



## **NOTICE OF A REGULAR MEETING**

**Main Street Advisory Board**

**Monday, June 12, 2023, at 4:00 PM**

**City Hall – 2nd Floor Conference Room**

**200 West Vulcan St.**

**Brenham, Texas**

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### **1. Call Meeting to Order**

### **2. Citizens Comments**

[At this time, anyone will be allowed to speak on any matter concerning this Board that is not on the agenda, for a length of time not to exceed three (3) minutes. No Board discussion or action may take place on a matter until such has been placed on an agenda and posted in accordance with the law.]

### **WORK SESSION**

### **3. Reports from Main Street Committee Chairs:**

- **Design**
- **Economic Vitality**
- **Organization**
- **Promotions**

### **4. Discussion and Update on 2023 Summer Sip**

### **5. Discussion and Update on First Friday Farmer's and Artisan Market**

### **REGULAR SESSION**

### **6. Discuss and Possibly Act Upon the Minutes from the May 1, 2023 Regular Meeting**

### **7. Discuss and Possibly Act Upon Building Plans and Specifications submitted by 209 S. Market LLC for a Commercial Tax Phase-In Incentive on .16 Acres of Land, Located at 209 S. Market, Brenham, Texas.**

### **8. Discuss and Possibly Act Upon the Recommendation from the Design Committee to approve the application of the Main Street Downtown Reimbursement Grant for Adrienne Schwartz**

### **9. Discuss and Possibly Act Upon the Recommendation from the Economic Vitality Committee that the Terms of the Main Street Economic Impact & Innovation Grant for Green Grain Events (Doug Peck Studio) are Completed and Verified, and Authorize Payment**

**10. Administrative Updates**

- **Next Board Meeting-July 3<sup>rd</sup>, 2023**
- **Other Updates**

**Adjourn**

**CERTIFICATION**

I certify that a copy of the June 9, 2023 agenda of items to be considered by the Main Street Board was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Friday, June 9, 2023 at 4:00pm.

\_\_\_\_\_  
 Leigh Linden  
 Main Street Manager

**Disability Access Statement:** This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Main Street Board was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ AM PM.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title



### AGENDA ITEM 3

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
<b>SUBMITTED BY:</b> Leigh Linden	
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Reports from Main Street Committee Chairs: Design Economic Vitality Organization Promotions	
<b>SUMMARY STATEMENT:</b> Regular monthly reports from each of the 4-points committees	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b>	
<b>RECOMMENDED ACTION:</b> Work Session item, no action required.	
<b>APPROVALS:</b>	



### AGENDA ITEM 4

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
	<b>SUBMITTED BY:</b> Leigh Linden
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Discussion and Update on 2023 Summer Sip	
<b>SUMMARY STATEMENT:</b> Report from Main Street Manager on the Summer Sip event on June 10th	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b>	
<b>RECOMMENDED ACTION:</b> Work Session item, no action required.	
<b>APPROVALS:</b>	



**AGENDA ITEM 5**

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
	<b>SUBMITTED BY:</b> Leigh Linden
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Discussion and Update on First Fridays Farmer’s and Artisan Market	
<b>SUMMARY STATEMENT:</b> Report from Main Street Manager on the Farmer’s Market	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b>	
<b>RECOMMENDED ACTION:</b> Work Session item, no action required.	
<b>APPROVALS:</b>	



## AGENDA ITEM 6

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
<b>SUBMITTED BY:</b> Leigh Linden	
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Discuss and Possibly Act Upon the Minutes from the May 1, 2023 Regular Meeting	
<b>SUMMARY STATEMENT:</b> Review and approve minutes from previous Main Street Advisory Board Meeting	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b> May 1, 2023 minutes	
<b>RECOMMENDED ACTION:</b> Approve minutes	
<b>APPROVALS:</b>	



## Main Street Advisory Board Meeting Minutes

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A regular meeting of the Main Street Board was held on Monday, May 1, 2023, beginning at 4:00 p.m. at Brenham City Hall, 200 W. Vulcan Street, Brenham, Texas.

Members present:

Dax Flisowski, Celia Haley, Andi Liner, Tiffany Morisak, Wendy Meaux, Doug Peck, Elizabeth Price, Lowell Ogle, Pete Simpson, Connie Wilder

Members absent:

City Staff present:

Main Street Manager Leigh Linden  
Economic Development Specialist Teresa Rosales  
City of Brenham Controller Stacy Hardy

Others present:

Sherry Harber, Rusty Summar

1. **Call Meeting to Order**  
Doug Peck called meeting to order at 4:05 pm as the Main Street Board Chair.
2. **Citizen/Visitor Comments**
3. **Reports from Main Street Committee Chairs:**
  - a. **Design-** A Ride Along is scheduled for May 2, 2023; Winners of Spring Eggs have received checks; met with Streets and Public Works Departments to discuss Holiday decorations
  - b. **Economic Vitality-** Parking presentation from the Downtown Brenham Business Association
  - c. **Organization-** 25<sup>th</sup> Anniversary sub-committee to plan event
  - d. **Promotions-** Summer Sip to be held June 10<sup>th</sup>; committee is working to sell tickets and sponsorships.
4. **Discussion and Update on the Raised Funds balance**

Glamfettis received a check for a Main Street Reimbursement Grant

**5. Discussion and Update on the 25<sup>th</sup> Anniversary**

Chair of the Organization Committee Tiffany Morisak gave an update on the subcommittee. They are working to form the committee and in discussions of planning the event.

**6. Approval of Minutes from Monday, April 3, 2023 Meeting**

A motion was made by Elizabeth Price and seconded by Celia Haley approve the minutes. Chair called for a vote. The motion passed with the Board voting as follows:

Chair Doug Peck	Yes
Vice-chair Pete Simpson	Yes
Coleen Broussard	Yes
Dax Flisowski	Yes
Celia Haley	Yes
Andi Liner	Yes
Wendy Meaux	Yes
Tiffany Morisak	Yes
Lowell Ogle	Yes
Elizabeth Price	Yes
Connie Wilder	Yes

**7. Discuss and Possibly Act Upon the Recommendation from the Economic Vitality Committee that the Terms of the Main Street Economic Impact & Innovation Grant for Glamfetti, LLC are Completed and Verified, and Authorize Payment**

Celia Haley made a motion to approve payment of the grant. Pete Simpson seconded. Chair called for a vote. The motion passed with the Board voting as follows:

Chair Doug Peck	Yes
Vice-chair Pete Simpson	Yes
Coleen Broussard	Yes
Dax Flisowski	Yes
Celia Haley	Yes
Andi Liner	Yes
Wendy Meaux	Yes
Tiffany Morisak	Yes
Lowell Ogle	Yes
Elizabeth Price	Abstained
Connie Wilder	Yes

**8. Discuss and Possibly Act to Rescind the March 6, 2023 Action of the Main Street Advisory Board to Approve and Vote on Volunteer Members to Serve on the Main Street Advisory Board's Various Committees**



After discussing the previous board meetings vote to limit and approve the volunteers on the four committees, Conniw Wilder made a motion to vote to rescind the previous vote. Elizabeth Price seconded to the motion.

Chair called for a vote. The motion passed with the Board voting as follows:

Chair Doug Peck	Yes
Vice-chair Pete Simpson	Yes
Coleen Broussard	Yes
Dax Flisowski	Yes
Celia Haley	Yes
Andi Liner	Yes
Wendy Meaux	Yes
Tiffany Morisak	Yes
Lowell Ogle	Yes
Elizabeth Price	Yes
Connie Wilder	Yes

**9. Administrative Updates**

➤ **New Main Street Businesses**

Leigh Linden explained that the Farmer’s Market will be using a new vendor software at the next market event. The price for each booth rental will increase to \$25/month.

➤ **Updates from Elected Officials-** none

➤ **Other Updates**

Connie Wilder asked about having the Citizen’s on Patrol driving downtown as a rise in shoplifting has increased.

**Adjourn**

There being no further business, Doug Peck adjourned the meeting at 4:38 pm.

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Doug Peck  
Chair

**ATTEST:**

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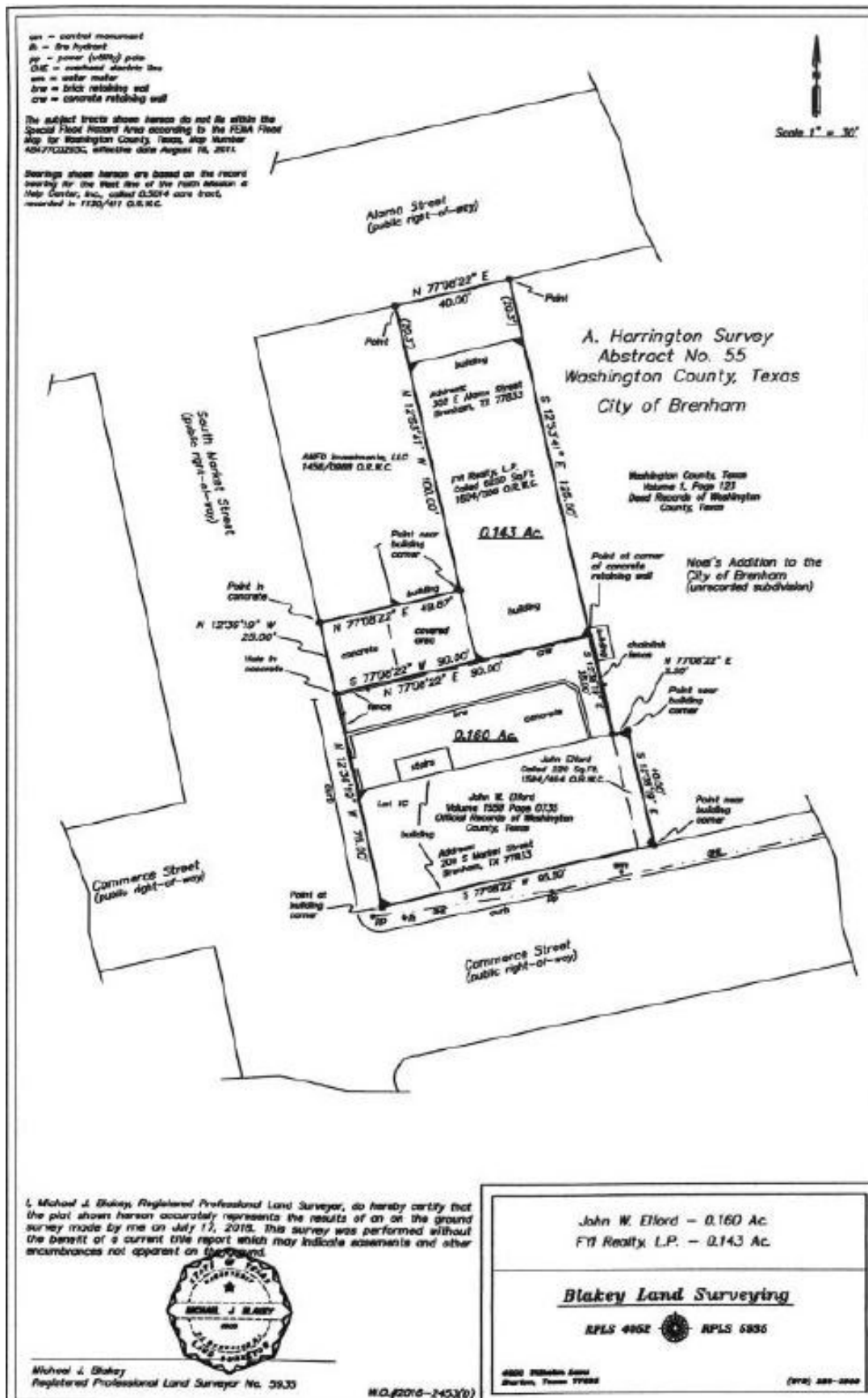
Leigh Linden  
Main Street Manager



**AGENDA ITEM 7**

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
	<b>SUBMITTED BY:</b> Leigh Linden
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Discuss and Possibly Act Upon Building Plans and Specifications submitted by 209 S. Market LLC for a Commercial Tax Phase-In Incentive on .16 Acres of Land, Located at Commercial Tax Phase-In Incentive	
<b>SUMMARY STATEMENT:</b> Review and approve the Commercial Tax Phase-In Incentive application for 209 S. Market LLC	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b> map	
<b>RECOMMENDED ACTION:</b> Approve application for 209 S. Market LLC	
<b>APPROVALS:</b>	

# Exhibit A



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made by me on July 17, 2015. This survey was performed without the benefit of a current title report which may indicate easements and other encumbrances not apparent on the ground.



Michael J. Blakey  
 Registered Professional Land Surveyor No. 5933

John W. Ellord - 0.160 Ac.  
 FPI Realty, L.P. - 0.143 Ac.

**Blakey Land Surveying**

RPLS 4852 ● RPLS 5836

4800 25th Street  
 Burton, Texas 77825 (979) 261-2222

M.O.#2016-2453(b)



**AGENDA ITEM 8**

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
<b>SUBMITTED BY:</b> Leigh Linden	
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Discuss and Possibly Act Upon the Recommendation from the Design Committee to approve the application of the Main Street Downtown Reimbursement Grant for Adrienne Schwartz	
<b>SUMMARY STATEMENT:</b> Review and approve the Main Street Downtown Reimbursement Grant for Adrienne Schwartz	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b> Application for Reimbursement Grant	
<b>RECOMMENDED ACTION:</b> Approve application for Adrienne Schwartz	
<b>APPROVALS:</b>	



MAIN STREET  
BRENHAM

## DOWNTOWN INCENTIVE REIMBURSEMENT GRANT PROGRAM APPLICATION

Please return completed with necessary attachments and signature to Main Street Brenham offices at 200. W. Vulcan, no later than 5 P.M. on the Friday prior to the 2<sup>nd</sup> Thursday of each month. If you have any application questions, please contact the Main Street staff at 337.7384. If you have any building permit questions, please contact the City of Brenham's Building and Permits Department at 337.7220.

- ❖ Applicant Name: Adrienne Schwartz Date: 4.25.24
- ❖ Business Name: 209 S. Market LLC
- ❖ Mailing Address: 739 E 8<sup>th</sup>, Houston, TX 77007
- ❖ Contact Phone: 713-240-4757 Email Address: schwartz.adrienne@yahoo.com
- ❖ Building Owner (if different than applicant) NA
- ❖ Historical/Current Building Name: Brenham Laundry Building/ 4 Star
- ❖ Physical Building Address: 209. S. Market, Brenham, TX
- ❖ Type of Work: (check all that apply)

x Façade Rehabilitation       Façade – paint only       Awnings

Details of Planned Improvements for Downtown Reimbursement Grant: (attach additional sheets if necessary.)

Repair cracks in masonry to prevent water penetration. Paint to match existing white color.

List Contractor/Project Architect proposals and Total amounts (please attach copies of original proposals.)

1. Aggieland Masonry - \$33,850
2. \_\_\_\_\_

Total Cost of Proposed Project: \$33,850

Amount of Grant Requested (50% of Total Cost Above, within stated limits): \$5,000

Attach with all required color samples of paint, awning/canopy design, etc., as well as current and historical photographs (when available) of building's exterior façade.

Adrienne Schwartz  
Applicant's Signature

5/2/23  
Date



MAIN STREET  
BRENHAM

## DOWNTOWN INCENTIVE REIMBURSEMENT GRANT AGREEMENT FORM

I have met with the Brenham Main Street staff, and I fully understand the Downtown Incentive Reimbursement Grant Procedures and Detail established by Main Street Brenham. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of revitalization and historic preservation of Brenham's historic downtown. I have not received, nor will I receive insurance monies for this revitalization program.

I have read the Downtown Incentive Reimbursement Grant Application Procedures including the Downtown Incentive Reimbursement Grant Details.

I understand that if I am awarded a reimbursement grant for façade or awning work and the façade or awning is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Brenham immediately for the full amount of the Downtown Reimbursement Grant.

209 S. Market LLC

*Business/Organization Name*

*Applicant's Signature*

Adrienne Schwartz 6/3/23  
*Printed Name* *Date*

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

Adrienne Schwartz 6/3/23  
*Printed Name* *Date*

*Design Committee signature*

Approve 6/2/23  
*Recommendation* *Date*

*Main Street Board signature*

*Recommendation* *Date*

*City Manager signature*

*Action* *Date*



**Aggieland Masonry LLC**  
 P.O. Box 4083  
 Bryan, TX 77805 US  
 (979)820-4832  
 justin@aggielandmasonry.com  
 http://www.aggielandmasonry.com

**ADDRESS**

Adrienne Schwartz  
 209 S Market  
 Brenham, Texas

**SHIP TO**

Adrienne Schwartz  
 209 S Market  
 Brenham, Texas

**Bid Proposal**

DATE 04/25/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Masonry:Masonry Repairs</b> To repair various areas of masonry around exterior of building. Includes tuck pointing, stucco/plaster fill, masonry cleaning and caulking.	1	12,950.00	12,950.00
<b>Lift:Boom Lift</b> Lift rental. Includes delivery, pickup and fuel. Includes pedestrian and vehicle barricades.	1	4,650.00	4,650.00
<b>Masonry:Brick Retaining Wall</b> To finish broken landscape retaining wall. Includes block and near matching brick and mortar.	1	1,250.00	1,250.00
<b>Paint:Paint</b> To paint over all exterior masonry repairs with white premium paint. Includes all cleaning and prep work. Includes all access equipment.	1	12,500.00	12,500.00
<b>Travel:Travel</b> Travel cost. 100 Mile round trip per day.	1	2,500.00	2,500.00

Price includes all labor, materials and equipment for stated work above.

Job has a duration of 6-10 working days weather permitting and depending on scope of work.

Property to provide water, electricity, restroom, parking and access to work areas.

**TOTAL \$33,850.00**

Accepted By

Accepted Date



4 STAR CONC

W. 10th St



**FOR SALE**  
by owner  
(375) 452-4645  
www.zillow.com





## **TCC Stucco Repair LLC**

Name: Schwartz Treehouse Investments  
 Email: [schwartz.adrienne@yahoo.com](mailto:schwartz.adrienne@yahoo.com)  
 Phone: 713- 240 -4757  
 Address: 209 S Market St Brenham TX 77833



[tccstucco.com](http://tccstucco.com)  
[tccstucco@gmail.com](mailto:tccstucco@gmail.com)  
 1-(832)-930-2397  
 13531 Clayton Hill Dr. Houston, TX 77041



**BBB Rating: A+**  
 As of 5/4/2021  
[Click for Profile](#)

AGREEMENT BETWEEN SCHWARTZ TREEHOUSE INVESTMENTS AND TCCSTUCCO REPAIR, LLC  
 FOR STUCCO SIDING REPAIRS LISTED BELOW.

THIS AGREEMENT made by and between TCCStucco Repair LLC hereinafter called the Contractor and Schwartz Treehouse Investments called the Owner. WITNESSETH, that the Owner and the Contractor for the consideration named agree as follows:

Note: During our site visit of the property we noticed 3 sides of the building had multiple cracks, various cement spalling and separation of cement. Our recommendation for types of repairs is as follows:

**ARTICLE 1: SCOPE OF THE WORK – Section 1**

Scope of work:

1. Apply 6 mill plastic to ground, set up scaffolding to reach the top of the elevations.
2. Pressure wash all elevations, this will remove loose paint and impurities on walls.
3. Grind down all areas showing Cracks, Paint Sprawling and cement separations, throughout all wall sections.
4. Once completed clean out areas with water and allow to dry.
5. Once dry, install a cement bonding agent and refill areas using 5000 PSI cement mixed with cement bonding agent. (This procedure will insure new cement bonds to existing cement.)

All elevations that may apply.

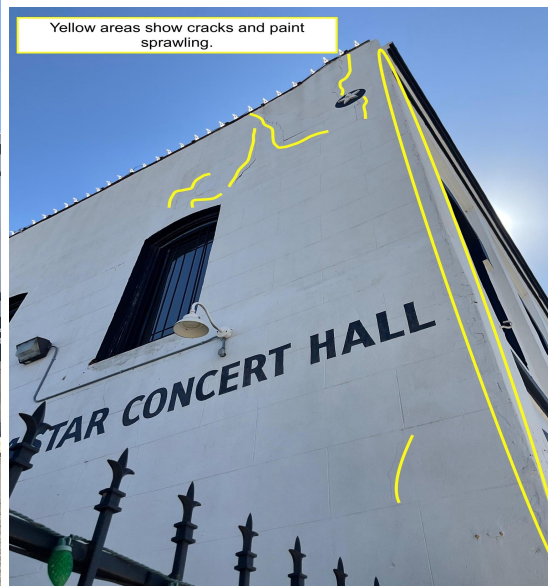
Crack Repair:

1. Cracks in the CMU wall are due to shifting and movement within the structure. A permanent repair is as follows.
2. All crack - install STO Crack and Cement filler into all cracks greater than 1/16 of an inch and allow it to cure overnight.
3. Once cured, Apply a base coat adhesive mixed with Portland cement over the entire wall sections..
4. With base coat cement still wet, embed a fiber mesh over the area that the base coat has been applied to using a metal trowel and let dry overnight.
5. This process allows the base coat mixture to seep into the cracks hairline and rebond the cement. The fiber mesh allows the wall to stay flexible to movement and will not allow the cracks to reappear.
6. Once dry, apply new texture to the entire wall sections, window bands and freeze bands.

7. New Stucco finish will be an Acyclic Sand Pebble Bucket Finish.

Complete re-seal of elevations may consist of all listed below:

1. Remove all old sealant as best possible.
2. Re-seal all windows, decorative band, wall sconces, wall protrusions, existing flashing, wall mounted accessories and wall vent as needed using Master Seal NP-1 Sealant
3. Please see photos below to reference the Scope of work.





**\*\* IMPORTANT\*\***  
**ANY CHANGE ORDER PAYMENTS WILL BE DUE IN FULL UPON COMMENCEMENT**  
**OF EXTRA OR NEW WORK, INDEPENDENT OF THE ORIGINAL CONTRACT**  
**AMOUNT.**

**IMPORTANT: FRAMING & INTERIOR REPAIRS**

- Upon removal of stucco and substrate there is always the possibility that there will be some structural damages to framing, support beams, headers and power beams. The cost associated with any structural repairs if any are beyond the scope of this estimate and will be assessed accordingly at that time. Should any framing, support beams, headers and power beams be in need of replacement it will be considered an unforeseen finding and will be charged separately as a change order.
- Typically, and inevitably; the removal of stucco, plywood, and or structural framing causes damages to the interior sheetrock, this eventuality is not included in the scope of this estimate and will be assessed as additional cost to be charged separately.
- TCCStucco encourages that all interior wall decorations on adjacent walls of repair be removed by the homeowner. TCCStucco will not be held liable for damages to wall decorations that may occur due to hammering, movement and or any vibration that consist with the removal of exterior wall.

**PRICING**

Total Labor and Scaffolding Set Up = \$30,499.20

Total Material = \$20,332.80 Material Taxes = \$1,677.46

**Grand Total: \$52,509.46**

**PAYMENT SCHEDULE**

First Payment of **40%** - **\$21,003.78** Due upon the erecting of scaffolding and commence of work.

Second Payment of **30%** - **\$15,752.84** Due upon completion of lath application.

Third Payment of **20%** - **\$10,501.89** Due upon completion of stucco brown.

Final Payment of **10%** - **\$5,250.95** Due upon completion of work.

**Please sign and date if the payment schedule is agreed.**

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**NOTES FROM THE BID PROPOSAL**

1. Scope of work shall take approximately 2 to 3 weeks to complete. We propose a 7-day grace period be granted to the Contractor by the Owner to complete work if necessary due to unpredictable weather conditions. Please keep in mind that there is always the possibility that it may also extend beyond the 7 days because of weather conditions.

2. TCCStucco Repair LLC offers a 1-year workmanship warranty on all work performed.
3. TCCStucco Repair LLC shall provide the Owner with \$1,000,000.00 GL insurance.

**ARTICLE 2:**

**THE CONTRACT PRICE CHECKS ARE TO BE MADE OUT TO**

**TCCStucco Repair LLC**

**ARTICLE 3: WARRANTY**

TCCStucco Repair LLC offers a 1-year workmanship and material warranty that covers moisture intrusion to substrate by way of the stucco siding providing moisture barrier application has been applied by TCCStucco Repair LLC . Warranty also covers any peeling, bubbling or excessive separation of sealant and stucco caused by the installation application process. As it pertains to work to be performed on property at, [209 S Market St Brenham TX 77833](#)].

Note: Should warranty need to be transferred to a new homeowner, it shall be the sole responsibility of the new homeowner to conduct inspection of Sealants around windows, doors, wall protrusions, flashings, building material transitions ect., within scope of work areas for separation and or shrinking of the Sealant. Should this start to occur, TCCStucco Repair LLC will need to be contacted immediately to repair any and all Sealant issues within the scope of work areas. listed above. If separation and or shrinkage of Sealant goes unnoticed and causes damages to work performed areas, the warranty will be voided. Transfer of warranty will start once the project is completed. If warranty needs to be transferred to a new homeowner the cost to do so will be \$850.00.

Start date of Warranty .\_\_\_\_\_. End date of Warranty. \_\_\_\_\_.

**ARTICLE 4: TIME OF COMPLETION**

The work to be performed under this Contract shall be commenced upon and shall be substantially completed. Time is of the essence however, TCCStucco Repair LLC is not responsible for any delays above its control such as: bad conditions like rain, snow, temps below 40°F, or failure to pay contractor progressive payments as per the contract.

Owner Initials \_\_\_\_\_ Contractors Initials \_\_\_\_\_.

**ARTICLE 5: THE CONTRACT DOCUMENTS AS FOLLOWS.**

The Contract Documents consist of this Agreement, other documents listed in this Agreement and/or Modifications issued after execution of this Agreement. These form the Contract and are as fully a part of the Contract as if attached to this Agreement. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral, and, therefore, will affect completion dates proportionately.

**ARTICLE 6: OTHER TERMS**

1. No back charge will be paid or accepted unless prior notes of back charge are given with a firm estimate of back charge and a chance for TCCStucco Repair LLC representative to look at and review.
2. Progress draws are required prior to moving on to the next stage of the scope of work.
3. Contract must be signed prior to the start of the job.

4. **Per our Safety culture, No work will be performed at the property with a 40% or more chance of rain.**
5. **No extra work/upgrade will be performed without a signed change order.**

#### **ARTICLE 7: GENERAL PROVISIONS**

1. TCCStucco Repair LLC shall photograph each phase of the project and document all that is discovered during the scope of work. Photos and documentation will be provided to owners.
2. The Owner is responsible for removing and setting aside items mounted on the interior walls impacting the scope of the work.
3. If Owner decides to fire the contractor, the owner must give the contractor a written notice. The contractor shall have 14 business days to correct the problem the owner is dissatisfied with. If the problem is not corrected within the 14 days. The contract can be terminated, and the contractor must provide the owner with a detailed listing of all work performed to date, materials purchased and delivered to date, all hours worked by its employees to date, and any non-cancellable purchases that contractor has made for the job. Any balance owed by either party shall go along with the scope of work that has been completed. Should the owner hire additional contractors prior to the end of the 14 days, this contract will be voided and the full contract price will need to be paid to TCCStucco Repair LLC.
4. City of Houston Permits are to be acquired and paid for by the homeowner. This is an online process now and can be filled out at:

[https://www.pdinet.pd.houstontx.gov/ILMS\\_Online\\_Permits/default.asp](https://www.pdinet.pd.houstontx.gov/ILMS_Online_Permits/default.asp)

5. **TCCStucco Repair LLC agrees to work every weekday and half a day Saturday with the exception of Sunday's and rainy days. Each rain delay may delay the work schedule. Contractor will not be penalized if the scope of work prolongs after the completion date due to rain day delays.**
6. TCCStucco Repair LLC is not to present the Owner with any hidden charges or fees regarding the scope of work listed on article 1.
7. All change orders/upgrades shall be in writing and signed both by Owner and TCCStucco Repair LLC and shall be incorporated in and become a part of the contract. Such additional work will be charged accordingly, and the full amount will be due upon completion of the change order before proceeding to the next stage.
8. TCCStucco Repair LLC agrees to keep premises clean of debris throughout the general scope of work.
9. TCCStucco Repair LLC agrees to leave the premises in broom swept clean condition after each day worked as well at job completion.
10. TCCStucco Repair LLC shall not be liable for any delay due to circumstances beyond its control including, non-payment, weather, strikes or general unavailability of materials.
11. TCCStucco Repair LLC is responsible for carrying general liability insurance with the Owner as a certificate holder at all times during the construction.
12. TCCStucco Repair LLC shall fulfill all line items listed on the Moisture Warranty requirements.
13. **Indemnification (Hold Harmless) Clause TCCStucco Repair LLC shall be responsible for losses, including but not limited to damages, costs and attorney fees, due to personal injury or property damage that occur incident to or affect the Work (except for insurance coverage for the Property that is maintained by the Owner). GIVEN THAT THE CONTRACTOR IS PAID IN FULL, CONTRACTOR AGREES, DURING THE PROGRESS OF THE WORK, TO PROTECT AND TO INDEMNIFY AND SAVE**

OWNER HARMLESS FROM ANY AND ALL MECHANIC'S AND MATERIALMAN'S LIENS THAT PERTAIN TO THE WORK BEING PERFORMED BY TCCSTUCCO REPAIR LLC, AS WELL AS SUITS, CLAIMS AND CAUSES OF ACTION BECAUSE OF DAMAGE TO PROPERTY OR PERSONAL INJURY OR DEATH OF TCCSTUCCO REPAIR LLC CONTRACTOR'S EMPLOYEES, ITS AGENTS AND ANY INDEPENDENT CONTRACTORS PERFORMING WORK UNDER TCCSTUCCO REPAIR LLC.

14. *Insurance/Waiver of Subrogation the Contractor shall maintain during the repair process such insurance as is necessary to protect the Owner from liability (i) for damages arising from personal injury, including death, and (ii) for damages to the Property under the Builder's standard Commercial General Liability policy. TO THE EXTENT THAT THE PARTIES HAVE INSURANCE THAT COVERS A LOSS OR DAMAGE TO THE HOME OR PROPERTY, THE PARTIES HEREBY WAIVE THE RIGHTS OF SUBROGATION IN FAVOR OF EACH OTHER FOR SUCH INSURED LOSSES OR DAMAGE, INCLUDING ANY SUCH LOSS OR DAMAGE ARISING FROM THE NEGLIGENCE OR OTHER FAULT OF EITHER PARTY. The Contractor shall provide the Owner with appropriate Certificates of Insurance.*
15. *Hairline Cracks- Due to Houston TX unpredictable soil grade, TCCStucco Repair LLC will not be responsible for hairline cracks in stucco due to movement of home.*
16. *TCCStucco Repair LLC will not be responsible for damage to trees, shrubs, plants or grass in the work area that may be damaged due to the removal and replacement of stucco.*

**Exceptions:**

1. *TCCStucco Repair LLC will not be responsible for supplying Site dumpster. To be supplied by the Owner. (N/A for residential) (trailer dumpster will be provided as needed to haul away debris)*
2. *TCCStucco Repair LLC will not be responsible for removal and or installation of any windows, wall sconces, wall painted or mounted signage, plumbing fixtures, gas lines, kitchen equipment, wall mounts, pool equipment and electrical panels. These items should they need to be removed, replaced and or reattached will be the sole responsibility of the homeowner in its entirety. The owner shall not apply any back charges to TCCStucco Repair LLC for services performed by a third party company for services listed in the exceptions section.*

*No work will be performed on site until TCCStucco Repair LLC's contract is signed.*

*TCCStucco Repair LLC;*

By Contractor: \_\_\_\_\_

By Owner: \_\_\_\_\_

Bid prepared by: *David Benitez*





**AGENDA ITEM 9**

<b>DATE OF MEETING:</b> June 12, 2023		<b>DATE SUBMITTED:</b> June 9, 2023	
		<b>SUBMITTED BY:</b> Leigh Linden	
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL		<b>CLASSIFICATION:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION	
<b>AGENDA ITEM DESCRIPTION:</b> Discuss and Possibly Act Upon the Recommendation from the Economic Vitality Committee that the Terms of the Main Street Economic Impact & Innovation Grant for Green Grain Events (Doug Peck Studio) are Completed and Verified, and Authorize Payment			
<b>SUMMARY STATEMENT:</b> Review and approve the Main Street Economic Impact & Innovation Grant for Green Grain Events			
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>			
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>			
<b>ATTACHMENTS:</b> Application for EIIG			
<b>RECOMMENDED ACTION:</b> Approve application for Green Grain Events			
<b>APPROVALS:</b>			

APPLICATION FOR MAIN STREET ECONOMIC IMPACT & INNOVATION GRANT  
BRENHAM, TEXAS

**Applicant Information**

Application Date: 05 / 02 / 2022

Applicant Name: Doug Peck Mobile Phone: 979-252-3074

Business Name: Green Grain Events

Business Owner: Doug Peck Property Owner: Barbara Powell

Business Address: 304 S. Baylor Phone Number: 979-525-3074

Website/Social Media: Green Grain Events Email: \_\_\_\_\_

**Business Information**

Products or services to be provided: Event space in downtown area designed for 100-200 guests.

Days of Operation:  Mon  Tue  Wed  Thu  Fri  Sat  Sun

Business Hours: \_\_\_\_\_

Expected # of Monthly Customers: 5-10 Expected Monthly Sales: \$ 1,000-25K

Target Demographic of Customers: gallery space

Parking needs: 100

**Project Information**

Please attach detailed cost estimates and preliminary building plans (if applicable)

Improvements needed: renovation costs of \$36,000

Project Budget: \$ 36,000.00 Amount Requested (\$15,000 max): \$ 15,000.00

Expected Start Date: 7/1/2022 Expected Completion: 6/1/2022 Target Operation Date: 6/1/2023

Are there partners or other sources of funding for this project? No

What are your plans to market your business?

**Brand it Graphix has been hired: online and direct marketing will be used.**

It is the desire of Main Street Brenham to pursue unique businesses that will have a positive effect on the downtown economy. How will your business help us accomplish this goal?

**As an event space, targeting the five major cities, 100-200 out of towners will be introduced to**

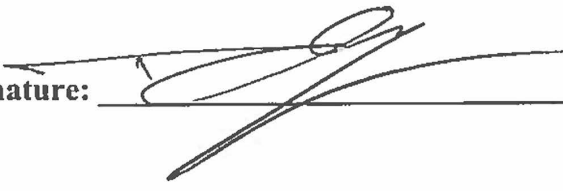
the downtown Brenham businesses.

Funds for this grant are available due to the efforts of Main Street staff and volunteers. If chosen as a grant recipient, you will be required to volunteer/participate in Main Street events. Do you agree to comply with this requirement?  Yes  No

Additional Info about Project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By signing below, I acknowledge that I have received and read the EIIG Grant program eligibility and requirements.

Applicant Signature: 

Date: 05/02/2022

**PROJECT APPROVALS**

<b>ECONOMIC VITALITY COMMITTEE APPROVAL OF PROJECT</b>	
<b>Amount Approved:</b>	\$ _____
<b>SIGNATURE</b>	<b>DATE</b>

<b>STAFF APPROVAL OF PROJECT COMPLETION</b>	
<b>SIGNATURE</b>	<b>DATE</b>

<b>BOARD APPROVAL OF REIMBURSEMENT</b>	
<b>SIGNATURE</b>	<b>DATE</b>

**Checklist:**

- Application received
- Project line item detail w/ cost received
- Proof of ownership, lease, and/or owner's approval
- Meeting scheduled w/ applicant: \_\_\_\_\_ (date)
- Committee review of application
- Onsite visit
- Project approved by Committee
- Project actual start date
- Project actual completion date
- Receipts received for reimbursement
- Inspection of improvements
- Improvements approved
- Reimbursement submitted to applicant

**Date:**

**Initials:**


4/10/2023

Doug Peck

Green Grain

304 S. Baylor St.

Brenham, TX. 77833

Addendum to previous application

Electrical: Herman Electric	\$5,895.00
Plumbing: David Vasquez	\$5,700.00
Cement: David Vasquez	\$1,700.00
Construction: James Ahrens	\$16,800.00
Lighting	\$5,347.00
Plumbing fixtures	\$1,224.03
Total	\$36,666.00

# Hermann Electric LLC

451 Fritz Rd.  
 Brenham, Texas 77833  
 979-836-4179 (office phone)  
 TECL #35141

# PROPOSAL

Proposal No.
Sheet No.
Date <b>3-21-23</b>

WORK TO BE PERFORMED AT

Name <b>James Arcenas</b>	Address
Address	City, State
City, State	Date of Plans
Phone No.	Architect

We hereby propose to furnish the materials and perform the labor necessary for the completion of

**Electrical wiring at the Peck building**

**redo lights from 8' fluorescents to pendants + track lts**  
**Add plugs through out building as needed**  
**2-VENTS**  
**Hang Fixtures**  
**provided:**  
**pipe**  
**wire**  
**plugs**  
**Boxes**  
**Fittings**  
**Lights provided by others**


All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

**Five Thousand Eight hundred Ninety five Dollars (\$ 5895.00 )**

with payments to be as follows:

**Completion**

Any alterations 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 estimate. All agreements contingent upon strikes, accidents, or delay beyond our control

Respectfully submitted   
 Per \_\_\_\_\_

Note - This proposal may be withdrawn by us if not accepted within **30** days

**ACCEPTANCE OF PROPOSAL**

The above prices, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date \_\_\_\_\_ Signature \_\_\_\_\_

David Vasquez  
 2455 old millcreek rd  
 Brenham Texas, 77833  
 (979) 661-4847

**COMMERCIAL PLUMBING BIDDING PROPOSAL**

Job Site Name: Green grain

Address: 304 Baylor Street

Phone Number: 979-525-3074 Email: \_\_\_\_\_

Job Name  
Peck Studio Demo

Estimated Bid Total \$ 5700.00

Job Description	Phase 1 demo old structure ,sawcut concrete and remove for new layout and prepair area for plumbing install	
	1. tool rentals concrete saw and jack hammer	\$ 250.00
	2 . concrete dump fee	\$ 100.00
	3 Labor for all said services	\$ 350.00
	Total	\$ 700.00

Submitted by: \_\_\_\_\_  
 Print Signature Date

Approved by: \_\_\_\_\_  
 Print Signature Date

Job Name  
Peck Studio plumbing install

Job Description	Phase 2 / 8 fixtures two commercial bathrooms @ \$ 625.00 per fixture Plumb for two comercial bathrooms	
	1. install new waste line under ground for new layout	
	2. new project will be 8 fixtures	
	3. (2) toilets, (2) urinals, (2)wall hung sinks and kitchen type sink and two floor drains both floor are coidered 1 fixture	
	4. plumbing work includes,waste rough in ,topout and and water pipe install inspections fixture set fixturessiad above are not included in price to be provided by owner	
	Total	\$ 5000.00

Submitted by: \_\_\_\_\_  
 Print Signature Date

Approved by: \_\_\_\_\_  
 Print Signature Date

**Note:** This proposal may be withdrawn if not accepted within thirty (30) days.

David Vasquez  
 2455 old mill creek rd.  
 Brenham, Texas 77833

# INVOICE

Doug Peck  
 304 S. Baylor street  
 Brenham, Texas 77833

**Invoice #** 45733  
**Invoice Date** 03/31/2023  
**Due Date** 03/31/2023

Item	Description	Unit Price	Quantity	Amount
Service	area prep and pour for concrete	25.00	16.00	400.00
Product	Concrete, rebar and materials for all locations	1300.00	1.00	1,300.00
<b>Subtotal</b>				1,700.00
<b>Total</b>				1,700.00
<b>Amount Paid</b>				0.00
<b>Balance Due</b>				\$1,700.00





COMMERCIAL/RESIDENTIAL

5620 S. Rice Avenue • Houston, TX 77081 • (713) 667-5611 • FAX (713) 660-7541  
www.mmlighting.com

PAGE DOCUMENT NUMBER

01 73562

PLEASE REFER TO NUMBER ABOVE  
WHEN MAKING INQUIRIES

# QUOTATION

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ROUND TOP HOME BUILDERS  
204 N. WASHINGTON  
ROUND TOP, TX 78954

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ROUND TOP HOME BUILDERS  
204 N. WASHINGTON  
ROUND TOP, TX 78954

ORIGINAL QUOTE DATE: 04/06/2023

SHIP FROM	DIV.	SLM.	ISM.	QUOTED BY	CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	DATE	EXPIRATION DATE
	01		3975	LANCE WHEELER	ROUNBU	MELODY	04/06/2023	05/06/2023
SHIP VIA				PULLED BY	CHECKED BY	JOB NAME	TERMS	
BEST WAY						MELODY	NET 30	

ITEM NO.	ITEM DESCRIPTION	ORDERED	SHIPPED	BACKORDERED	UNIT PRICE	U/M	EXTENDED PRICE	
001	HIN 3335DZ * HIN SPECIAL	1			559.20	E	559.20	
002	BLB 8LEDST18/27K/FIL/3/JA8	776767	5		10.00	E	50.00	
003	MLN RWHC17-SB * MLN SPECIAL	22			105.00	E	2310.00	
004	SAT 9.8A19/OMNI/220/LED/30K/3	339836	22		3.50	E	77.00	
005	WAC HT8-BK 8' TRACK 3-WIRE	8			51.00	E	408.00	
006	WAC HLE-BK LIVE END CONNECTOR 3-WIRE	8			12.25	E	98.00	
007	WAC H-8010-30-BK H TRACK HEAD	48			29.95	E	1437.60	
SUB-TOTAL:								4939.80
TAX:								407.54

<small>Terms NET 30 unless otherwise specified. A SERVICE CHARGE of 1 1/2 % PER MONTH OR THE MAXIMUM LEGAL RATE ALLOWED ON ALL PAST DUE INVOICES WILL BE DUE. No returns without prior approval. All returns must be accompanied by a copy of invoice and are subject to a restocking charge. No returns allowed on non stocked items or cut wire. SELLER HEREBY EXCLUDES ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PURPOSE AND ALL OTHER WARRANTIES EXPRESSED OR IMPLIED. SIGNER acknowledges materials received in good order and agrees to these terms: Signed by: _____ Printed Name: _____</small>				SHIP DATE	CARRIER	FREIGHT AMOUNT	TOTAL
							5347.34



Winston Water Cooler of Brenham Ltd  
 2294 South Market Street  
 BRENHAM, TX 77833  
 Phone 979-399-2145  
 Fax



# Acknowledgement

ORDER DATE	ORDER NUMBER
03/28/2023	S3873336
Winston Water Cooler of Brenham Ltd 2294 South Market Street BRENHAM, TX 77833 Phone 979-399-2145 Fax	
PAGE NO.	
1 of 2	

SOLD TO:

SHIP TO:

MISCELLANEOUS BRENHAM CASH SALE  
 2294 S. MARKET ST  
 BRENHAM, TX 77833

MISCELLANEOUS BRENHAM CASH SALE  
 2294 S. MARKET ST  
 BRENHAM, TX 77833

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
76900	david vasquez		Mike Randermann	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Mike Randermann		Cash on Delivery	03/28/2023	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
2ea	6590001.020 AM STD WASHBROOK UNIVERSAL URINAL, TS,,		135.000/ea	270.00
2ea	Z6003-WS1-YB-YC ZURN 1.0 GAL EXPOSED URINAL VALVE W/'YB' 'YC'		74.000/ea	148.00
2ea	43541 OATEY 2 IN. URINAL FLANGE KIT PVC		15.262/ea	30.52
2ea	0355012.020 AM STD 4 CC LUCERNE WALL-HUNG LAV WHITE		44.000/ea	88.00
2ea	192-6633 CMI FREENDO COMMER LAVATORY FCT CHR		84.000/ea	168.00
2ea	773-6915 WINSTON WORKS ADA ELONG BOWL WHITE		59.000/ea	118.00
1ea	773-6914 WINSTON WORKS 12 STD TANK WHITE		31.000/ea	31.00
1ea	773-8655 WINSTON WORKS 12 RHTL TANK WHITE		34.000/ea	34.00
2ea	5901100SS.020 AM STD HEAVY DUTY SEAT SS HINGES WHT		20.000/ea	40.00
2ea	31190 OATEY WAX BOWL RING		1.383/ea	2.77
2ea	SCB52BO2 BRAXTON 5/16" X 2-1/4" SNAP-OFF BRASS CLOSET BOLTS W/ OVAL WASHERS- PAIRED		4.407/ea	8.81
1ea	712-6307 CMI BALA 33X22X7 3H SINK BOXED		90.050/ea	90.05
2ea	11 DRBN BASKET STRAINER SS PLASTIC SLIDE POST		6.162/ea	12.32

\*\* Continued on Next Page \*\*







**WINSTON WATER  
COOLER, LTD.**



**Acknowledgement**

ORDER DATE	ORDER NUMBER	PAGE NO.
03/28/2023	S3873336	2 of 2

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
1ea	191-7697 CMI FREENDO NOBLE CH SGL HDL PULLDOWN	89.267/ea	89.27

Pricing is valid for a period of 30 days unless stated otherwise. Company standard terms of sale apply. Pricing on bids do not include sales tax. Material quoted is based on our interpretation of information provided and must be verified by buyer. All material returned must be pre-approved prior to return. Restocking fees, return freight / handling fees may apply.

Subtotal	1130.74
S&H Charges	0.00
Tax	93.29
Pymt & Disc	0.00
Amount Due	1224.03



## AGENDA ITEM 10

<b>DATE OF MEETING:</b> June 12, 2023	<b>DATE SUBMITTED:</b> June 9, 2023
<b>SUBMITTED BY:</b> Leigh Linden	
<b>MEETING TYPE:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SPECIAL	<b>CLASSIFICATION:</b> <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> WORK SESSION
<b>AGENDA ITEM DESCRIPTION:</b> Administrative Updates <ul style="list-style-type: none"> <li>➤ Next board meeting date- July 3, 2023</li> <li>➤ Other Updates</li> </ul>	
<b>SUMMARY STATEMENT:</b> Reports from Main Street Manager Leigh Linden regarding other activity in Downtown	
<b>STAFF ANALYSIS:</b> <b>A. PROS:</b> <b>B. CONS:</b>	
<b>ALTERNATIVES (In Suggested Order of Staff Preference):</b>	
<b>ATTACHMENTS:</b>	
<b>RECOMMENDED ACTION:</b> None	
<b>APPROVALS:</b>	