



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Downtown Economic Development Committee

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Thursday, February 19, 2026

8:30 AM

Development Service Center

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#### SPECIAL CALLED

After determining that a quorum is present, the Downtown Economic Development Committee of the City of Denton, Texas, will convene in a Special Called Meeting on Thursday, February 19, 2026, at 8:30 a.m. in the Development Service Center Training Rooms 1 and 2 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. [DEDC26-001](#) Consider approval of the minutes of the December 4, 2025 Downtown Economic Development Committee Regular Meeting.

*Attachments:* [December 4, 2025 DEDC Minutes](#)

- B. [DEDC26-002](#) Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 520 S. Elm St, Brakefield's Pool Service, LLC.

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

[Exhibit 2 - Grant Application](#)

[Exhibit 3 - Presentation](#)

- C. [DEDC26-003](#) Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 122 N. Locust St., Mister Red, LLC.

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

[Exhibit 2 - Grant Application](#)

[Exhibit 3 - Certificate of Appropriateness](#)

[Exhibit 4 - Presentation](#)

- D. [DEDC26-004](#) Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 325 W. McKinney Street.

Attachments:     [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Grant Application](#)  
                              [Exhibit 3 - Presentation](#)

### 3. WORK SESSION

- A.    [DEDC26-005](#)    Receive a report and hold a discussion regarding Tax Increment Reinvestment Zone Number One Historical Analysis.

Attachments:     [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Presentation](#)

- B.    [DEDC26-006](#)    Staff Reports:  
                              1. Future Agenda Items - Brittany Sotelo

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 Downtown Economic Development Committee 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 Downtown Economic Development Committee 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 February 12, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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  
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE  
December 4, 2025**

After determining that a quorum was present, the Downtown Economic Development Committee convened on Thursday, December 4, 2025, at 8:35 a.m., in the Development Service Center, Training Rooms 1 and 2, 401 N. Elm Street, Denton, Texas, 76201.

**PRESENT:** Jason Bodor, Jill Herbst, Kristen Kendrick-Bigley (Vice-Chair), Melissa Lenaburg, Brock McKnight, Nick Miller, and Bob Moses

**ABSENT:** Hank Dickenson, Rina Maloney, Krissi Oden, and Clyde Rick Woolfolk (Chair)

**STAFF PRESENT:** Scott Bray, Vanessa Esparza, Clay Parker, Kristen Pulido, Brittany Sotelo, 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. DEDC25-009 Consider approval of the meeting minutes for August 7, 2025.**

Bodor made a motion to approve the meeting minutes for August 7, 2025. Miller seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses  
NAYS (0): None

**B. DEDC25-010 Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 - 116 N. Elm Street, Fine Arts Theater of Denton, LLC.**

Bodor made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One (TIRZ 1) Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 115 - 116 N. Elm Street, Fine Arts Theater of Denton, LLC for \$50,000. Miller seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses  
NAYS (0): None

**C. DEDC25-011 Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar.**

Application received a score of 33 qualifying the applicant for \$50,000 of TIRZ funds.

Moses made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One (TIRZ 1) Board regarding a Downtown Reinvestment Grant Program application for 114 W. Oak Street, West Oak Coffee Bar for \$50,000. McKnight seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses  
NAYS (0): None

**D. DEDC25-012 Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar.**

Bodor made a motion to approve making a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program Fire Suppression application for 114 W. Oak Street, West Oak Coffee Bar for \$50,000. Herbst seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses  
NAYS (0): None

**E. DEDC25-013 Consider approval of the 2026 Meeting Schedule for the Downtown Economic Development Committee.**

Miller made a motion to approve the 2026 Meeting Calendar as presented. Herbst seconded the motion. Motion carried (7-0).

AYES (7): Bodor, Herbst, Kendrick-Bigley, Lenaburg, McKnight, Miller, and Moses  
NAYS (0): None

**3. WORK SESSION**

**A. DEDC25-014 Staff Reports:**

**1. Future Agenda Items – Brittany Sotelo**

Staff presented items and discussion followed. No action was taken.

**4. CONCLUDING ITEMS**

With no further business, the meeting adjourned at 9:10 a.m.

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**Clyde Rick Woolfolk, Chair**  
**Downtown Economic Development Committee**

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**Vanessa Esparza**  
**Administrative Assistant**

Minutes Approved On: \_\_\_\_\_



## City of Denton

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

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### AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** February 19, 2026

#### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 520 S. Elm St, Brakefield's Pool Service, LLC.

#### **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.

The building at 520 S. Elm St. has not previously received a Downtown Reinvestment Grant.

**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](#)

<b>Business name</b>	Brakefield's Pool Service, LLC
<b>Created date</b>	11/10/25, 10:42 AM
<b>Applicant name</b>	Jay Brakefield
<b>Applicant mailing address</b>	520 S Elm St
<b>Phone number</b>	+1 (940) 514-1043
<b>Email</b>	jay@bps940.com
<b>Building owner different from applicant?</b>	No
<b>Building owner (if different from applicant)</b>	
<b>Building owner phone</b>	
<b>Building owner email</b>	
<b>Building name</b>	Brakefield's Pool Service
<b>Project site/address</b>	520 S Elm Street Denton, Tx 76201
<b>Type of work</b>	Paint Only Signage
<b>Planned Improvements Details</b>	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
<b>Downtown benefit</b>	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.
<b>General or fire suppression application</b>	General grant categories
<b>Facade/building rehab cost</b>	26000.00
<b>Facade/building rehab requested grant</b>	25833.33
<b>Awnings cost</b>	0
<b>Awnings requested grant</b>	0
<b>Signs cost</b>	7050.32
<b>Signs requested grant</b>	8000.00
<b>Impact fees cost</b>	0
<b>Impact fees requested grant</b>	0
<b>Utility upgrades cost</b>	0
<b>Utility upgrades requested grant</b>	0
<b>Interior/code improvements cost</b>	0
<b>Interior/code improvements requested grant</b>	0

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

Changes made by [web-form@smartsheet.com](mailto:web-form@smartsheet.com)



### 5 attachments added

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

Powered by Smartsheet Inc. | [Privacy Policy](#) | [Report Abuse/Spam](#)

How will this project benefit Downtown?

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Legal Description of the property:

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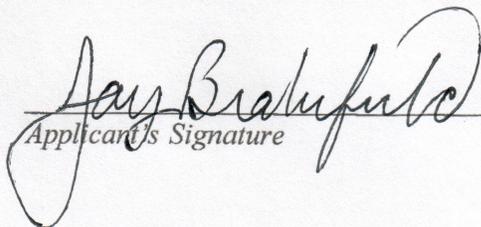
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Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$25,833.33	\$7,500
Awnings		
Signs	\$7050.32	\$2,500
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System		
Totals	\$32,883.65	\$10,000

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 <b>Vacuumed Form Pylon Face- Qty 2 with install</b> 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 <b>LED Retrofit</b>	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.

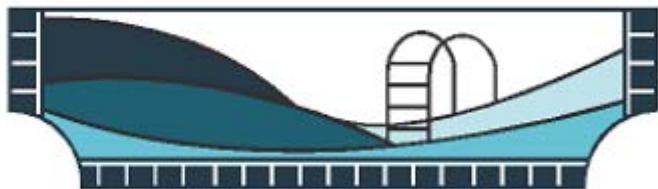
THIS ESTIMATE IS VALID FOR 30 DAYS FROM THE LAST REVISED DATE. Tariffs: Any cost of Tariffs, if applicable, will be applied as a shipping line item, and may vary depending on materials and economical climate. Client will be notified by E&S Signs LLC of the tariff amount and must approve before the project 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  
(940) 536-9689  
jay@bps940.com  
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
<b>TOTAL</b>	<b>\$25,833.33</b>

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

**February 19, 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	\$78,750
Awaiting Application	6	\$177,500
Leads	5	\$150,000
<b>TOTALS</b>	<b>15</b>	<b>\$406,250</b>

\*Decreased by \$451,250 from 12.4.25 meeting

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
		<b>TOTAL</b>	<b>\$260,000</b>
		<b>FY 25/26 Grant Budget</b>	<b>\$200,000</b>
		<b>Est. Fund Balance</b>	<b>(\$60,000)</b>

\*Increased by \$110,000 from 12.4.25 meeting

# 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



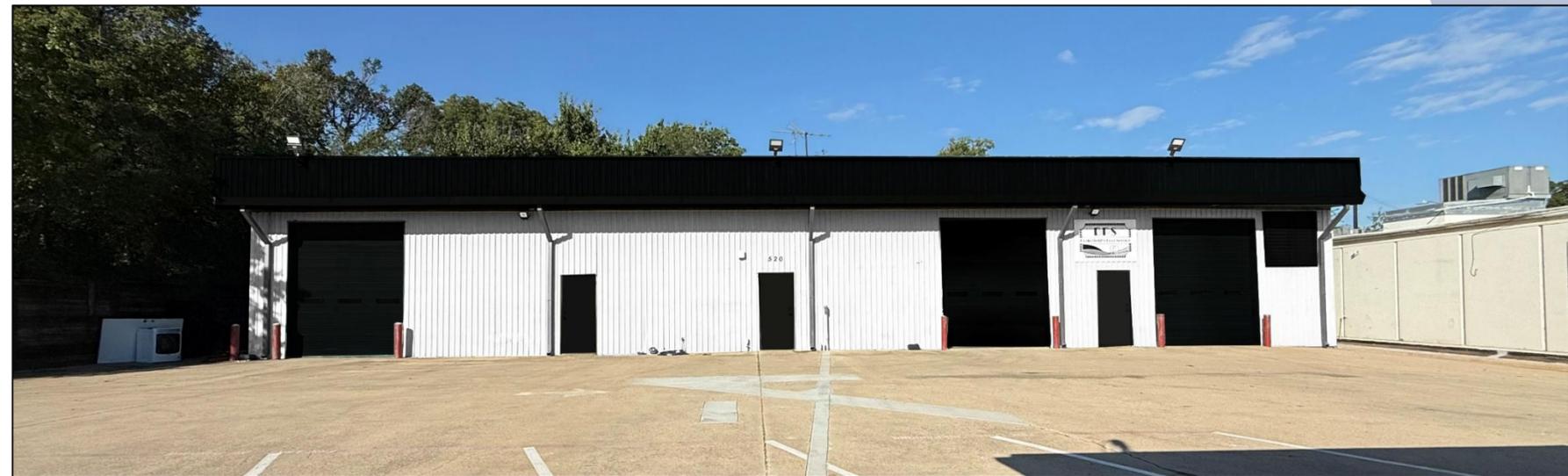
# PROJECT

- 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**

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

# SCORING

## Downtown Reinvestment Grant Scoring Sheet



<https://forms.office.com/g/2RqhSzTWMc>

# NEXT STEPS:

- Recommend approval of the amount determined by the DEDC scoring for submission to the Tax Increment Reinvestment Zone Number One Board.
- Recommend approval of an amount below the DEDC scoring recommendation to the Tax Increment Reinvestment Number One Board.
- 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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** February 19, 2026

### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 122 N. Locust St., Mister Red, LLC.

### **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 along 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:* Facade 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.
- *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.

The building at 122 N. Locust St. has not previously received a Downtown Reinvestment Grant.

**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	Date
Michael Churent	1/13/2026
Business Name	
MISTER RED LLC dba Ruby Rodeo / Red:Italian	
Mailing Address	
8700 BALUSROE DR. FLOWER MOUND TX 75022	
Contact Phone	Email Address
940 453-3929	mikey737260@gmail.com
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

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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	\$ <del>5,926.69</del> 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

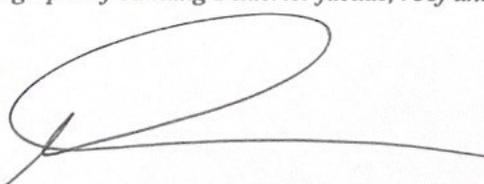
\$ 102,137.27

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  
Michael F. Church  
[Mikey7372000@gmail.com](mailto:Mikey7372000@gmail.com)

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.

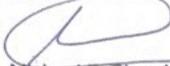
Updating Side Door, to bring to code for Emergency Exit, approved by Fire Marshall.

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
<b>TOTALS</b>		<b>\$29,000</b>	<b>\$26,000</b>	<b>\$55,000</b>

#### 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  
972-839-7048  
victorgarcia214@icloud.com

**NUMBER: EST0007**  
**DATE: Dec 5, 2025**

Emergency Exit For Basement

Description	Quantity	Unit price	TAX	Amount
<b>REAR EXIT DOOR/EMERGENCY DOOR</b> 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
<b>DOOR COST</b> 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	<u>\$4,200.00</u>	6.25 %	\$4,200.00
<b>MATERIALS FOR DOOR CLOSE OUT</b> 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
<b>SUBTOTAL:</b>				<b>\$10,283.00</b>



# QUOTATION

DEC 5, 2025

**BILL TO: Victor Garcia**  
122 N Locust ST Denton, TX 76201  
972-839-7048  
victorgarcia214@icloud.com

NUMBER: EST0008

DATE: Dec 5, 2025

Store Front For Ruby Rodeo

Description	Quantity	Unit price	TAX	Amount
<b>FRONT ENTRANCE</b>	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				
<b>MATERIALS</b>	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

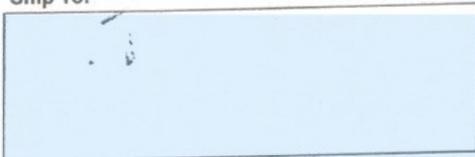


**RUBY RODEO**

**ALL PRO SIGNS LLC**716 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
<b>ONE YEAR WARRANTY ON ALL WORK WITH 50% DOWN IS \$3,063.48</b>						

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

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

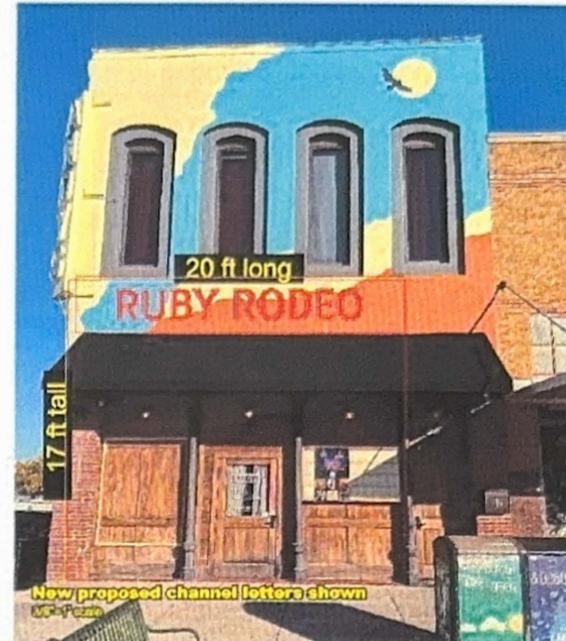
store front 20 ft long x 17 ft tall

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 ft<sup>2</sup>
- Returns: 5" Black
- Trimcap: 1" Black
- Face: 3/16 White Acrylic # 2447 over-lay in full-color graphic print.

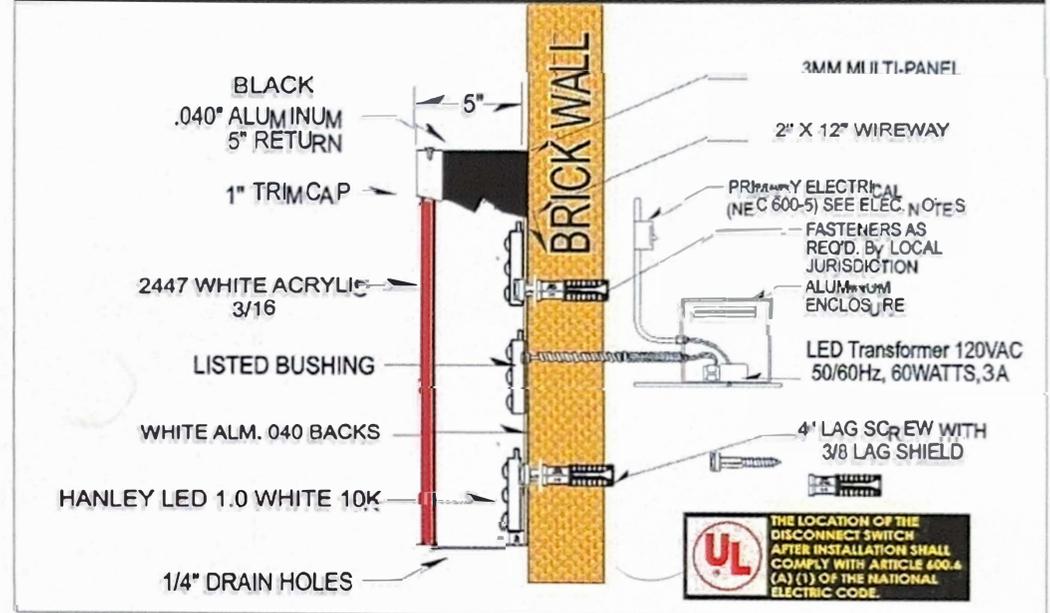
denton sq.ft 2 time store front under sign 40 sq.ft and 75% is under 15 ft long

**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



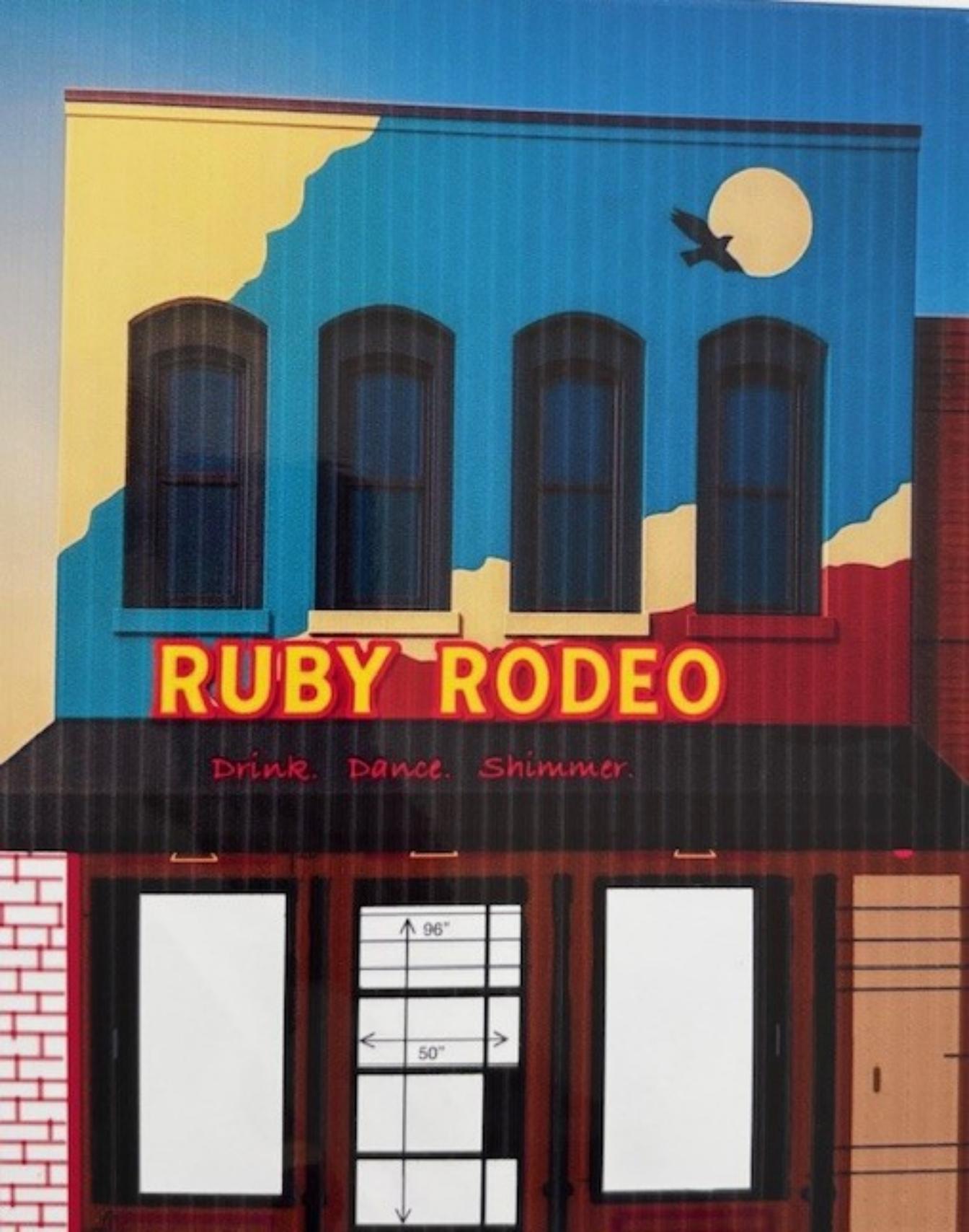
**Client Name:**  
Ruby Rodeo  
Mister Red, LLC  
**Location:**  
122 N Locust St.  
Denton, Tx 76201

**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](mailto:cameron.robertson@cityofdenton.com).

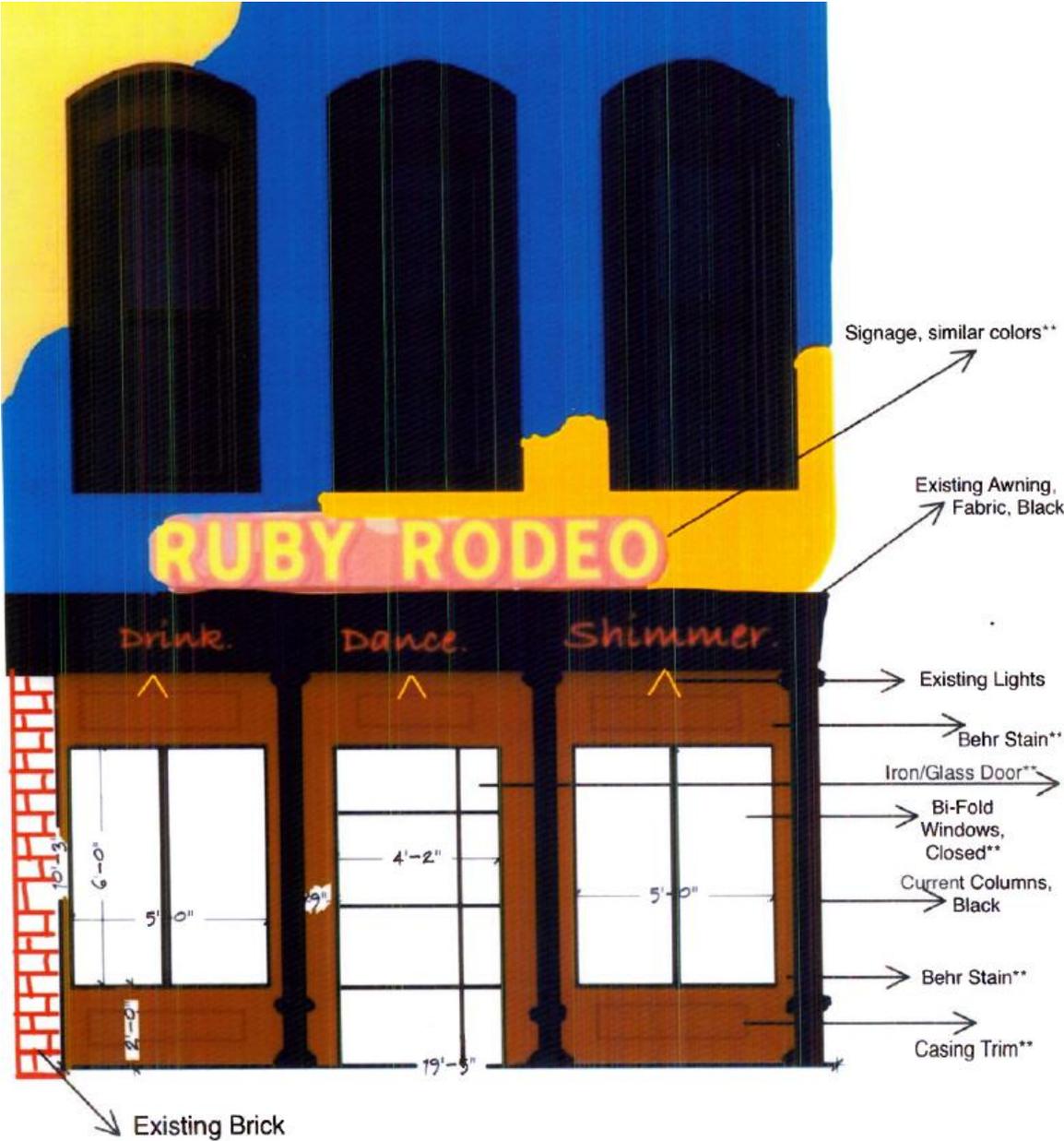
Sincerely,

Cameron Robertson, AICP  
Historic Preservation Officer

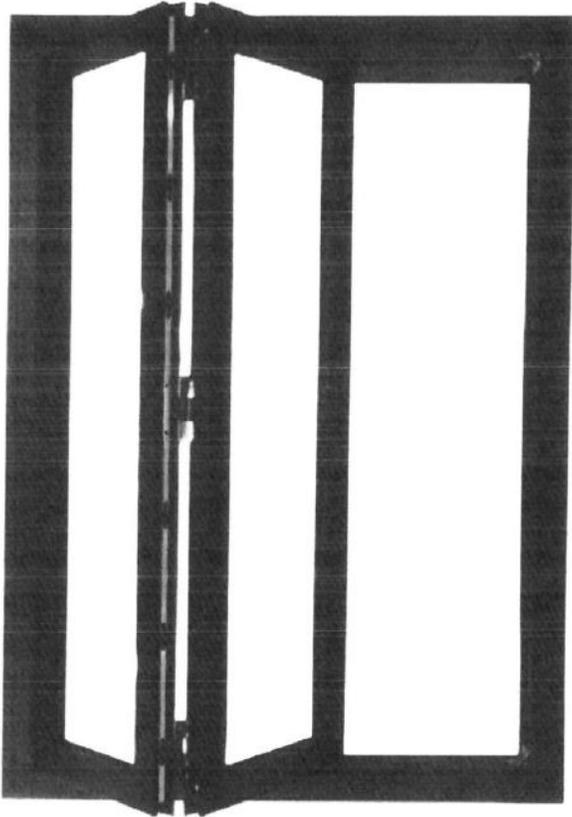
**OUR CORE VALUES**

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

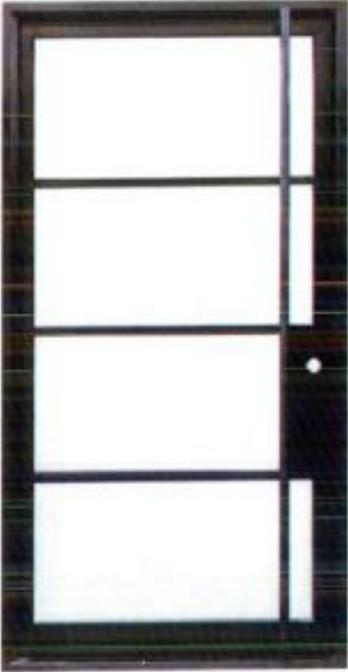
# Exhibit A



**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

**February 19, 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	\$78,750
Awaiting Application	6	\$177,500
Leads	5	\$150,000
<b>TOTALS</b>	<b>15</b>	<b>\$406,250</b>

\*Decreased by \$451,250 from 12.4.25 meeting

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
		<b>TOTAL</b>	<b>\$260,000</b>
		<b>FY 25/26 Grant Budget</b>	<b>\$200,000</b>
		<b>Est. Fund Balance</b>	<b>(\$60,000)</b>

\*Increased by \$110,000 from 12.4.25 meeting

# 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

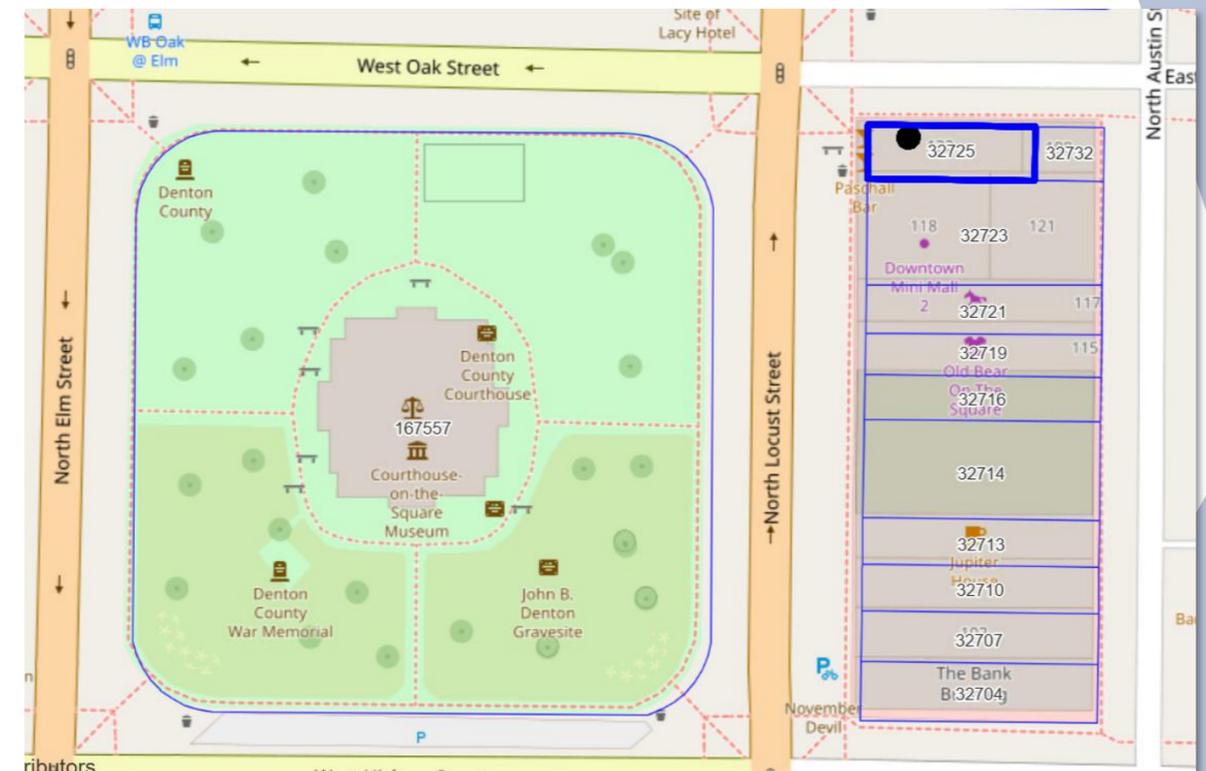
# BACKGROUND

- **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.



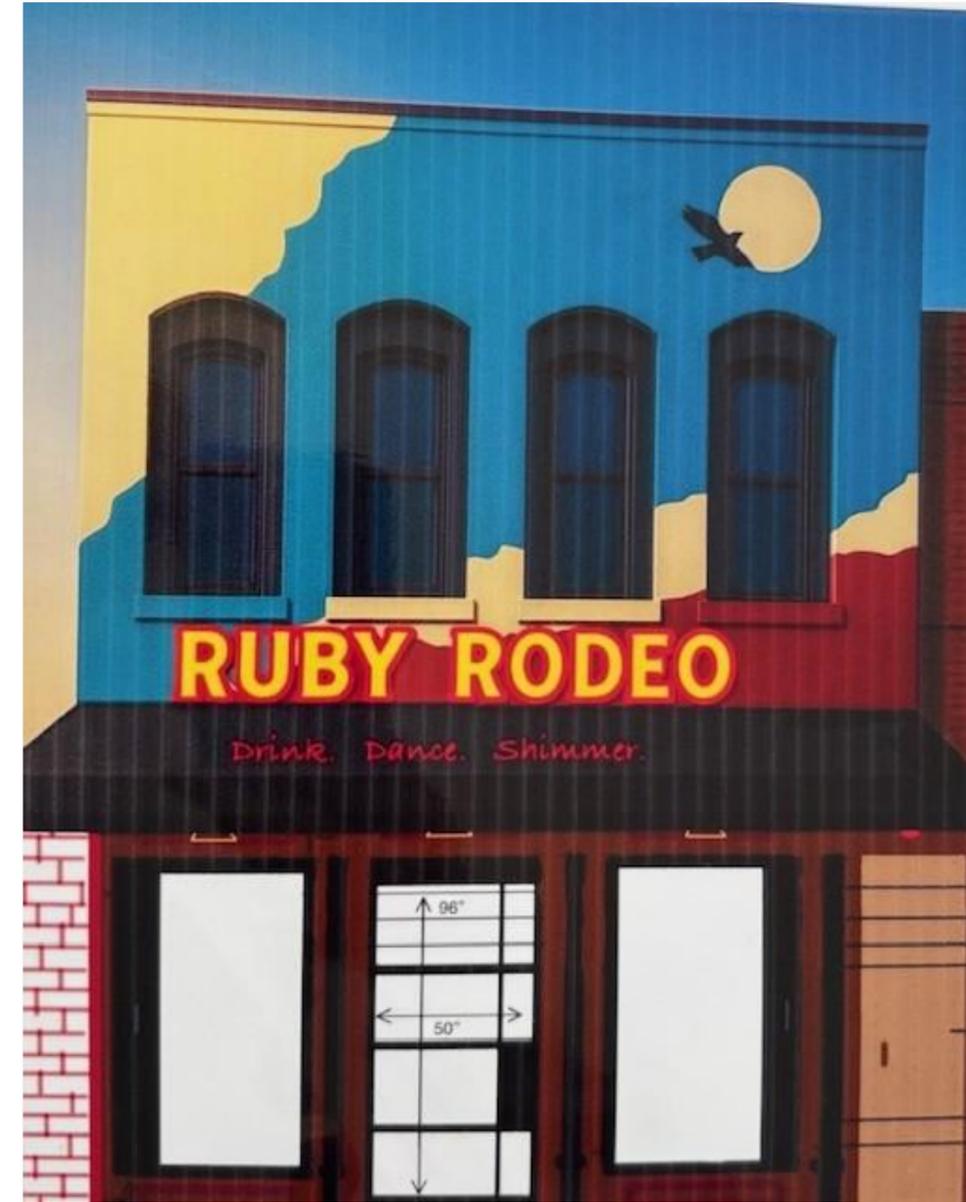
# PROJECT

- 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

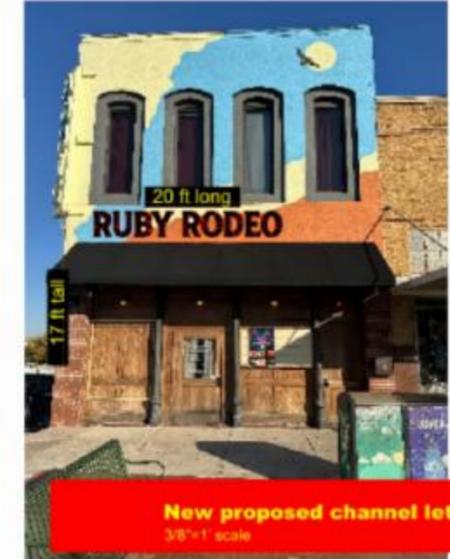
store front 20 ft long x 17 ft tall

2 ft **RUBY RODEO** 15 ft

sample



SAMPLE



New proposed channel letters shown 3/8"=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 ft<sup>2</sup>

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

Light Bulb Base : E26 Medium Screw Base

Illumination: Rustic White led light bulbs

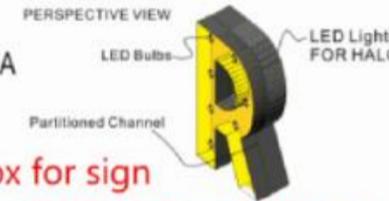
LED Transformer 120VAC 50/60Hz, 60WATTS, 5A

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

NOTES:

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

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**

<b>Mister Red, LLC - Grant Application</b>		
<b>Project Category</b>	<b>Estimated Cost</b>	<b>Grant Limit</b>
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
<b>Total Project Cost</b>	<b>\$102,137.27</b>	<b>\$50,505.47</b>
<b><i>Total Grant Request:</i></b>	<b><i>\$50,000</i></b>	

# SCORING

## Downtown Reinvestment Grant Scoring Sheet



<https://forms.office.com/g/2RqhSzTWMc>

# NEXT STEPS:

- Recommend approval of the amount determined by the DEDC scoring for submission to the Tax Increment Reinvestment Zone Number One Board.
- Recommend approval of an amount below the DEDC scoring recommendation to the Tax Increment Reinvestment Number One Board.
- 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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** February 19, 2026

### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 325 W. McKinney Street.

### **BACKGROUND**

McK Carroll 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 is 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.

The building at 325 W. McKinney has not previously received a Downtown Reinvestment Grant.

**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](http://www.cityofdenton.com)  
[ED@cityofdenton.com](mailto: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	<b>John Withers</b>	Date	<b>12/10/25</b>
Business Name	<b>Stag Commercial</b>		
Mailing Address	<b>1720 Westminster Denton, TX 76205</b>		
Contact Phone	<b>McKarroll Parterns LLC</b>	Email Address	<b>john@stagcre.com</b>
Building Owner (if different from applicant)	<b>McKarroll Partners LLC</b>		
Historical/Current Building Name			
Project Site/Address	<b>325 W McKinney, Denton, TX 76201</b>		

Type of Work: (check all that apply)

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

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

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repair damaged sanatray sewer lines servicing the building.

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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 \$ 542,247.00

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*

	<i>Printed Name</i> John Withers	<i>Date</i> 12/16/25
---	-------------------------------------	-------------------------

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

	<i>Date</i>	
--	-------------	--

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

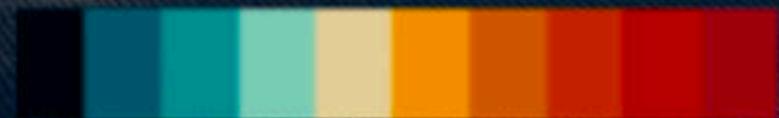
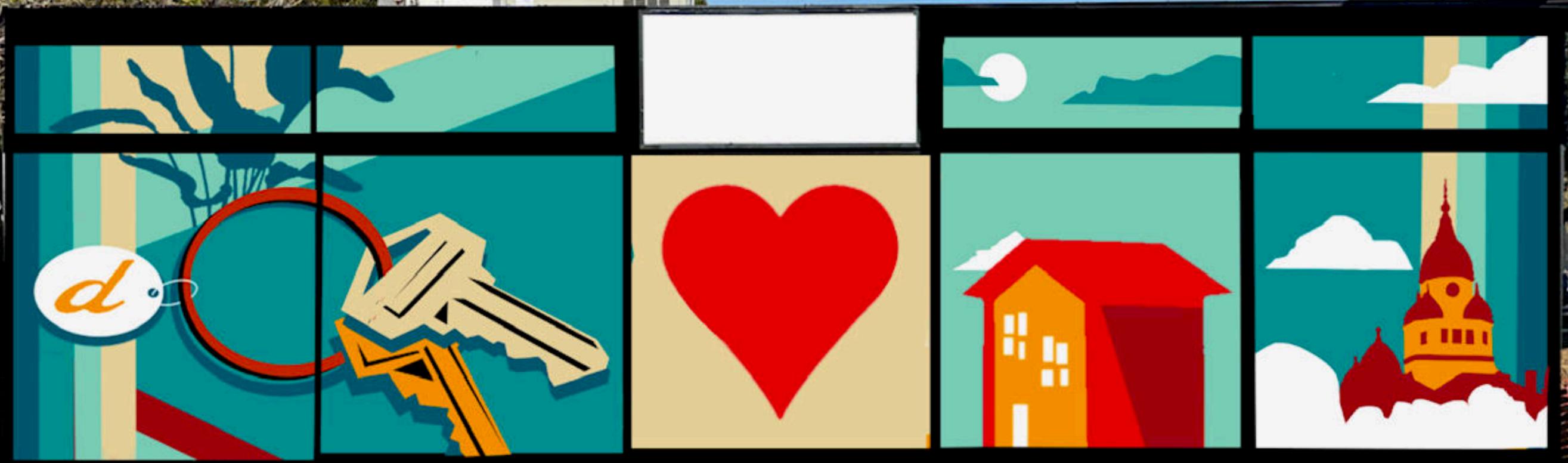
- Development: 3 weeks
- Mural creation: 1 week
- Maintenance: To be discussed

## 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  
Cole@irwinconstructiongroup.com  
(940) 735-0555

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
<b>Total</b>	<b>\$210,099.96</b>



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](mailto: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](mailto: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.

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](mailto: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.

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**



**PREPARED BY**

**Troy J Ballenger**

Tristar Built  
 (940) 368-1900  
 troy@tristarrepair.com  
 2126 James St, Denton, TX 76205, USA

**PREPARED FOR**

**Ryan Rutherford**

STAG  
 (214) 212-3473  
 ryan@stagpm.com  
 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**

DESCRIPTION	TOTAL
<b>COPING</b>	\$33,118.55
<b>LABOR</b>	\$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
<b>MATERIALS</b>	\$13,456.45
<b>COPING</b>	\$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
<b>TPO</b>	\$23,837.50
<b>LABOR</b>	\$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

<b>MATERIALS</b>	\$14,135.89
<b>DRAIN</b>	\$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
<b>PITCH PAN / POCKET</b>	\$2,129.03
POURABLE SEALER 1 PART POURABLE SEALER	\$1,161.29
PITCH PAN NEW PITCH PANS	\$967.74
<b>TPO</b>	\$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
<b>TREE TRIMMING</b>	\$1,209.68
TREE TRIMMING TRIM TREES OFF OF ROOF LINE TO	\$1,209.68
<b>WATERPROOFING</b>	\$3,669.36
<b>MATERIALS</b>	\$725.81
SEALANT/COATING COMMERCIAL GRADE SEALANT	\$725.81
<b>LABOR</b>	\$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
<b>GENERAL CONDITIONS</b>	\$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

	<b>SUBTOTAL</b>	<b>\$81,754.44</b>
	<b>TAX</b>	<b>\$6,785.62</b>
	<b>TOTAL</b>	<b>\$88,540.06</b>

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](http://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**

<b>Customer/Date</b>	Stagg Properties/09/2025
<b>Address:</b>	325 Mckinney/300 N. Carroll Denton, Tx 76201
<b>Phone:</b>	940-435-8939
<b>Email:</b>	<a href="mailto:stef@stagpm.com">stef@stagpm.com</a>

**PREPARED BY**

**Ryan Hunt**

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

**PREPARED FOR**

**John Withers**

STAG  
 john@stagcre.com  
 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



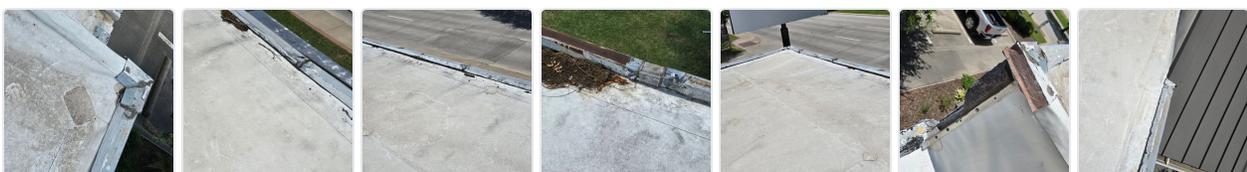
**Wall Flashing / Labor 2' Wall**  
Re-flash Wall Up to 2' Tall



**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](http://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

+1 8176003235

gcole@structuredfoundation.com

### Products & Services

Description	Quantity
<p><b>Slab Initial Engineering</b> 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><b>Slab Final Engineering</b> 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><b>GPR Slab Scanning</b> 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><b>Pre Plumbing Test</b> 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><b>Post Plumbing Test</b> 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><b>Poly Setup Interior</b> Poly Setup: Interior</p>	2
<p><b>Dirt Haul &amp; Disposal</b> 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**



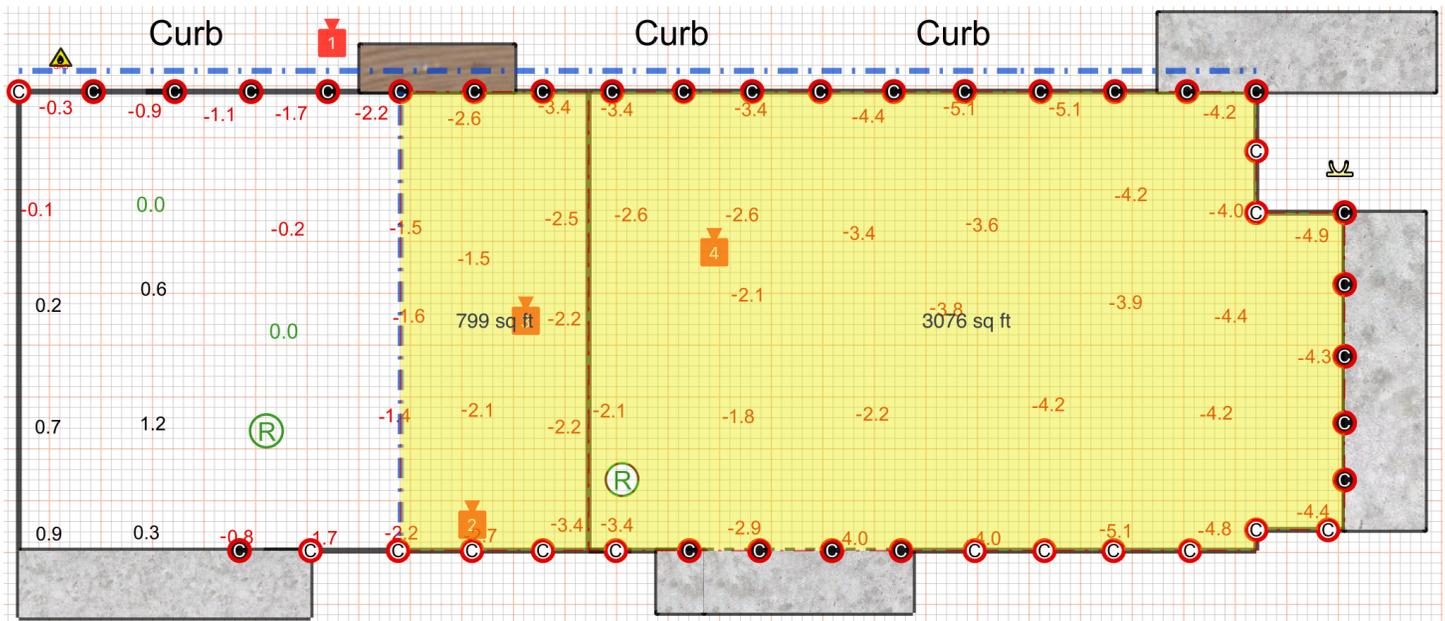
Structured Foundation Repairs, LLC  
[www.structuredfoundation.com](http://www.structuredfoundation.com)  
 info@structuredfoundation.com  
 Office:(972)484-1200 FAX:(972)484-1215  
 13301 Trinity Blvd #133  
 Euless, TX 76040

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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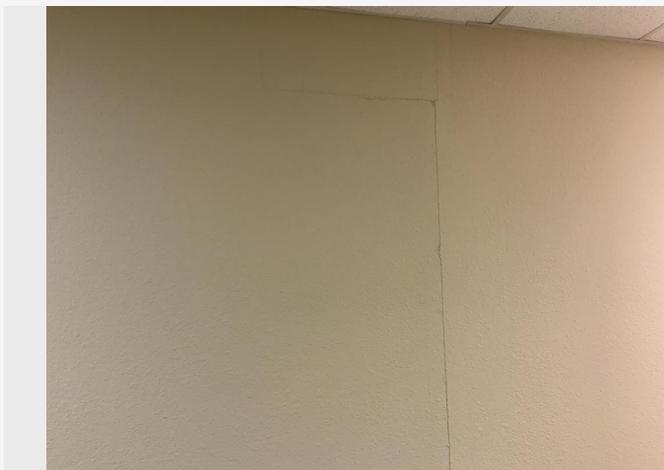
Stucco  
1  
Slab



1 - 1



2 - 1



3 - 1



4 - 1



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Euleless, 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

## 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](mailto: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).

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

**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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <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	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <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"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			TBD	1/28/2025	1/28/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> 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"/> OTH-ER 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

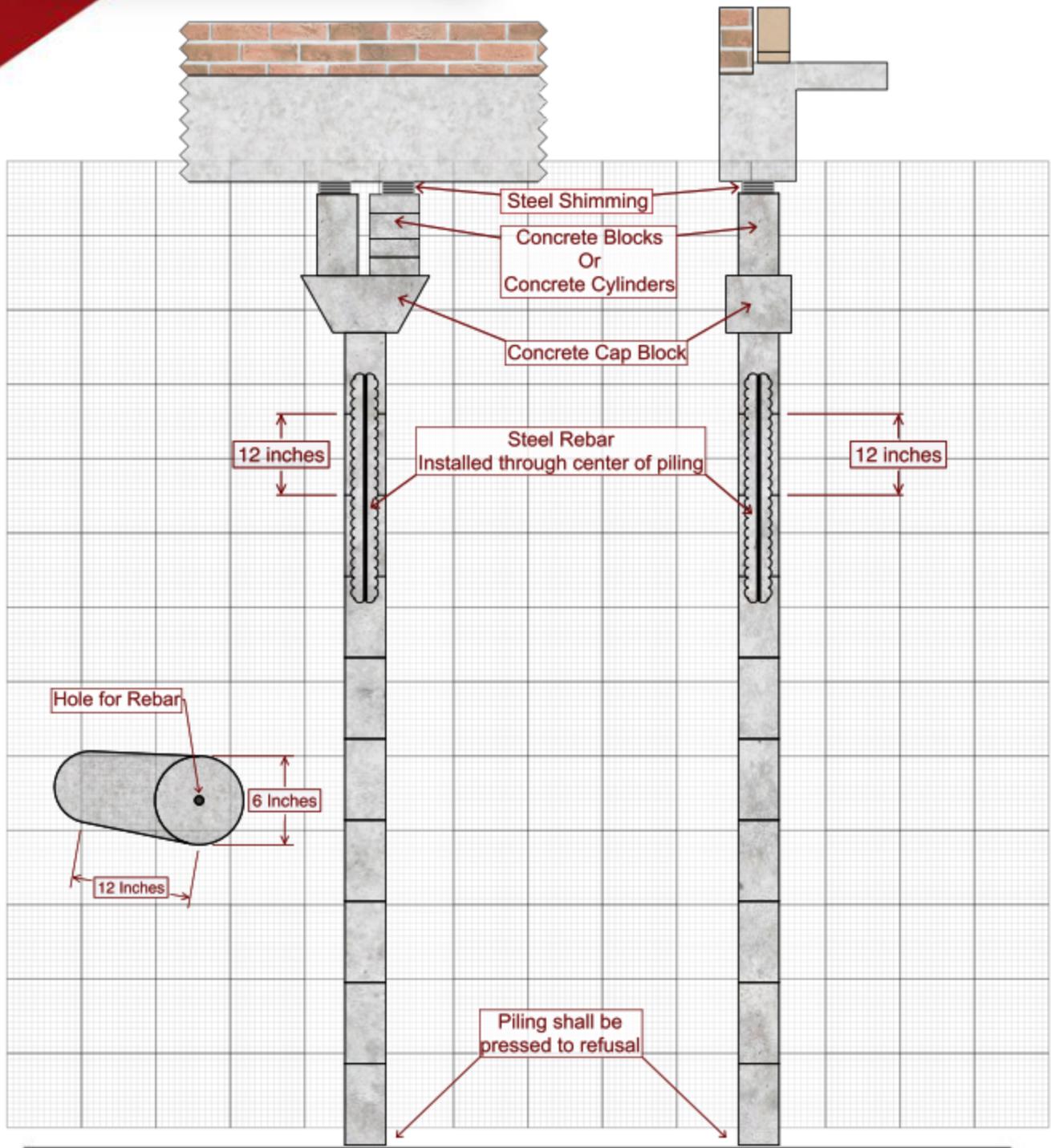
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

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](http://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

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[www.structuredfoundation.com](http://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](http://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](http://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 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](http://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](http://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

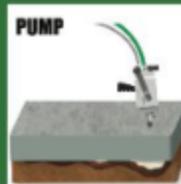
## Why use Structured for Polyfill?

- ✓ 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

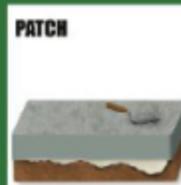
## What is the Polyfill process?



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](mailto: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](mailto: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](mailto: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](mailto: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](http://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  
 +1 8176003235  
 gcole@structuredfoundation.com

## Products & Services

Description	Quantity
<p><b>Slab Initial Engineering</b>            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><b>Slab Final Engineering</b>            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><b>GPR Slab Scanning</b>            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><b>Pre Plumbing Test</b>            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><b>Post Plumbing Test</b>            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><b>Poly Setup Interior</b>            Poly Setup: Interior</p>	1
<p><b>Dirt Haul &amp; Disposal</b>            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**



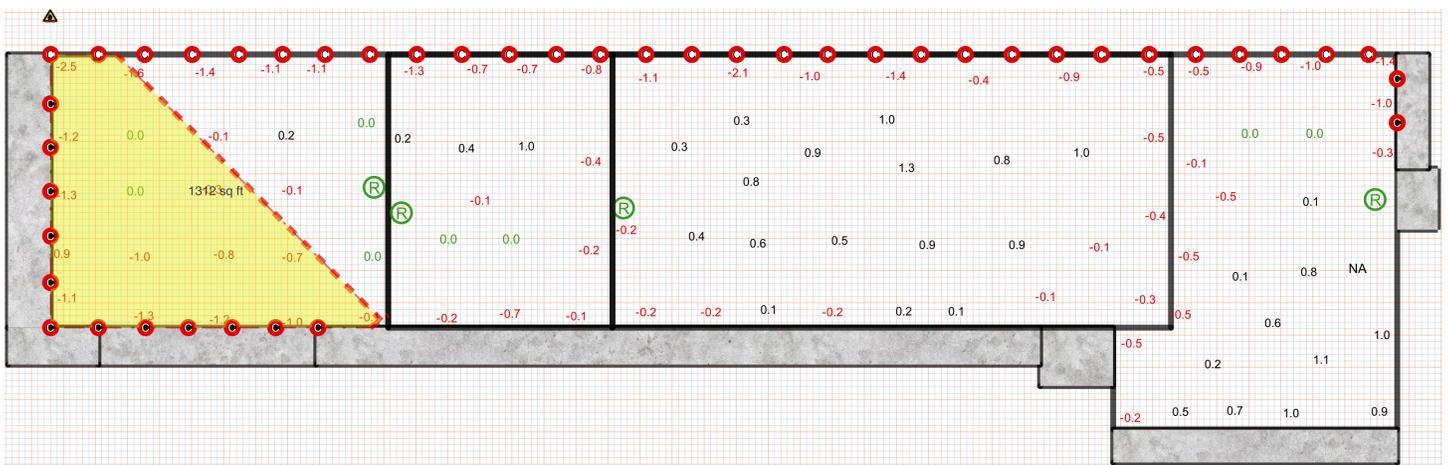
Structured Foundation Repairs, LLC  
[www.structuredfoundation.com](http://www.structuredfoundation.com)  
 info@structuredfoundation.com  
 Office:(972)484-1200 FAX:(972)484-1215  
 13301 Trinity Blvd #133  
 Euless, TX 76040

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			



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13301 Trinity Blvd #133  
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**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](mailto: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).

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

**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	<b>AUTOMOBILE LIABILITY</b> <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	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> 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"/> OTH-ER 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

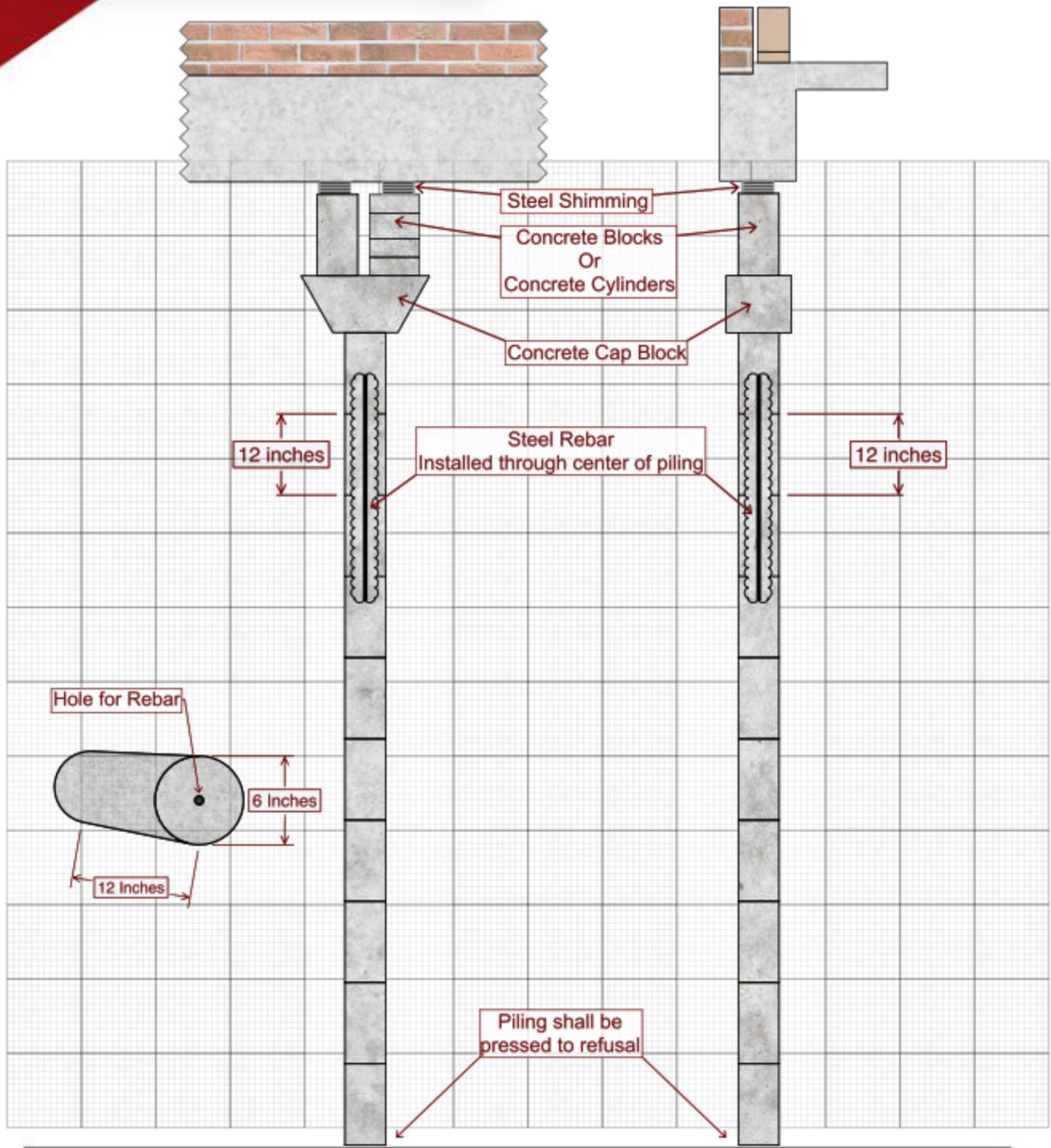
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

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](http://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](http://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](http://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](http://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 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](http://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](http://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

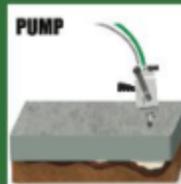
## Why use Structured for Polyfill?

- ✓ 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

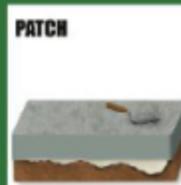
## What is the Polyfill process?



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

Cole@Irwinconstructiongroup.com  
+1 (940) 735-0555  
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
			<b>Total</b>	<b>\$20,096.00</b>

## 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

**February 19, 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	\$78,750
Awaiting Application	6	\$177,500
Leads	5	\$150,000
<b>TOTALS</b>	<b>15</b>	<b>\$406,250</b>

\*Decreased by \$451,250 from 12.4.25 meeting

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
		<b>TOTAL</b>	<b>\$260,000</b>
		<b>FY 25/26 Grant Budget</b>	<b>\$200,000</b>
		<b>Est. Fund Balance</b>	<b>(\$60,000)</b>

\*Increased by \$110,000 from 12.4.25 meeting

# ALIGNMENT WITH CITY PLANS

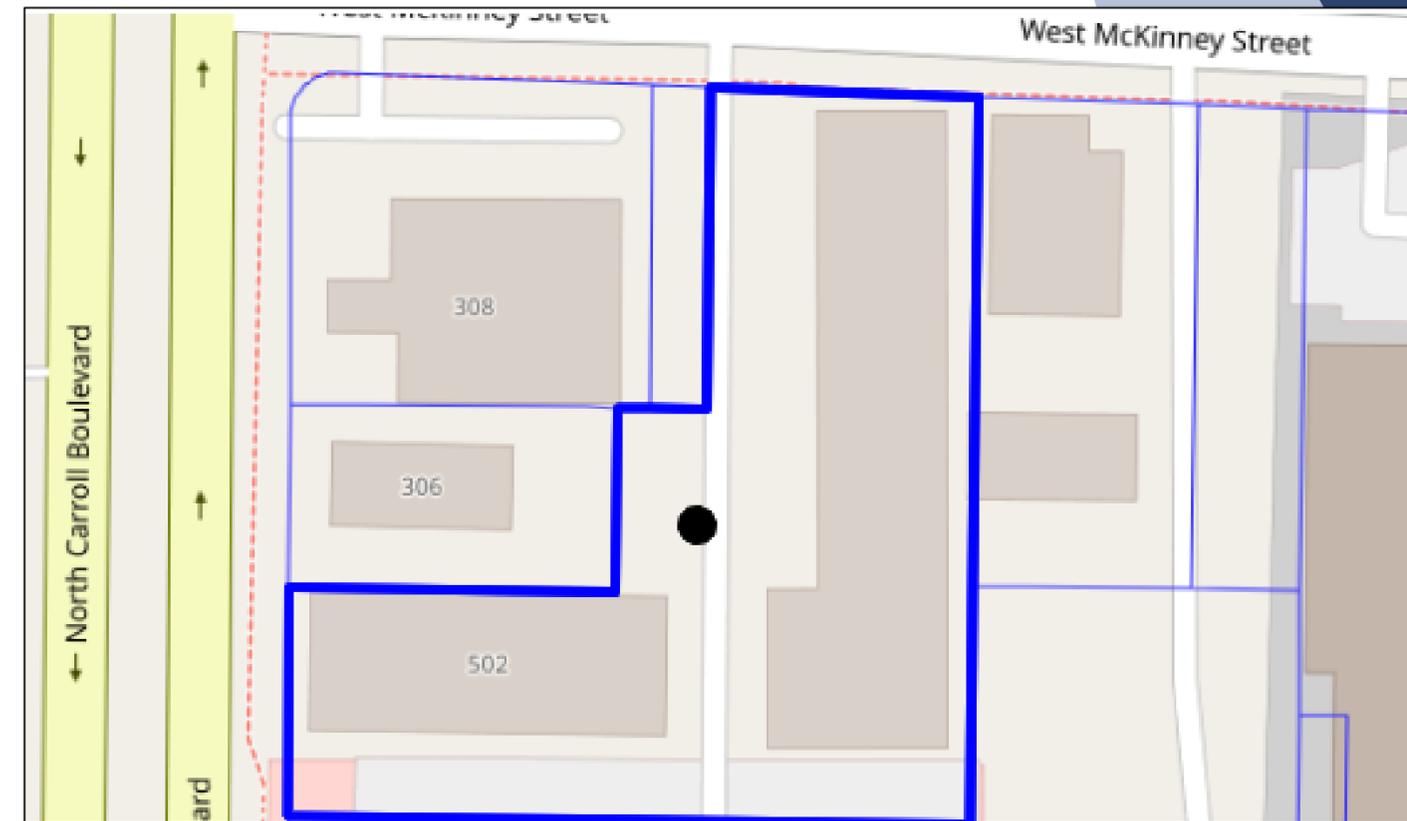
- **City's Strategic Plan**
  - Key Focus Area 3: Foster Economic Opportunity and Affordability
    - Grow Denton's Economic Vitality
  - Key Focus Area 4: Strengthen Community and Quality of Life
    - Preserve Community Character and Identity
    - Strengthen Community Amenities
- **Economic Development 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

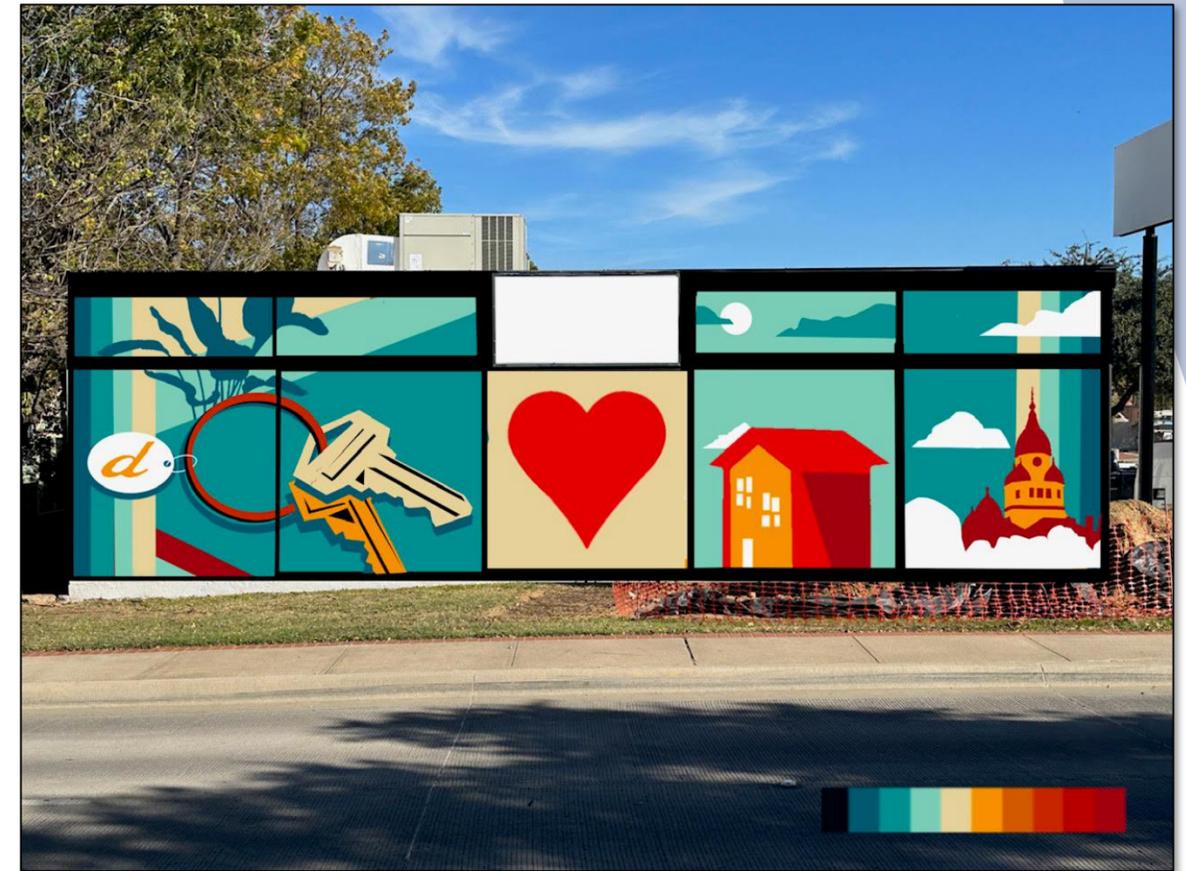
# PROJECT

- 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**

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

\*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 Sheet



<https://forms.office.com/g/2RqhSzTWMc>

# NEXT STEPS:

- Recommend approval of the amount determined by the DEDC scoring for submission to the Tax Increment Reinvestment Zone Number One Board.
- Recommend approval of an amount below the DEDC scoring recommendation to the Tax Increment Reinvestment Number One Board.
- Do not recommend approval of grant application.

# Questions?

John Withers  
McKarroll Partners, LLC



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** February 19, 2026

### **SUBJECT**

Receive a report and hold a discussion regarding the Tax Increment Reinvestment Zone Number One Historical Analysis.

### **BACKGROUND**

The Downtown TIRZ was created in 2010 encompassing approximately 226 acres. The original certified base value of the TIRZ was \$79.4 million in 2010 and \$261,579,433 in FY2023/24.

Per the original Project and Financing Plan, the TIRZ was formed to focus on the following project areas: parking/transportation, complete streets, support for downtown projects, and utility/drainage improvements. On December 3, 2024, the TIRZ 1A boundary expansion was approved by City Council adding an estimated \$15 Million to the fund with a new term expiration date of 2040.

TIRZ 1A Projected Costs include increased economic development grants, administrative costs, parks and recreation facilities and improvements, street and intersection improvements, transit/parking improvement and infrastructure improvements for a total of \$50,233,426 dependent upon new development.

In 2018, City Council changed the source of funding and policy procedures for the Downtown Reinvestment grant from mixed beverage tax to the TIRZ fund.

On July 28, 2021, the TIRZ Board recommended increasing the annual Downtown Reinvestment Grant budget to \$200,000.

In 2021, City Council approved changes to the maximum available grant award and limited the number and timing of grants for properties that have already been improved under the Downtown Reinvestment Grant Program.

In 2025, Economic Development Staff saw significant interest in business and property owners seeking to apply for the Downtown Reinvestment Grant. In addition, staff are actively emailing prospective businesses to fill vacancies in the downtown area.

### **NEXT STEPS**

None.

### **PRIOR ACTION/REVIEW**

**July 28, 2021** – The TIRZ 1 Board recommended increasing the Downtown Reinvestment grant annual funding limit to \$200,000.

**December 3, 2024** – City Council approved an ordinance amending the TIRZ 1 Boundary and Term.

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:  
Brittany Sotelo  
Economic Development Director

# DOWNTOWN TIRZ 1 HISTORICAL ANALYSIS

BRITTANY SOTELO, ECONOMIC DEVELOPMENT DIRECTOR

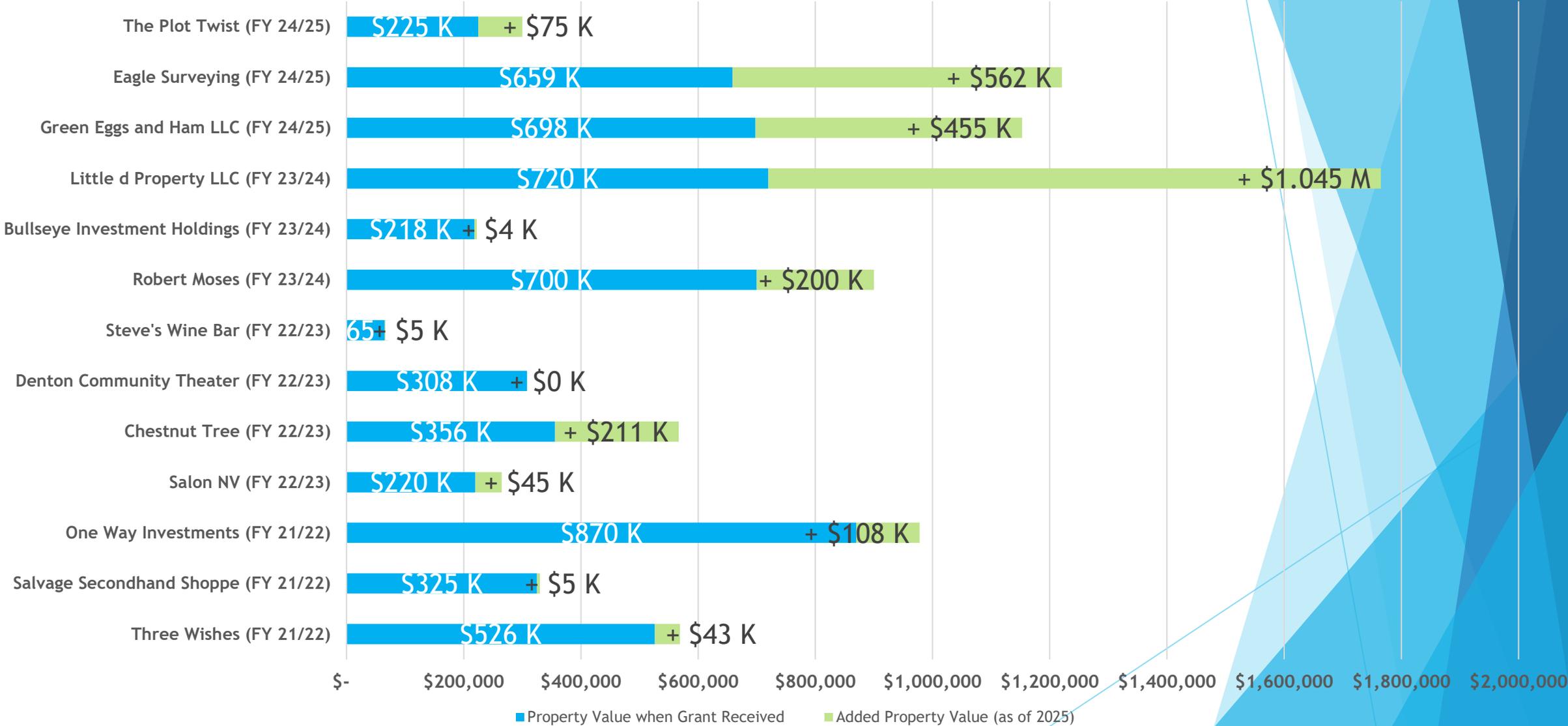
FEBRUARY 19, 2026

# Background

- ▶ Ord. 18-3121: Approved changes to the funding source (moved from mixed beverage tax to TIRZ), policy and procedures for the Downtown Reinvestment Program.
- ▶ Ord. 20-1521: Approved changes to the maximum available grant award for the Downtown Reinvestment Grant Program.
- ▶ July 28, 2021 - TIRZ Board approved increasing annual Downtown Reinvestment Grant budget to \$200,000.
- ▶ Ord. 21-2626: Approved changes to the maximum available grant award and limiting the number and timing of grants for properties that have already been improved under the Downtown Reinvestment Grant Program.
- ▶ Ord. 22-2567: Approved fire suppression changes to the Downtown Reinvestment Grant Policy

	Applicant	Address	Project Amount	Amt. Requested	Amt. Granted	Property Value 2021/2022	Property Value 2025	Difference	ROI
<b>2021/2022</b>	Three Wishes	108 W. Oak	\$2,410.00	\$1,205.00	\$1,205.00	\$526,000.00	\$569,000.00	\$43,000.00	1:02
	Salvage Secondhand Shoppe	225 W. Oak	\$604.04	\$302.02	\$302.02	\$325,000.00	\$330,000.00	\$5,000.00	1:02
	One Way Investments	222 S. Elm	\$785,575.21	\$50,000.00	\$50,000.00	\$870,000.00	\$978,000.00	\$108,000.00	1:16
<b>Total Approved or Paid during FY 21/22</b>				\$51,507.02	\$51,507.02				
						<b>Property Value 2022/2023</b>			
<b>2022/2023</b>	Salon NV	305 S. Locust	\$138,000.00	\$50,000.00	\$50,000.00	\$220,000	\$265,000.00	\$45,000.00	1:03
	Chestnut Tree	107 W. Hickory	\$101,743.00	\$50,000.00	\$50,000.00	\$356,000.00	\$567,026.00	\$170,026.00	1:02
	Denton Community Theater	214 W. Hickory	\$7,963.00	\$2,500.00	\$2,500.00	\$308,097.00	\$308,097.00	\$0 (non-profit)	1:03
	Steve's Wine Bar	111 Industrial	\$40,000.00	\$20,000.00	\$20,000.00	\$65,215.00	\$70,551.00	\$5,336.00	1:02
<b>Total Approved or Paid during FY 22/23</b>				\$122,500.00	\$122,500.00				
						<b>Property Value 2023/2024</b>			
<b>2023/2024</b>	Robert Moses	115-117 W. Hickory	\$8,044.00	\$4,022.00	\$2,011.22	\$700,000.00	\$900,000.00	\$200,000.00	1:02
	Bullseye Investment Holdings	108 W. McKinney	\$142,800.00	\$50,000.00	\$50,000.00	\$218,442.00	\$222,478.00	\$4,036.00	1:03
	Little d Property LLC	104-106 W. Oak	\$1,078,269.00	\$100,000.00	\$100,000.00	\$720,000.00	\$1,765,121.00	\$1,045,121.00	1:10
<b>Total Approved or Paid during FY 23/24</b>				\$154,022.00	\$152,011.22				
						<b>Property Value 2024/2025</b>			
<b>2024/2025</b>	Green Eggs and Ham LLC	116 W. Oak	\$298,529.00	\$100,000.00	\$100,000.00	\$697,887.00	\$1,152,785.00	\$454,898.00	1:03
	Eagle Surveying	212 W. Sycamore	\$1,465,727.93	\$50,000.00	\$50,000.00	\$658,920.00	\$1,220,900.00	\$561,980.00	1:29
	The Plot Twist	227 W. Oak	\$49,605.00	\$47,000.00	\$35,000.00	\$225,000.00	\$300,000.00	\$74,500.00	1:01
<b>Total Approved or Paid during FY 24/25</b>									

# Property Value Growth - Downtown Reinvestment Grant Recipients



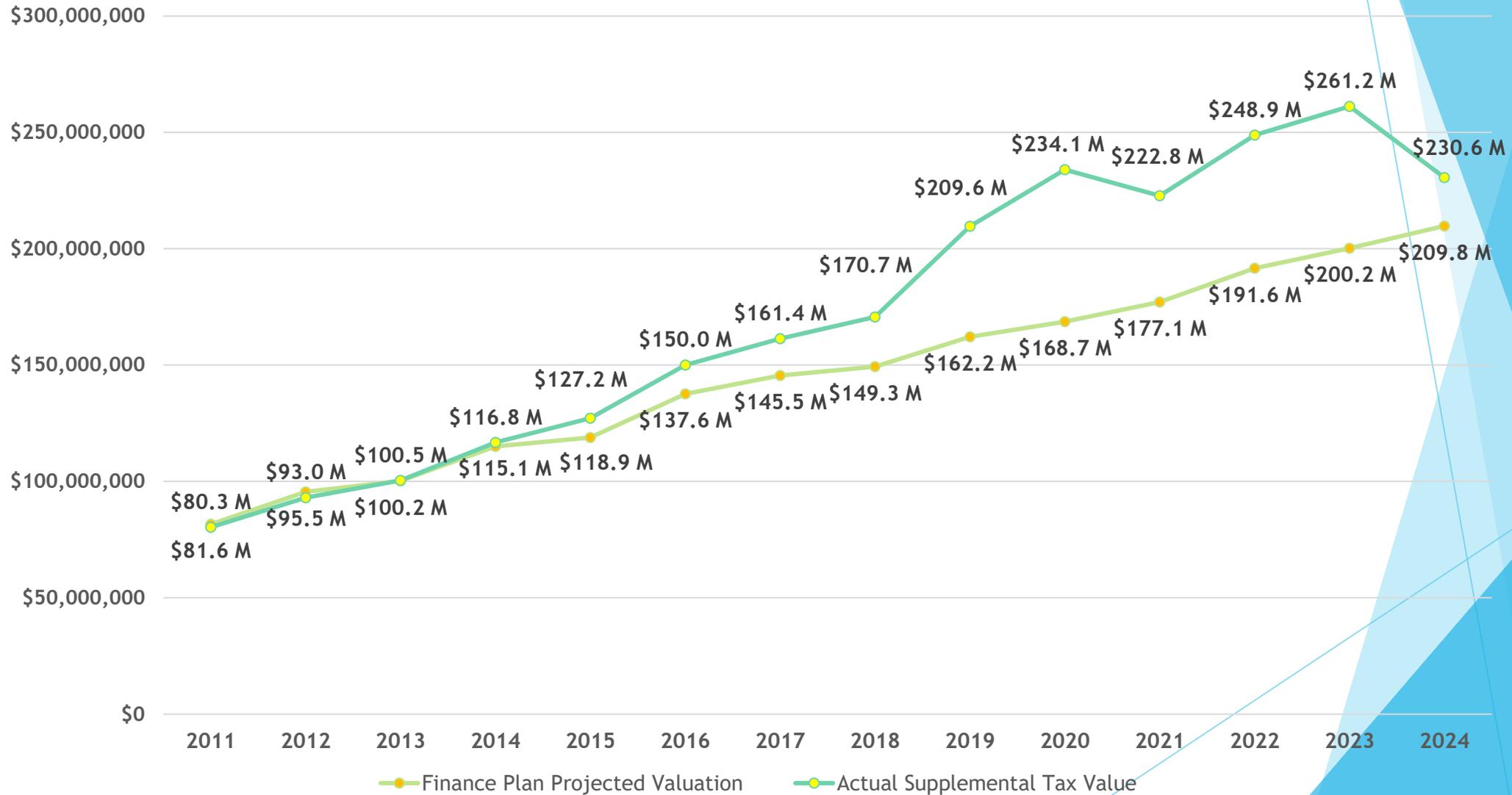
# 2010 TIRZ Project and Finance Plan Projected Valuation

TABLE 2  
Annual Incremental Funds Provided for TIF No. 1 Years 2010-2040

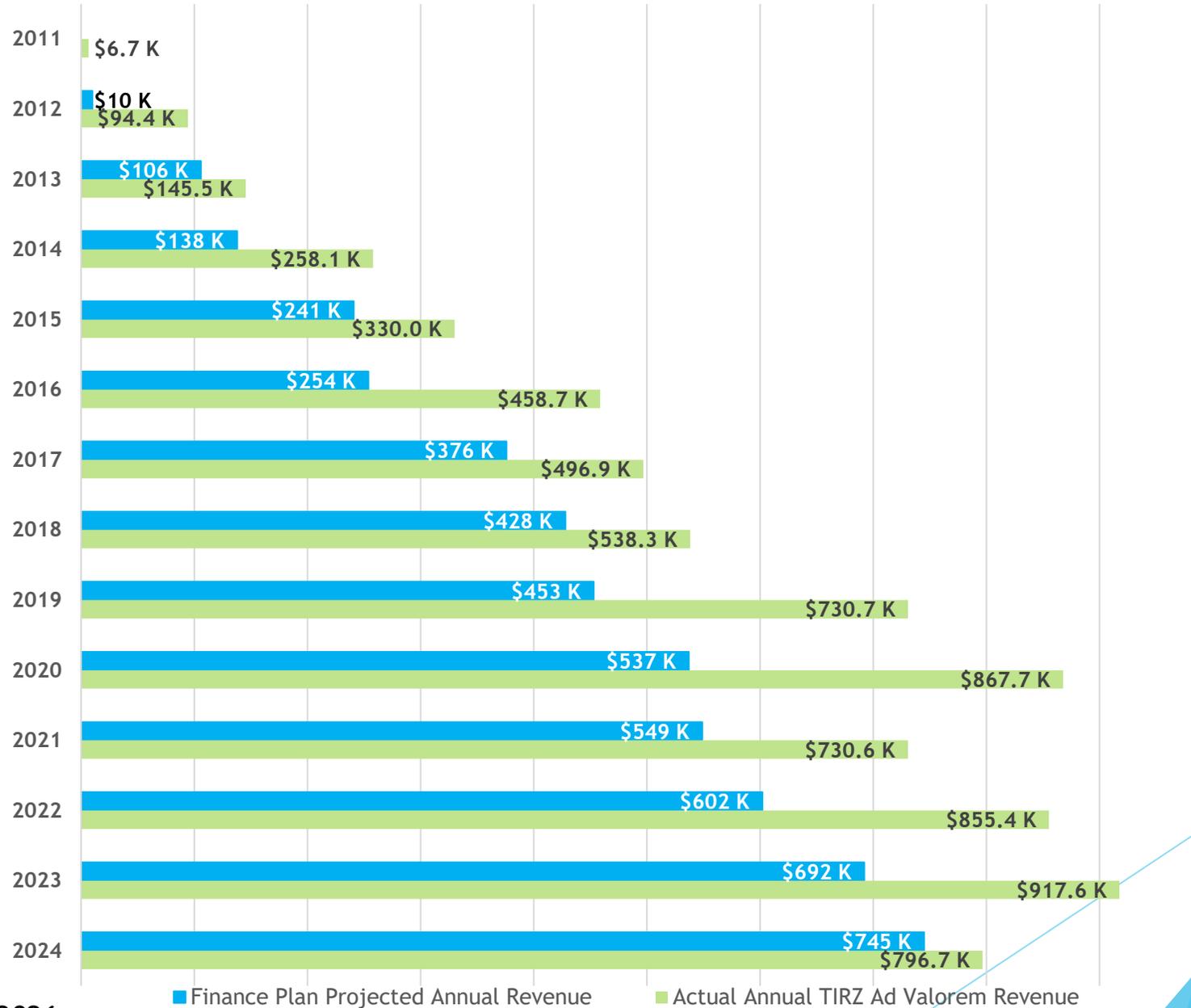
Year	ASSESSED VALUE \$M	BASE ASSESSED VALUE \$M	ANNUAL CAPTURED VALUE \$M	TIF FUND, \$K
2010	80.2	80.2	--	--
2011	81.6	80.2	1.4	--
2012	95.5	80.2	15.3	10
2013	100.2	80.2	20.0	106
2014	115.1	80.2	34.9	138
2015	118.9	80.2	38.7	241
2016	137.6	80.2	57.4	254
2017	145.5	80.2	65.3	376
2018	149.3	80.2	69.1	428
2019	162.2	80.2	82.0	453
2020	168.7	80.2	88.5	537
2021	177.1	80.2	96.9	549
2022	191.6	80.2	111.4	602
2023	200.2	80.2	120.0	692
2024	209.8	80.2	129.6	745
2025	223.9	80.2	143.7	805
2026	234.1	80.2	153.9	892
2027	244.3	80.2	164.1	955
2028	259.6	80.2	179.4	1,019
2029	266.9	80.2	186.7	1,114
2030	277.8	80.2	197.6	1,159
2031	283.7	80.2	203.5	1,159
2032	294.6	80.2	214.4	1,193
2033	300.6	80.2	220.4	1,257
2034	311.7	80.2	231.5	1,292
2035	318.3	80.2	238.1	1,357
2036	327.9	80.2	247.7	1,396
2037	334.6	80.2	254.4	1,452
2038	344.4	80.2	264.2	1,492
2039	351.2	80.2	271.0	1,549
2040	--	--	--	1,589
<b>TOTAL</b>	<b>351.2</b>	<b>80.2</b>	<b>271.0</b>	<b>24,811</b>

	2010	TIF CONTRIBUTION TAX RATE / \$100 VALUATION			
	Tax Rate / \$100 Valuation	YEARS 1 - 5	YEARS 6 - 10	YEARS 11 - 20	YEARS 21 - 30
City of Denton	0.68975	0.68975	0.6552625	0.6207750	0.5862875

# 2010 PFP Projections vs. Actual TIRZ 1 Valuation



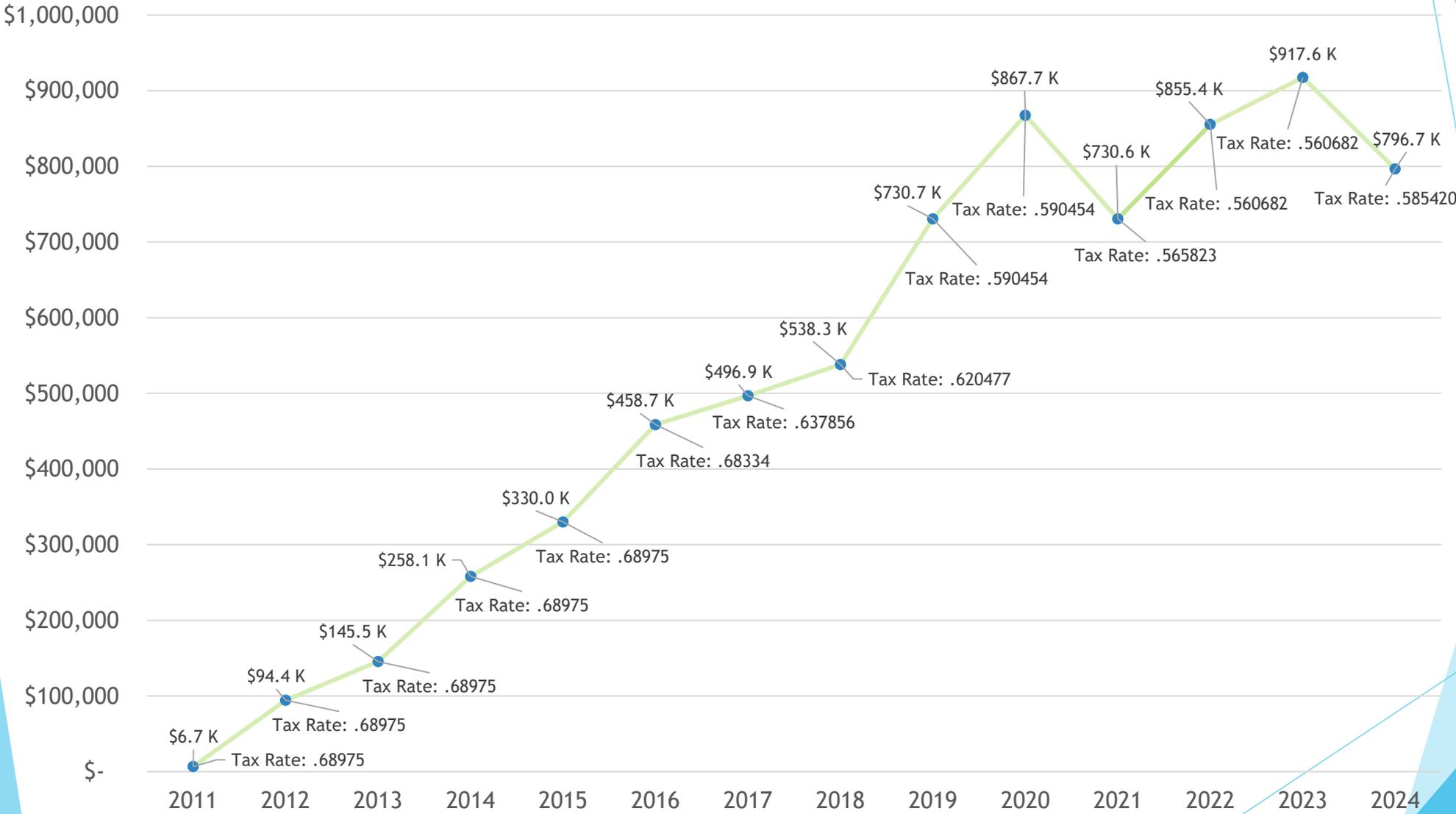
# 2010 PFP Projected vs. Actual TIRZ 1 Annual Revenue



# Projected Plan Versus Actual Comparison of Value and Revenue

Tax Year	Fiscal Year as of 9/30	Valuation					Revenue				
		Finance Plan Projected Valuation in M*	Finance Plan Projected Valuation*	Actual Supplemental Tax Value	Numerical Difference	Percent Difference	Finance Plan Projection Revenue in K	Finance Plan Projected Annual Revenue	Actual Annual TIRZ Ad Valorem Revenue	Numerical Difference	Percent Difference
2010	2010-2011			\$ 79,356,854					N/A		
2011	2011-2012	1.4	81,600,000	80,331,050	-1,268,950	-1.6	0	0	6,720	6,720	N/A
2012	2012-2013	15.3	95,500,000	93,040,263	-2,459,737	-2.6	10	10,000	94,381	84,381	843.81
2013	2013-2014	20.0	100,200,000	100,452,300	252,300	0.3	106	106,000	145,506	39,506	37.27
2014	2014-2015	34.9	115,100,000	116,769,435	1,669,435	1.4	138	138,000	258,053	120,053	86.99
2015	2015-2016	38.7	118,900,000	127,204,599	8,304,599	6.5	241	241,000	330,030	89,030	36.94
2016	2016-2017	57.4	137,600,000	150,021,979	12,421,979	8.3	254	254,000	458,739	204,739	80.61
2017	2017-2018	65.3	145,500,000	161,351,215	15,851,215	9.8	376	376,000	496,856	120,856	32.14
2018	2018-2019	69.1	149,300,000	170,678,753	21,378,753	12.5	428	428,000	538,300	110,300	25.77
2019	2019-2020	82.0	162,200,000	209,626,251	47,426,251	22.6	453	453,000	730,722	277,722	61.31
2020	2020-2021	88.5	168,700,000	234,054,363	65,354,363	27.9	537	537,000	867,747	330,747	61.59
2021	2021-2022	96.9	177,100,000	222,831,388	45,731,388	20.5	549	549,000	730,631	181,631	33.08
2022	2022-2023	111.4	191,600,000	248,865,847	57,265,847	23.0	602	602,000	855,366	253,366	42.09
2023	2023-2024	120.0	200,200,000	261,202,019	61,002,019	23.4	692	692,000	917,616	225,616	32.60
2024	2024-2025	129.6	209,800,000	230,565,487	20,765,487	9.0	745	745,000	796,685	51,685	6.94
<b>Totals</b>								<b>5,131,000.0</b>	<b>\$ 7,227,352</b>	<b>\$2,096,352</b>	

# Annual TIRZ 1 Revenue and Local Property Tax Rate



# Budget

- ▶ Existing: \$200,000 annually for Downtown Reinvestment Grant

<b>TIRZ One (286) Grant</b>						
<b>Company</b>	<b>2024-25 Budget</b>	<b>FY 2024-25 Estimate</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>	<b>FY 2028-29</b>
Fine Arts Theater of Denton	N/A	N/A	\$1,342,251	\$143,055	\$79,939	\$55,624
Downtown Reinvestment Grant Program	\$200,000	\$185,000	\$200,000	\$200,000	\$200,000	\$200,000
<b>Total TIRZ City Ad Valorem</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,542,251</b>	<b>\$343,055</b>	<b>\$279,939</b>	<b>\$255,624</b>

- ▶ Proposed: \$300,000 annual limit for FY25-26

# Questions



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** February 19, 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

## Downtown Economic Development Committee

<b>Thursday, April 2, 2026</b>		
IC - Items for Consideration	Approval of Minutes	Chair
IC - Items for Consideration	Downtown Reinvestment Grant	Kristen Pulido
IC - Items for Consideration	Downtown Reinvestment Grant	Kristen Pulido
WS - Staff Report	Future Agenda Items	Kristen Pulido/Brittany Sotelo
		<b>Total Time</b>
<b>Thursday, June 4, 2026</b>		
IC - Items for Consideration	Approval of Minutes	Chair
WS - Staff Report	Future Agenda Items	Kristen Pulido/Brittany Sotelo
		<b>Total Time</b>
<b>Thursday, August 6, 2026</b>		
IC - Items for Consideration	Approval of Minutes	Chair
WS - Staff Report	Future Agenda Items	Kristen Pulido/Brittany Sotelo
		<b>Total Time</b>
<b>Thursday, October 1, 2026</b>		
IC - Items for Consideration	Approval of Minutes	Chair
WS - Staff Report	Future Agenda Items	Kristen Pulido/Brittany Sotelo
		<b>Total Time</b>
<b>Thursday, December 3, 2026</b>		
IC - Items for Consideration	Approval of Minutes	Chair
WS - Staff Report	Future Agenda Items	Kristen Pulido/Brittany Sotelo
		<b>Total Time</b>