



**MAIN STREET ADVISORY BOARD MEETING
AGENDA
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, November 18, 2014– 5:30 p.m.**

1. Call to Order.
2. Welcome new board members.
3. Public Comments.
4. Nomination and election of Chairman.
5. Nomination and election of Vice Chairman.
6. Nomination and election of Secretary.
7. Nomination and election of Treasurer.
8. Approve minutes for October 28, 2014.
9. Program of Work for 2015.
10. Review Treasurer's Report.
11. Committee Reports.
 - a. Promotion Committee.
 1. Discussion and any action regarding:
 - a. Winterfest/Christmas Parade: Lighting of Christmas Tree, Silent Auction
 - b. Christmas Decoration Committee
 1. Discussion and any action regarding Christmas Decorations.
 - c. Organization Committee.
 1. Discussion and any action for Organization Committee.
 - d. Design Committee.
 1. Discussion and any action for Design Committee.
 - e. Economic Restructuring Committee.
 1. Discussion and any action for Economic Restructuring Committee.
12. Manager's Report.
13. Board Comments.
14. Set date and time for next meeting.
15. Adjourn.

I certify that a copy of the November, 2014 agenda of items to be considered by the Gonzales Main Street Advisory Board was posted on the City Municipal Building bulletin board on the 14th day of November, 2014, at 1:15 (a.m.) p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the above agenda was removed on _____ day of _____, 2014 at _____ am/pm. I further certify that the following News Media were properly notified of the above stated meeting: KCTI Radio Station, Gonzales Inquirer, and Gonzales cannon.

Barbara Friedrich
Barbara Friedrich, Main Street Administrator

The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (830)672-2815 for further information.



MAIN STREET ADVISORY BOARD MEETING
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, October 28, 2014– 5:30 p.m.

MINUTES

On the 28th day of October 2014, at 5:30 p.m. the Gonzales Main Street Advisory Board convened in a Regular Meeting at the Gonzales Municipal Building, 820 St. Joseph, Gonzales, Texas.

The following members were present constituting a quorum.

Del De Los Santos, Connie Dolezal, Diane McCaskill, Debbie Toliver, Susan Weber and Egon Barthels

Absent: Kacey Lindemann Butler, Lisa Kay Brown, Sherri Schellenberg, and Carlos Camarillo.

Others: Barbara Friedrich, Bubba White and Joyce Cheateam

1. Call to Order.

Chairman Del De Los Santos called the meeting to order at 5:31 p.m.

2. Public Comments.

None

3. Approve minutes for September 23, 2014.

Following discussion, Egon Barthels moved to approve the minutes as submitted. Diane McCaskill seconded the motion. The motion prevailed by unanimous vote.

4. Discuss and Consider Utility Relocation Grant Application.

Marlene Meztler had submitted a Utility Relocation Grant Application to relocate her electricity to the back of Running M.

Following discussion, Connie Dolezal moved to approve funding up to \$2,500.00 to Running M Bar and Grill to relocate the electrical. Debbie Toliver seconded the motion. The motion prevailed by unanimous vote.

5. Discuss and Consider Business Development Grant Application.

Bubba White and Joyce Cheatham presented a Business Development Grant application for funding. The project would consist of painting the building, window replacement signage, wood replacement on the awning and moving the electrical panels to the back of the building. Del De Los Santos asked if they had check to see the cost difference of applying for a Utility Relocation Grant for the electrical work instead of adding the cost to the Business Development Grant.

Following discussion, Diane McCaskill moved to approve funding the Business Development Grant application to Whites Service Company. Susan Weber seconded the motion. The motion prevailed by unanimous vote.

6. Review Treasurer's report for September 2014.

Treasurer's report was reviewed.

7. Committee Reports.

a. Promotion Committee.

1. Discussion and any action regarding:

b. Winterfest/Christmas Parade

Barbara Friedrich reported that Elgin Heinemeyer had agreed to be Santa this year and the trophies have been ordered. Discussion was made on the Main Street float for Santa.

b. Christmas Decoration Committee

1. Discussion and any action regarding Christmas Decorations.

Connie Dolezal reported that the committee will be decorating the tree on Monday December 10th at 8:30 p.m. Will need all the help we can get. The garland will go up around Confederate Monument and we will wrap the trees on Texas Heroes Square. George Kalisek will be bringing the Santa's house and setting it up.

2. Discussion and any action regarding Window decorating contest.

Barbara Friedrich reported that the Mayor had gotten an e-mail from Ann Covert requesting a Window Decorating Contest for downtown. The Mayor asked that it be put on the Main Street Agenda for discussion.

The board commented that they thought it was a great idea, but did not have the time to plan for this year.

This item died for lack of a motion.

c. Organization Committee.

1. Discussion and any action for Organization Committee.

None

d. Design Committee.

1. Discussion and any action for Design Committee.

Barbara Friedrich reported that she and Melissa Taylor had discussed designing posters for Winterfest. As Melissa was not at the meeting, Barbara will contact to see as to when the poster will be ready.

e. Economic Restructuring Committee.

1. Discussion and any action for Economic Restructuring Committee.

None

8. Manager's Report.

Barbara Friedrich reported that the VFW will be having a Chili and Stew cook-off on December 6th; Gonzales Learning Center will have a pet parade on December 6th; Templen Saloon is anticipating a December 5th opening; Taste of Gonzales; she will be attending the Texas Downtown Association meeting on November 4th – 7th; City Council will meet November 3, 2014 at 6 p.m. at City Hall.

9. Board Comments.

10. Set date and time for next meeting.

Next board meeting will be November 18, 2014 at 5:30 p.m. at City Hall.

11. Adjourn.

No further matters were discussed. The meeting was adjourned by motion by Susan Weber and seconded by Debbie Toliver.

Barbara Friedrich, Recording Secretary

Del De Los Santos, Chairman

Melissa Taylor, Secretary

GONZALES MAIN STREET 2014 WORK PLAN

Vision Statement

It is our vision that the central business district will be a striving center of commerce and a tourist destination as the result of historic preservation.

Mission Statement

To identify and promote all economic and community opportunities through preservation and the four point approach to Main Street; Organization, Design, Economic Restructuring and Promotions in order to provide a more desirable and profitable central business district.

Organization Committee 2014 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATE D COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Keep public informed of Main Street Activities	Monthly news article in the Gonzales Cannon "Main Street Happenings" Monthly talk show in KCTI Radio Station	Barbara Friedrich	Free	Monthly	Manger has written newspaper articles and a KCTI radio show	Manager has had several comments about the newspaper articles and the radio shows.
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Market Days -Happy Fall Ya'll -Christmas Parade		\$35,000.00	On-Going	Accomplished Accomplished Not Accomplished Accomplished Accomplished	All events were a huge success. Had great attendance.
Host Regional Board Training	-Set up date & time with Texas Main Street -Obtain place for training -Invite other Main Street Cities -Refreshments	Barbara Friedrich/	\$200.00	February 2014	Accomplished	Seven Board Members and 1 potential board member attended the training.
Promote downtown as shopping and dining destination	-Promote Shop Gonzales on web site and face book -Photo Ops	Board	Free	On-going	Continue to promote shop Gonzales on web site and face book	We are getting a tremendous response on face book.
National Preservation Month	-Proclamation -Newspaper article -Hold a photo Trivia Contest	Barbara Friedrich	Free	May 2014	Accomplished The photo Trivia Contest was not accomplished.	The Mayor signed a proclamation declaring May as National Preservation Month. Main Street Administrator submitted article to

Volunteer Appreciation	-Plan what Main Street can do to thank volunteers for service	Del De Los Santos Debbie Toliver	\$500.00		Accomplished	newspaper Had about 20 volunteers and mates attend the Volunteer Appreciation Party
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Promotion Committee 2014 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Promote downtown as shopping and dining destination	-Promote Shop Gonzales on web site and face book -Photo Ops	Egon Barthels/Melissa Taylor	Free	On-going	Accomplished	
Special events to bring people downtown.	-Market Days -Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade		\$35,000.00	On-Going	Not Accomplished Accomplished Accomplished Accomplished	All events were a huge success. Had great attendance.
Christmas Decorations	-Plan for decorations on Texas Heroes Square -Order early to get discounted prices. -Get prices	Connie Dolezal	\$7,500.00	On-Going	Accomplished for 2013.	New banners were placed on Texas Heroes Square and the Community Christmas Tree was up-dated. City Council has continued to approve funding in the amount of \$7,500.00 for this project. Several private donations have been made
Main Street Pride Challenge	-Encourage business owners to clean windows and sidewalks -Window Displays -keep trash off sidewalks				Not Accomplished	

National Preservation Month	-Main Street Pride Challenge Winner of the month -Proclamation -Newspaper article	Barbara Friedrich	Free	May 2014	Accomplished	The Mayor signed a proclamation declaring May as National Preservation Month. Main Street Administrator submitted article to newspaper
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Design Committee 2014 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Add directional (way finding) signage downtown	<ul style="list-style-type: none"> -Contact TxDot regarding rules for signs - Select other signage locations not on TxDot Hwy. -Explore funding for these signs – partnership with Tourism Committee -Design of Sign 	Barbara Friedrich Melissa Taylor	Unknown	On-Going	Not Accomplished	
Themed Downtown	<ul style="list-style-type: none"> -Signage -Colors -Flowers in planters 				Not Accomplished	
Christmas Decorations	<ul style="list-style-type: none"> -Carry out design plan. -Focus on Confederate Square -Request funding from Tourism/City Council -Coordinate with Utility and Parks Department to put up decorations 	Connie Dolezal Del De Los Santos Susan Weber Nancy Logan Marilyn Qualls	\$7,500.00	On-Going	Accomplished for 2013.	New banners were placed on Texas Heroes Square and the Community Christmas Tree was up-dated. City Council has continued to approve funding in the amount of \$7,500.00 for this project. Several private donations have been made
Focus on empty buildings downtown	<ul style="list-style-type: none"> -Place printed posters about History of Gonzales in Windows. -Obtain permission from building owners 			On-going	Not accomplished	

Focus on renovations of buildings.	-Obtain cost of printing posters	Barbara Friedrich	\$87,500.00	On-Going	Business Improvement Grant and Utility Relocation Grant Programs were reviewed. Contacted building owners as to the availability of funds.	Awarded seven grants in 2014 for a total of \$109,566.42. Two of these have been completed and five are near completion. The Gonzales Economic Development Corporation has requested in the 2014-2015 Budget to increase the grant amount funds from \$50,000.00 a year to \$75,000.00
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Economic Restructuring Committee 2014 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Downtown Socials	-Ideas as to what to do... -Set Date and Time-Monthly, Quarterly or semi-annual -Partner with SBDC for Training -Semi-Annual event-- -Set Time, date, and place			January 2014	Not Accomplished	
Merchant Training	-Partner with SBDC for Training -Semi-Annual event-- -Set Time, date, and place			January 2014	Not Accomplished	
Better Relationship with Businesses	-Visit each business on Main Street monthly -Explain incentives Main Street has to offer	Barbara Friedrich/Board	Free	On-going	Accomplished	Visit businesses monthly to inform of what is happening downtown.
Recruit downtown businesses	-Work with ED director to add restaurants and entertainment to downtown area.	Barbara Friedrich/Carolyn Gibson	Free	On-going	Accomplished	
Plan to visit successful downtowns to gather info that may benefit Gonzales	-Plan trip in Spring -Plan trip in summer -Encourage participation of all Board and Committees			April 2014 August 2014	Not Accomplished	
Maintain property/ Business inventory	Keep list of properties available for rent or purchase and make available to public	Barbara Friedrich		On-going	Accomplished	This is updated monthly.

Financial Statement
October 31, 2014
Gonzales Main Street, Inc.

Date	Num	Description	Category	Amount
Balance as of 09/30/2014				16,181.25
10/07/2014	ATM	ASCAP	Legal & Prof	-12.74
10/07/2014	DEP	Santa's Market	Booth Space	35.00
10/07/2914	DEP	Donation-Christmas Deco	Jean Reese	500.00
Balance as of 10/31/2014				16,703.51

Small Business Improvement Grant
October 31, 2014

Date	Num	Description	Category	Amount
Balance as of 09/30/2014				28,352.78
10/14/2014	1040	Come & Take It Properties	Grant	-15,000.00
10/24/2014	1041	Doug Phelan	Utility Grant	-2,500.00
Balance as of 10/31/2014				10,852.78

Itemized Categories - YTD

01/01/2014 through 11/13/2014

11/13/2014

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Date	Account	Num	Description	Memo	Tag	Clr	Amount
INCOME							27,385.00
Christmas Decoration Donantion							1,035.00
07/09/2014	Gonzales Mai...	DEP	Deposit	Don Ford		R	500.00
10/22/2014	Gonzales Mai...	DEP	Deposit	Jean Reese ...		R	500.00
11/03/2014	Gonzales Mai...	DEP	Deposit	Letters from ...			35.00
Santa's Market							165.00
10/22/2014	Gonzales Mai...	DEP	Deposit	Booth Space		R	35.00
11/03/2014	Gonzales Mai...	DEP	Deposit	Booth spaces			130.00
Summer Concert Series -Donation							26,185.00
02/18/2014	Gonzales Mai...	DEP	Deposit	donation		R	5,000.00
03/13/2014	Gonzales Mai...	DEP	Deposit	Johnson Oil, ...		R	2,500.00
03/18/2014	Gonzales Mai...	DEP	Deposit	SAWS		R	2,500.00
03/24/2014	Gonzales Mai...	DEP	Deposit	Lindemann F...		R	500.00
03/24/2014	Gonzales Mai...	DEP	Deposit	State Farm		R	1,500.00
04/04/2014	Gonzales Mai...	DEP	Deposit	Lone Star Ba...		R	200.00
04/10/2014	Gonzales Mai...	DEP	Deposit	Caraway For...		R	1,100.00
04/17/2014	Gonzales Mai...	DEP	Deposit	DuBose, 4L ...		R	1,200.00
05/01/2014	Gonzales Mai...	DEP	Deposit	rbfcu, L & M ...		R	1,900.00
05/01/2014	Gonzales Mai...	DEP	Deposit	Booth Space		R	85.00
06/02/2014	Gonzales Mai...	DEP	Deposit	Booth Space		R	520.00
06/02/2014	Gonzales Mai...	DEP	Deposit	Sponsors - D...		R	1,500.00
06/12/2014	Gonzales Mai...	DEP	Deposit	D&G, Holida...		R	6,250.00
06/24/2014	Gonzales Mai...	DEP	Deposit	Booth Spaces		R	590.00
07/09/2014	Gonzales Mai...	DEP	Deposit	Booth Spaces		R	175.00
07/09/2014	Gonzales Mai...	DEP	Deposit	T Shirts/Koo...		R	313.00
08/04/2014	Gonzales Mai...	DEP	Deposit	Ash Foods		R	200.00
08/04/2014	Gonzales Mai...	DEP	Deposit	Booth space...		R	120.00
08/04/2014	Gonzales Mai...	DEP	Deposit	50/50		R	32.00
EXPENSES							-32,460.95
Uncategorized							0.00
06/12/2014	Gonzales Mai...	1877	VOID				0.00
Board Training							-35.71
08/18/2014	Gonzales Mai...	ATM	Subway	Board Training		R	-35.71
Legal-Prof Fees							-255.48
03/28/2014	Gonzales Mai...	1862	State Compr...	Corrportation...		R	-5.00
07/17/2014	Gonzales Mai...	ATM	ASCAP License	ASCAP Lice...		R	-187.74
07/17/2014	Gonzales Mai...	ATM	ASCAP	License Fee		R	-50.00
10/07/2014	Gonzales Mai...	ATM	ASCAP License	ASCAP Lice...		R	-12.74
Sales Tax exp.							-18.14
01/09/2014	Gonzales Mai...	1859	State Compr...	Sales Tax		R	-18.14
Summer Concert Series							-31,178.68
03/24/2014	Gonzales Mai...	1861	Gonzales Mai...	reimburseme...		R	-411.11
05/07/2014	Gonzales Mai...	1865	MBH Welding	Trailer		R	-293.50
05/07/2014	Gonzales Mai...	1864	Personal Impr...	T-Shirts		R	-303.48
05/07/2014	Gonzales Mai...	1866	Tuch Tire Ser...	Tires for Trai...		R	-420.00
05/15/2014	Gonzales Mai...	1867	S Personal Impr...			R	-215.82
05/21/2014	Gonzales Mai...	ATM	McCoy's	Stage		R	-19.99
05/21/2014	Gonzales Mai...	ATM	McCoy's	Stage		R	-101.01
05/27/2014	Gonzales Mai...	1868	MBH Welding	Stage		R	-201.60
05/27/2014	Gonzales Mai...	ATM	A-Line Auto P...	Tie Wraps		R	-15.69

Itemized Categories - YTD

01/01/2014 through 11/13/2014

11/13/2014

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Date	Account	Num	Description	Memo	Tag	Clr	Amount
06/02/2014	Gonzales Mai...	1871	Gonzales Buil...	Supplies		R	-59.94
06/03/2014	Gonzales Mai...	1872	Owens Entert...	deposit for b...		R	-8,950.00
06/03/2014	Gonzales Mai...	1873	Owens Entert...	Sound System		R	-1,800.00
06/06/2014	Gonzales Mai...	1874	Cash	Cashier's ch...		R	-1,010.00
06/09/2014	Gonzales Mai...	ATM	Ice Vending	ice		R	-6.00
06/09/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-4.95
06/12/2014	Gonzales Mai...	1876	Personal Impr...	signange		R	-793.58
06/12/2014	Gonzales Mai...	1875	Signs For The...	bench spons...		R	-100.00
06/12/2014	Gonzales Mai...	1878	Cash	Cashier's Ch...		R	-2,000.00
06/13/2014	Gonzales Mai...	ATM	A-Line Auto P...	Tie Wraps		R	-14.82
06/13/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-6.45
06/17/2014	Gonzales Mai...	1879	Reese's Print ...	Signage		R	-90.00
06/19/2014	Gonzales Mai...	1880	Cash	Cashier's Ch...		R	-1,250.00
06/20/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-6.45
06/20/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-3.23
06/24/2014	Gonzales Mai...	1882	Wai Mart	Supplies		R	-54.23
06/24/2014	Gonzales Mai...	1881	Personal Impr...	T-Shirts		R	-751.00
06/26/2014	Gonzales Mai...	1883	Wells Fargo B...	Lucky Joe		R	-600.00
06/26/2014	Gonzales Mai...	1884	Wells Fargo B...	Elida Reyna ...		R	-2,400.00
06/27/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-3.23
06/27/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-8.06
07/03/2014	Gonzales Mai...	1885	Gonzales Mai...	Cash - Emoti...		R	-1,250.00
07/03/2014	Gonzales Mai...	1886	Gonzales Mai...	Cash - Bill P...		R	-450.00
07/03/2014	Gonzales Mai...	1887	Mr. B. Fireworks	Final payme...		R	-7,500.00
07/03/2014	Gonzales Mai...	ATM	Tractor Supply	Caution Tape		R	-9.99
07/04/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-6.45
07/04/2014	Gonzales Mai...	ATM	Buc-Ee's	Ice		R	-9.68
07/04/2014	Gonzales Mai...	ATM	HEB	Supplies		R	-28.98
07/07/2014	Gonzales Mai...	ATM	Wal Mart	Supplies		R	-29.44
Supplies							-472.94
01/28/2014	Gonzales Mai...	1860	Wal Mart	Supplies		R	-45.85
05/07/2014	Gonzales Mai...	1863	Personal Impr...	Signage for ...		R	-128.75
05/15/2014	Gonzales Mai...	1867	S Personal Impr...			R	-6.00
05/27/2014	Gonzales Mai...	1869	Personal Impr...	Old Jail Mus...		R	-42.50
05/27/2014	Gonzales Mai...	1870	Personal Impr...	Disc Golf Co...		R	-249.84
Volunteer Appreciation							-500.00
07/29/2014	Gonzales Mai...	1888	Running M Ba...	Volunteer Ap...		R	-500.00
OVERALL TOTAL							-5,075.95

Itemized Categories - YTD

01/01/2014 through 11/13/2014

11/13/2014

Date	Account	Num	Description	Memo	Tag	Clr	Amount
INCOME							50,411.11
Incentive Fund Grant - Receipts							50,411.11
03/21/2014	Gonzales Mai...	DEP	Deposit	To fund ck # ...		R	411.11
08/26/2014	Gonzales Mai...	DEP	Deposit	Business Im...		R	50,000.00
EXPENSES							-81,950.63
Uncategorized							0.00
04/17/2014	Gonzales Mai...	1032	Void				0.00
04/17/2014	Gonzales Mai...	1033	Void				0.00
Incentive Grant							-81,950.63
02/13/2014	Gonzales Mai...	1026	Personal Impr...	Business Im...		R	-716.00
02/18/2014	Gonzales Mai...	1027	Personal Impr...	Business Im...		R	-1,244.00
02/27/2014	Gonzales Mai...	1028	Visual Promot...	Sponsorship ...		R	-411.11
03/04/2014	Gonzales Mai...	1029	Personal Impr...	Business Im...		R	-1,960.00
03/07/2014	Gonzales Mai...	1030	Personal Impr...	Business Im...		R	-1,920.00
03/28/2014	Gonzales Mai...	1031	Personal Impr...	Business Im...		R	-600.00
04/17/2014	Gonzales Mai...	1034	Personal Impr...	Business Im...		R	-2,280.00
07/09/2014	Gonzales Mai...	1036	Hotel Alcalde,...	Business Im...		R	-15,000.00
09/03/2014	Gonzales Mai...	1037	J Douglas Ph...	Business Im...		R	-13,050.00
09/03/2014	Gonzales Mai...	1038	J Douglas Ph...	Business Im...		R	-12,719.92
09/03/2014	Gonzales Mai...	1039	J Douglas Ph...	Business Im...		R	-14,549.60
10/14/2014	Gonzales Mai...	1040	Come & Take ...	Business De...		R	-15,000.00
10/24/2014	Gonzales Mai...	1041	Doug Phelan	Utility Reloca...			-2,500.00
OVERALL TOTAL							-31,539.52

**BUSINESS IMPROVEMENT GRANT PROGRAM
WORKING APPLICATIONS**

APPLICANT	ADDRESS	APPROVED	AMOUNT	PAID	Total Project
Laurel Ridge Antiques	827 St. Joseph	July 27, 2009	10,000.00	10/23/2009	22,637.00
Gonzales Empiroum	602 St. Paul	May 17, 2010	9,440.00	06/11/2010	11,800.00
Country Collectables	608 St. Paul	May 17, 2010	10,000.00	07/06/2010	17,000.00
OuttaCyTE Technologies	419 St. James	October 18, 2010	10,000.00	03/21/2011	13,017.84
Crystal Theatre	511 St. Lawrence	April 19, 2010	10,000.00	09/28/2011	31,991.02
Dement & Company	313 St. Lawrence	May 17, 2011	10,000.00	10/12/2011	13,830.22
Andover-Goliad, LLC	501-507 St. Joseph	September 27, 2011	10,000.00	12/01/2011	13,723.79
Shear Designs Salon & Boutique	805 St. Joseph St.	January 18, 2012	2,986.54	02/29/2012	3,733.18
Running M Bar & Grill	520 St. Paul Street	February 28, 2012	4,987.73	06/26/2012	6,234.66
Alcalde Group	St. James Street	February 28, 2012	10,000.00	08/07/2012	22,582.28
Myrna McLeroy	618 & 620 St. Paul	March 27, 2012	4,032.00	05/01/2012	5,040.00
HRF, LLC	617-619 St. Joseph	May 22, 2012	8,960.00	06/27/2012	11,200.00
Myrna McLeroy	616 St. Paul	May 22, 2012	5,059.18	08/22/2012	6,323.97
Lexington Investments, LLC	335 St. George	May 22, 2012	10,000.00	12/16/2013	42,915.08
Peterek & Associates Real Estate	829 N. St. Joseph	25-Sep-12	5,606.25	12/19/2012	7,007.81
Our Yogurt & Cajun Café	321 St. Lawrence	March 2013	10,000.00	04/26/2013	12,759.00
Brent Christian	621 St. Joseph St.	May 28, 2013	10,000.00	12/31/2013	35,870.00
Dement & Company	612 St. James Street	September 24, 2013	10,000.00	12/13/2013	12,502.94
Duzy Oliver, LLC	418 St. Andrew	September 24, 2013	6,536.00	10/09/2013	8,170.00
Hotel Alcalde, Inc. Previously approved on July 30, 2013 for \$10,000.00. Came back in January as work has not begun and approved for \$15,000.00	614 St. Paul St.	January 28, 2014	15,000.00	07/09/2014	36,002.28
Pat Ford Utility Relocation Grant	401 St. George St. 401 St. George St.	January 28, 2014 January 28, 2014	15,000.00 2,500.00	Not Completed	60,000.00 6,000.00
Personal Impressions	342 St. George Street	January 28, 2014	8,720.00	04/17/2014	10,900.00
Come & Take It Properties	601 St. Joseph Street	February 11, 2014	15,000.00	10/14/2014	20,000.00
Doug Phelan	621 St. Paul Street	May 27, 2014	13,606.80	09/03/2014	16,312.50
Doug Phelan	623 St. Paul	May 27, 2014	12,719.92	09/03/2014	15,899.90
Doug Phelan	627 St. Paul	May 27, 2014	14,549.70	41,885.00	18,187.00
Doug Phelan Utility Relocation Grant	621 St. Paul Street	May 27, 2014	2,500.00	10/24/2014	2,500.00
Andover-Goliad LLC	512 St. James Street	July 22, 2014	10,000.00	Not Compl	14,600.00
Johnnie Edwards	525 St. Joseph Street	Sept. 22, 2014	15,000.00	Not Compl	28,000.00
Johnnie Edwards	525 St Joseph Street	Sept. 22, 2014	2,500.00	Not Compl	3,000.00
Total			\$284,704.12		\$529,740.47
Total uncompleted approved projects			\$45,000.00		
Total Paid Projects			\$239,704.12		
Total Reinvestment as of 11/14/2014			\$418,140.47		

Funds Received from GEDC 250,000.00

Pending Project Applications:

National Pawn and Jewelry (Gonzales Pawn Shop), 419 St. George Street

Pam Walshak, 411 St. James Street

Silver Star Salon, 810 St. Paul Street

Andover Goliad, 315 St. George Street

Cash in Bank -	\$10,852.78
Budget - 10/1/2014 - 9/30/2015	<u>\$75,000.00</u>
Total Funds	\$85,852.78

Unpaid Approved Projects (\$45,000.00)

Total Funds Available \$40,852.78

Applications - 10/28/2014

Running M Bar and Grill (\$2,500.00)

White's Service Company (\$12,237.42)

Total funds left for year \$26,115.36



PRESERVATION TAX INCENTIVES

The Federal Historic Preservation Tax Incentives program includes a 20% income tax credit for the rehabilitation of historic, income-producing buildings and a 10% income tax credit for rehabilitation of non-historic buildings. Recently, the Texas Legislature established a state tax credit for the rehabilitation of historic buildings. Each year, an average of over \$85 million is reinvested in the Texas economy from participation in the federal program and we expect an even greater impact once the state credit is available.



The 1910 building that once housed the Dallas Coffin Company has been rehabilitated into the Nylo Southside Boutique Hotel.

Texas Historic Preservation Tax Credit Program

During the 83rd legislative session, the Texas Legislature passed House Bill 500, which establishes a state tax credit for the certified rehabilitation of certified historic structures. This incentive requires that work to a historic property meet the Secretary of the Interior's Standards for Rehabilitation (Standards) to qualify for the credit. Certified historic structures can include properties that are currently listed in the National Register of Historic Places, either individually or as part of a historic district, or designated as Recorded Texas Historic Landmarks, or State Antiquities Landmarks. The credit is worth 25% of the eligible rehabilitation costs for the project which must be at least \$5,000 in value to qualify. In the absence of a state income tax, the credit is applied against a business's franchise tax liability. It is anticipated that many projects will seek to pair this tax credit with the federal 20% tax credit for rehabilitation (see below).

The Texas Historic Preservation Tax Credit Program goes into effect on January 1, 2015 for properties placed in service on or after September 1, 2013. Administrative rules for implementation of the Texas Historic Preservation Tax Credit Program have been adopted as Sections 13.1–13.8 of Chapter 13 (Title 13, Part II of the Texas Administrative Code).

Federal Historic Preservation Tax Incentives

A 20% federal income tax credit is available for the rehabilitation of historic, income-producing buildings that are listed in or determine eligible for listing in the National Register of Historic Places. Established in 1976, the federal rehabilitation tax credit program is administered in Texas by the National Park Service (NPS) in partnership with the Internal Revenue Service (IRS) and the Texas Historical Commission (THC). As the State Historic Preservation Office for Texas, the THC works in conjunction with the NPS to review proposed work to ensure it complies with the Standards.

Eligible Buildings and Costs for the Federal Credit

- The building must be listed individually in the National Register of Historic Places, contributing to the significance of a historic district, or determined to be eligible for listing in the National Register. A building determined eligible for National Register listing does not need to be officially listed at the time the tax credit is claimed but must be listed within 30 months of claiming the credit.
- Only buildings qualify for the tax credit. Structures such as bridges, ships, railroad cars, grain silos, and dams are not eligible for the credit.

- **The building must be income-producing.** For example, it may be used as a hotel or for offices; commercial, industrial, or agricultural purposes; or for rental housing. Owner-occupied residential properties are not eligible for the credit.
- **The work to the building must be a substantial rehabilitation** and not a small remodeling project. In general, the rehabilitation costs must exceed the greater of \$5,000 or the adjusted basis of the building. The adjusted basis is the purchase price, minus the cost of the land, plus improvements already made, minus depreciation already taken.
- **The work undertaken as part of the project must meet the Standards for Rehabilitation.** The entire project is reviewed, including related demolition and new construction, and is certified, or approved, only if the overall rehabilitation project is determined to meet the Standards.
- **Most rehabilitation costs qualify for the credits,** such as structural work, building repairs, electrical, plumbing, heating and air conditioning, roof work, and painting. Architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs are also qualified expenditures if such costs are reasonable and added to the property basis. Some costs are not eligible for the credit, such as property acquisition, new additions, furniture, parking lots, sidewalks, and landscaping.
- **The building must be placed in service (returned to use) after the rehabilitation.** The tax credit is generally allowed in the taxable year that the rehabilitated property is placed in service.

The Application Process

An application for the tax credits must be submitted before the project is completed, although work may begin prior to the application or approval. Ideally, the application should be submitted during the planning stages of the work so the owner can receive the necessary guidance to ensure that the project meets the Standards for Rehabilitation and therefore may qualify for the credits. The application process consists of three parts:

Part 1 or A of the application, the Evaluation of Significance, determines if the building already as a historic designation or if the property is eligible for the National Register or contributes to the significance of a National Register historic district.

Part 2 or B of the application, the Description of Rehabilitation, describes the existing condition of the building and the proposed work. Photographs are required showing the major character-defining features of the building prior to the start of work.

Eligible Buildings and Costs for the State Credit, in Addition to the Qualifications Listed Above:

- The building must be listed in the National Register of Historic Places, either individually, or as part of a historic district, or designated as Recorded Texas Historic Landmarks or State Antiquities Landmarks at the time the credit is taken, that is, when taxes are filed for work completed in the previous year.
- The qualified rehabilitation costs must exceed \$5,000 for any single application. Applications may be submitted in consecutive years for new projects.

Part 2 or B of the application, the Description of Rehabilitation, describes the existing condition of the building and the proposed work. Photographs are required showing the major character-defining features of the building prior to the start of work.

Part 3 or C of the application, the Request for Certification of Completed Work, is submitted upon completion of the work and documents that the work was completed as proposed and in keeping with any conditions required at the review of Part 2/B of the application. Once the NPS (federal credit) or THC (state credit) certifies that the completed work meets the Standards and approves Part 3/C of the application, the project is a "certified rehabilitation" and qualifies for tax credits.

For More Information

Please note that THC staff cannot give tax advice. Consult a tax advisor regarding the IRS regulations or Texas franchise tax rules and their implications for your particular tax situation.

Visit www.thc.state.tx.us for more information about the federal and state rehabilitation tax credit programs.



TEXAS HISTORICAL COMMISSION
real places telling real stories

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COMPARISON OF FEDERAL AND STATE HISTORIC TAX CREDIT PROGRAMS

Federal Historic Preservation Tax Incentives Program

Texas Historic Preservation Tax Credit Program

Credit applies to:	Federal Income Tax	Texas Franchise Tax
Percent credit offered:	20% of qualified expenditures	25% of qualified expenditures*
Credit recipient:	Current owner(s)	Current owner(s) May transfer whole or partial credit to others
Eligible applicants:	Individuals, companies, partnerships	Individuals, companies, partnerships, non profits and government entities
Eligible building uses:	Income-producing only	Income-producing only
Required historic designation:	National Register (individual or district) Required within 30 months of claiming credit	National Register (individual or district), Registered Texas Historic Landmark, or State Antiquities Landmark Required when credit is claimed
Minimum project:	\$5000/value of building (whichever is greater)	\$5000
Application structure:	3-part Federal application (1, 2, 3)	3-part application that mirrors Federal (A, B, C)
Recapture period:	5 years	No recapture period
Time limit for use of credits:	20 years	5 years
Architectural oversight:	National Park Service (NPS) certifies with THC's recommendation	Texas Historical Commission (THC) certifies projects NPS reviews first if applying for Federal & State
Financial oversight:	Credit managed by IRS	Credit managed by Texas Comptroller
Application deadline:	Must apply before project completion	Projects completed between September 1, 2013 and January 1, 2015 may apply retroactively All others must apply before project completion
Applications accepted:	Any time	Beginning January 1, 2015

*Federal and State programs use the same definition for Qualified Rehabilitation Expenditures

REVIEW PROCESS FOR FEDERAL AND STATE HISTORIC TAX CREDIT PROJECTS

Part 1/A

Submit Part 1 for Federal Submit Part A for State
THC Review 30 days*
National Park Service (NPS) Review: Additional 30 days
Receive Part 1/A Approval: letter of preliminary eligibility or certification of historic building

STATE ONLY:
If not designated at Part A,
resubmit Part A upon
designation of building

Part 2/B

Submit Part 2 for Federal Submit Part B for State
THC Review 30 days*
NPS Review Additional 30 days
Any Part 2/B Amendments: Processing time varies
Receive approval letters for Part 2/B and any amendments

Complete Rehabilitation Project

Part 3/C

Submit Part 3 for Federal Submit Part C for State
THC Review 30 days*
NPS Review Additional 30 days
Receive Federal tax credit certificate
Receive State certificate of eligibility

Claim Federal tax credit
on income tax return

STATE ONLY

Submit Certificate of Eligibility, application form, and audited cost certification to Texas Comptroller's Office
Texas Comptroller's Office Processing Estimated 30 days
Receive tax credit certificate

Claim State tax credit
on business franchise
tax return

*State review periods listed here are estimates, intended for planning purposes.