

**CITY OF SEGUIN MAIN STREET PROGRAM
"FIX IT" GRANT APPLICATION**

Applicant Name: KATHY A. CAMERON

Business/Company Name: MIMI'S MINI MART

Project Address: 114 E. COURT ST
SEGUIN TX 78155

Date building was constructed: 1900's (early)

Legal Description: _____

Property Owner's Name: MRS. PATRICIA SCHULTZ

Owner's Address: 919 N. AUSTIN ST
SEGUIN TX 78155

Owner's Telephone: (830) 379-0953

Is applicant a tenant? Yes No
(If yes, attach a Lease Agreement or written permission from owner for the work in this application)

Structure's Current Use: _____ vacant
 commercial
_____ residential
_____ mixed use
_____ other: _____

Project will result in: _____ façade historic restoration
 façade renovation
_____ new commercial space
_____ new residential units
_____ new mixed use commercial/residential
_____ other: _____

Completed project will provide for 2* new jobs.

Total estimated cost of project: \$ 7,000.00 (Please include a written bid from a contractor)

Amount of FIX-IT Façade Grant Request: \$ 7,000.00 A matching ratio of 1 : 1

* Employees will be able to work later with addition of new lights. Will light up sidewalk (corner).

DESIGN INFORMATION

Please provide site plans for any work to be completed on the interior or exterior of the property. Free design service for exterior improvements is available by contacting the Seguin Main Street Program. In the categories below submit a detailed description, including materials to be used, of proposed work. If not applicable, simply write "NA".

Describe existing exterior façade materials proposed to be removed:

Damaged tin roof above canopy/awning to be removed,
rain drain to be replaced, and new paint on store front only.

Describe proposed window frame treatment (repair, replacement, etc.) for storefront, upper floors, and transom windows:

N/A

Describe proposed window glass treatment for storefront, upper floors, and transom windows:

N/A

Describe preparation of surface to be painted (pressure washed, primed, etc.):

Some minor scraping to prepare for storefront painting.

Show proposed paint colors and location of each paint color on the building:

Will use existing colors - above awning light blue; below awning blue, + silver detail near front door.

Show proposed door treatment (repair, replacement, additions, etc.):

N/A

Please describe any repair that will be completed on the roof, gutters, down spouts, etc.:

Rain down spout needs to be replaced due to prior damage by large truck.

Describe work to be completed on each elevation (exterior wall) of the building:

Building store front painting and reconstruction of awning adding lights.

Describe parking plans, number of vehicles accommodated:

N/A

Describe handicap accessibility accommodations:

N/A

Describe brick and mortar (including tuck pointing) or stucco repair:

N/A

Describe brick and mortar or stucco cleaning:

N/A

Describe proposed cornice treatment:

N/A

Describe proposed awnings and canopy treatment:

Old damage tin/metal roof to be removed, recess lighting to be added to lighten dark side walk during evening operating hours.

Describe proposed storefront repair and/or replacement:

Same as above with some concrete repair near door entrance. Very large hazardous crack. (Trip hazard.)

Description of interior work to be completed (include plans to retain or remove architectural features like original ceiling material, wood trim, wood floors, light fixtures, etc.):

Possibility of adding lighted window sign according to Main Street specifications.

Already installed fluorescent lights in front store windows to light up sidewalk. (cost ~ \$300.00)

Estimated time of construction (month) ^{February} (3 months) until (month) April, 2016
year.

Rental Agreement

Parties: This RENTAL agreement is made and entered into by and between Patricia Carroll (Schultz), Herein designated as Owner, and RODNEY + KATHY CAMERON herein designated as Tenant, whereby Property Owner hereby rents the property located at 114 E. Court Street, Seguin, Texas 78155 for a period of 1 year, beginning JUNE 1ST 2015 at a rate of \$1,000.00 a month until JUNE 1ST 2016 to be used only as a business which shall be named MIMI'S MINI MART. This agreement may be renewed for another year at the rate of \$1,000.00 a month at the option of Tenant and Owner. A security deposit of \$500.00 is required at signing of agreement. See payment detail.

Terms: All rent shall be payable on the 1ST day of each month and will be considered late after 10 days and will be charged late fees of \$5.00. (Tenant agrees to pay the sum of five percent of the rental as a late charge in the event the rent is paid more than ten days after due, and the additional sum of twenty five dollars for any check that is returned by the maker's bank for insufficient funds or stopped payment, and the sum of fifty dollars if the Owner must send a collector to collect the rent hereafter.)

Payment: Check made to Owner, Patricia Carroll (Schultz). Upon vacating property, Tenant agrees to leave the premises in a clean condition, and in good repair, allowing for normal wear and tear expected. A deposit of \$ 500.00 is refundable if the above conditions are met.

Insurance: Tenant will furnish Certificate of Liability Insurance and add Owner name to policy.

Utilities: Owner will keep utilities in same name and will submit copy of bill each month to be paid by Tenant, along with Rent Check. Owner will pay 1/2 the water/sewer charge and will deduct that amount from each month's utility bill.

Default: In the event Tenant shall default in the prompt payment of rent when same is due, or violate any of the provisions of this agreement, Owner may send written notice of such default by mail or otherwise, to be demised premises, and unless Tenant shall completely cure said default within three days after receiving said notice Owner may re-enter said premises by summary proceedings or by force, and without being liable for prosecution therefore, take possession of said premises and remove all persons or property therefrom, and may institute and maintain the statutory unit of forcible entry and detainee in the proper Court, and obtain a writ of possession thereby. All property placed on the premises by the Tenant is hereby subject to a lien in favor of the Owner, said lien to be in addition to the statutory landlord's lien and all property left in or about the premises by the Tenant shall be deemed abandoned, and may be disposed of by the Owner as he/she shall see fit, without recourse by Tenant.

Sub Lease - No sub lease may be entered into without permission from the Owner.

Inspection: Owner may make inspection of the property at all reasonable times, and show the property to prospective tenants or purchasers. Occupancy of Tenant shall not constitute a nuisance or disturb others, and no pets shall be kept on the premises, unless agreed to in writing herein. All requests for repairs shall be made to Owner or his/her authorized agent, and Tenant shall not incur any expense or cost for repairs without approval in writing. Tenant agrees to give Owner a minimum of thirty days notice of vacating said Premises. This agreement is the complete agreement between the parties hereto, and no agreement, promises, warranties, express or implied of representations shall be of any force or effect.

Executed this the 29th day of May, 2015

Patricia Schultz
Owner
by Diane C. Jutz

Kathy A. Cameron
Tenant
Rodney Cameron

VINCE VELEZ

365 E. TORREY
NEW BRAUNFELS, TX 78130
210-325-0180

ESTIMATE

Number: E171

Date: January 05, 2016

Bill To:

MIMMS MINI MART

Ship To:

Description	Amount
MINMIAL SCRAPING ON THE OUTSIDE IN FRONT OF STORE AND PAINT WITH THREE COLORS	1,975.00
REPLACE METAL ROOF ON THE FRONT AWNING	2,750.00
<i>Painting only of store front.</i>	
Total	24,725.00

5,975.00