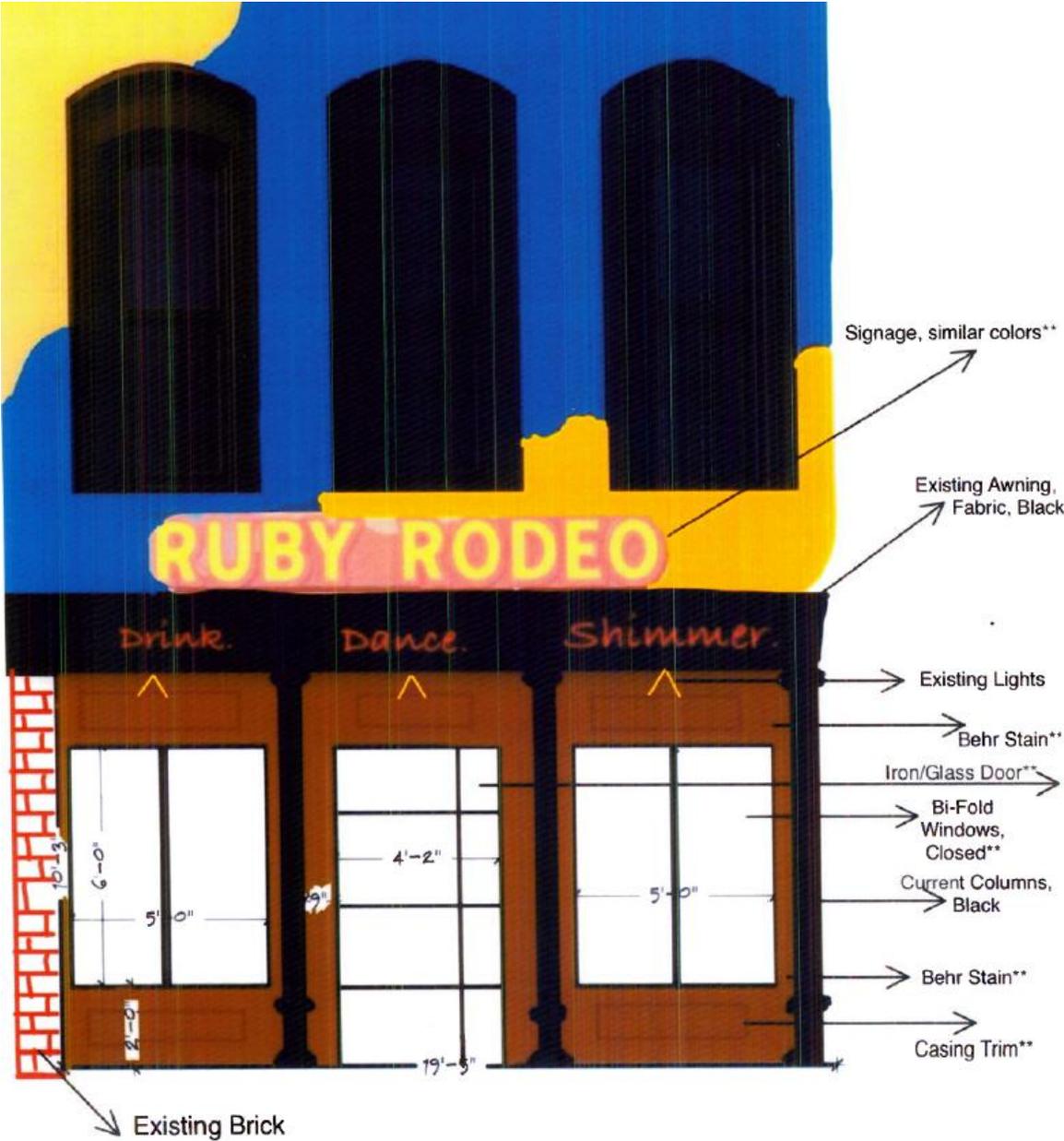
Sincerely,

Cameron Robertson, AICP
Historic Preservation Officer

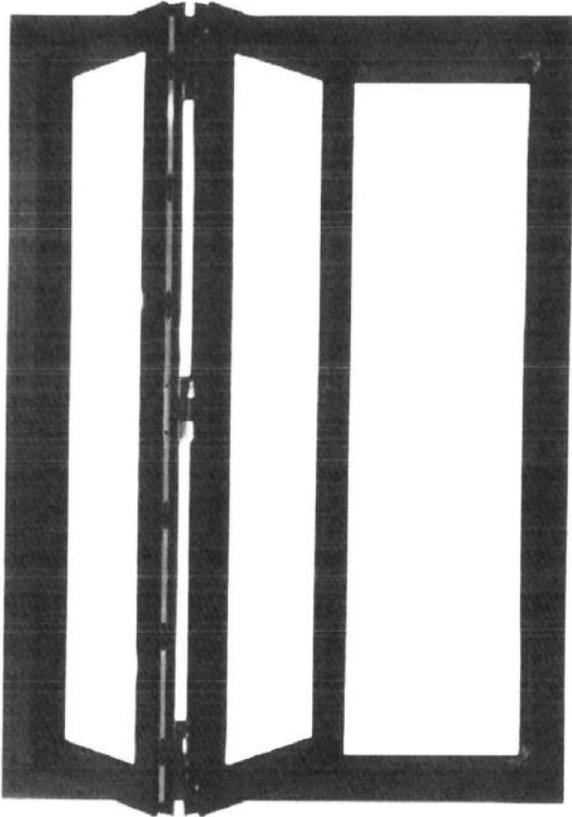
OUR CORE VALUES

Inclusion • Fiscal Responsibility • Collaboration • Quality Service • Strategic Focus

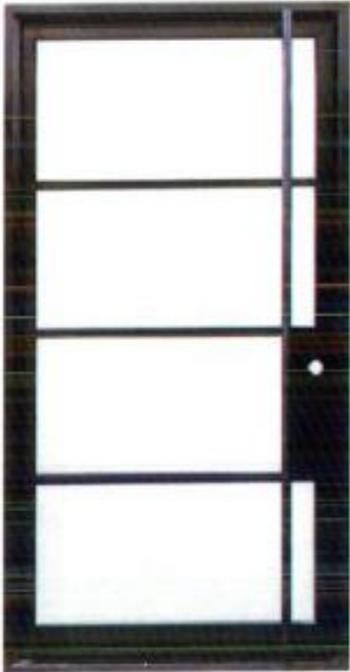
Exhibit A



Custom Bifold 5'x6' Windows (Matte Black Finish)



50"x97" Door Unit



Project Details

B. Central Entry Door Specification

MATERIALS AND SPECS:

Front DOOR:

Pinnacle Iron Door Collection: J-Series

Actual unit size: 50" x 97-1/2"

Fits rough opening: 50-1/2" x 98"

Door opens using unique pivot design - no hinges

When the door slab is opened at 90 degrees, the actual door opening space is 34-1/2" wide, from edge of door slab to door stop on jamb

Pivot hinge is located 9" from jamb to center of pivot

Wrought iron door with 14 gauge steel frames and panels

Flat black finish

Clear glass

Jambs 6" wide x 1" thick

2" thick door panel

Pre-hung in iron door jamb with integrated threshold

Frames, panels and threshold fully insulated with polyurethane foam

Fully weatherstripped door frame, glass frame and sweep

Multi-step finishing process prevents rust and provides a long lasting, durable finish

Matte Polyurethane Finish

Hand Coated Finish: Final Paint

Fluorocarbon Paint: 3 Coats Applied

Epoxy Primer

Red-Oxide Primer
Zinc Galvanized
5/8" tempered insulated glass
Integrated full length vertical handle
2-3/8" single-bore for lock
Emtek Baden Square Deadbolt Matte Black Finish, Model: HS-E23
Left hand inswing
Please see attachment for Door.

Temporary until we are able receive our Bi-Fold Window. Approximate delivery time is 3 to 4 months.

A temporary solution is to install picture windows, 5' x 6'

Windows: 2 Identical Windows on each side of the door.

Picture Window

2 PWG-M-13-00558-00001

PlyGem 400 Series

Matte Black Finish (Frame)

60" Wide x 72" High Option 1

3/4" Low E Glass

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish
- Removable sash • Sleek profile provides larger viewing area • Interior glazing allows for easier glass replacement • Energy-efficient Warm Edge insulating glass • 27/16" frame depth • Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit • Push rail located at meeting rail • Integral nailing fin or flange.

C. Wood Finish and Trim

New wood framing and decorative trim will be installed around the picture windows.
Material Finish BEHR PREMIUM 2 Choices:

Terra Cotta. Option 2

Primary Frame 1x Oak Board (Top and Bottom) | BEHR PREMIUM STAIN

Casing Trim Hardwood Casing (2 \ 1/4" x 1/2") | BEHR PREMIUM STAIN

Permanent: Once we receive the following Bi-Fold Windows, they will be installed within 180 days.

As with the windows, the Bi-Fold Windows,

60" wide x 72" high Option 1

D. Bi-Fold Window Specification (2 Units)

Quantity | Two (2) units (one installed on each side of the entry door)

Custom Bifold Windows Thermal Break provide a sleek, modern solution for enhancing both the aesthetics and functionality of your space. Designed to maximize natural light and ventilation, these bifold windows are perfect for commercial applications. With their thermal break aluminum frames, they offer superior insulation and energy efficiency, making them an ideal choice for both comfort and style.

Key features include:

- 75mm Thermal Break Aluminum Frame: Provides enhanced energy efficiency by reducing thermal conductivity.
- High-Performance Glass: 5mm Low-E tempered glass with Argon gas fill offers excellent insulation, reducing energy costs and enhancing comfort.
- Durable Finish: Powder-coated aluminum frames in matte black for a stylish and lasting appearance.
- Smooth Operation: Designed for easy folding, allowing for a seamless connection between indoor and outdoor spaces.
- These windows are perfect for commercial spaces that require a rustic, yet refined and visually aesthetic look, while providing an energy-efficient window solution.

Dimensions | 60" wide x 72" high (each unit) or 48" wide x 72" high
Style | Custom Bi-Fold (2-Panel system)
Frame Material Aluminum
Frame Color Matte Black (Coordinates with Door)
Glazing Full Glass

E. Wood Finish and Trim

New wood framing and decorative trim will be installed around the bi-fold windows.

Material Finish BEHR PREMIUM

Option 2: Terra Cotta

Primary Frame 1" x 12" Oak Board (Top and Bottom: 24" high) | BEHR PREMIUM

Casing Trim Hardwood Casing (2 1/4" x 1/2") | BEHR PREMIUM

March 25, 2026

MISTER RED, LLC - Ruby Rodeo & Red: Italian Restaurant

122 N. Locust St.

**Kristen Pulido
Main Street Program Manager
Office of Economic Development**

FY 25/26 Downtown Reinvestment Grant Budget Status

FY 25/26 Downtown Reinvestment Grant Pipeline Stage		
Status	Total	Est. Amount Awarded
Application Review	4	\$107,500
Awaiting Application	6	\$117,500
Leads	2	\$75,000
TOTALS	12	\$300,000

Projected 25/26 Tax Increment Reinvestment Zone Number One Grants			
Phase	Owner/Business	Address	Requested Amount
TIRZ 1	Fine Arts Theater of Denton, LLC	115-116 N. Elm St.	\$50,000
TIRZ 1	West Oak Coffee Bar	114 W. Oak St.	\$50,000
TIRZ 1	West Oak Coffee Bar	114. W. Oak St.	\$50,000
DEDC	Brakefield Pools	520 S. Elm St.	\$10,000
DEDC	325 W. McKinney St.	325 W. McKinney	\$50,000
DEDC	Ruby Rodeo/Red Italian	122 N. Locust	\$50,000
		TOTAL	\$260,000
		FY 25/26 Grant Budget	\$200,000
		Est. Fund Balance	(\$60,000)

ALIGNMENT WITH CITY PLANS

- **City's Strategic Plan**
 - Key Focus Area 3: Foster Economic Opportunity and Affordability
 - Grow Denton's Economic Vitality
 - Key Focus Area 4: Strengthen Community and Quality of Life
 - Preserve Community Character and Identity
 - Strengthen Community Amenities
- **Economic Development Strategic Plan**
 - 2D.2 Downtown Development
- **Design Downtown Plan**
 - Community Priority: Retail and Commercial Development

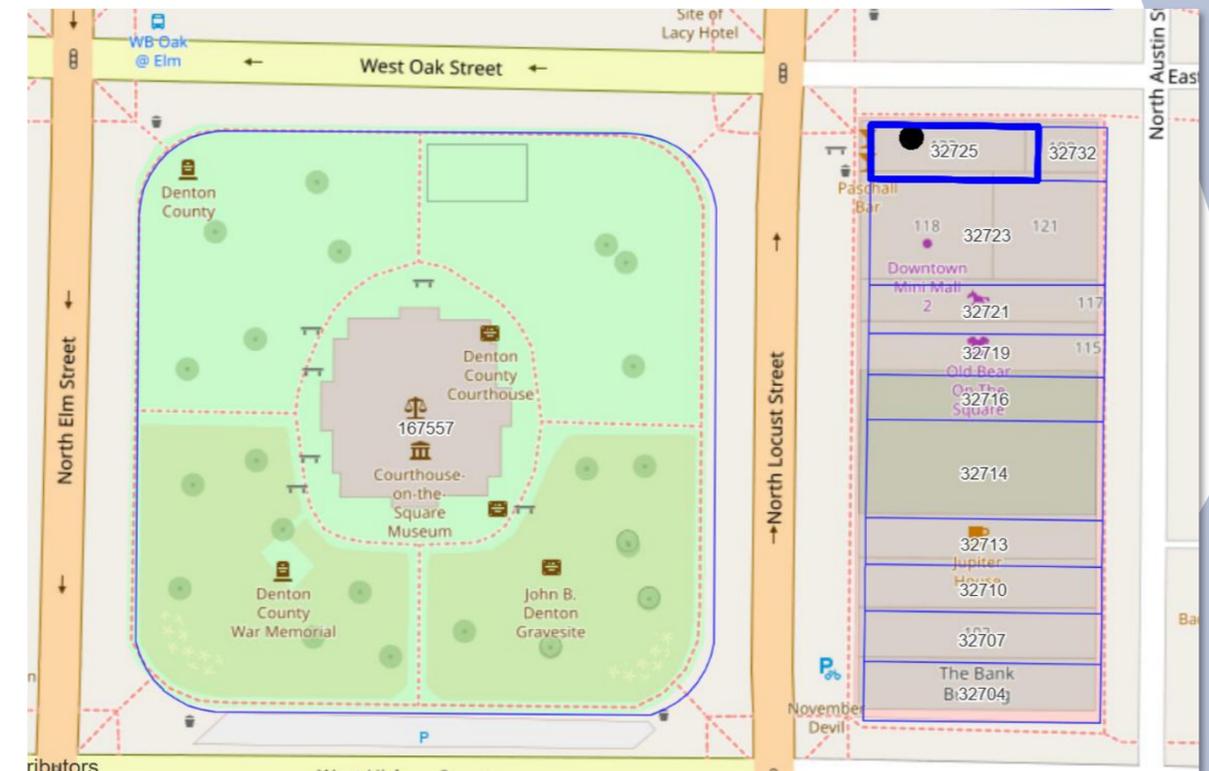
BACKGROUND

- **September 2025** - Mike Church and Victor Garcia signed a lease for 122 N. Locust to open two distinct concepts
 - Basement: Red: Italian Restaurant a modern Italian Restaurant
 - Ground Floor: Ruby Rodeo, an all-genre live entertainment venue
- 122 N. Locust St. is part of the Historic Denton Square District
 - **January 12, 2026** – The Historic Landmark Commission approved Mister Red, LLC’s Certificate of Appropriateness application for the partial rehab of the first floor.



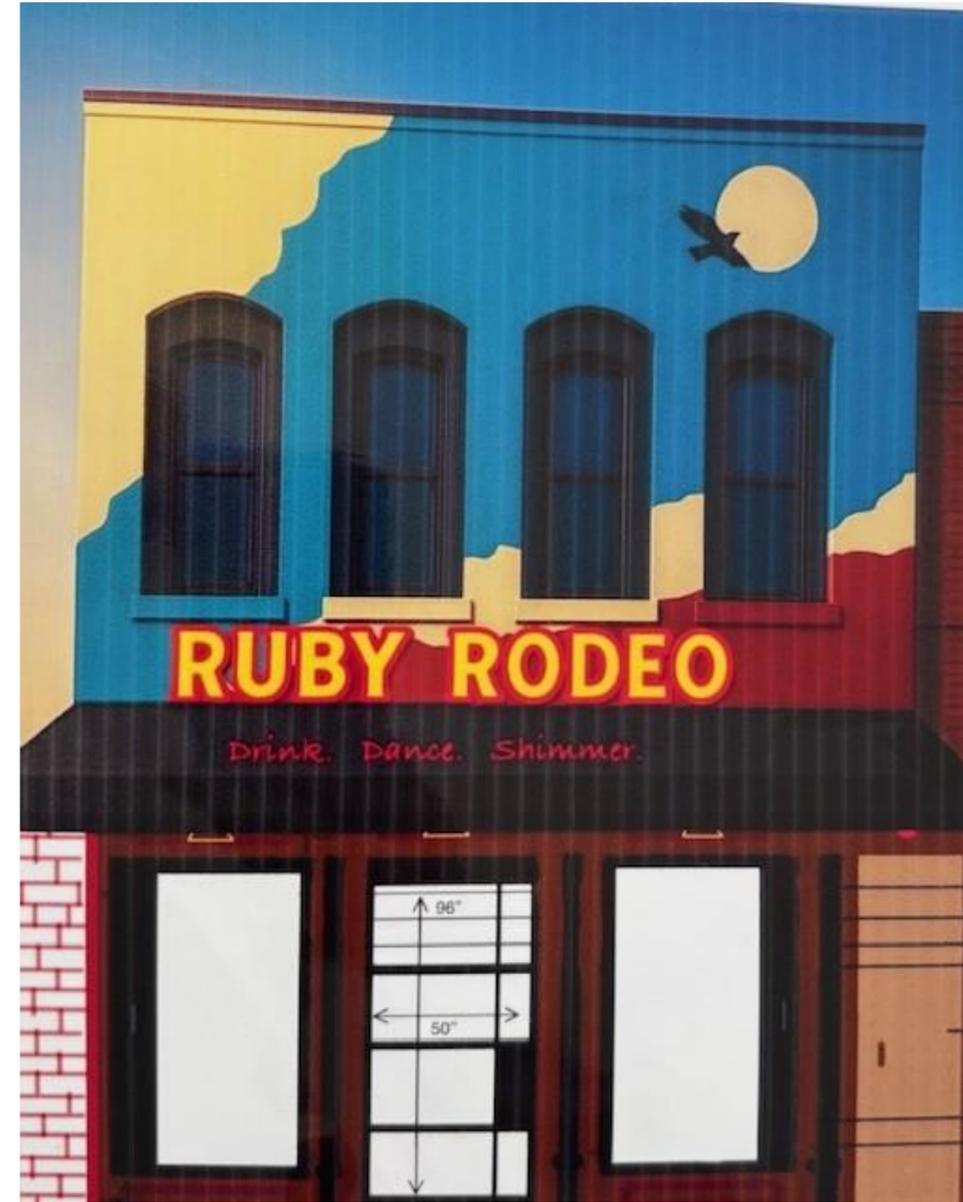
PROJECT

- Historic Preservation – Worked closely with the Historic Preservation officer to ensure façade and sign honor the Denton Square District guidelines
- Public Safety and Accessibility – Adding a new awning on the Oak Street Side improves the pedestrian experience and protection from the elements
- Infrastructure Compliance: Installation of a 250-gallon grease interceptor
- Total Projected Annual Sales: \$2,640,000
- Estimated Annual Tax Revenue: \$240,000



FAÇADE/ BUILDING REHABILITATION

- Exterior Doors/Windows
- **Projected Cost: \$32,981.25**



AWNINGS

- **Projected Cost: \$11,853.38**



SIGNS

- Projected Cost: \$ 6,126.95

Front-lit Light Bulb Channel letters - Individually Mounted Letters direct to wall - Ruby Rodeo - Denton - TX

Elevation : West

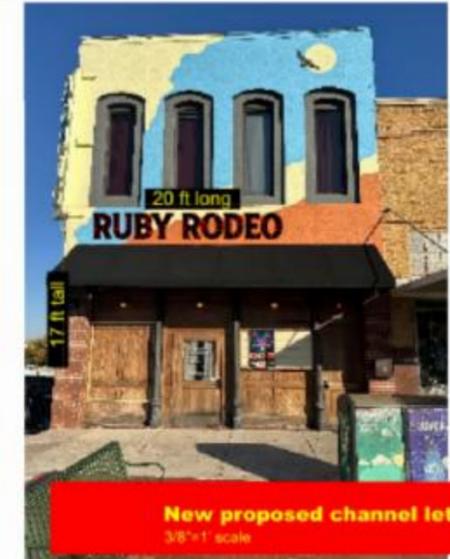
store front 20 ft long x 17 ft tall

2 ft **RUBY RODEO** 15 ft

sample



SAMPLE



New proposed channel letters shown
3/8" x 1" scale

A Light bulbs - lit Channel Letters install direct to wall - front view
SCALE: 0/0" = 1' 0" • For Production / For Presentation

Water Proof- Light bulbs - lit Channel Letters

POWER COATED
SOLID RED.

channel letters - front -lit led light bulbs install direct to wall

QUANTITY: ONE (1) Ruby Rodeo

Overall Height: 2.00 ft

Overall Length: 15.00 ft

Total Sq.Ft.: 30.00 ft²

Face/Returns: 5" .80 ALM. power coated solid red

Light Bulb Base : E26 Medium Screw Base

Illumination: Rustic White led light bulbs

LED Transformer 120VAC 50/60Hz, 60WATTS, 5A

NOTES:

- Individually Mounted direct to wall.
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

denton sq.ft 2 time store front under
sign 40 sq.ft and 75% is under 15 ft long

PERSPECTIVE VIEW

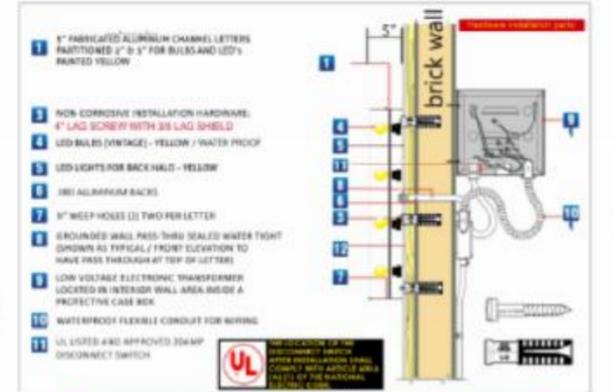
LED Bulbs

LED Lights FOR HALO

Partitioned Channel

exciting j-box for sign

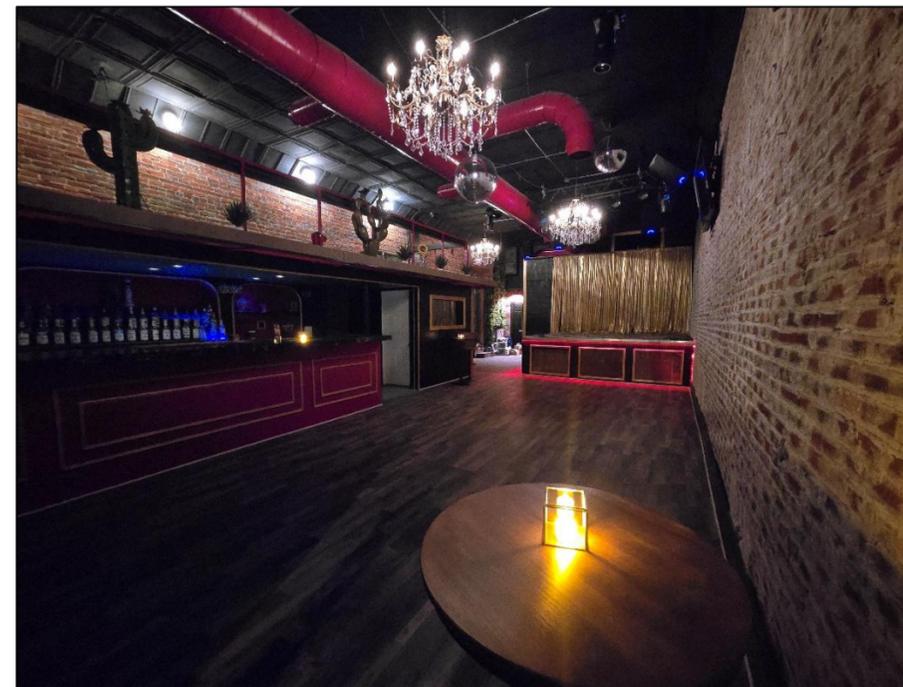
one year warranty on all work and electrical work with out the liability of acts of god



ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A maximum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wire Line Ground Neutral

*UTILITY UPGRADES

- Grease Interceptor
- Emergency Exit door
- **Projected Cost: \$51,175.69**



*After review of the grant application, staff recommends reclassification of project category from Interior/Code Improvements to Utility Upgrades. Does not affect total grant amount eligibility

ELIGIBLE EXPENSES

Projected Project Cost: \$102,137.27

Mister Red, LLC - Grant Application		
Project Category	Estimated Cost	Grant Limit
Façade/Building Rehabilitation	\$32,981.25	50% up to \$50,000
Awnings	\$11,853.38	50% up to \$7,500
Signs	\$6,126.95	50% up to \$2,500
*Utility Upgrades	\$51,175.69	50% up to \$50,000
Total Project Cost	\$102,137.27	\$50,505.47
<i>Total Grant Request:</i>	<i>\$50,000</i>	

SCORING

Downtown Reinvestment Grant Scoring – 122 N. Locust, Mister Red, LLC							
Economic Impact: 0-5 Points	Historic Accuracy/Design: 0-5 Points	Upgrades to Utilities/Impact Fees: 0-5 Points	Increases Population: 0-5 Points	Interior/Code Improvements: 0-5 points	Other 0-15 Points (for other categories including, but not limited to): -Partners with other businesses -Project is a "target" business -Promotes development of Denton Arts and Entertainment -Longevity of Business	SUM	
4	4	3	3	3	10		27
5	5	5	4	4	12		35
4	4	3	5	3	10		29
5	3	5	4	4	12		33
5	4	5	4	4	13		35
4	4	5	4	2	11		30
3	1	4	5	1	10		24
5	4	4	5	2	13		33
5	5	5	4	5	14		38
5	4	5	4	5	13		36
4.5	3.8	4.4	4.2	3.3	11.8		32

Review Process – Total project scores can range from 0-40

Recommendations will be based on:

0-9 points = No Funding

10-14 points = Grant recommendation of up to \$7,500

15-19 points - Grant recommendation of up to \$15,000

20-24 points = Grant recommendation of up to \$25,000

25-29 points = Grant recommendation of up to \$35,000

30-40 points = Grant recommendation of up to \$50,000

PRIOR ACTION

On February 19, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 32 points, making it eligible for a recommendation of up to \$50,000. These scores support the recommendation to approve the application requested. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

NEXT STEPS:

- Recommend approval of grant amount by the DEDC to City Council.
- Recommend a lesser amount than recommended by the DEDC to City Council.
- Do not recommend approval of grant application.

Questions?

Mike Church and Victor Garcia
Owners, Ruby Rodeo and Red: Italian Restaurant



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: March 25, 2026

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the City Council regarding a Downtown Reinvestment Grant Program application for 325 W. McKinney Street, McKarroll Partners, LLC. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

BACKGROUND

McKarroll Partners LLC purchased 325 W. McKinney in September 2025 with the goal of bringing the building up to code and upgrading its outdated utilities. While the building's use will remain the same, housing multiple small businesses, the tenants will be different from before. Several businesses that are staples in the local community will occupy the space such as Pros PM, Veritas Labs, The Artist Grove, and Ancile Inc., with approximately 4,000 sq.ft of lease space still available.

Project

Along with bringing the building up to code and upgrading utilities, the façade will also be repaired and repainted with a Denton centric mural. With modernizing the utilities, it will prepare the building for long-term occupancy and growth. These improvements will support the increase in property value and sales tax for the Tax Increment Reinvestment Zone Number One.

Projected Improvements include: Façade & Building Renovation and Utility Upgrades

Project Submitted Expenses: \$248,607

Grant Request: \$50,000.00

Applicable Policy Limits:

- *Façade Rehabilitation:* Façade rehabilitation and building grants are limited to a 50% match of the eligible project's costs, with a cap of \$50,000 per grant for facade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project.
- *Utility Upgrades:* Utility Upgrade grants are limited to a 50% match with a cap of \$50,000 per grant.

PRIOR ACTION/REVIEW

On February 19, 2026, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 31 points, making it eligible for a recommendation of up to \$50,000. These scores support the recommendation to approve the application as requested. The grant application request and DEDC recommendation are up to \$50,000.

OPTIONS

1. Recommend approval of grant amount recommended by the DEDC to City Council.
2. Recommend a lesser amount than recommended by the DEDC to City Council.
3. Do not recommend approval of grant application.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

Exhibit 3 – Presentation

Respectfully submitted:

Kristen Pulido

Main Street Program Manager

Office of Economic Development

EXHIBIT A



**CITY OF DENTON
DOWNTOWN REINVESTMENT GRANT PROGRAM APPLICATION**

Department of Economic Development
401 N. Elm St., Denton, TX 76201
940-349-7776
www.cityofdenton.com
ED@cityofdenton.com

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	John Withers	Date	12/10/25
Business Name	Stag Commercial		
Mailing Address	1720 Westminster Denton, TX 76205		
Contact Phone	McKarroll Parterns LLC	Email Address	[REDACTED]
Building Owner (if different from applicant)	McKarroll Partners LLC		
Historical/Current Building Name			
Project Site/Address	325 W McKinney, Denton, TX 76201		

Type of Work: (check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Paint Only
<input type="checkbox"/> Signage
<input checked="" type="checkbox"/> Utility Upgrades
<input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Awnings
<input type="checkbox"/> Impact Fees
<input checked="" type="checkbox"/> Interior/Code Improvements
<input type="checkbox"/> Fire Suppression System |
|--|--|

Details of planned improvements relating to grant request (attach additional information if necessary).

Prepare exterior for mural facing Carroll Blvd.

restripe the shared parking lot, interior upgrades and finish outs for tenants

repair damaged sanatray sewer lines servicing the building.

How will this project benefit Downtown?

Repainting and repairing the exterior of the building will immediately enhance the visual appeal of this prominent downtown property, contributing to a more vibrant and welcoming streetscape. A refreshed façade encourages increased pedestrian activity, attracts new visitors, and supports the ongoing revitalization efforts that make Downtown Denton a destination for residents, students, and tourists alike. Cleaner, well-maintained exteriors also inspire surrounding businesses to invest in their own improvements, creating a positive ripple effect throughout the district. Replacing the failed sanitary sewer infrastructure is equally critical. Modernizing these utilities improves public health and safety, reduces the risk of costly emergency failures, and ensures the building is prepared for long-term occupancy and growth. Updated sewer systems support current and future tenants, helping maintain the economic vitality of downtown.

Legal Description of the property:

CARROLL ADDN (DENTON) BLK A LOT 1

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$148,557	\$74,278.50
Awnings		
Signs		
Impact Fees		
Utility Upgrades	\$100,050.00	\$50,025.00
Interior/Code Improvements	\$293,640.02	\$146,820.01
Fire Suppression System		
Totals	\$542,247.00	\$271,1123.51

TOTAL COST OF PROPOSED PROJECT \$ 5542,247.00

TOTAL GRANT REQUEST \$ 50,000.00
 (May not exceed 50% of TOTAL COST up to \$50,000)

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.



Applicant's Signature

12/16/25

Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton’s historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

McKarroll Partners LLC

Business/Organization Name

 John Withers 12/16/25

Applicant's Signature

 *Printed Name* John Withers *Date* 12/16/25

Building Owner's Signature (if different from applicant) Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature

REVIEW PROCESS

Total project scores can range from 0 to 35 points.

Recommendations will be based on:

0-9 points	=	No funding
10-14 points	=	Grant recommendation of up to \$7,500
15-19 points	=	Grant recommendation up to \$15,000
20-24 points	=	Grant recommendation up to \$25,000
25-29 points	=	Grant recommendation up to \$35,000
30-40 points	=	Grant recommendation up to \$50,000

All grants will be subject to a recommendation by the Downtown Economic Development Committee, TIRZ #1 Board, and approval by the Denton City Council.

Grant applications will be scored based on:

- **Economic Impact - 0-5 Points**
 - Total investment dollars as provided in the grant application
 - Investment in structure construction or renovation (excluding purchase price)
 - Investment in furniture, fixtures and equipment; estimated taxable sales
- **Historic Accuracy/Design - 0-5 Points**
 - New construction/complements existing buildings
 - Restores building to historic accuracy
 - Renovation of building with historic marker (Local, state or national historic marker)
- **Upgrades to Utilities/Impact Fees - 0-5 Points**
 - Requires upgrades in electrical service
 - Increases existing water/wastewater capacity
 - No existing utilities to structure
 - Extends water/wastewater lines (improves additional properties)
 - Impact fees may be ranked depending upon percentage of fees to eligible expenses
- **Increases Population - 0-5 Points**
 - Increases consumer traffic (day or night)
 - Increases quality residential units
 - Increases walkability or pedestrian activity/accessibility
- **Interior/Code Improvements - 0-5 points**
 - Asbestos and mold abatement
 - Fire suppression systems
 - ADA improvements
- **Other - 0-15 Points**

Including, but not limited to:

 - Partners with other businesses (i.e., shared parking)
 - Project is a "target" business (i.e., grocery, pharmacy, locally owned)
 - Promotes development of Denton arts and entertainment
 - Longevity of business
- **Fire Suppression System – 40 points**
 - Fire Suppression Systems applications automatically receive the maximum score

PROJECT PROPOSAL

PROJECT NAME

300 Carroll Mural

PROJECT OVERVIEW

Mural to be completed on West exterior wall facing Carroll Boulevard

SCOPE OF WORK

- Theme development
- Mural creation
- Maintenance & preservation

TIMELINE

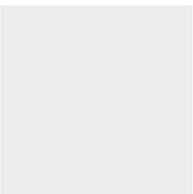
- Development: 3 weeks
- Mural creation: 1 week
- Maintenance: To be discussed

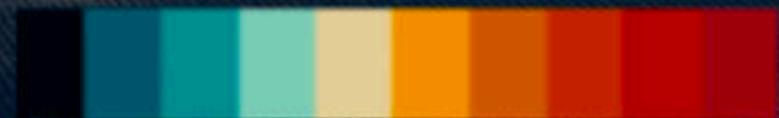
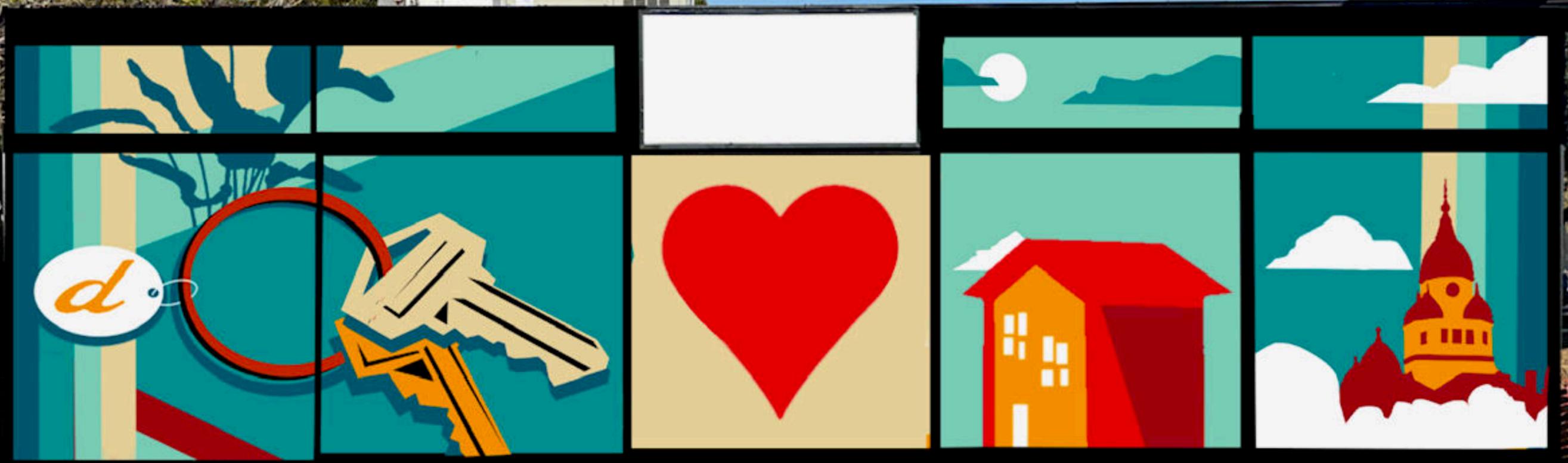
COST

Estimated budget: \$11,000

CONCLUSION

We believe that this mural painting will have a long lasting effect to the area and community, enabling us to showcase our city's identity through art.







Irwin Construction Group
cole@irwinconstructiongroup.com
(940) 735-0555

Project Addresses:
325 McKinney St.
300 N Carroll Blvd.

Commercial Buildings Renovation
Date: Dec 16, 2025

For
Cole Irwin



Demolition	\$6,104.20
Framing	\$8,094.21
Drywall	\$13,528.38
Flooring	\$91,555.18
Trim	\$1,790.53
Painting	\$21,697.10
Cabinets	\$848.34
Plumbing	\$4,722.59
Electrical	\$19,103.80
Ceiling Grid	\$9,510.50
Doors	\$3,201.60
Stairs	\$2,539.20
Subtotal	\$182,695.62
Contractor Fee (15%)	\$27,404.34
Total	\$210,099.96



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: December 16, 2025
 BUILDER/HOMEOWNER: STAG Commercial LLC
 PROPERTY ADDRESS: 325 W. McKinney, Denton, TX

Total Bid Amount: \$4,500.00

**3% transaction fee for credit/debit card payments*

Sewer Line Replacement Bid:

Description:

- Repair/replace bathroom stacks **\$4,500.00**

****Please note: Current sewer line is cast iron and has recently stopped up numerous times***

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

**Texas State Board Of Plumbing Examiners
7915 Cameron Road, Austin, Texas 78754**

(512) 936-5200

ISSUED ON: 12/16/2025



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: December 16, 2025
 BUILDER/HOMEOWNER: STAG Commercial LLC
 PROPERTY ADDRESS: 325 W. McKinney, Denton, TX

Total Bid Amount: \$11,300.00

**3% transaction fee for credit/debit card payments*

Sewer Line Replacement Bid:

Description:

*After completing, we found sewer line from 300 N. Carroll going into the sewer on 325 W. McKinney. This is not a normal plumbing procedure. We need to tunnel 45 more feet to correct the belly in the old line and convert to PUC.

ADDITIONAL COST: \$11,300.00

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

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I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

**Texas State Board Of Plumbing Examiners
7915 Cameron Road, Austin, Texas 78754**

(512) 936-5200

ISSUED ON: 12/16/2025



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC
Keaton Long M-44466

19001 North County Line Rd.
Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: December 16, 2025
BUILDER/HOMEOWNER: STAG Commercial LLC
PROPERTY ADDRESS: 325 W. McKinney, Denton, TX

Total Bid Amount: \$15,250.00

**3% transaction fee for credit/debit card payments*

Sewer Line Replacement Bid:

Description:

- Up to 110' of hand dug sewer line replaced
- Back fill clean up and haul off
- Permit and Inspection

****Please note: Current sewer line is cast iron and has recently stopped up numerous times***

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

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Signature Required _____ Date _____

Texas State Board Of Plumbing Examiners
7915 Cameron Road, Austin, Texas 78754
(512) 936-5200

ISSUED ON: 12/16/2025



PREPARED BY

Troy J Ballenger

Tristar Built

(940) 368-1900

troy@tristarrepair.com

2126 James St, Denton, TX 76205, USA

PREPARED FOR

Ryan Rutherford



300 N Carroll Blvd, Denton, TX 76201, USA

ESTIMATE DETAILS

300 North Carroll Boulevard / 325 West Mckinney

300 N Carroll Blvd, Denton, TX 76201, USA

Roof Inspection and Repairs

DESCRIPTION

TOTAL

COPING	\$33,118.55
LABOR	\$19,662.10
METAL COPING CAP METAL COPING CAP INSTALL	\$15,677.42
WOOD BLOCKING 2 LAYERS OF 2 X 6 PER LF -TO RAISE HEIGHT OF COPING BY 4 INCHES.	\$3,984.68
MATERIALS	\$13,456.45
COPING	\$13,456.45
LUMBER PACKAGE LUMBER FOR BLOCKING TO RAISE COPING TO CORRECT HEIGHT	\$3,004.84
METAL COPING CAP METAL COPING CAP	\$10,451.61
HVAC	\$7,741.93
TPO	\$23,837.50
LABOR	\$9,701.61
SCUPPER FLASHING RE-FLASH AT SCUPPER	\$1,548.39
DRAIN FLASHING INSTALL NEW TARGETS AT DRAINS FOR PROPER INSTALLATION OF DRAIN COVERS AND DRAINAGE OF PONDING WATER.	\$1,814.52
CURB FLASHING RE-ADHERE MEMBRANE TO CURBS	\$1,258.06
WALL FLASHING RE-ADHERE VERTICAL MEMBRANE TO WALLS	\$967.74
HVAC / Mechanical HVAC UNIT MEMBRANE FLASHING	\$3,145.16
PITCH PAN INSTALL NEW PITCH PANS	\$967.74

MATERIALS	\$14,135.89
DRAIN	\$7,258.06
DRAIN GRATE COVERS GRATES TO ATTACH TO ROOF CORRECTLY, CURRENT DRAIN COVERS ARE NOT ATTACHED, OR NON-EXISTENT AND ARE WRONG STYLE	\$7,258.06
PITCH PAN / POCKET	\$2,129.03
POURABLE SEALER 1 PART POURABLE SEALER	\$1,161.29
PITCH PAN NEW PITCH PANS	\$967.74
TPO	\$4,748.80
TPO ACCESSORY PACKAGE CORNERS, PATCHES, WATER BLOCK, CAULK, RAGS, ROLLERS	\$1,653.23
TPO 60 MIL TPO MEMBRANE	\$1,209.68
TPO CLEANER CLEANER FOR PROPER TPO JOINT WELD - 1 GALLON	\$353.63
TPO DETAIL MEMBRANE TPO DETAIL MEMBRANE	\$1,532.26
TREE TRIMMING	\$1,209.68
TREE TRIMMING TRIM TREES OFF OF ROOF LINE TO	\$1,209.68
WATERPROOFING	\$3,669.36
MATERIALS	\$725.81
SEALANT/COATING COMMERCIAL GRADE SEALANT	\$725.81
LABOR	\$2,943.55
MASONRY SEALANT SEAL ALL VOIDS IN MASONRY AT EDGE OF BUILDING TO ENSURE WATERTIGHTNESS	\$2,137.10
WATER TEST TEST TO ENSURE ROOFING MEMBRANE, COPING, MASONRY AND HVAC UNITS ARE WATERTIGHT.	\$806.45
GENERAL CONDITIONS	\$12,177.42
MOBILIZATION MOBILIZE TO 325 MCKINNEY	\$806.45
ROLL OFF DUMPSTER 40 YD ROLL OFF DUMPSTER	\$1,612.90
SAFETY SET UP SAFETY SET UP	\$1,209.68
EQUIPMENT RENTAL 8K TELEHANDLER FOR MATERIAL LIFTING TO ROOF	\$4,516.13
JOB SITE CLEAN UP	\$4,032.26

	SUBTOTAL	\$81,754.44
	TAX	\$6,785.62
	TOTAL	\$88,540.06

Upon approval of the project, a deposit will be required.
Unless otherwise notated, Draw Schedule is as follows:

For projects under \$30,000: 1st draw of 50% at start of project with final balance due at completion.
For projects of \$30,000-\$79,999: 3 draw schedule
For projects over \$80,000: 4 draw schedule
Change Orders will be billed 100% upon completion.

Terms and Conditions

TriStar Repair & Construction ("TriStar") will provide to The Owner the services outlined in this estimate.

Change Orders

Owner may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the work as a result of a Change Order.

Payment

Payments shall be made in accordance with the outlined draw schedule. In addition to any other right or remedy provided by law, if Owner fails to pay for the Services when due, TriStar has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and or seek legal remedies.

Insurance

TriStar shall maintain general liability insurance, in accordance with the minimum requirements of the state throughout the duration of the Services. TriStar shall provide Owner with proof of insurance upon the request of the Owner.

Access

The Owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris.

Warranty

TriStar shall provide a one year workmanship warranty on its services. Parts and materials are subject to the standard manufacturer's warranty.

Default

The occurrence of any of the following shall constitute a material default under this contract:
The failure to make a required payment when due, the insolvency or bankruptcy of either party, the subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency, and/or the failure to make available or deliver the Services in the time and manner provided for in this Contract.

Entire Agreement

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

Governing Law

This Contract shall be construed in accordance with the laws of the State of Texas.

The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE



Heating & Air Conditioning

940.382.8554 www.FIXAC.com

All pricing includes Materials, Labor, Equipment and Taxes.

Suite 105 325 Mckinney. Replace 14 SEER Single Phase 3 ½ Ton 80,000 BTU R-32 Gas Furnace System and 14 SEER Single Phase 4 Ton 80,000 BTU R-32 Gas Furnace Systems. Including Crane, 4x4 Treated Lumber for Condensers, Thermostat, Disconnect and Whips, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount for Both Units **19,500.00**

Server Room 325 Mckinney. Replace 14 SEER Single Phase 1 ½ Ton A/C only system. Including Crane, 4x4 Treated Lumber for Condenser, Thermostat, Disconnect and Whip, Drain Pan and Float Switch, Supply and Return Plenums, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount **7,500.00**

Suite 103 325 Mckinney. Replace 5 Ton Single Phase Gas Package Unit. Including Crane, Curb Adaptor, Thermostat, Disconnect and Whip, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount **16,000.00**

Suite 109 325 Mckinney. Replace two 3-Phase 4 Ton Gas Package Units. Including Crane, 4x4 Treated Lumber for Side Discharge Unit, Curb Adaptor for other unit, Thermostat, Disconnect and Whips, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount for Both Units **26,000.00**

Suite 101 300 N. Carroll. Replace two 3-Phase 4 Ton Gas Package Units. Including Crane, 4x4 Treated Lumber for Side Discharge Unit, Curb Adaptor for other unit, Thermostat, Disconnect and Whips, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount for Both Units **26,000.00**

Total Cost for full project if all done **95,000.00**

Customer/Date	Stagg Properties/09/2025
Address:	325 Mckinney/300 N. Carroll Denton, Tx 76201
Phone:	[REDACTED]
Email:	[REDACTED]

PREPARED BY

Ryan Hunt

Tristar Built
 (817) 688-8559
 ryan@tristarrepair.com
 2126 James St, Denton, TX 76205, USA

PREPARED FOR

John Withers

STAG
 [REDACTED]
 300 N Carroll Blvd, Denton, TX 76201, USA

ESTIMATE DETAILS

300 North Carroll Boulevard / 325 West Mckinney

300 N Carroll Blvd, Denton, TX 76201, USA

TPO Roof Membrane Repairs - Limited Workmanship Warranty

DESCRIPTION

Roof Repair

Inspection

Service Trip (TPO Roof Repair)

- **Inspect and document with uploaded photos to Jobtread work order**
- Replace missing or damaged shingles or membrane as needed
- Caulk exposed nails or fasteners
- Inspect vents for functionality
- Inspect all flashings
- Inspect all pipe boots

Tree Trimming

Tree Trimming

Trim Trees off of roof line to keep branches from rubbing membrane and creating holes



Waterproofing

Labor

Sealant and Backer Rod

SEAL ALL VOIDS IN MASONRY AT EDGE OF BUILDING AND JOINTS, INSTALL CLOSED CELL BACKER ROD TO ENSURE WATERTIGHTNESS.

This item does not include a water test and will not include workmanship warranty.



Materials

Backer Rod

1" Closed Cell Backer rod for expansion Joints and junctions in outside walls

TPO Roof Repair

Labor

TPO Roof Repair

TPO- Various roof repairs in the field, this includes an in depth inspection of membrane and probing of the seams to ensure proper waterproofing and adhesion.



Drain Flash w/drain ring and cage install Labor
Re-flash



Wall Flashing / Labor 6' Wall
Re-flash Wall up to 6' Tall



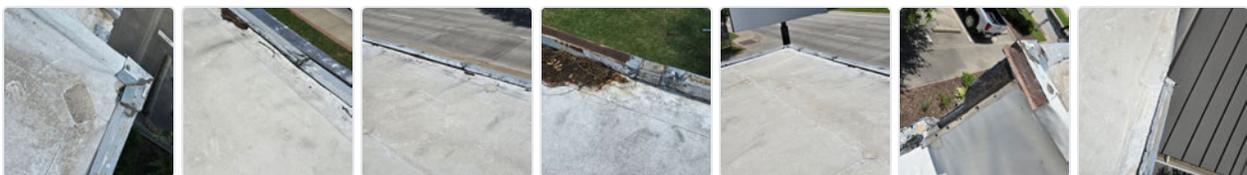
Wall Flashing / Labor 2' Wall
Re-flash Wall Up to 2' Tall



Curb Flashing/ Labor
Re-flash



Corner/Coping Flashing/ Labor
Re-flash



Penetration Flashing/ Pitch Pan
Re-flash



Materials

TPO Membrane
60 Mil TPO Membrane

TPO Flashing Membrane
60 Mil Detail Membrane for voids in curbs and corners as well as penetrations

TPO Accessory Package
Corners, Patches, Water Block, Caulking, Rags, Rollers, Frames

TPO Boots
TPO Boots

TPO Cleaner
Cleaner for proper TPO Joint Weld - 10 GALLON

Roof Drain Ring w/ Cage
Roof Drain Ring w/ Cage

Color selection: Gray

SUBTOTAL \$38,423.09

TAX \$3,189.12

TOTAL \$41,612.21

Upon approval of the project, a deposit will be required.
Unless otherwise notated, Draw Schedule is as follows:

For projects under \$30,000: 1st draw of 50% at start of project with final balance due at completion.
For projects of \$30,000-\$79,999: 3 draw schedule
For projects over \$80,000: 4 draw schedule
Change Orders will be billed 100% upon completion.

Terms and Conditions

TriStar Repair & Construction ("TriStar") will provide to The Owner the services outlined in this estimate.

Change Orders

Owner may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the work as a result of a Change Order.

Payment

Payments shall be made in accordance with the outlined draw schedule. In addition to any other right or remedy provided by law, if Owner fails to pay for the Services when due, TriStar has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and or seek legal remedies.

Insurance

TriStar shall maintain general liability insurance, in accordance with the minimum requirements of the state throughout the duration of the Services. TriStar shall provide Owner with proof of insurance upon the request of the Owner.

Access

The Owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris.

Warranty

TriStar shall provide a one year workmanship warranty on its services. Parts and materials are subject to the standard manufacturer's warranty.

Default

The occurrence of any of the following shall constitute a material default under this contract:

The failure to make a required payment when due, the insolvency or bankruptcy of either party, the subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency, and/or the failure to make available or deliver the Services in the time and manner provided for in this Contract.

Entire Agreement

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

Governing Law

This Contract shall be construed in accordance with the laws of the State of Texas.

The above specifications, costs, and terms are hereby accepted.

JOHN WITHERS

DATE



Structured Foundation Repairs, LLC

www.structuredfoundation.com

info@structuredfoundation.com

Office:(972)484-1200 FAX:(972)484-1215

13301 Trinity Blvd #133

Eules, TX, 76040

Building a foundation of trust since 2003

Date July 29, 2025

Site Address 300 N Carroll Blvd, Denton, TX 76201

Client Details

Structural Analyst

Greg Cole

[REDACTED]
[REDACTED]

Products & Services

Description	Quantity
<p>Slab Initial Engineering The initial engineering is completed by a Third Party Professional who will contact you directly to schedule prior to install.</p> <p>Foundation Type Charge: Slab</p>	2
<p>Slab Final Engineering The final engineering is completed by a Third Party Professional who will contact you directly to schedule after installation.</p> <p>Foundation Type Charge: Slab</p>	2
<p>GPR Slab Scanning Ground penetrating radar (GPR) will be used by the initial engineer to determine interior grade beam locations. Results of beam locates may be limited due to the original construction of the slab.</p> <p>Third Party Engineer: GPR interior slab scan</p>	2
<p>Pre Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule before completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	2
<p>Post Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule after completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	2
<p>Poly Setup Interior Poly Setup: Interior</p>	2
<p>Dirt Haul & Disposal Extra dirt not required for backfilling will be hauled off by the crew and disposed of.</p> <p>SFR Crew: Dirt haul off 40+</p>	1

Poly Foam Flatwork

Foam injection is included up to the amounts listed below. Additional material will be charged at \$13.00 per pound with OWNERS permission.

SFR Crew Poly Inject: Flatwork 1,282 Lbs

Poly Foam Interior

Foam injection is included up to the amounts listed below. Additional material will be charged at \$13.00 per pound with OWNERS permission.

SFR Crew Poly Inject: Interior Slab 666 Lbs

Concrete Pressed Piling

Concrete Piling pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Pressed Piling 14

Concrete Pressed Piling w/breakout

Exterior Concrete Piling installed through obstruction pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Concrete BO 27

Subtotal \$54,295.00

Total \$54,295.00

Additional Job Notes:

Exterior piers with polyurethane foam injections in the highlighted area for lift and void fill up to 1948 lbs
Current plumbing leak.

Additional Information

Payment

Deposit \$28,000.00

Balance \$26,295.00

Payment Terms:

Payment for services to be paid:

- \$26,295.00 Due Upon Completion of Lift*

This price does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments or framing adjustments unless specified above. All work is to be done as specified above or as determined by the engineer and is to be done in a workmanlike manner.

We use third-party, independent Engineers and Plumbers. If an initial engineering report is included in the specification above, the work will be done per the engineer's recommendation.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the contract. NOTE: This contract may be withdrawn by Structured Foundation Repairs, LLC if not accepted within 14 days.

* Completion of Lift is defined as when the installation of the piers and/or drainage correction is completed. Void Filling and/ or Final Engineering and/or Final Plumbing will be done as quickly as circumstances allow.

THE PRICES, SPECIFICATIONS AND CONDITIONS LISTED ABOVE AND ON THE REVERSE SIDE ARE

SATISFACTORY AND ARE HEREBY ACCEPTED. IF THERE ARE ANY INCONSISTENCIES BETWEEN THIS AGREEMENT AND ANY VERBAL COMMUNICATION, THIS AGREEMENT WILL PREVAIL. BY SIGNING THIS AGREEMENT, I STATE THAT I AM THE LEGAL OWNER OF THE PROPERTY BEING REPAIRED AS OF THE DATE OF THIS CONTRACT AND Structured Foundation Repairs, LLC. IS AUTHORIZED TO DO THE WORK SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

Date: _____

Signature: _____

Date: _____

Signature: _____

*****BY SIGNING I AGREE TO COMPANY'S GENERAL CONDITIONS, CANCELLATION POLICY AND WARRANTY ON SUBSEQUENT PAGES**



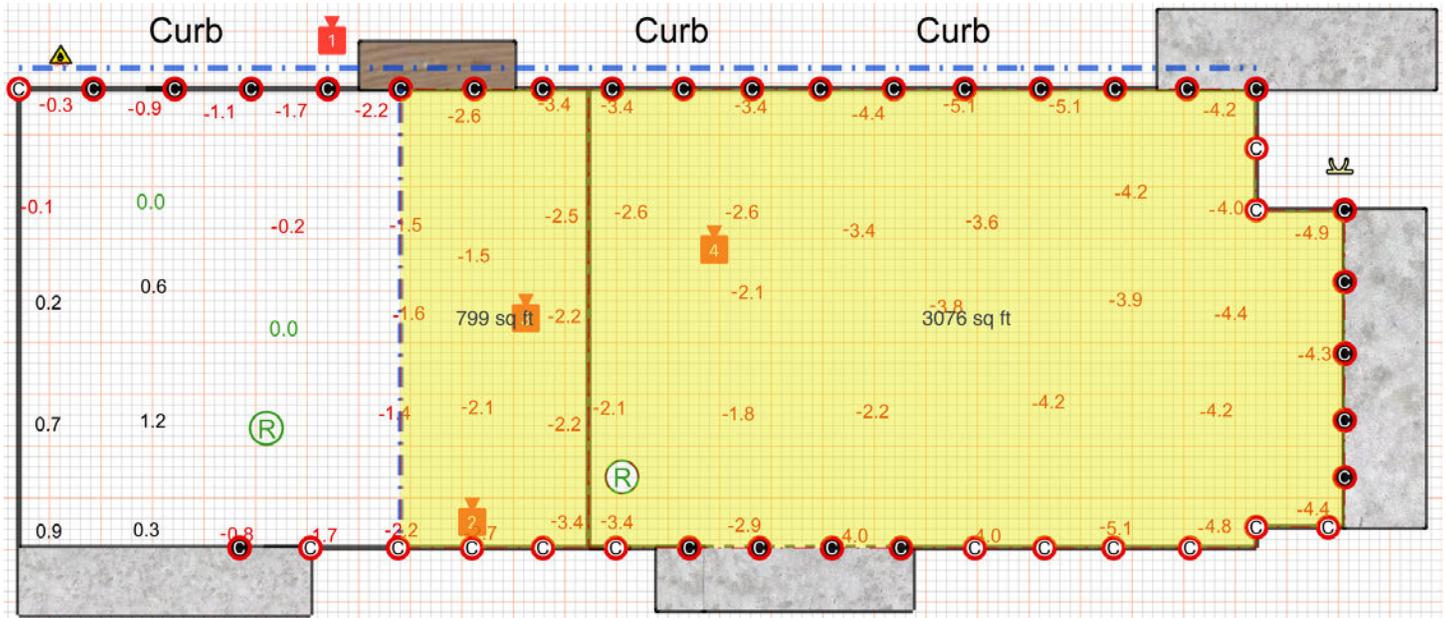
Structured Foundation Repairs, LLC
www.structuredfoundation.com
 info@structuredfoundation.com
 Office:(972)484-1200 FAX:(972)484-1215
 13301 Trinity Blvd #133
 Euless, TX 76040

Site address:
 300 N Carroll Blvd
 Denton, TX 76201

Structure Info:
 Siding
 Stories
 Foundation Type
 Zero Lot
 Multi Unit Structure

Stucco
 1
 Slab

Structure & Repair Detail - Project site evaluated on 07/29/25



 Poly Foam Flatwork	1,282 Lbs	 Poly Foam Interior	666 Lbs
 Concrete Pressed Piling	14	 Concrete Pressed Piling w/breakout	27



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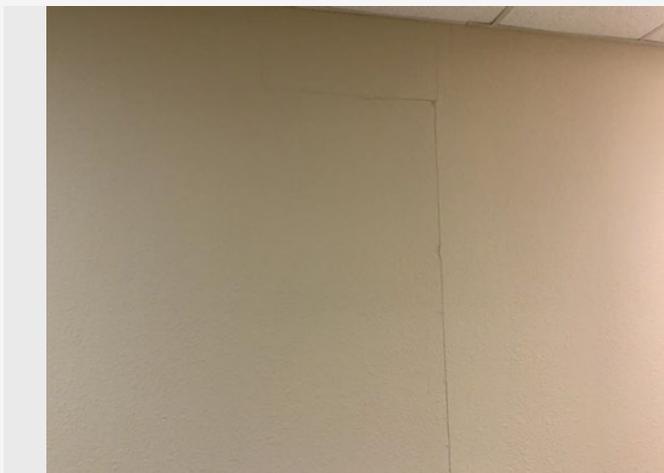
Stucco
1
Slab



1 - 1



2 - 1



3 - 1



4 - 1



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Structure Info:
Siding
Stories
Foundation Type
Zero Lot
Multi Unit Structure

Stucco
1
Slab

GENERAL CONDITIONS

1. The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as possible. The house will be lifted until, in the sole opinion of **Structured Foundation Repairs, LLC., herein after referred to as COMPANY**, further raising will produce or create unacceptable damage to the foundation or structure.
2. The stabilization or stopping of foundation settlement can and may reverse the damage already done to the foundation and structure can and may cause or create new damage by movement or lack of movement.
3. **The act of lifting a foundation with pier and/or polyurethane has inherent risks and often causes damage, cosmetic and otherwise. Therefore, the COMPANY has no obligation to repair or replace any damage whether it is exposed, concealed, or buried, to the foundation, structure, floors, plumbing*, electrical wiring, other portions of the structure and its systems, furniture, fixtures, furnishings, landscaping, vegetation, wood or other decks, spas, or personal property without regard to when or where said damage occurs. Please remove all items from the walls in the area to be lifted. Please remove exterior lighting from the work area before the work is to start. We will transplant shrubbery at the point of installation, but we cannot guarantee that it survives.**
4. If spread footings, builders and/or drilled piers are discovered after work has begun and it is necessary to remove or cut them loose from the foundation, an additional fee of \$200.00 will be due for each spread footing, builder, or drilled pier that must be removed or cut off from the foundation.
5. If after work has begun, it is discovered that the foundation (or what has been underpinned) has been constructed of substandard materials and lacks the structural strength necessary to properly transfer the load imposed by underpinning, there may be an adjustment in the contract price and scope of work, and/or the warranty may be voided. Substandard construction is usually not discovered until after the work has begun and possibly not until a lift is attempted.
6. Owner shall supply **COMPANY** with water and electricity at owner's expense. **COMPANY** must have access to the breaker box at all times and must enter the interior of the dwelling at the time it is lifted.

***Note: COMPANY** recommends that the plumbing be tested before and after any foundation work is done. The Owner is responsible for having the tests performed unless testing is included in the repair specifications listed on the agreement. Any plumbing leaks detected before or after the foundation repairs have been completed are the sole responsibility of the Owner. Cast Iron sewage systems are more susceptible to damage as they tend to deteriorate over time. To properly test a sewage line, it is necessary to have a working double sewage cleanout. If a suitable cleanout is not found by the plumber after a reasonable search, the test will be deemed complete with regards to this contract. If the owner wants to have the actual test completed, a cleanout will need to be installed at the owner's expense. (An actual test must be performed if void fill is included on the repair specification.) If a sewage leak is detected, it is the Owner's responsibility to have it repaired within a reasonable period of time. If the Owner is unwilling or unable to do the repairs, the **COMPANY** may refund any money previously collected for void fill and may also void the warranty.

LIFETIME WARRANTY-Concrete Pressed Pilings or Steel Pilings only unless specified otherwise.

It is the intention of the **COMPANY** to permanently stabilize that portion of the foundation covered by this contract (the area where the pilings are installed), within one (1) part in two hundred and forty (240) parts of the life of the structure that it supports (1/4" in a 5-foot span). If any piling(s) installed under this agreement settle more than a 1/4" over a 5-foot span, **COMPANY** will adjust all affected pilings at no charge to the OWNER (does not include any costs for cosmetic repairs or tunneling to access pilings). This warranty applies to only the work performed by **COMPANY** described as **LIFETIME WARRANTY WORK** under the terms, provisions, and conditions of this contract. This warranty does not cover upheavals. **Pier and Beam** understructure shimming, pads and blocks, and wood replacement has a 1 year warranty unless specified otherwise. In order to reduce frivolous warranty inspections, all agreements signed February 1, 2015 or thereafter will be charged a \$75 service charge for warranty inspections. **COMPANY** reserves the right to waive the charge.

POLYURETHANE LIMITED WARRANTY

Interior slabs – Polyurethane lifting of the interior of slabs comes with a 6-year warranty on re-settlement for areas lifted within a ¼ inch over 5 feet. If an area of the interior of a slab settles more than a ¼ inch over 5 feet, **COMPANY** will re-pump those areas under the following guidelines. For the first 2 years, **COMPANY** will re-pump at no charge. Year 3 will be re-pumped at the rate of \$200/injection point; Year 4 will be re-pumped at the rate of \$300/injection point; Year 5 will be re-pumped at the rate of \$400/injection point; and Year 6 will be re-pumped at the rate of \$500/injection point. A re-pump constitutes using the same holes as the original process.

Flatwork - **COMPANY** will re-pump once, in a two-year period, if any areas previously lifted with Polyurethane foam and has settled more than ½", at no cost to the customer. A re-pump constitutes using the same holes as the original process. **This warranty is void if the OWNER does not BACKFILL** along the sides the flatwork or if the re-settling occurs as a result of flooding or undermining from gutter downspouts and/or erosion of the supporting soil.

THIS WARRANTY SHALL BE NULL AND VOID IF:

1. Full payment is not made within 30 days of the specified due date.
2. An additional story is added to the structure or changes of a similar scope are made, without prior written approval of **COMPANY**, when such changes would affect loads on the foundation.
3. The structure is sited on a fault or is affected by an earthquake.
4. Underground facilities or swimming pools are installed within a horizontal distance from the foundation equal to or less than their depth.
5. The foundation is undermined (i.e. soil slumping, eroding, plumbing leaks, creek beds, excavations, ground water, improper drainage, etc.)
6. Any accidental or intentional damage, terrorism, fire, flood, windstorm, earthquake or other acts of God.
7. **COMPANY** pilings are adjusted and/or modified by another contractor/individual without prior written notice.
8. Within 180 days of completion of lift, Void Filling (if included in the agreement), is not completed due to the actions or inactions of customer.
9. Structure is not reasonably maintained (i.e. improper or insufficient watering, etc.)
10. Slab (or flatwork) underpinned is discovered to be built substandard (i.e. insufficient thickness, no rebar or post tension cables, improperly mixed concrete, etc.)

TRANSFER OF WARRANTY

In the event a change of ownership occurs, assignment of this warranty to a new Owner or Owners must be accomplished no later than sixty (60) days after transfer of title. Assignment will be made in accordance with the warranty and with the procedures in effect at the time of transfer, upon receipt of payment of the transfer fee current at the time of transfer. So long as the provisions of this paragraph are met, there is no limit to the number of transfers that can be made. **UNLESS ASSIGNMENT IS PROPERLY MADE WITHIN SIXTY (60) DAYS AFTER TRANSFER OF TITLE, THIS WARRANTY IS NULL AND VOID.** To transfer the warranty, a written request stating the name of the new owner and the property address must be mailed along with a check for \$100 (or current transfer fee) to 13301 Trinity Blvd., #133, Euless, TX 76040. There is no charge for the first transference.

ARBITRATION OF DISPUTES

With the exception of debt collection, the Owner and **COMPANY** agree that any dispute, or lawsuit related in any way to this agreement or the work related thereto, shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) in accordance with this arbitration agreement and under the commercial arbitration rules of the AAA with the stipulation that in the event of arbitration, the arbitrator shall require the losing party to pay the winning party's costs, including reasonable attorney's fees, and the arbitrator shall be an engineer or builder with experience in building, designing or analyzing residential foundations. Owner and **COMPANY** agree that, in any arbitration proceeding, **COMPANY** liability shall be limited to the amount paid to the **COMPANY** by the Owner under this contract.

DEBT COLLECTION (INTEREST, PENALTIES & LATE FEES)

The **COMPANY** can and will utilize all remedies allowed by law when it comes to the collection of unpaid balances. The Owner agrees to pay all interest (18% APR on unpaid balances), penalties and late fees as allowed by law if payment is not made in accordance with the terms stated and agreed to on the front of this Agreement. All costs associated with the collection of this debt, court costs, attorneys fees and county filing fees, will be the responsibility of the Owner.

CANCELLATION/RESCHEDULE POLICY

A customer may cancel/reschedule an agreement with **COMPANY** at any time by providing a written request by email to info@structuredfoundation.com. Any job cancelled or rescheduled within 3 business days prior to the scheduled commencement will incur a \$250.00 change fee. Any job cancelled or rescheduled after the crew has been dispatched will incur a \$500.00 fee. The homeowner will be responsible for any charges incurred prior to cancellation.

TERMINATION

The **COMPANY** may terminate this warranty at any time by paying to the current owner an amount equal to the total payments made under the original contract or a mutually agreed on amount. No changes to this document will be valid unless approved in writing by both parties.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/31/2025

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

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

PRODUCER Frost Insurance Agency, Inc. - Fort Worth PO Box 33528 Fort Worth TX 76162		CONTACT NAME: Taire Gonzales PHONE (A/C, No, Ext): 817-420-5700 E-MAIL ADDRESS: taire.gonzales@frostinsurance.com FAX (A/C, No): 817-420-5750	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Texas Mutual Insurance Co.	NAIC # 22945
INSURED Structured Foundation Repairs Holdings, Inc. Structured Roofing Systems, LLC 13301 Trinity Blvd. Euless TX 76040		INSURER B : Acuity, A Mutual Insurance Company	14184
		INSURER C : Convex Insurance UK Limited	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 606601343

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			PGL000007	1/28/2025	1/28/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ZL8972	1/28/2025	1/28/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			TBD	1/28/2025	1/28/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0001153023	1/28/2025	1/28/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased Equip			ZL8972	1/28/2025	1/28/2026	Leased/Rented Equip Deductible \$250,000 \$1,000

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

Includes operations for Structured Roofing Systems LLC
 The General Liability and Auto Liability policies include a blanket automatic additional insured endorsement when required by written contract; Coverage is Primary/Non-Contributory.
 The General Liability, Auto Liability and Workers Compensation policy includes a blanket automatic waiver of subrogation endorsement that provides this feature only when there is a written contract with the Named Insured and the certificate holder that requires such status.

CERTIFICATE HOLDER**CANCELLATION**

SAMPLE - Proof of Insurance
 SAMPLE - Proof of Insurance
 SAMPLE - Proof of Insurance

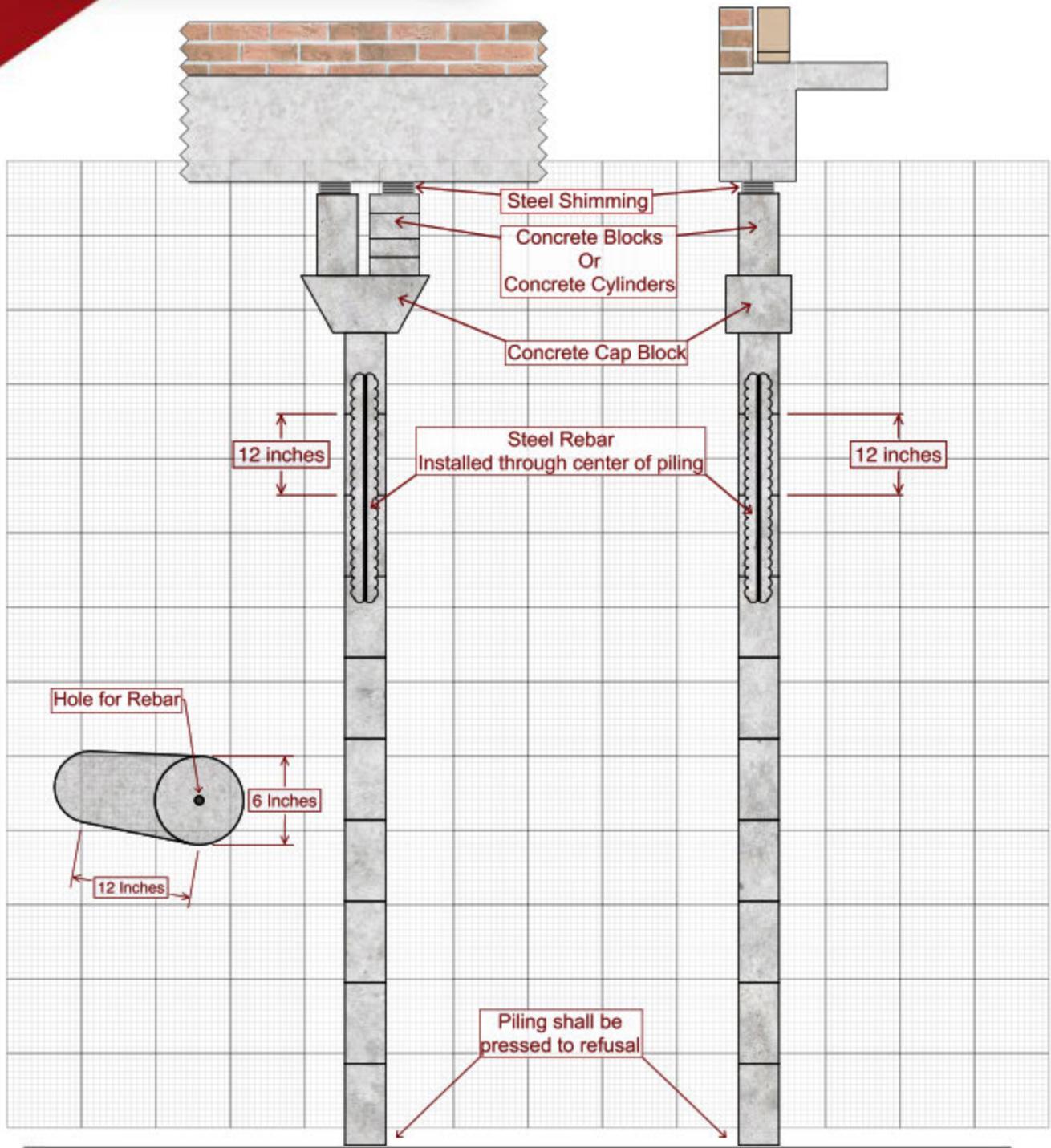
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Concrete Pressed Piling Diagram



Structured Foundation Repairs

13301 Trinity Blvd #133, Euless, TX 76040 - (972) 484-1200

www.StructuredFoundation.com



Controlled Watering Program

Expansive soils act like a sponge. As they absorb water they swell and as they lose water they shrink. Soils tend to dry out (and shrink) during the summer and to absorb water (and swell) during the winter and spring. As the soil under a house shrinks and swells with the seasons, the house will move up and down. As long as the movement is not great enough to damage the house, most people do not consider the movement to be a problem. If the up and down movement of a house always returns the house to its original level position, then damage to the house may appear and disappear on a regular basis as the seasons change. If a homeowner wishes to stop seasonal damage, the first course of action should be to follow a controlled watering program. By keeping the moisture content of the soil under the house constant, foundation movement can often be stopped. STRUCTURED FOUNDATION REPAIRS has written this handout to assist the homeowner in performing a simple preventative maintenance program.

The goal of a watering program is to maintain a constant level of moisture in the soil under the house. The best way to water is to place a soaker hose from one to two feet from the edge of the foundation. Placing the hose a short distance from the foundation allows the water to soak into the soil evenly. The hose should not be placed against the foundation. When soil has dried and cracked, water can travel along the cracks for several feet in all directions. If the soil around your foundation is dried and cracked, then water placed next to the foundation will run through the crack and accumulate at the bottom of the grade beam (the thick portion of the foundation that is under the exterior walls). In some cases, an accumulation of water in the soil, at the base of a foundation can cause the soil to lose some of its load-bearing capacity. If the soil loses enough load-bearing capacity, the house will sink into the ground.

Obviously, it is necessary to water more during hot, dry weather and less during cold, damp weather. The amount of water required to keep a foundation stable during the summer can be surprisingly large. A single large tree can remove as much as 150 gallons of water, or almost 20 cubic feet of water, from the soil each day. Shrubs and other plants can also remove large quantities of water. During persistent hot, dry weather, it may be necessary to water a foundation daily. Watering should supply enough water to keep the moisture content in the soil under the foundation constant. If the amount of water applied is only enough to keep the surface damp, the watering program will not work. Obviously, the homeowner is the only one who can weigh the benefits of controlling foundation movement versus the increased size of the water bill.

Structured Foundation Repairs

13301 Trinity Blvd #133, Euless, TX 76040 • (972) 484-1200

www.structuredfoundation.com



**Really Good Contractors
... Really Guaranteed!**

We Made The Good Contractors List!

**We are proud to be a hand-selected member
of The Good Contractors List!**

What does that mean to you?

If we do not get the job done right, The Good Contractors List backs us with their own guarantee of satisfaction!*

You are not alone!

When you use a contractor that is a member of The Good Contractors List, you are no longer alone and have the opportunity to let them know how their contractors are doing! They will remove contractors that do not do business with the utmost integrity and quality, so your voice really does count. If we don't meet your expectations, then YOU have an advocate that truly cares.

What do you have to do?

Simply go to www.thegoodcontractorslist.com and register for FREE! You do not have to register to have access to their list of contractors, but to be covered by the guarantee they need to have proof that you found your contractor on The Good Contractors List before the work began.

Go there NOW and your work with us will be backed beyond our own guarantee of 100% Satisfaction!

*Up to \$10,000 – See Terms & Conditions at www.thegoodcontractorslist.com



When you see a "Good" logo on vehicles and company websites, you can rest assured that they are safe to hire!



STRUCTURED SOLAR & ROOFING SYSTEMS

A Structured Foundation Repairs Company



Building on a Foundation of Trust since 2003.

Serving the
Greater North
Texas Area
for over
20 years



WHY SOLAR?

Insulates you from
utility rate increases

Helps reduce
greenhouse emissions

Increases your home's value

30% Tax Credit in Solar
makes it affordable
for everyone

**Call us for your
free solar quote
(469) 225-3001**

WHY STRUCTURED?

- ✓ 25 Year Transferable Warranty
- ✓ Residential and Commercial
- ✓ All workers covered by Worker's Compensation
- ✓ Over 33,000 Completed Projects
- ✓ Fully Insured
- ✓ Free Roof Inspections
- ✓ 4.9 Stars on Birdeye (over 2800 reviews)
- ✓ Multiple Third Party Financing options (WAC)
- ✓ 4.8 Stars on Google (over 1500 reviews)
- ✓ 100% Employee Owned Company

For More Information:
www.srs-dfw.com



STRUCTURED ROOFING SYSTEMS

A Structured Foundation Repairs Company

100%
Employee
Owned



Structured Foundation Repairs Companies have:

- ✓ Lifetime Workmanship Warranty
- ✓ All workers covered by Worker's Compensation
- ✓ Fully Insured
- ✓ 4.9 Stars on Birdeye (over 2600 reviews)
- ✓ 4.8 Stars on Google (over 1300 reviews)
- ✓ Local Companies serving the Greater DFW Area since 2003
- ✓ Over 31,000 Homes Repaired
- ✓ Free Roof Inspections
- ✓ Free Insurance Claims Assistance
- ✓ Third Party Financing (WAC)
- ✓ 100% Employee Owned Company

Connect With Us:

For More Information:
www.srs-dfw.com



Missing Shingles?
Roof Leaking?
Recent Storm?
—
**Then call us for your
free roof inspection
(469) 225-3001**



ALL ABOUT POLYFILL INJECTION



BEFORE



AFTER

Benefits of Polyfill Injection?

- ✓ Less expensive than pouring new concrete
- ✓ Works on any type of concrete
- ✓ Minimally invasive
- ✓ Repaired area is typically available to use in hours

Where to use Polyfill Injection?

- ✓ Driveways, Sidewalks, Patios, and Pool Decks
- ✓ Interior slab foundation lifting
- ✓ Parking lots
- ✓ Industrial tilt wall

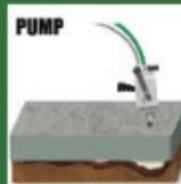
Why use Structured for Polyfill?

- ✓ Over 33,000 Homes Repaired
- ✓ Industry best warranty
- ✓ 4.9 Stars on Birdeye (over 3400 reviews)
- ✓ Third Party Financing (WAC)
- ✓ 4.8 Stars on Google (over 1400 reviews)
- ✓ 100% Employee Owned Company

What is the Polyfill process?



We drill several small holes through the slab to allow multiple points of contact for the foam to spread and support the slab.



A special machine sends the polyfill foam directly underneath lifting the slab into alignment as closely as possible.



The holes are then patched and the repaired area is typically ready for use within a few hours!

**Call us for your
free evaluation!
(972) 484-1200**

For More Information:





NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: September 25, 2025
BUILDER/HOMEOWNER: STAG Commercial LLC
PROPERTY ADDRESS: 325 W. McKinney, Denton TX

Total Bid Amount: \$90,975.00

**3% transaction fee for credit/debit card payments*

Bid for underground sewer line replacement in 2 sections

Lower section:

- Up to 125' main line tunnel
- 3 access points
- 2 – 25' access point tunnels
- Replace plumbing for 12 fixtures

Upper Section:

- Up to 45' main line tunnel
- 1 access point
- Replace plumbing for 5 fixtures

*Job will be permitted and inspected

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC
Keaton Long M-44466
19001 North County Line Rd.
Ponder, TEXAS 76259
940-389-6596
5lplumbingcompany@gmail.com

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

Texas State Board Of Plumbing Examiners
Po Box 4200 Austin, Tx 78765-4200
(512) 936-5200
ISSUED ON: 7/25/2025 9:32 AM



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: September 25, 2025
BUILDER/HOMEOWNER: STAG Commercial LLC
PROPERTY ADDRESS: 300 Carroll, Denton, TX

Total Bid Amount: \$56,650.00

**3% transaction fee for credit/debit card payments*

Bid for underground sewer line replacement

Includes:

- Up to 100' main line tunnel
- 3 access points w/ 20' legs to main line
- Replace plumbing for 8 fixtures

*Job will be permitted and inspected

*If a full re-pipe is not completed, isolation testing will be required to locate leaking areas

*New bid would be figured based on the isolation test results

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

Texas State Board Of Plumbing Examiners

Po Box 4200 Austin, Tx 78765-4200

(512) 936-5200

ISSUED ON: 7/25/2025 9:32 AM



Structured Foundation Repairs, LLC

www.structuredfoundation.com

info@structuredfoundation.com

Office:(972)484-1200 FAX:(972)484-1215

13301 Trinity Blvd #133

Eules, TX, 76040

Building a foundation of trust since 2003

Date July 29, 2025

Site Address 325 W McKinney, Denton, TX 76201

Client Details

Structural Analyst

Greg Cole

[REDACTED]
[REDACTED]

Products & Services

Description	Quantity
<p>Slab Initial Engineering The initial engineering is completed by a Third Party Professional who will contact you directly to schedule prior to install.</p> <p>Foundation Type Charge: Slab</p>	3
<p>Slab Final Engineering The final engineering is completed by a Third Party Professional who will contact you directly to schedule after installation.</p> <p>Foundation Type Charge: Slab</p>	3
<p>GPR Slab Scanning Ground penetrating radar (GPR) will be used by the initial engineer to determine interior grade beam locations. Results of beam locates may be limited due to the original construction of the slab.</p> <p>Third Party Engineer: GPR interior slab scan</p>	1
<p>Pre Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule before completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	1
<p>Post Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule after completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	3
<p>Poly Setup Interior Poly Setup: Interior</p>	1
<p>Dirt Haul & Disposal Extra dirt not required for backfilling will be hauled off by the crew and disposed of.</p> <p>SFR Crew: Dirt haul off 40+</p>	1

Poly Foam Interior

Foam injection is included up to the amounts listed below. Additional material will be charged at \$13.00 per pound with OWNERS permission.

SFR Crew Poly Inject: Interior Slab 547 Lbs

Concrete Pressed Piling

Concrete Piling pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Pressed Piling 30

Concrete Pressed Piling w/breakout

Exterior Concrete Piling installed through obstruction pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Concrete BO 14

Denton Permit

1

Subtotal \$36,650.00

Total \$36,650.00

Additional Job Notes:

Exterior piers with polyurethane foam up to 360lbs in the highlighted area for lift and void fill. Current plumbing leak present

Additional Information

Payment

Deposit \$20,000.00

Balance \$16,650.00

Payment Terms:

Payment for services to be paid:

- \$16,650.00 Due Upon Completion of Lift*

This price does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments or framing adjustments unless specified above. All work is to be done as specified above or as determined by the engineer and is to be done in a workmanlike manner.

We use third-party, independent Engineers and Plumbers. If an initial engineering report is included in the specification above, the work will be done per the engineer's recommendation.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the contract. NOTE: This contract may be withdrawn by Structured Foundation Repairs, LLC if not accepted within 14 days.

* Completion of Lift is defined as when the installation of the piers and/or drainage correction is completed.

Void Filling and/ or Final Engineering and/or Final Plumbing will be done as quickly as circumstances allow.

THE PRICES, SPECIFICATIONS AND CONDITIONS LISTED ABOVE AND ON THE REVERSE SIDE ARE SATISFACTORY AND ARE HEREBY ACCEPTED. IF THERE ARE ANY INCONSISTENCIES BETWEEN THIS AGREEMENT AND ANY VERBAL COMMUNICATION, THIS AGREEMENT WILL PREVAIL. BY SIGNING THIS AGREEMENT, I STATE THAT I AM THE LEGAL OWNER OF THE PROPERTY BEING REPAIRED AS OF THE

DATE OF THIS CONTRACT AND Structured Foundation Repairs, LLC. IS AUTHORIZED TO DO THE WORK SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

Date: _____

Signature: _____

Date: _____

Signature: _____

*****BY SIGNING I AGREE TO COMPANY'S GENERAL CONDITIONS, CANCELLATION POLICY AND WARRANTY ON SUBSEQUENT PAGES**



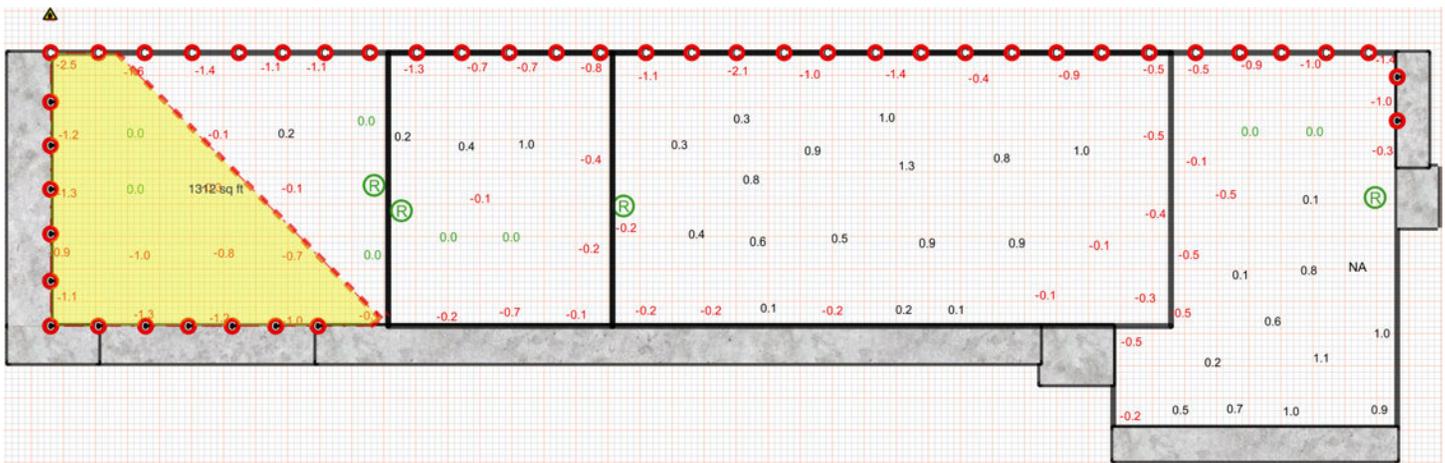
Structured Foundation Repairs, LLC
www.structuredfoundation.com
 info@structuredfoundation.com
 Office:(972)484-1200 FAX:(972)484-1215
 13301 Trinity Blvd #133
 Euless, TX 76040

Site address:
 325 W McKinney
 Denton, TX 76201

Structure Info:
 Siding
 Stories
 Foundation Type
 Zero Lot
 Multi Unit Structure

Stucco
 1
 Slab

Structure & Repair Detail - Project site evaluated on 07/29/25



	Poly Foam Interior	547 Lbs		Concrete Pressed Piling	30
	Concrete Pressed Piling w/breakout	14			



Structured Foundation Repairs, LLC
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13301 Trinity Blvd #133
Euleless, TX 76040

Site address:
325 W McKinney
Denton, TX 76201

Structure Info:
Siding
Stories
Foundation Type
Zero Lot
Multi Unit Structure

Stucco
1
Slab

GENERAL CONDITIONS

1. The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as possible. The house will be lifted until, in the sole opinion of **Structured Foundation Repairs, LLC., herein after referred to as COMPANY**, further raising will produce or create unacceptable damage to the foundation or structure.
2. The stabilization or stopping of foundation settlement can and may reverse the damage already done to the foundation and structure can and may cause or create new damage by movement or lack of movement.
3. **The act of lifting a foundation with pier and/or polyurethane has inherent risks and often causes damage, cosmetic and otherwise. Therefore, the COMPANY has no obligation to repair or replace any damage whether it is exposed, concealed, or buried, to the foundation, structure, floors, plumbing*, electrical wiring, other portions of the structure and its systems, furniture, fixtures, furnishings, landscaping, vegetation, wood or other decks, spas, or personal property without regard to when or where said damage occurs. Please remove all items from the walls in the area to be lifted. Please remove exterior lighting from the work area before the work is to start. We will transplant shrubbery at the point of installation, but we cannot guarantee that it survives.**
4. If spread footings, builders and/or drilled piers are discovered after work has begun and it is necessary to remove or cut them loose from the foundation, an additional fee of \$200.00 will be due for each spread footing, builder, or drilled pier that must be removed or cut off from the foundation.
5. If after work has begun, it is discovered that the foundation (or what has been underpinned) has been constructed of substandard materials and lacks the structural strength necessary to properly transfer the load imposed by underpinning, there may be an adjustment in the contract price and scope of work, and/or the warranty may be voided. Substandard construction is usually not discovered until after the work has begun and possibly not until a lift is attempted.
6. Owner shall supply **COMPANY** with water and electricity at owner's expense. **COMPANY** must have access to the breaker box at all times and must enter the interior of the dwelling at the time it is lifted.

***Note:** **COMPANY** recommends that the plumbing be tested before and after any foundation work is done. The Owner is responsible for having the tests performed unless testing is included in the repair specifications listed on the agreement. Any plumbing leaks detected before or after the foundation repairs have been completed are the sole responsibility of the Owner. Cast Iron sewage systems are more susceptible to damage as they tend to deteriorate over time. To properly test a sewage line, it is necessary to have a working double sewage cleanout. If a suitable cleanout is not found by the plumber after a reasonable search, the test will be deemed complete with regards to this contract. If the owner wants to have the actual test completed, a cleanout will need to be installed at the owner's expense. (An actual test must be performed if void fill is included on the repair specification.) If a sewage leak is detected, it is the Owner's responsibility to have it repaired within a reasonable period of time. If the Owner is unwilling or unable to do the repairs, the **COMPANY** may refund any money previously collected for void fill and may also void the warranty.

LIFETIME WARRANTY-Concrete Pressed Pilings or Steel Pilings only unless specified otherwise.

It is the intention of the **COMPANY** to permanently stabilize that portion of the foundation covered by this contract (the area where the pilings are installed), within one (1) part in two hundred and forty (240) parts of the life of the structure that it supports (1/4" in a 5-foot span). If any piling(s) installed under this agreement settle more than a 1/4" over a 5-foot span, **COMPANY** will adjust all affected pilings at no charge to the OWNER (does not include any costs for cosmetic repairs or tunneling to access pilings). This warranty applies to only the work performed by **COMPANY** described as **LIFETIME WARRANTY WORK** under the terms, provisions, and conditions of this contract. This warranty does not cover upheavals. **Pier and Beam** understructure shimming, pads and blocks, and wood replacement has a 1 year warranty unless specified otherwise. In order to reduce frivolous warranty inspections, all agreements signed February 1, 2015 or thereafter will be charged a \$75 service charge for warranty inspections. **COMPANY** reserves the right to waive the charge.

POLYURETHANE LIMITED WARRANTY

Interior slabs – Polyurethane lifting of the interior of slabs comes with a 6-year warranty on re-settlement for areas lifted within a ¼ inch over 5 feet. If an area of the interior of a slab settles more than a ¼ inch over 5 feet, **COMPANY** will re-pump those areas under the following guidelines. For the first 2 years, **COMPANY** will re-pump at no charge. Year 3 will be re-pumped at the rate of \$200/injection point; Year 4 will be re-pumped at the rate of \$300/injection point; Year 5 will be re-pumped at the rate of \$400/injection point; and Year 6 will be re-pumped at the rate of \$500/injection point. A re-pump constitutes using the same holes as the original process.

Flatwork - **COMPANY** will re-pump once, in a two-year period, if any areas previously lifted with Polyurethane foam and has settled more than ½", at no cost to the customer. A re-pump constitutes using the same holes as the original process. **This warranty is void if the OWNER does not BACKFILL** along the sides the flatwork or if the re-settling occurs as a result of flooding or undermining from gutter downspouts and/or erosion of the supporting soil.

THIS WARRANTY SHALL BE NULL AND VOID IF:

1. Full payment is not made within 30 days of the specified due date.
2. An additional story is added to the structure or changes of a similar scope are made, without prior written approval of **COMPANY**, when such changes would affect loads on the foundation.
3. The structure is sited on a fault or is affected by an earthquake.
4. Underground facilities or swimming pools are installed within a horizontal distance from the foundation equal to or less than their depth.
5. The foundation is undermined (i.e. soil slumping, eroding, plumbing leaks, creek beds, excavations, ground water, improper drainage, etc.)
6. Any accidental or intentional damage, terrorism, fire, flood, windstorm, earthquake or other acts of God.
7. **COMPANY** pilings are adjusted and/or modified by another contractor/individual without prior written notice.
8. Within 180 days of completion of lift, Void Filling (if included in the agreement), is not completed due to the actions or inactions of customer.
9. Structure is not reasonably maintained (i.e. improper or insufficient watering, etc.)
10. Slab (or flatwork) underpinned is discovered to be built substandard (i.e. insufficient thickness, no rebar or post tension cables, improperly mixed concrete, etc.)

TRANSFER OF WARRANTY

In the event a change of ownership occurs, assignment of this warranty to a new Owner or Owners must be accomplished no later than sixty (60) days after transfer of title. Assignment will be made in accordance with the warranty and with the procedures in effect at the time of transfer, upon receipt of payment of the transfer fee current at the time of transfer. So long as the provisions of this paragraph are met, there is no limit to the number of transfers that can be made. **UNLESS ASSIGNMENT IS PROPERLY MADE WITHIN SIXTY (60) DAYS AFTER TRANSFER OF TITLE, THIS WARRANTY IS NULL AND VOID.** To transfer the warranty, a written request stating the name of the new owner and the property address must be mailed along with a check for \$100 (or current transfer fee) to 13301 Trinity Blvd., #133, Euless, TX 76040. There is no charge for the first transference.

ARBITRATION OF DISPUTES

With the exception of debt collection, the Owner and **COMPANY** agree that any dispute, or lawsuit related in any way to this agreement or the work related thereto, shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) in accordance with this arbitration agreement and under the commercial arbitration rules of the AAA with the stipulation that in the event of arbitration, the arbitrator shall require the losing party to pay the winning party's costs, including reasonable attorney's fees, and the arbitrator shall be an engineer or builder with experience in building, designing or analyzing residential foundations. Owner and **COMPANY** agree that, in any arbitration proceeding, **COMPANY** liability shall be limited to the amount paid to the **COMPANY** by the Owner under this contract.

DEBT COLLECTION (INTEREST, PENALTIES & LATE FEES)

The **COMPANY** can and will utilize all remedies allowed by law when it comes to the collection of unpaid balances. The Owner agrees to pay all interest (18% APR on unpaid balances), penalties and late fees as allowed by law if payment is not made in accordance with the terms stated and agreed to on the front of this Agreement. All costs associated with the collection of this debt, court costs, attorneys fees and county filing fees, will be the responsibility of the Owner.

CANCELLATION/RESCHEDULE POLICY

A customer may cancel/reschedule an agreement with **COMPANY** at any time by providing a written request by email to info@structuredfoundation.com. Any job cancelled or rescheduled within 3 business days prior to the scheduled commencement will incur a \$250.00 change fee. Any job cancelled or rescheduled after the crew has been dispatched will incur a \$500.00 fee. The homeowner will be responsible for any charges incurred prior to cancellation.

TERMINATION

The **COMPANY** may terminate this warranty at any time by paying to the current owner an amount equal to the total payments made under the original contract or a mutually agreed on amount. No changes to this document will be valid unless approved in writing by both parties.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/31/2025

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

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

PRODUCER Frost Insurance Agency, Inc. - Fort Worth PO Box 33528 Fort Worth TX 76162	CONTACT NAME: Taire Gonzales PHONE (A/C No. Ext): 817-420-5700 FAX (A/C, No): 817-420-5750 E-MAIL ADDRESS: taire.gonzales@frostinsurance.com		
	INSURER(S) AFFORDING COVERAGE		
INSURED Structured Foundation Repairs Holdings, Inc. Structured Roofing Systems, LLC 13301 Trinity Blvd. Euless TX 76040	STRUC-1	INSURER A: Texas Mutual Insurance Co.	NAIC # 22945
		INSURER B: Acuity, A Mutual Insurance Company	14184
		INSURER C: Convex Insurance UK Limited	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 606601343

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			PGL000007	1/28/2025	1/28/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ZL8972	1/28/2025	1/28/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			TBD	1/28/2025	1/28/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0001153023	1/28/2025	1/28/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased Equip			ZL8972	1/28/2025	1/28/2026	Leased/Rented Equip Deductible \$250,000 \$1,000

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

Includes operations for Structured Roofing Systems LLC
 The General Liability and Auto Liability policies include a blanket automatic additional insured endorsement when required by written contract; Coverage is Primary/Non-Contributory.
 The General Liability, Auto Liability and Workers Compensation policy includes a blanket automatic waiver of subrogation endorsement that provides this feature only when there is a written contract with the Named Insured and the certificate holder that requires such status.

CERTIFICATE HOLDER**CANCELLATION**

SAMPLE - Proof of Insurance
 SAMPLE - Proof of Insurance
 SAMPLE - Proof of Insurance

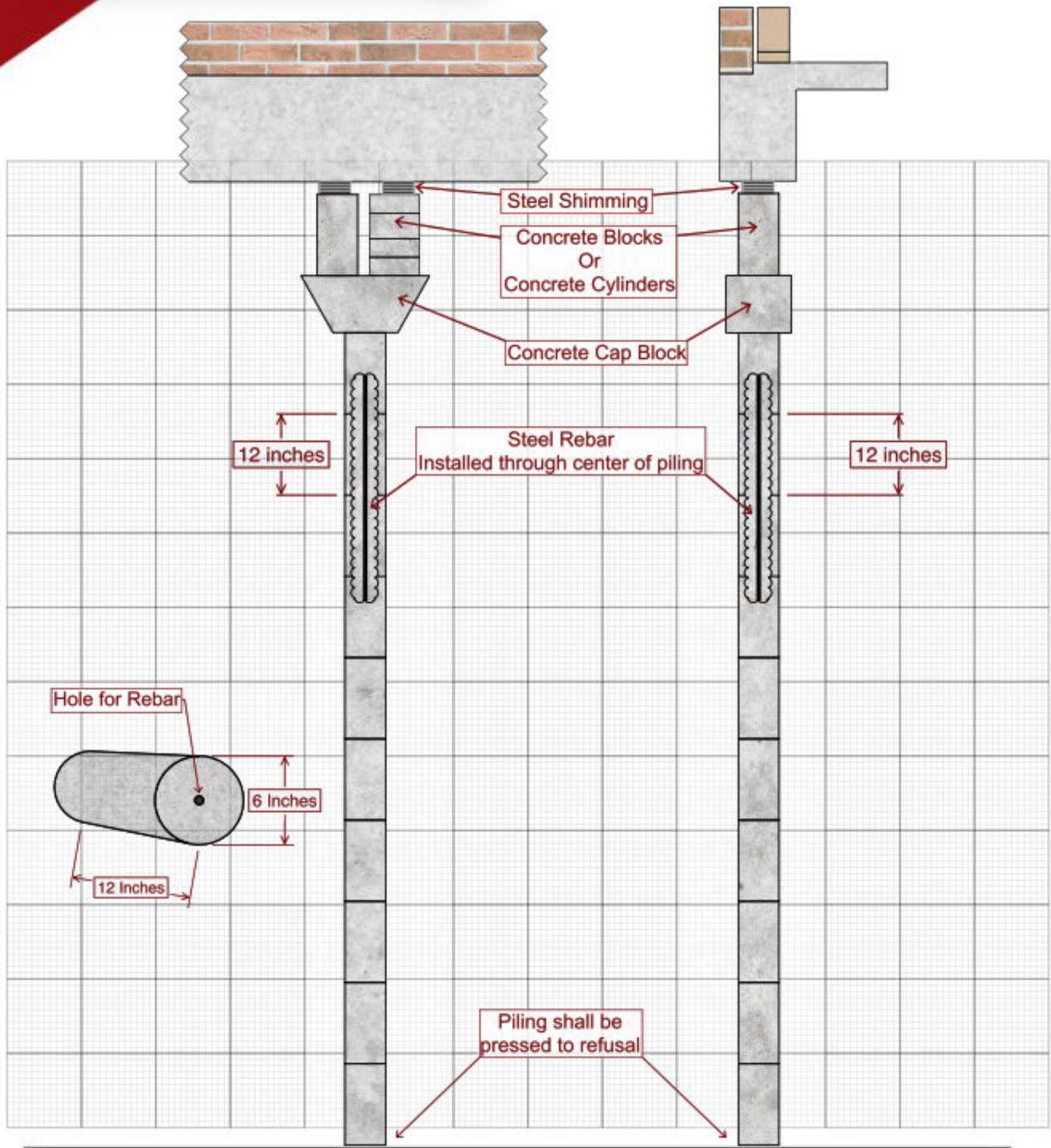
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Concrete Pressed Piling Diagram



Structured Foundation Repairs

13301 Trinity Blvd #133, Euless, TX 76040 - (972) 484-1200

www.StructuredFoundation.com



Controlled Watering Program

Expansive soils act like a sponge. As they absorb water they swell and as they lose water they shrink. Soils tend to dry out (and shrink) during the summer and to absorb water (and swell) during the winter and spring. As the soil under a house shrinks and swells with the seasons, the house will move up and down. As long as the movement is not great enough to damage the house, most people do not consider the movement to be a problem. If the up and down movement of a house always returns the house to its original level position, then damage to the house may appear and disappear on a regular basis as the seasons change. If a homeowner wishes to stop seasonal damage, the first course of action should be to follow a controlled watering program. By keeping the moisture content of the soil under the house constant, foundation movement can often be stopped. STRUCTURED FOUNDATION REPAIRS has written this handout to assist the homeowner in performing a simple preventative maintenance program.

The goal of a watering program is to maintain a constant level of moisture in the soil under the house. The best way to water is to place a soaker hose from one to two feet from the edge of the foundation. Placing the hose a short distance from the foundation allows the water to soak into the soil evenly. The hose should not be placed against the foundation. When soil has dried and cracked, water can travel along the cracks for several feet in all directions. If the soil around your foundation is dried and cracked, then water placed next to the foundation will run through the crack and accumulate at the bottom of the grade beam (the thick portion of the foundation that is under the exterior walls). In some cases, an accumulation of water in the soil, at the base of a foundation can cause the soil to lose some of its load-bearing capacity. If the soil loses enough load-bearing capacity, the house will sink into the ground.

Obviously, it is necessary to water more during hot, dry weather and less during cold, damp weather. The amount of water required to keep a foundation stable during the summer can be surprisingly large. A single large tree can remove as much as 150 gallons of water, or almost 20 cubic feet of water, from the soil each day. Shrubs and other plants can also remove large quantities of water. During persistent hot, dry weather, it may be necessary to water a foundation daily. Watering should supply enough water to keep the moisture content in the soil under the foundation constant. If the amount of water applied is only enough to keep the surface damp, the watering program will not work. Obviously, the homeowner is the only one who can weigh the benefits of controlling foundation movement versus the increased size of the water bill.

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www.structuredfoundation.com



**Really Good Contractors
... Really Guaranteed!**

We Made The Good Contractors List!

**We are proud to be a hand-selected member
of The Good Contractors List!**

What does that mean to you?

If we do not get the job done right, The Good Contractors List backs us with their own guarantee of satisfaction!*

You are not alone!

When you use a contractor that is a member of The Good Contractors List, you are no longer alone and have the opportunity to let them know how their contractors are doing! They will remove contractors that do not do business with the utmost integrity and quality, so your voice really does count. If we don't meet your expectations, then YOU have an advocate that truly cares.

What do you have to do?

Simply go to www.thegoodcontractorslist.com and register for FREE! You do not have to register to have access to their list of contractors, but to be covered by the guarantee they need to have proof that you found your contractor on The Good Contractors List before the work began.

Go there NOW and your work with us will be backed beyond our own guarantee of 100% Satisfaction!

*Up to \$10,000 – See Terms & Conditions at www.thegoodcontractorslist.com



When you see a "Good" logo on vehicles and company web-sites, you can rest assured that they are safe to hire!



STRUCTURED SOLAR & ROOFING SYSTEMS

A Structured Foundation Repairs Company



Building on a Foundation of Trust since 2003.

Serving the
Greater North
Texas Area
for over
20 years



WHY STRUCTURED?

- ✓ 25 Year Transferable Warranty
- ✓ Residential and Commercial
- ✓ All workers covered by Worker's Compensation
- ✓ Over 33,000 Completed Projects
- ✓ Fully Insured
- ✓ Free Roof Inspections
- ✓ 4.9 Stars on Birdeye (over 2800 reviews)
- ✓ Multiple Third Party Financing options (WAC)
- ✓ 4.8 Stars on Google (over 1500 reviews)
- ✓ 100% Employee Owned Company

For More Information:
www.srs-dfw.com



WHY SOLAR?

Insulates you from
utility rate increases

Helps reduce
greenhouse emissions

Increases your home's value

30% Tax Credit in Solar
makes it affordable
for everyone

**Call us for your
free solar quote
(469) 225-3001**

STRUCTURED ROOFING SYSTEMS

A Structured Foundation Repairs Company

100%
Employee
Owned



Structured Foundation Repairs Companies have:

- ✓ Lifetime Workmanship Warranty
- ✓ All workers covered by Worker's Compensation
- ✓ Fully Insured
- ✓ 4.9 Stars on Birdeye (over 2600 reviews)
- ✓ 4.8 Stars on Google (over 1300 reviews)
- ✓ Local Companies serving the Greater DFW Area since 2003
- ✓ Over 31,000 Homes Repaired
- ✓ Free Roof Inspections
- ✓ Free Insurance Claims Assistance
- ✓ Third Party Financing (WAC)
- ✓ 100% Employee Owned Company

Connect With Us:

For More Information:
www.srs-dfw.com



Missing Shingles?

Roof Leaking?

Recent Storm?

—
**Then call us for your
free roof inspection
(469) 225-3001**



ALL ABOUT POLYFILL INJECTION



BEFORE



AFTER

Benefits of Polyfill Injection?

- ✓ Less expensive than pouring new concrete
- ✓ Works on any type of concrete
- ✓ Minimally invasive
- ✓ Repaired area is typically available to use in hours

Where to use Polyfill Injection?

- ✓ Driveways, Sidewalks, Patios, and Pool Decks
- ✓ Interior slab foundation lifting
- ✓ Parking lots
- ✓ Industrial tilt wall

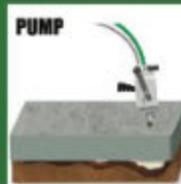
Why use Structured for Polyfill?

- ✓ Over 33,000 Homes Repaired
- ✓ Industry best warranty
- ✓ 4.9 Stars on Birdeye (over 3400 reviews)
- ✓ Third Party Financing (WAC)
- ✓ 4.8 Stars on Google (over 1400 reviews)
- ✓ 100% Employee Owned Company

What is the Polyfill process?



We drill several small holes through the slab to allow multiple points of contact for the foam to spread and support the slab.



A special machine sends the polyfill foam directly underneath lifting the slab into alignment as closely as possible.



The holes are then patched and the repaired area is typically ready for use within a few hours!

**Call us for your
free evaluation!
(972) 484-1200**

For More Information:



ESTIMATE

Irwin Construction Group, LLC
525 Carroll Blvd
Denton, TX 76201

████████████████████
████████████████████
www.Irwinconstructiongroup.com



Bill to
Stag Commercial
1720 Westminster St, Denton, TX 76205

Estimate details
Estimate no.: 1008

#	Description	Qty	Rate	Amount
1.	Trees branches Cut off all trees branches that are on the way do the painting. Clean haul trash. All materials and labor included.			\$650.00
2.	Handrails, Wood steps painting Power wash, sand, cover everything around the painting areas. Apply oil base paint on handrails. Clean haul trash. All materials and labor included.			\$2,300.00
3.	Exterior painting Power wash all the two building we saw, this power wash will be to remove all dirt mold etc. All surfaces that are going to be paint. Cover as needed to prevent any over spray paint, apply kils oil base primer, caulk all cracks, holes, joints, windows, doors, etc. Paint all walls with two coats using White. All trims and gutter with black. Make sure everything is well painted, remove covers, do any touch up. Clean and haul all trash. All materials and labor included. We will use Kils oil base primer and Super Paint by Sherwin Williams.			\$14,525.00
4.	Estimated Contractor Fee: Cost-Plus 15%			\$2,621.00
			Total	\$20,096.00

Note to customer

Thank you for the opportunity to look at this job with you! I hope we can help see it through!

Accepted date

Accepted by

March 25, 2026

325 W. McKinney

Kristen Pulido
Main Street Program Manager
Office of Economic Development

FY 25/26 Downtown Reinvestment Grant Budget Status

FY 25/26 Downtown Reinvestment Grant Pipeline Stage		
Status	Total	Est. Amount Awarded
Application Review	4	\$107,500
Awaiting Application	6	\$117,500
Leads	2	\$75,000
TOTALS	12	\$300,000

Projected 25/26 Tax Increment Reinvestment Zone Number One Grants			
Phase	Owner/Business	Address	Requested Amount
TIRZ 1	Fine Arts Theater of Denton, LLC	115-116 N. Elm St.	\$50,000
TIRZ 1	West Oak Coffee Bar	114 W. Oak St.	\$50,000
TIRZ 1	West Oak Coffee Bar	114. W. Oak St.	\$50,000
DEDC	Brakefield Pools	520 S. Elm St.	\$10,000
DEDC	325 W. McKinney St.	325 W. McKinney	\$50,000
DEDC	Ruby Rodeo/Red Italian	122 N. Locust	\$50,000
		TOTAL	\$260,000
		FY 25/26 Grant Budget	\$200,000
		Est. Fund Balance	(\$60,000)

ALIGNMENT WITH CITY PLANS

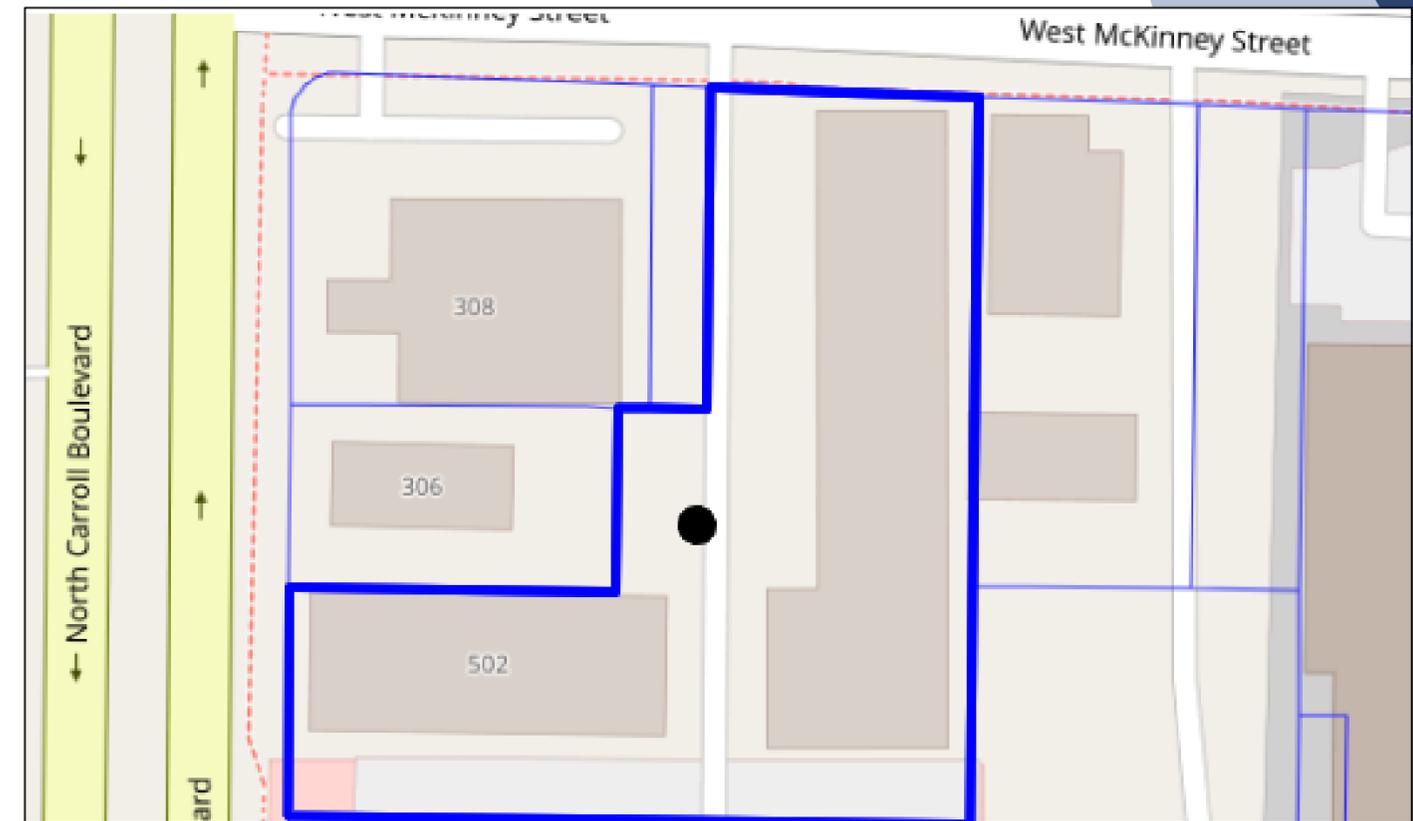
- **City's Strategic Plan**
 - Key Focus Area 3: Foster Economic Opportunity and Affordability
 - Grow Denton's Economic Vitality
 - Key Focus Area 4: Strengthen Community and Quality of Life
 - Preserve Community Character and Identity
 - Strengthen Community Amenities
- **Economic Development Strategic Plan**
 - 2D.2 Downtown Development
- **Design Downtown Plan**
 - Community Priority: Retail and Commercial Development

BACKGROUND

- 2025 – McKarroll Partners, LLC purchase 325 W. McKinney
 - Goal: Bringing the building up to code and upgrading outdated utilities.
 - Will continue to house several Downtown Small Businesses such as...
 - Pros PM - A family-owned property management group that manages nearly \$100M in assets across DFW.
 - Veritas Labs – A materials testing and consulting lab.
 - The Artist Grove – A tattoo studio, art gallery, creative community hub and LGBTQ+ owned.
 - Ancile Inc. – A technology consulting and talent solutions company headquartered in Denton.
 - 4,000 sq.ft of lease space is still available

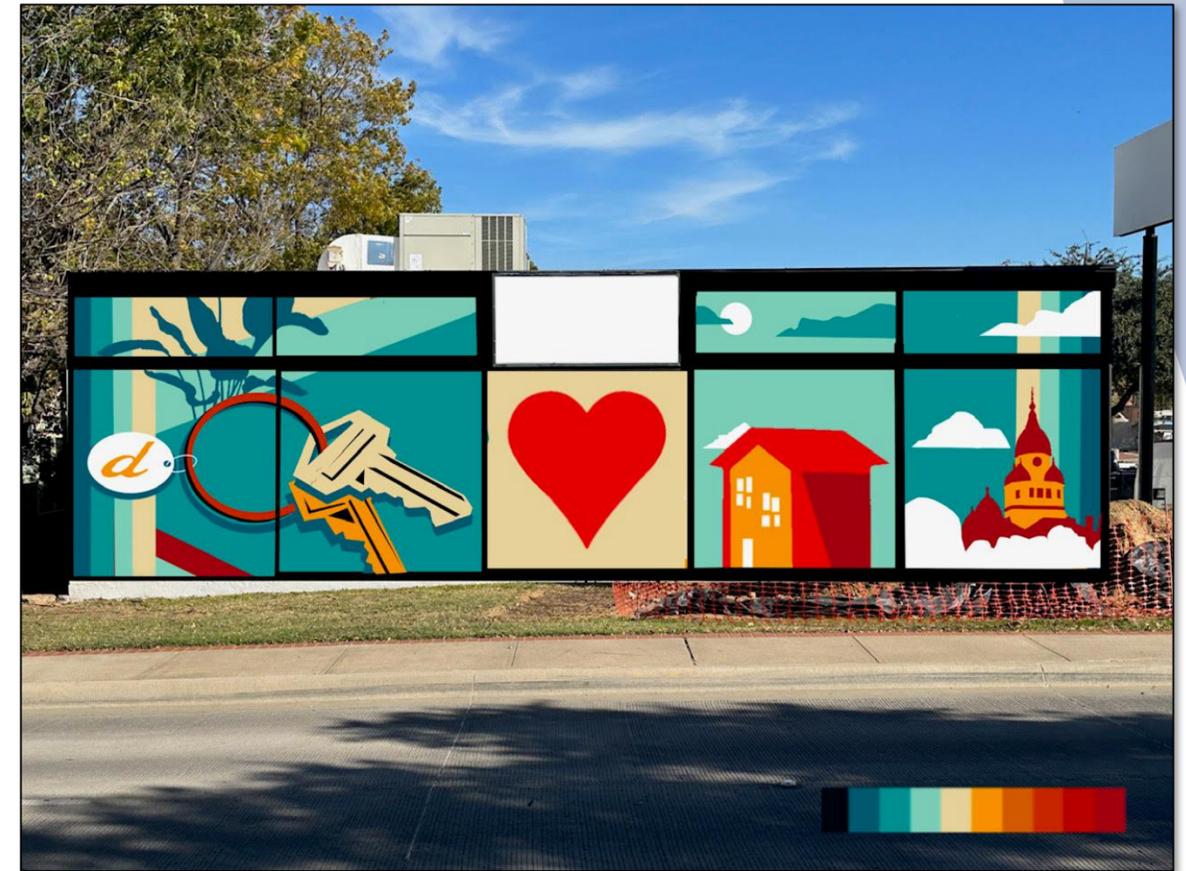
PROJECT

- Façade update with Denton centric mural
- Upgrading utilities



FAÇADE/ BUILDING REHABILITATION

- Building Painting
- Mural
- Roof Repair
- **Projected Cost: \$148,557**



UTILITY UPGRADES

- Plumbing
- **Projected Cost: \$100,050**

ELIGIBLE EXPENSES

Projected Project Cost: \$248,607

Total Capital Investment: \$542,247

325 W. McKinney - Grant Application		
Project Category	Estimated Cost	Grant Limit
Façade/Building Rehabilitation	\$148,557	50% up to \$50,000
Utility Upgrades	\$100,050	50% up to \$50,000
Total Project Cost	\$248,607	\$124,303.50
<i>Total Grant Request:</i>	<i>\$50,000</i>	

*After review of the grant application, staff recommends to not include the Interior/Code Improvements as flooring, framing and drywall do not fit any category unless they are necessary for ADA or code compliance.

SCORING

Downtown Reinvestment Grant Scoring - 325 W. McKinney							
Economic Impact: 0-5 Points	Historic Accuracy/Design: 0-5 Points	Upgrades to Utilities/Impact Fees: 0-5 Points	Increases Population: 0-5 Points	Interior/Code Improvements: 0-5 points	Other 0-15 Points (for other categories including, but not limited to): -Partners with other businesses -Project is a "target" business -Promotes development of Denton Arts and Entertainment -Longevity of Business		
						SUM	
4	5	4	5	4	13		35
5	5	5	5	2	15		37
3	3	3	3	1	11		24
5	3	5	4	4	12		33
4	4	5	4	3	10		30
3	3	5	4	2	10		27
4	2	5	4	1	13		29
5	5	5	4	3	12		34
4	4	4	3	3	11		29
5	4	5	1	5	8		33
4.23	3.82	4.23	4.17	2.64	11.5		31.1

Review Process – Total project scores can range from 0-40

Recommendations will be based on:

- 0-9 points = No Funding
- 10-14 points = Grant recommendation of up to \$7,500
- 15-19 points = Grant recommendation of up to \$15,000
- 20-24 points = Grant recommendation of up to \$25,000
- 25-29 points = Grant recommendation of up to \$35,000
- 30-40 points = Grant recommendation of up to \$50,000

PRIOR ACTION

On February 19, the Downtown Economic Development Committee (DEDC) reviewed and scored the grant application. The application received an average score of 31.1 points, making it eligible for a recommendation of up to \$50,000. These scores support the recommendation to approve the application requested. The Downtown Economic Development Committee recommends approval of up to \$50,000 (10-0).

NEXT STEPS:

- Recommend approval of grant amount by the DEDC to City Council.
- Recommend a lesser amount than recommended by the DEDC to City Council.
- Do not recommend approval of grant application.

Questions?

Austin Davis
Stag Commercial Real Estate



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: March 25, 2026

SUBJECT

Staff Reports:

1. Future Agenda Items – Brittany Sotelo

BACKGROUND

Future Agenda Items:

Receive a report and hold a discussion regarding an overview of current items in the Agenda Queue and discussion of possible future agenda items.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Future Agenda Items

Respectfully Submitted:
Matilda Weeden
Economic Development Specialist

Wednesday, May 27, 2026			
IC - Items for Consideration	Approval of Minutes	Chair	5
WS - Staff Report	Future Agenda Items	Brittany Sotelo	5
		Total Time	0
Wednesday, July 22, 2026			
IC - Items for Consideration	Approval of Minutes	Chair	5
WS - Staff Report	Future Agenda Items	Brittany Sotelo	5
		Total Time	0
Wednesday, September 23, 2026			
IC - Items for Consideration	Approval of Minutes	Chair	5
WS - Staff Report	Future Agenda Items	Brittany Sotelo	5
		Total Time	10
Wednesday, November 18, 2026			
IC - Items for Consideration	Approval of Minutes	Chair	5
IC - Items for Consideration	Approval of 2027 Calendar	Vanessa Esparza	5
WS - Staff Report	Future Agenda Items	Brittany Sotelo	5
Wednesday, January 27, 2027			
IC - Items for Consideration	Approval of Minutes	Chair	5
WS - Staff Report	Future Agenda Items	Brittany Sotelo	5
		Total Time	10