

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

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

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

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

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

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

- Total Cost: 32883.65
- Total Grant Request: 34000.00

Additional Notes:

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



Details

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

1 row added

5 attachments added

1 row added or updated (shown in yellow)

[Row 5](#)

Business name	Brakefield's Pool Service, LLC
Created date	11/10/25, 10:42 AM
Applicant name	Jay Brakefield
Applicant mailing address	520 S Elm St
Phone number	+1 (940) 514-1043
Email	jay@bps940.com
Building owner different from applicant?	No
Building owner (if different from applicant)	
Building owner phone	
Building owner email	
Building name	Brakefield's Pool Service
Project site/address	520 S Elm Street Denton, Tx 76201
Type of work	Paint Only Signage
Planned Improvements Details	Exterior paint of both front and rear building - black trim and white fields Sign - Vacuumed Form Pylon Face with install 59 3/4 x 96 1/4 lexan pans, 2" deep, 1 1/2" flange for 1" retainer, painted white b.g, 4 pms teal and/or blue, black, opaque for dark colors, white, double mas, outline,

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

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

Changes made by web-form@smartsheet.com



5 attachments added

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

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How will this project benefit Downtown?

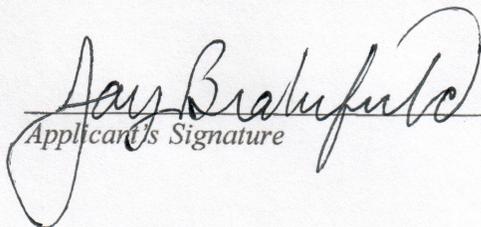
Legal Description of the property:

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

TOTAL COST OF PROPOSED PROJECT \$ 32,883.65

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

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


Applicant's Signature

01/30/2026
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

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

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

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

Brakefield's Pool Service

Business/Organization Name

Brakefield's Pool Service

Applicant's Signature

Printed Name

Date

Jay Brakefield Jay Brakefield

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

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature



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

ESTIMATE

EST-9972

signarama-denton.com

Payment Terms: Cash Customer

DESCRIPTION: Vacuumed Form Pylon Face- Qty 2

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

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

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

Salesperson: House Signarama Denton Texas
 Entered By: Glen Smith

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

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

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

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

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

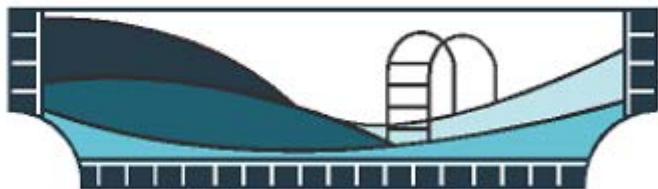
THIS ESTIMATE IS VALID FOR 30 DAYS FROM THE LAST REVISED DATE. Tariffs: Any cost of Tariffs, if applicable, will be applied as a shipping line item, and may vary depending on materials and economical climate. Client will be notified by E&S Signs LLC of the tariff amount and must approve before the project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

Signature: _____ Date: _____



BPS

Brakefield's Pool Service





PREPARED BY

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

PREPARED FOR

520 S Elm St
Jay Brakefield
(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
TOTAL	\$25,833.33

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

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

Terms and Conditions

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

Change Orders

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

Payment

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

Insurance

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

Access

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

Warranty

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

Default

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

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

Entire Agreement



520
S. ELM



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



520

TFS
Lakefield's Tree Service