

EXHIBIT A



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

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

Downtown Reinvestment Grant Program Application

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

Applicant Name MARK HICKS	Date 10/11/23
Business Name GREEN EGGS + HAM LLC	
Mailing Address 7420 FM 2449 PONDER, TX 76259	
Contact Phone 972-955-5653	Email Address MHicks@HicksLP.com
Building Owner (if different from applicant)	
Historical/Current Building Name 116 W. OAK (FORMER McBRIDE'S PAWN)	
Project Site/Address 116 W. OAK ST., DENTON, TX 76201	

Type of Work: (check all that apply)

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

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

SEE ATTACHED DETAILED DESCRIPTION + CERTIFICATE OF APPROPRIATENESS.

How will this project benefit Downtown?

SIGNIFICANTLY IMPROVE THE VIEW OF THE NORTH SIDE OF THE SQUARE.

Legal Description of the property:

OT DENTON BLK 5 LOT 2

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	138,529	50,000
Awnings		
Signs		
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System		
Totals		

TOTAL COST OF PROPOSED PROJECT

\$ 138,529

TOTAL GRANT REQUEST

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

\$ 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

10/19/23

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.)

GREEN EGGS + HAM LLC

Business/Organization Name

Applicant's Signature

Printed Name

Date

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

Caliber Construction, Inc.
504 Chambers Street
Denton, Texas 76205
(940) 898-8784
(940) 591-0704 Fax

Job: Old McBrides Bld

Address: 116 Oak St

Date: 13-Oct-23

Area: Front Façade

Construction Costs

Estimate

Demolition	12,300.00	Awnings and glass cases outside
Sawcutting		
Demolition Debris Disposal		
Soil Test		
Site Prep		
Water & Sewer Taps		
Water Line		
Fence Permit		
Building Permit	1,200.00	
Foundation Engineering (Testing)		
Foundation Labor		
Arch & Eng&Tas	4,500.00	
Foundation Concrete		
Retaining Wall		
Area Drains on eastside		
Stairs and railing		
Concrete Pump		
Septic System		
Plumbing Labor and Materials		
Framing Materials	1,750.00	
Framing Labor	10,500.00	
Awning	28,000.00	
Insulation		
Trusses		
Office Finish Out		
Windows	24,600.00	
Front Doors	1,250.00	
Transoms/Sidelights		
Skylights		
Man Doors		
Store Front Door		
Overhead Doors 4		
Deck Pan Material		
Roofing		
Metal Roofing		
Waterproofing		
Valley Metal		
Tin Washers/Cement		
Felt Paper		
Fire Alarm		

Fire Sprinkler	
4" Fire Line	
Computer Wires	
Electrical Materials	4,750.00
Electrical Service Revisions	
Garage Openers	
Garage Doors	
Cultured Stone	
Stone Fireplace Cap	
Stone Work	
Stucco	
Flue Finer	
CMU Block (Fireplace)	
Damper	
Mortar	
Sand	
Wall Ties	
Lentils Steel	
Chimney Caps	
Mason Labor	6,500.00
Sheetrock Materials	
Sheetrock Labor	
Tape/Bed/Texture	
Acoustical Ceilings	
Wooden Ceiling Materials	
Decorative Wooden Beam Mat.	
Decorative Wooden Beam Labor	
Trim Materials	
Trim Labor	
Brick Mailbox/Metal Mailbox	
Cabinets	
Backsplash	
Stairway Material	
Insulation	
Pre-Cast Stone	
Ceramic Floor Tile	
Stained Concrete	
Wood Flooring	
Carpet	
Wall Paper Materials	
Wall Paper Labor	
Cook Top	
Oven	
Range Cord	
Refrigerator	
Garbage Disposal	
Dishwasher	
Microwave	
Vent Hood	
Compactor	
Wine Cooler	
Washer	
Dryer	
Dryer Cord	

Smoke Detectors	
Light Fixtures	
Chime Kit	
Ironing board	
Toilet Partitions	
Mason Labor "Firebox"	
Fireplace Mantle	
Bath Shower Tile	
Shower Doors and Glasswork	
Mirrors	
Master Shower Tile	
Master Tub Allowance	
Alarm System	
Hardware	
Cabinet Hardware	
Survey	
Agg/Patterned Concrete	
Remaining Flatwork	
Clean-Up Labor	650.00
Debris Disposal	825.00
Final Cleaning	
Plantation Shutters	
New Retaining Walls	
Existing Retaining Wall Replace	
Fence Repairs	
Site Grading	
Sprinkler System	
Landscaping	
Painter	14,700.00
Gutters	
Septic System	
Granite Countertops	
Formica Countertops	
Existing Kitchen Granite Ctops	
Vanity Tops	
Fans/Light Kits	
Carpentry Materials	1,250.00
Carpentry	1,500.00

Construction Costs Total	114,275.00
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Concrete Flatwork
Concrete Labor
Concrete Materials
Concrete Reinforcement
Parking Lot Stripping

Flatwork Total	0.00
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Building Costs Total	114,275.00
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Soft Costs

RES Check Compliance Report

AIA, Bonds

General Liability

Builder's Risk

Plans

Form Placement Survey

Utilities

Water

Portable Restrooms

Construction Management 1,145.00

Overhead 1,125.00

Profit 11,427.00

Tax 10,557.69

Soft Costs Total 24,254.69

Grand Total 138,529.69

Project Narrative 116 W Oak Street

To: The Honorable Members of the Denton City Council, The Honorable Members of the Planning and Zoning Commission and The Department of Development Services

From: Greg Johnson, Verus Commercial
On behalf of Mr. Mark Hicks, Principal. Green Eggs & Ham LLC.
Owner of 116 W Oak Street (former McBride's Music & Pawn).

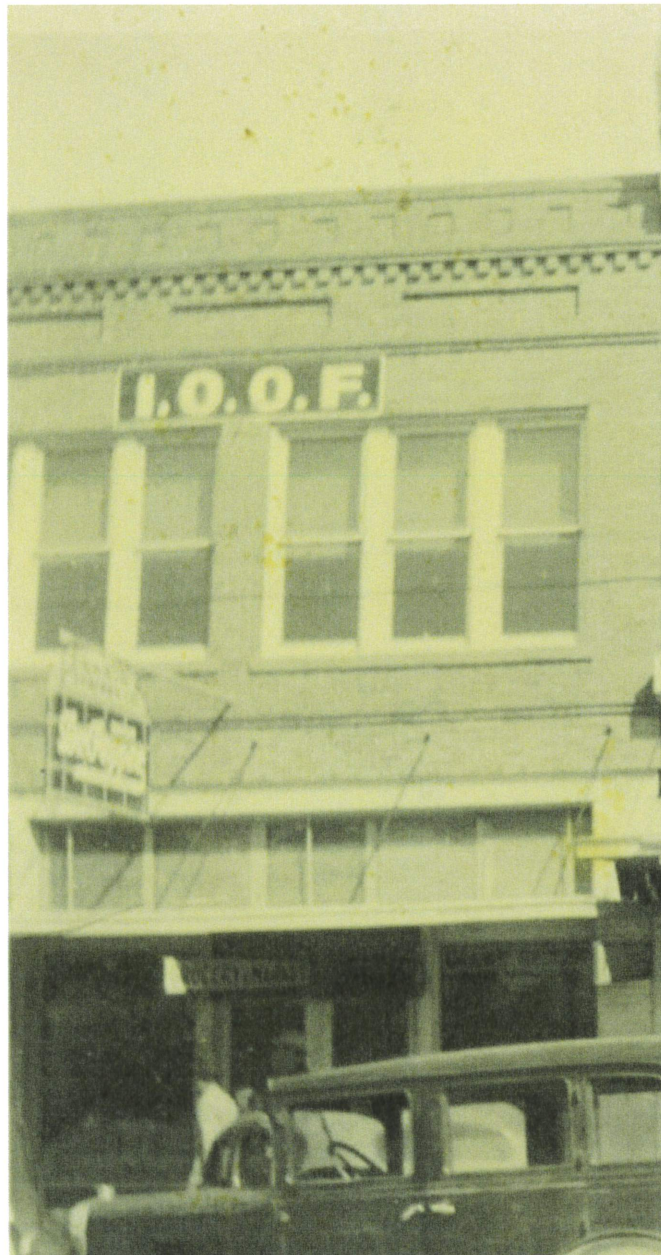
Background

116 W Oak was home to McBride's Music & Pawn for 52 years when it closed and merged with another pawn shop, relocating its operations to Decatur. Both the exterior and interior of the building remained largely unchanged for those 52 years resulting in a tired façade in need of significant repairs in order to re-tenant the building with a high-quality tenant. See photo below of existing condition:



Proposed Exterior Renovation

Cameron Robertson, Historic Preservation Officer, was very helpful in providing a variety of historical photos of the building in order for the applicant to choose a historically appropriate style to mimic for this renovation. We have chosen the exterior photo below circa 1938.



The Renovation

Brick / Paint: The goal is to remove the exterior paint revealing the original brick, however if the brick proves to deteriorate due to paint removal, we will paint the brick with a historically appropriate paint color from the Sherwin Williams Historic Color Palette as directed by Cameron. New brick columns street level will be painted to match the style in the 1938 photo.

Awning: The existing large awning is not structurally sound and is rusted, nor is it consistent with any of the historical photos. Since the requirement is to match a documented (with photo) historical style prior to 50 years prior to current date, keeping the existing awning would not be possible even if it were structurally sound. The plan is to install a new steel flat awning consistent with the 1938 photo which will reveal the transom windows.

Transom Windows: The transom windows were hidden when the large awning & sign were installed by McBride's, but the openings are still there. New windows will be installed in concert with the 1938 photo.

Street Level: Because the desired use is restaurant, we want to allow for a covered patio inset behind the front of the building (property line). The businesses on the square benefit from foot traffic and a vibrant active downtown, as has been proven over the last 10 years as more restaurants have located on the square. As you will see in the architects conceptual drawings, he has designed a front façade consistent with the vertical elements in the 1938 photo that captures the look and feel from 1938 while allowing the storefront entry to be inset about 20 feet. This will allow for patio dining while not obstructing the sidewalk (which can be a challenge in other areas of the square where restaurants place tables on the public property).

The existing old style inset entry with display windows on each side will be completely removed, allowing for usable patron dining space while achieving the 1938 look.

Existing w/ Notes



⑤ BUILDING TODAY
1/4" = 1'-0"

1938 w/ Notes



WOOD WINDOWS

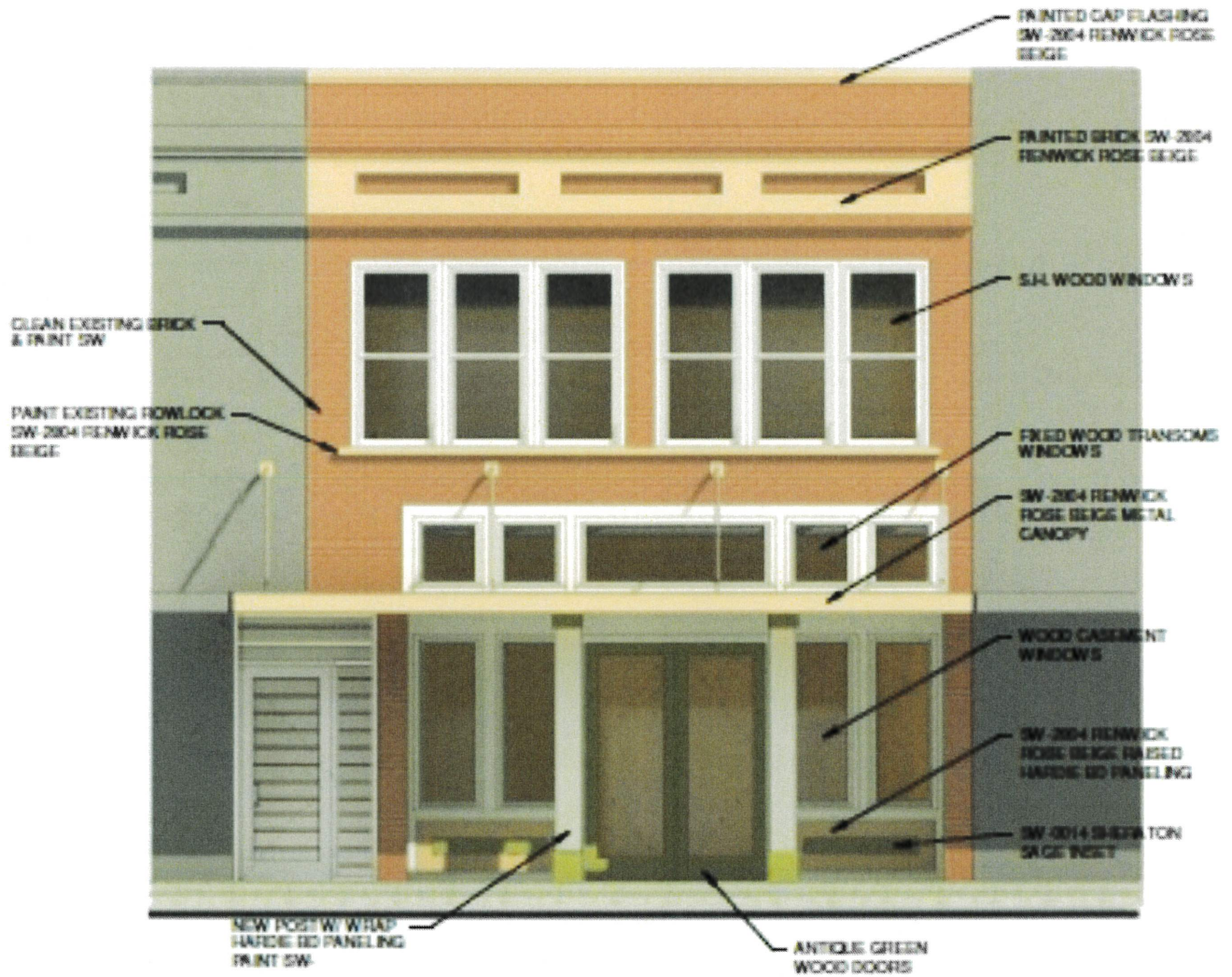
FIXED TRANSOM
WINDOWS

CANOPY

ENTRY DOOR
RECESSED

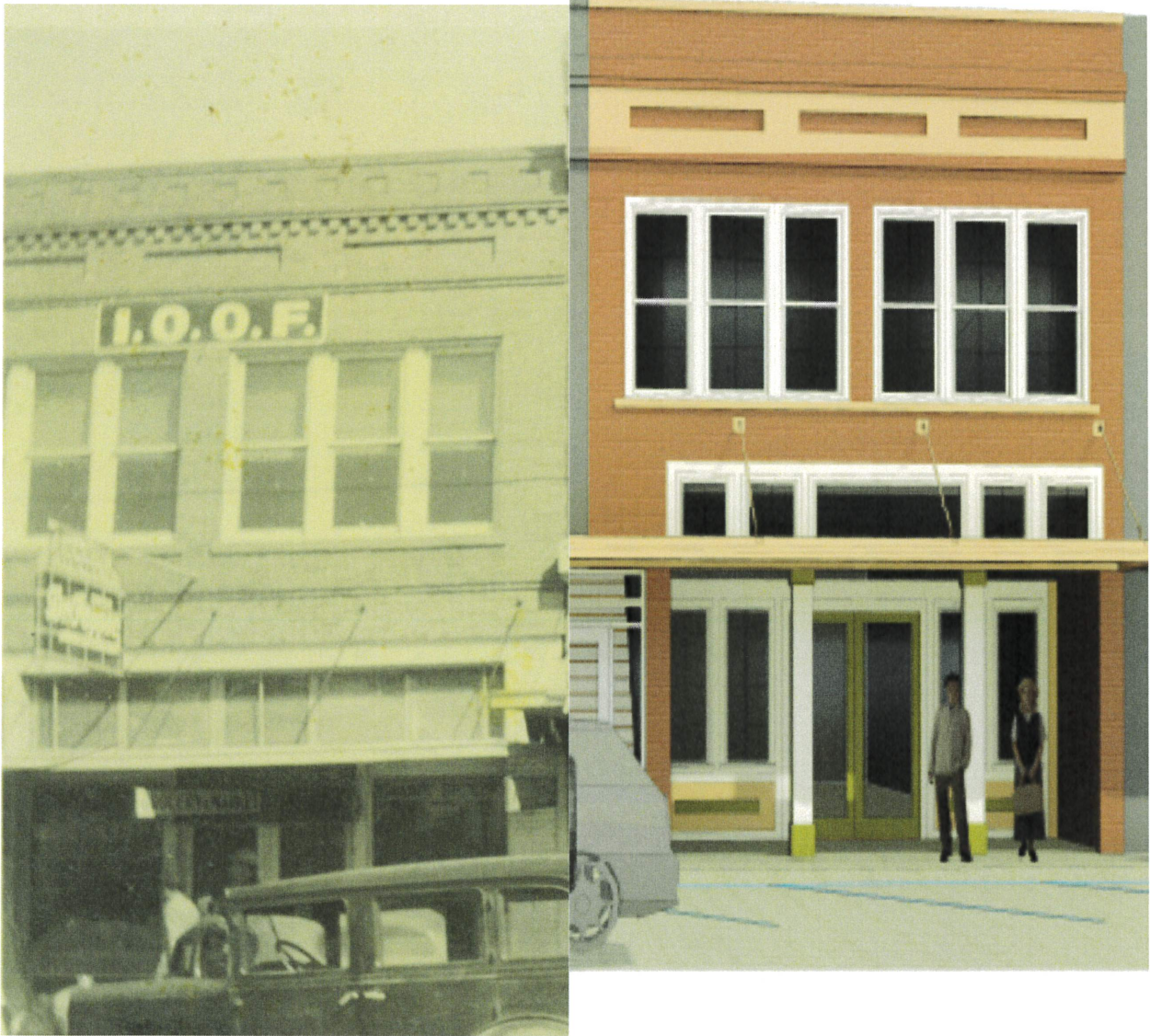
© 1938 HISTORICAL PHOTO
1/4" = 1'-0"

Conceptual Rendering w/ Notes



① FRONT ELEVATION
 1/4" = 1'-0"

Side by Side View



Summary

The square has experienced a variety of vacancies in 2022-2023 due in part to long-time businesses closing and others either not recovering from the Covid-related financial downturn or the business just not making it due to product offering, etc. History proves that the square thrives when there is a variety of entertainment, dining and shopping options. Restaurant uses in particular drive unique visitor traffic to the square, and the traffic they generate is good for other business types. Mr. Hicks is already heavily invested in the downtown area and on the square itself. He is a long-term hold investor who hasn't sold any downtown property he has acquired. The significant investment he will make at 116 W Oak is no different, and we believe it will be home to a destination restaurant user for years to come. The proposed renovation will be as close as possible to the 1938 photo while meeting all current code requirements.

This renovation project meets the Overall Intent of the Denton Square District as listing in DDC Section 4.10.1, in fact it meets all of the listed items other than "encourage the integration of art into public & private development", which is not possible given the property line is the building line.

We respectfully ask for your approval so that the renovation can commence, and we bring this building back to life.

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

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

SEE ATTACHED DETAILED DESCRIPTION + BID

How will this project benefit Downtown?

PROTECT ALL ADJACENT BUILDINGS IN THE EVENT OF A FIRE.

Legal Description of the property:

OT DENTON BLK 5 LOT 2

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab		
Awnings		
Signs		
Impact Fees		
Utility Upgrades		
Interior/Code Improvements		
Fire Suppression System	\$159,804	\$50,000
Totals		

TOTAL COST OF PROPOSED PROJECT

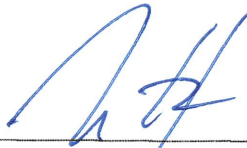
\$ 159,804

TOTAL GRANT REQUEST

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

\$ 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

10/19/23
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

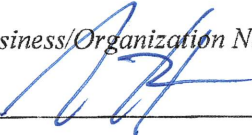
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GREEN EGGS + HAM LLC

Business/Organization Name



MARK HICKS

Printed Name

10/11/23

Date

Applicant's Signature

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

Caliber Construction, Inc.
504 Chambers Street
Denton, Texas 76205
(940) 898-8784
(940) 591-0704 Fax

Job: Old McBrides Bld

Address: 116 Oak St

Date: 20-Oct-23

Area: Fire Sprinkler And Alarm

<u>Construction Costs</u>	<u>Estimate</u>
Demolition	
Sawcutting	1,500.00
Demolition Debris Disposal	
Soil Test	
Site Prep	
Water & Sewer Taps	
Water Line	
Fence Permit	
Building Permit	?
Foundation Engineering (Testing)	
Foundation Labor	
Arch & Eng&Tas	
Foundation Concrete	3,500.00
Retaining Wall	
Area Drains on eastside	
Stairs and railing	
Concrete Pump	
Septic System	
Plumbing Labor and Materials	
Fire Riser Room	5,600.00
Framing Labor	
Awning	
Insulation	
Trusses	
Office Finish Out	
Windows	
Front Doors	
Transoms/Sidelights	
Skylights	
Man Doors	
Store Front Door	
Overhead Doors 4	
Deck Pan Material	
Roofing	
Metal Roofing	
Waterproofing	
Valley Metal	
Tin Washers/Cement	
Felt Paper	
Fire Alarm	8,500.00

Fire Sprinkler	103,000.00
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Computer Wires	
Electrical Materials	6,850.00

Electrical Service Revisions

Garage Openers

Garage Doors

Cultured Stone

Stone Fireplace Cap

Stone Work

Stucco

Flue Finer

CMU Block (Fireplace)

Damper

Mortar

Sand

Wall Ties

Lentils Steel

Chimney Caps

Mason Labor

Sheetrock Materials

Sheetrock Labor

Tape/Bed/Texture

Acoustical Ceilings

Wooden Ceiling Materials

Decorative Wooden Beam Mat.

Decorative Wooden Beam Labor

Trim Materials

Trim Labor

Brick Mailbox/Metal Mailbox

Cabinets

Backsplash

Stairway Material

Insulation

Pre-Cast Stone

Ceramic Floor Tile

Stained Concrete

Wood Flooring

Carpet

Wall Paper Materials

Wall Paper Labor

Cook Top

Oven

Range Cord

Refrigerator

Garbage Disposal

Dishwasher

Microwave

Vent Hood

Compactor

Wine Cooler

Washer

Dryer

Dryer Cord

Smoke Detectors	
Light Fixtures	
Chime Kit	
Ironing board	
Toilet Partitions	
Mason Labor "Firebox"	
Fireplace Mantle	
Bath Shower Tile	
Shower Doors and Glasswork	
Mirrors	
Master Shower Tile	
Master Tub Allowance	
Alarm System	
Hardware	
Cabinet Hardware	
Survey	
Agg/Patterned Concrete	
Remaining Flatwork	
Clean-Up Labor	550.00
Debris Disposal	350.00
Final Cleaning	
Plantation Shutters	
New Retaining Walls	
Existing Retaining Wall Replace	
Fence Repairs	
Site Grading	
Sprinkler System	
Landscaping	
Painter	
Gutters	
Septic System	
Granite Countertops	
Formica Countertops	
Existing Kitchen Granite Ctops	
Vanity Tops	
Fans/Light Kits	
Carpentry Materials	
Carpentry	650.00
Construction Costs Total	130,500.00
<u>Concrete Flatwork</u>	
Concrete Labor	
Concrete Materials	
Concrete Reinforcement	
Parking Lot Stripping	
Flatwork Total	0.00
Building Costs Total	130,500.00

Soft Costs

RES Check Compliance Report

AIA, Bonds

General Liability 1,318.00

Builder's Risk

Plans

Form Placement Survey

Utilities

Water

Portable Restrooms

Construction Management 1,500.00

Overhead 1,350.00

Profit 13,050.00

Tax 12,086.74

Soft Costs Total 29,304.74

Grand Total 159,804.74