



MAIN STREET ADVISORY BOARD MEETING
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, November 15, 2016– 5:30 p.m.

AGENDA

CALL TO ORDER AND CERTIFICATION OF QUORUM

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole

APPROVAL OF MINUTES

1. Approval of October 25, 2016 Minutes

ITEMS TO BE CONSIDERED

2. Discuss and Consider Business Development Grant application from Sweet B's
3. Discuss and Consider Program of Work for 2017
4. Discuss and Consider any action regarding Promotion Committee
 - a) Winterfest
 1. Parade
 2. Santa's Market
 - b) Small Business Saturday
5. Discuss and Consider any action regarding Christmas Decorations
6. Discuss and Consider any action regarding Organization Committee
7. Discuss and Consider any action regarding Design Committee
8. Discuss and Consider any action regarding Economic Vitality Committee

STAFF/COMMITTEE REPORTS

9. Manager's Report
10. Financial Report
11. Set Date and Time for Next regular meeting.

AJOURN

I certify that a copy of the November 15, 2016 agenda of items to be considered by the Gonzales Main Street Advisory Board was posted on the City Municipal Building bulletin board on the 8th day of November 2016 at 12:00 a.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 _____, 2016 at _____ am/pm. I further certify that the following News Media were properly notified of the above stated meeting: Gonzales Inquirer, and Gonzales Cannon. The Mayor and/or City Council have been

invited to attend and/or participate in the following event. Although a quorum of the members of the City Council may or may not be available to attend this event, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. It is the opinion of the City Attorney's office that this meeting is being held and conducted in accordance with Chapter 551 of the Texas Government Code.



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 25, 2016– 5:30 p.m.**

MINUTES

The Gonzales Main Street Advisory Board convened their regular meeting at 5:30 p.m., October 25, 2016 in the Conference Room at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

CALL TO ORDER AND CERTIFICATION OF QUORUM

Chairman Del De Los Santos called the meeting to order at 5:30 p.m. The following members were present constituting a quorum: Egon Barthels, Connie Dolezal, Del De Los Santos, Lisa Kay Brown, John Pirkle, Johnnie Edwards, Debbie Toliver and John Boothe. Members absent: Carlos Camarillo, Sherri Schellenberg and Shelli Van Kirk. Others present were Barbara Friedrich, and Connie Kacir

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole
None

APPROVAL OF MINUTES

1. Approval of September 27, 2016 Minutes

Following discussion, Egon Barthels moved to approve the minutes of September 27, 2016 with correction of Kountry Bakery instead of Kountry Korner. Debbie Toliver seconded the motion. The motion prevailed by unanimous vote.

ITEMS TO BE CONSIDERED

2. Election of Officers

Chairman Del De Los Santos called for nominations of Chairman. Debbie Toliver nominated Del De Los Santos and John Pirkle seconded the motion for Del De Los Santos for Chairman. Lisa Brown nominated John Boothe and Del De Los Santos seconded the motion for Boothe for Chairman. Egon Barthels moved to approve the nomination of Del De Los Santos for Chairman. Chairman Del De Los Santos called for a vote. Egon Barthels, Debbie Toliver, John Boothe and Johnnie Edwards voted aye. Lisa Brown moved to approve John Boothe for Chairman. Chairman Del De Los Santos called for a vote. Lisa Brown, Connie Dolezal and Del De Los Santos voted aye. Del De Los Santos was elected Chairman. Chairman Del De Los Santos called for nominations of Vice-Chairman. Del De Los Santos nominated Lisa Brown for Vice Chairman. Lisa Brown nominated Debbie Toliver for Vice Chairman. Chairman Del De Los Santos called for a vote for Lisa Brown for Vice Chairman. Two board members voted for. Chairman Del De Los Santos called for a vote for Debbie Toliver for Vice Chairman.

Debbie Toliver was elected Vice-Chairman. Chairman Del De Los Santos called for nominations for Treasurer. Connie Dolezal agreed to service as Treasurer. Chairman Del De Los Santos called for nominations for Secretary. Del De Los Santos nominated Lisa Kay Brown for Secretary. Lisa Kay Brown was nominated secretary by unanimous vote.

3. Discuss and Consider Small Business Saturday, November 26, 2016

Barbara Friedrich reported that Small Business Saturday will be November 26, 2016 and suggested that the Main Street Board promote shopping small. Following discussion, Egon Barthels moved to promote Small Business Saturday. John Boothe seconded the motion. The motion prevailed by unanimous vote.

4. Discuss and Answer Criteria #5 of the Texas Main Street Program 10 Criteria Report

The board discussed and answered questions for Criteria #5 of the Texas Main Street Program 10 Criteria Report. This report is due on November 18, 2016.

5. Discuss Program of Work for 2017

Barbara Friedrich asked the board if there were any projects they would like to add to the Program of Work for 2017. Connie Dolezal suggested that she would like to see benches in the downtown area. Connie Dolezal and Del De Los Santos will head this project. It was suggested to add landscaping downtown. Johnnie Edwards and Del De Los Santos will head this project. Egon Barthels suggested that we purchase a banner for the Main Street Concert Series to place across Hwy. 183 and will get the cost of project. Barbara Friedrich suggested a new logo for Main Street. The logo that is now being used is out of date and does not represent the Main Street Program today. Egon Barthels will take the lead on this.

6. Discuss and Consider any action regarding Promotion Committee

a) Winterfest

Winterfest activities that are scheduled are: Lighted Christmas Parade, Santa's Market; Glory Bound Singers, Carousel rides, Breakfast With Santa, Chili and Bean Cook-off, Historic Homes Tour, Stars in the Village and organ music at the Presbyterian Church. Lisa Brown reported that we will have carousel rides that Friday and Saturday. Silent Santa will be selling their bake goods. The board decided not to print posters this year as there was not enough time to get them ready and distributed. We will advertise in the newspaper and on face books.

b). Concert Series

Del De Los Santos reported that we were unable to obtain the stage that he had spoken of.

7. Discuss and Consider any action regarding Christmas Decorations

Connie Dolezal reported that some of the lights were put up on Texas Heroes Square and they look fabulous. We will be finishing up on the lighting. Everyone was very excited about this project.

8. Discuss and Consider any action regarding Organization Committee

Lisa Brown reported that we may not be able to have the carriage rides if we cannot close the streets. Barbara Friedrich will meet with Tim Crow and discuss our options.

9. Discuss and Consider any action regarding Design Committee

The design committee met to approve the reimbursement of funds to Pat Ford for the Business Development Grant. All paper work was in order and the committee released the funds.

10. Discuss and Consider any action regarding Economic Vitality Committee

None

STAFF/COMMITTEE REPORTS

11. Manager's Report

Barbara Friedrich reported that she will be out of the office on Friday; will be attending the Texas Downtown Association Annual meeting November 8 – 11; Brie Schauer will be submitting a Business Development Grant application; attended the Main Street Partners of the Crossroads of South Texas meeting; Skinny's Express Deli and Come & Take It Bar and Grill has opened; there was a great turn out for Happy Fall Y'all and the business downtown were full; and The Templen Saloon has changed their hours of business.

12. Financial Report

Financial Report was reviewed by Board.

13. Set Date and Time for Next regular meeting.

Next Regular meeting will be November 15, 2016 at 5:30 pm at City Hall.

AJOURN

No further matters were discussed. Egon Barthels moved to adjourn the meeting. John Boothe seconded the motion.

Barbara Friedrich, Recording Secretary

Del De Los Santos, Chairman

Lisa Kay Brown, Secretary

DOCUMENTATION CHECKLIST
for
Business Improvement Grant Program

As a part of this application, the following documentation is being provided by the applicant:

- _____ Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
- N/A _____ Copy of lease agreement (if facility is leased)
- _____ Legal description of subject property (Exhibit A)
- _____ Vicinity map of subject property (Exhibit B)
- _____ Estimates of proposed improvements (Exhibit C)
- _____ Pictures of building's exterior, roof, and foundation.
- _____ Scale drawing by Texas Main Street Architect or registered design professional.
- _____ Documentation of approved financing
- N/A _____ State sales tax reporting form for most current three month period (if applicable)
- _____ Consultation with City of Gonzales Building Official and Fire Official.
- _____ Copy of construction permit.

Advisory Board Review

<u>Approved</u> _____	<u>Date</u> _____
<u>Rejected</u> _____	<u>Date</u> _____
<u>Re-Review</u> _____	<u>Date</u> _____

APPLICATION
for
BUSINESS IMPROVEMENT GRANT PROGRAM

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to Gonzales Main Street, hereinafter referred to as "GMS", this application for consideration of a Business Improvement Grant under the provisions of the GMS's Business Improvement Grant Program.

As part of this application, APPLIANT represents to GMS the following:

1. APPLICANT has received a copy of the GMS's Guidelines and Criteria for the Business Improvement Grant Program. APPLICANT acknowledges to GMS that in making this application APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of GMS prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of GMS, its servants, agents, employees, and /or elected or appointed officers.
3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity, APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that GMS may rely thereon as if the same had been signed by APPLICANT or APPLICANTS'S agent. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. If APPLICANT is a corporate entity, APPLICANT swears and affirms that all applicable franchise taxes or other taxes paid for the privilege of conducting business have been fully paid, and that the APPLICANT is fully authorized to transact business in the State of Texas, and in the state of incorporation if different from the State of Texas. In addition, APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have paid when due and payable, and that no delinquencies exist at this time.
5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Improvement Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 132a(f), the APPLICANT will repay the amount of the grant with interest, at the rate of 12% per annum, within 120 days after the GMS notifies the APPLICANT of the violation. The GMS has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: Sweet B's

Mailing address: 521 St. Joseph Street, Gonzales, TX,

Location in the City of Gonzales for which the improvement is being requested:

78629

Street Address: 521 St. Joseph Street, Gonzales, Tx, 78629

Other companies and locations owned and/or operated by the APPLICANT

Company Name: _____
Street Address: _____
City: _____

Company Name: _____
Street Address: _____
City: _____

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as **Exhibit A**.

7. Please attach a vicinity map locating the property within the City of Gonzales as **Exhibit B**.

8. New or existing business: New Existing
_____ has been in operation for _____ years.

Existing # of jobs: 0 (if applicable) Full-time _____ Part-time _____

New jobs (full-time): 1 New jobs (part-time): 2

9. If leased facility, provide the following information (attach copy of current lease):

Current Landlord: N/A
Address: _____

Phone Number: _____

10. What other cities and/or buildings is the applicant considering to establish a new business if this application is not approved?

N/A

11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.

Financed through Sage Capital Bank

12. Has financing been secured?

Yes _____

No _____

Pending _____

(Attach documentation)

With Whom? Sage Capital Bank

13. Please provide a copy of the State sales tax reporting form for the most current three (3) month period (if applicable).

N/A

14. Prior to applicants execution of this application, APPLICANT has had this reviewed by the Attorney of Applicant, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this

application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.

15. APPLICANT and owner/landlord indemnify, defend and hold GMS harmless from any liability, injury, claim, expenses and attorney's fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.
16. GMS has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.
17. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the application for business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.
18. **Any deviation from the approved grant project may result in the total or partial withdrawal of the grant.**

VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished GMS has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Gonzales Main Street may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Gonzales Main Street on this, the 1 day of November, 2016.

Applicant Brie Schauer

Applicant _____

Signature Brie Schauer

Signature _____

Address P.O. Box 946

Address _____

Belmont, Tx, 78604

Phone Number 830-203-8759

Phone Number _____

Name of Property Owner/Landlord _____

Signature _____

Address _____

Phone Number _____

Inclusions and Exclusions to a Business Improvement Grant Application

REHABILITATION TIPS:

- Roof, foundation and structural items should be given priority over cosmetic improvements. Carefully examine old buildings for termites, wood rot and general deterioration. When repairing a building, do not cut expenses on the roof or foundation.
- Be aware of areas on the roof and at connecting walls where water does not readily drain. Flashing should be installed at intersections to prevent leakage.
- Carefully locate air-condition units to avoid water condensations on the sides of buildings. Condensing units should be supported from the masonry walls and not placed directly on the roof.
- The top brick cornices that project about the roof deteriorate rapidly unless they are capped with metal, terra cotta, stone or concrete.
- When mortar is missing or in poor repair, moisture will enter the walls and eventually may cause structural damage. Deteriorated mortar should be removed to depths of at least three-fourths of an inch and replaced with new mortar that matches the old in color, texture and striking of the joint.
- Do not sandblast. Chemicals and/or water can remove dirt and paint without damaging the surface of the building.
- Do not paint too often, many times a building only needs mild washing.
- If the building has stone or brick that has never been painted, do not create a maintenance problem by painting it.
- Existing architectural details, including old wood doors, windows, ceilings, and trim work add to the character of a building and its resale value. Repair these features rather than remove them.
- Wood windows are reasonable to repair, if a specialist window repair can be found. If the windows are missing custom made windows can be ordered for replacement in old buildings.
- Pressed metal ceiling panels are still being manufactured today with some of the same patterns installed originally. Deteriorated panels, therefore, can be replaced exactly.
- Do not use aluminum siding. It can hide water penetration into the walls and accelerate deterioration.
- Before rehabilitating a building façade, take a careful look at the structural aspects of the building. Develop a design that is compatible with neighboring buildings.
- Retain a sense of continuity by carrying exterior building design inside the structure. Demand quality!
- You may be eligible for tax credits, ask the Main Street Administrator for more information.
- Restoration of a building is good news for the community. Be sure to contact your local newspaper when your project is completed.

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

A Gonzales Main Street Business Improvement Grant will be reviewed and approved by the Gonzales Main Street Advisory Board for design appropriateness. City Staff and Advisory Board will maintain an awareness of the Standards of Rehabilitation as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features will disqualify any building from this program.
3. All building, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged and may disqualify any building from this program.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance may be recognized and respected.
5. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will change or damage the historic building materials shall not be undertaken.
7. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
8. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such addition or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. New additions should be compatible to the present structure.

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Carlos H. Cascos
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING OF

Brie's Bakery LLC
File Number: 802515229

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/07/2016

Effective: 08/07/2016



A handwritten signature in black ink, appearing to read "Cascos".

Carlos H. Cascos
Secretary of State

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Carlos H. Cascos
Secretary of State

Office of the Secretary of State

August 08, 2016

Attn: Brie Elizabeth Schauer

Brie Elizabeth Schauer
PO Box 946
Belmont, TX 78604 USA

RE: Brie's Bakery LLC
File Number: 802515229

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

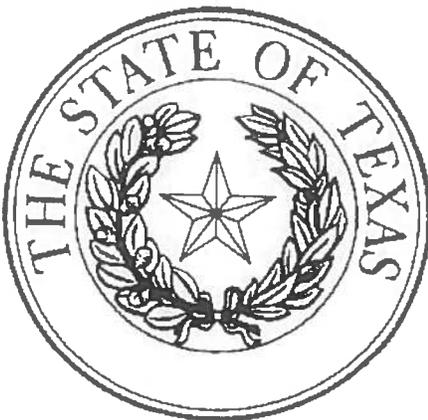
Brie's Bakery LLC
File Number: 802515229
Assumed Name:
Sweet B's

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law hereby issues this Certificate of Filing.

Dated: 08/12/2016

Effective: 08/12/2016



A handwritten signature in black ink, appearing to read "C. Cascos".

Carlos H. Cascos
Secretary of State



Office of the Secretary of State

August 22, 2016

Brie's Bakery LLC
PO Box 946
Belmont, TX 78604 USA

RE: Brie's Bakery LLC
File Number: 802515229

Assumed Name:
Sweet B's

File Date: 08/12/2016

It has been our pleasure to file the assumed name certificate for the above referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

In addition to filing with the Secretary of State, Chapter 71 of the Texas Business and Commerce Code requires filing of the assumed name certificate with the county clerk in the county in which the principal office of the entity is located. If the entity is required by law to maintain a registered office address in Texas and its principal office address is not located in Texas, the assumed name certificate is required to be filed in the county in which the registered office address is located. If the entity is not required by law to maintain a registered office address, please refer to Section 71.103 of the Texas Business and Commerce Code for the appropriate place of filing.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division

Enclosure

TRACT 1

Being all that certain tract of 0.07 of an acre of land, more or less, lying and being situated in Gonzales County, Texas, being part of Lot No. 6, Block No. 19, in the Original Inner Town of Gonzales, more particularly being described in Warranty Deed dated January 5, 1998, executed by Joe M. Renschel and Robert P. Renschel to Donald P. Rihn and Carolyn Y. Rihn, recorded in Volume 793, Page 139, of the Official Records of Gonzales County, intended to be described by metes and bounds as follows:

BEGINNING at a point at the northeast corner of said Rihn tract, and at the southeast corner of a tract of land described in Warranty Deed dated October 24, 1996, executed by Dorothy Ploeger Marshall Walshak and Michael Walshak to Jack Whitehead and Oleta Whitehead, recorded in Volume 774, Page 200, of the Official Records of Gonzales County, and in the east line of said Lot No. 6, and the east line of said Block No. 19, and the west line of Saint Joseph Street, for the northeast corner of this tract or parcel of land hereby intended to be described, said place of beginning bearing South 20° 00' 00" East 54.50 feet from the northeast corner of said Block No. 19, the same being the northeast corner of said Lot No. 6, and the intersection of the west line of said Saint Joseph Street with the south line of Saint George Street;

THENCE South 20° 00' 00" East 29.90 feet along the east lines of said Rihn tract, said Lot No. 6 and said Block No. 19, and the west line of said Saint Joseph Street, to a point at the southeast corner of said Rihn tract, and at the northeast corner of a tract of land described in Warranty Deed dated April 1, 1942, executed by Josephine K. Peck to the Gonzales Lodge 30, Ancient, Free and Accepted Masons, recorded in Volume 198, Page 506, of the Gonzales County Deed Records, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 70° 00' 00" West 78.00 feet along the south line of said Rihn tract, and the north line of said Masons tract, to a point at an angle point in said lines, for an angle point in the south line of this tract or parcel of land hereby intended to be described;

THENCE North 20° 00' 00" West 0.70 of a foot, along the common line of said Rihn tract, and said Masons tract, to a point at an interior corner of said Rihn tract, for an interior corner of this tract or parcel of land hereby intended to be described;

THENCE South 70° 00' 00" West 37.00 feet along the common line of said Rihn tract, and said Masons tract, to a 5/8 inch iron rod set at the westernmost southwest corner of said Rihn tract, and at the northwest corner of said Masons tract, and at the southeast corner of a 9.5 foot easement described as TRACT THREE in above deed to Rihn, for the westernmost southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 20° 00' 00" West 14.00 feet along the west line of said Rihn tract, and the east line of said easement, to a 5/8 inch iron rod set at the westernmost northwest corner of said Rihn tract, and at the southwest corner of a tract of land described as SECOND TRACT in Special Warranty Deed dated March 6, 2014, executed by Kotzebue Drug, Inc. to Larry A. Edwards and Johnnie L. Edwards, recorded in Volume 1156, Page 658, of the Official Records of Gonzales County, for the westernmost northwest corner of this tract or parcel of land hereby intended to be described;

EXHIBIT "A"

Page 2

THENCE North 70° 00' 00" East 35.00 feet along a north line of said Rihn tract, and the south line of said Edwards tract, to a 5/8 inch iron rod set at an interior corner of said Rihn tract, and at the southeast corner of said Edwards tract, for an interior corner of this tract or parcel of land hereby intended to be described;

THENCE North 20° 00' 00" West 15.19 feet along a west line of said Rihn tract, and the east line of said Edwards tract, to a point at a northwest corner of said Rihn tract, and at the southwest corner of said Whitehead tract, for a northwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 70° 00' 00" East 80.00 feet along the north line of said Rihn tract, and the south line of said Whitehead tract, to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. 516-151, dated August 29, 2016.

Google Maps 521 St. Joseph Street



Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, Map data ©2016 Google 50 ft



521 St. Joseph Street
Gonzales, TX 78629

Landry painting & Remodeling proposal

Phone 830-832-3163
EarlJlandryjr@gmail.com

November 8, 2016

Kenneth Schauer
Sweet B's
521 Saint Joseph Street
Kschauer@gvtc.com

We hereby propose to provide the labor necessary for the completion of the following work:

Exterior

Demo current wall
Frame out new wall and windows
Install new brick to wall - approx 2000 bricks needed- customer to provide material
Install new door, handle and locks - customer to provide material
Pour concrete for sidewalk and step
Install tempered glass windows
Set metal post to support second floor balcony, frame out deck and tie into building
Install metal hand rail around deck and install decking
Paint metal posts, railing and wood deck

Labor & Material \$44,300.00

Lift will be needed to access second story work. Customer to provide - Approximately 7 days @ \$130.00 day

Customer to provide roll off dumpster at job site - approximately \$500.00 per week

Customer will reimburse Landry Painting & Remodeling for materials as receipts are presented.

All above work is to be done according to the specifications provided and will be completed in a timely and workmanlike manner . Payment will be made as follows: 1/3 down with balance upon completion of work.

The above proposal is accepted you are authorized to do the above work and payment will be made as outlined.

Customer Signature

Date

Google Maps 579 N St Joseph St

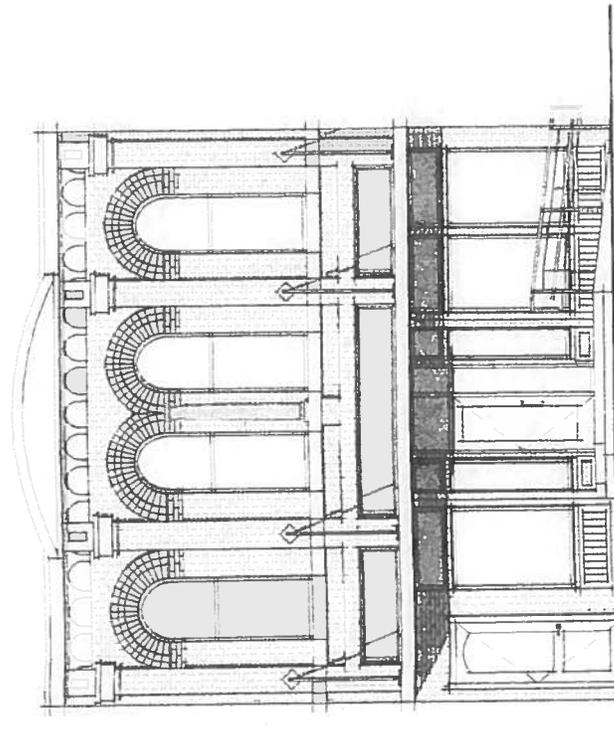


Image capture: May 2016 © 2016 Google

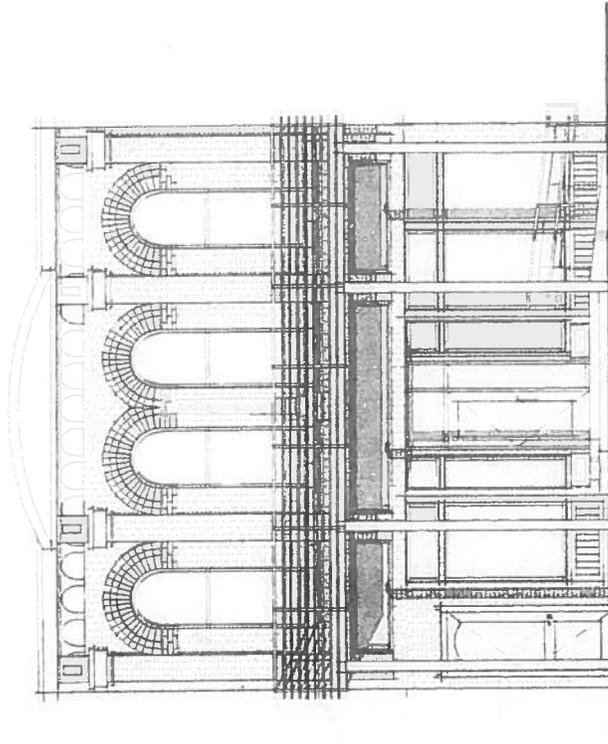
Gonzales, Texas

Street View - May 2016





01 ELEVATION - COVERED WALK
SCALE: 3/16" = 1'-0"



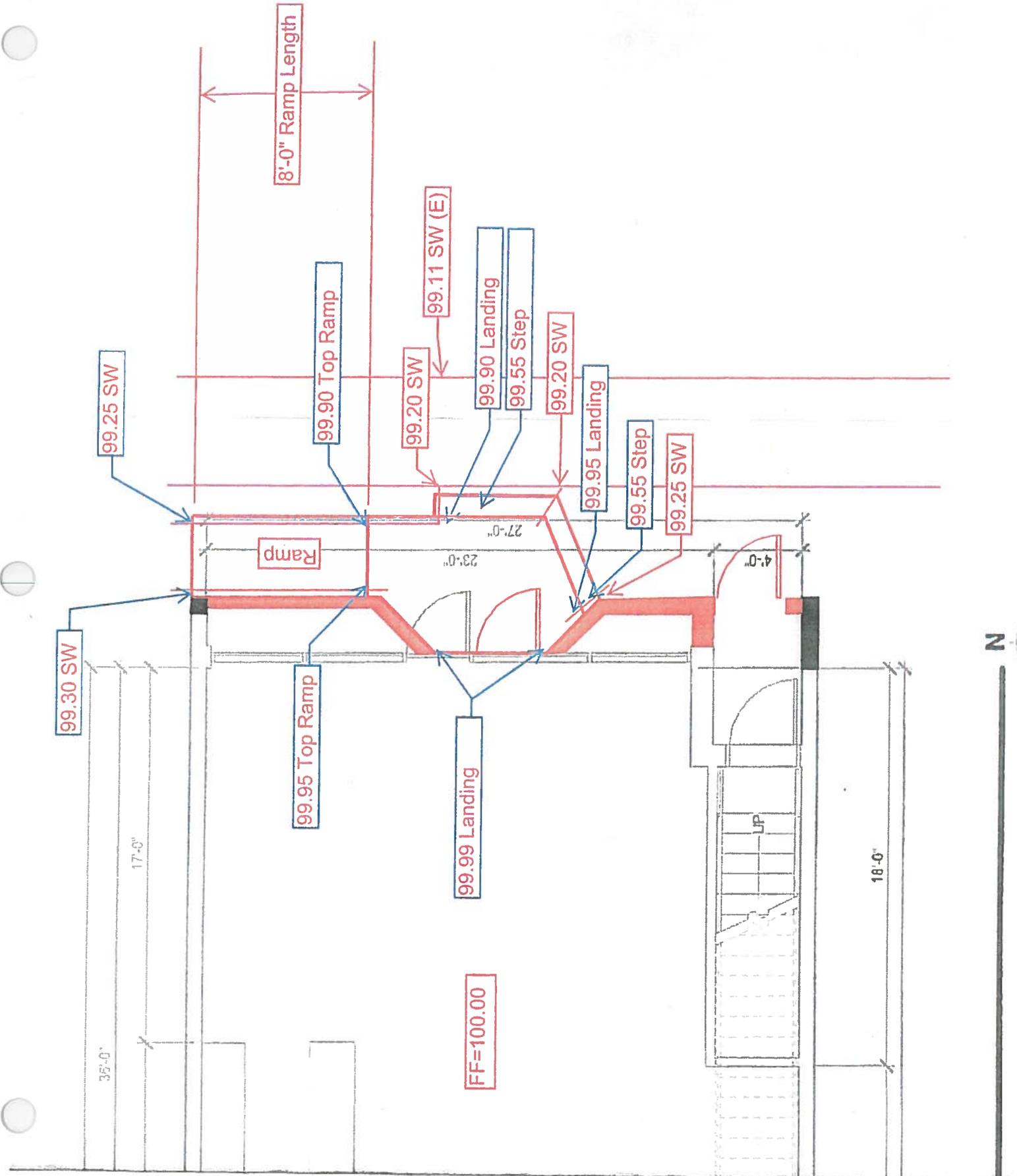
02 ELEVATION - BALCONY
SCALE: 3/16" = 1'-0"



SWEET B'S

521 SAINT JOSEPH STREET

TSG



TEXAS HISTORICAL COMMISSION

September 27, 2016

Texas Main Street Center Design Report

Re: 521 Saint Joseph Street_Sweet B's Cookie Boutique
City: Gonzales, Texas
By: Sarah Blankenship, *Project Designer*

Not for regulatory approval, permitting, or construction

Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

DESIGN REQUEST

Design assistance was requested for the building at 521 Saint Joseph Street:

Project Description: Owner would like to open transoms, new awning and redo glass storefront back to original. This will be a complete renovation project inside and out. A Bakery will be going on the ground floor and she will make upstairs for her residence.

Brie has just purchased building and would like to start as soon as possible.



Existing Conditions

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

RECOMMENDATIONS

Historic photographs for this property were provided. Although the historic photographs are wonderful and show a great amount of detail, it is difficult to determine the exact configuration of the storefront. There are three ways to approach this project; leave the storefront as is, reconstruct a historically appropriate storefront, or create a modern storefront based on general historic proportions. The transom windows proportions are easy to see in the historic photos, and therefore have been rendered the same in all three rendering options.



Historical Photo #1



Historical Photo #2



Historical Photo #3

RENDERING #1: The first rendering illustrates retaining the existing storefront. Leaving the existing storefront is an acceptable and less expensive option. Frosting the lower panel of glass, adding a sign band on the window, good interior lighting, and a window display can do a lot to improve this building using what is already in place.



Three-dimensional perpendicular signage

Rebuild transom windows based on historic proportions

Enliven the existing storefront with lighting, window displays and window lettering

Replace current door with one that coordinates with existing storefront

Rendering 2 & 3 both look into reconstructing a historic wood storefront based on historic photograph

RENDERING #2: uses Historical Photo #3 as reference. To the right, the historical photograph is overlaid on the current photo.

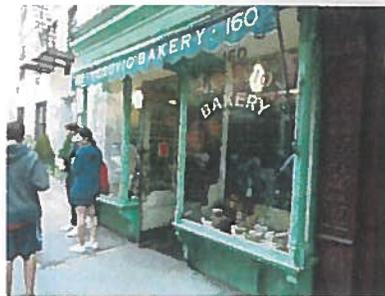
Right: Looking closely at the storefront, the far right is darker indicating the area is recessed. It is possible there was a center door and a display window in this area.

Left: The vertical dark rectangle on the left appears to be a recessed area that aligns with the existing door to the second floor.

Middle: In the middle, it appears there was a storefront window with verticals on either side.



Based on what can be gathered from this historic photo, a storefront has been illustrated. The exact details of the original storefront cannot be determined, however, the rendering below provides a traditional design that coordinates with the style of the building. The photos to the right were used as a reference for the rendering. The woodwork on the bulkhead is not typical for Texas towns, however, with the scrollwork seen on the neighboring building's windows, design staff considers it is compatible for this building.



<p>TEXAS STATE COMMISSION</p>	<p>PROJECT: 321 SAINT JOSEPH Gonzales</p>	<p>SHEET NUMBER 2</p>
	<p>CITY: San Antonio</p>	<p>DATE: 9/27/2016</p>
	<p>DRAWN BY: Sarah Blankenship</p>	<p>ARCHITECT: [Redacted]</p>
	<p>NOT FOR REGULATORY APPROVAL PRINTING BY: [Redacted]</p>	



Three-dimensional perpendicular signage

Rebuild transom windows based on historic proportions

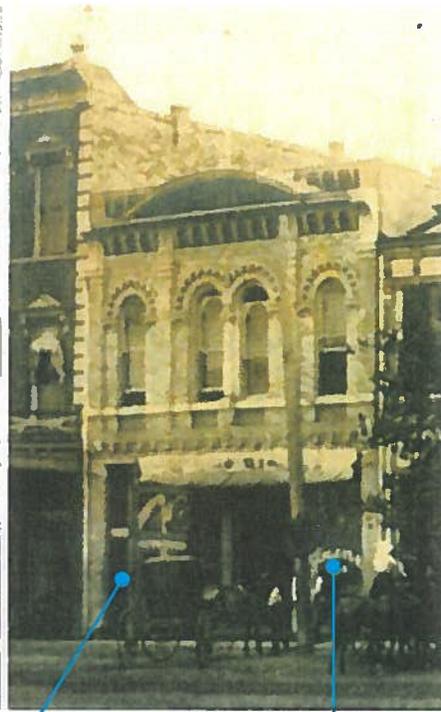
Reconstruct a historically appropriate wood storefront based on clues from historic photographs.

Replace current door with one that coordinates with a traditional wood storefront. The existing column to the right of the door appears to be historic cast iron or wood, if so, retain this element.

RENDERING #3: uses the historical photos below as reference, as well as other wood storefronts still present in Gonzales.



Note the vertical lines on either side of the transoms. There may have been cast iron columns here at one point



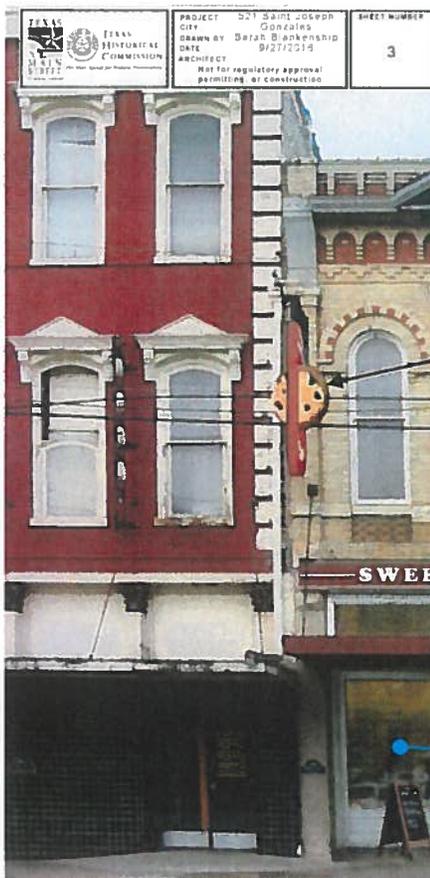
This appears to be a door with transom window above



This is a storefront window with window lettering.



The storefronts above are screenshots from Google Street views in Gonzales. These buildings provide good examples of traditional proportions, detailing and craftsmanship.



Three-dimensional perpendicular signage

Rebuild transom windows based on historic proportions

This option shows rebuilding a recessed central entrance. The window display to the right is for the cookie business.

The left side also shows a large window although this is not intended for merchandising displays. Rather this side creates an entry vestibule to the business upstairs while still creating symmetry in the storefront design. Note the door on the side.

STOREFRONT

While the goal in Rendering 2 and 3 is to substantiate the reconstruction of lost materials with pictorial evidence, the Secretary of Interior's Standards for Rehabilitation does also allow flexibility in that new construction can be differentiated from the old. Meaning, although the historic proportions are difficult to see, a new interpretation is acceptable. The images below provide examples of designs that take inspiration from historic storefronts and construct a new storefront with modern materials. Additional guidance from the National Park Service in Preservation Brief #11 - <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm#replacement>



GUIDANCE FOR REHABILITATION

When rehabilitating a historic building, consult the **Secretary of the Interior's Standards:**

<http://www.nps.gov/tps/standards/rehabilitation.htm>. The Standards for Rehabilitation are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They provide a framework and guidance for decision-making about work or changes to a historic property. All changes, additions, and modifications to the building shall comply with the Standards and local design guidelines. Rehabilitation is "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

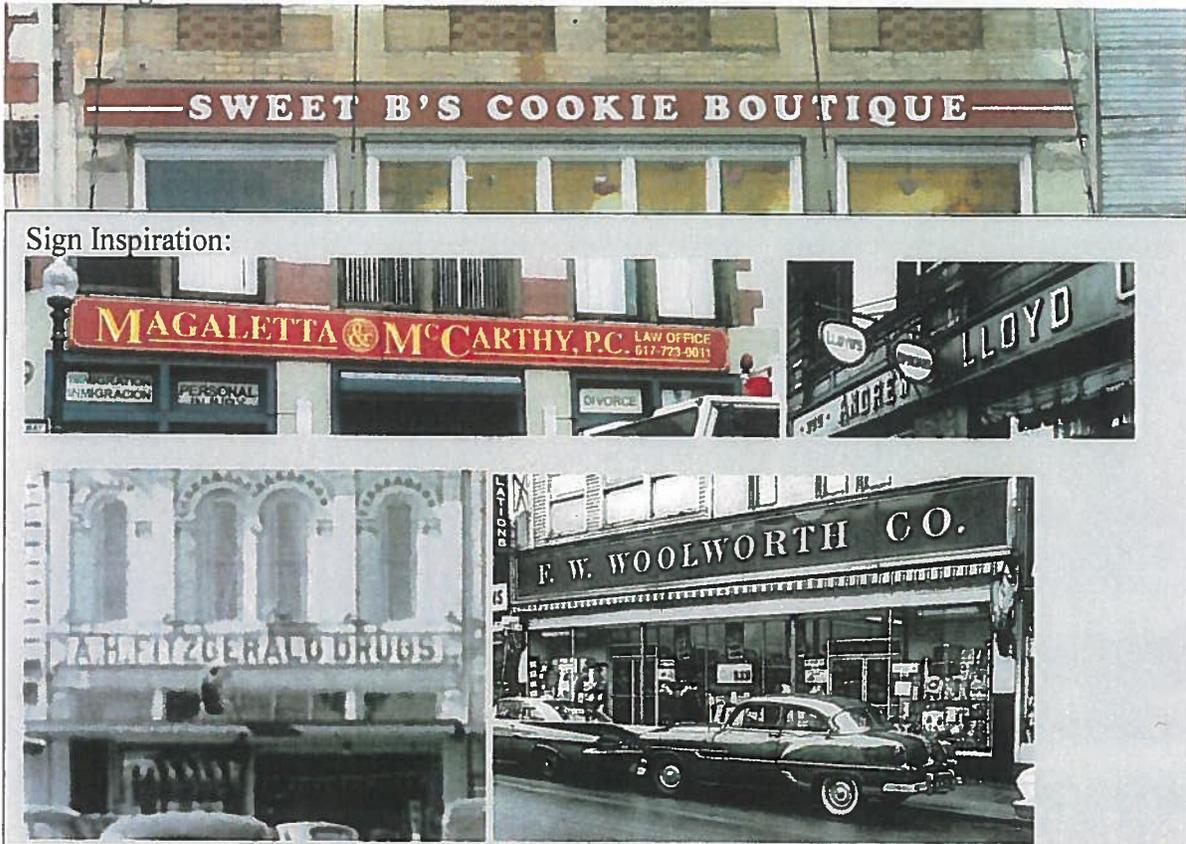
SIGNAGE

The signage should be a full package of several signs that complement each other and attract people from different vantage points. The sign above the windows should be large enough to be seen across the street and from passing cars. Add tag lines or additional information about the business to the façade with window signage and pedestrian signs. Illustrated for Sweet B's Cookie Boutique is:

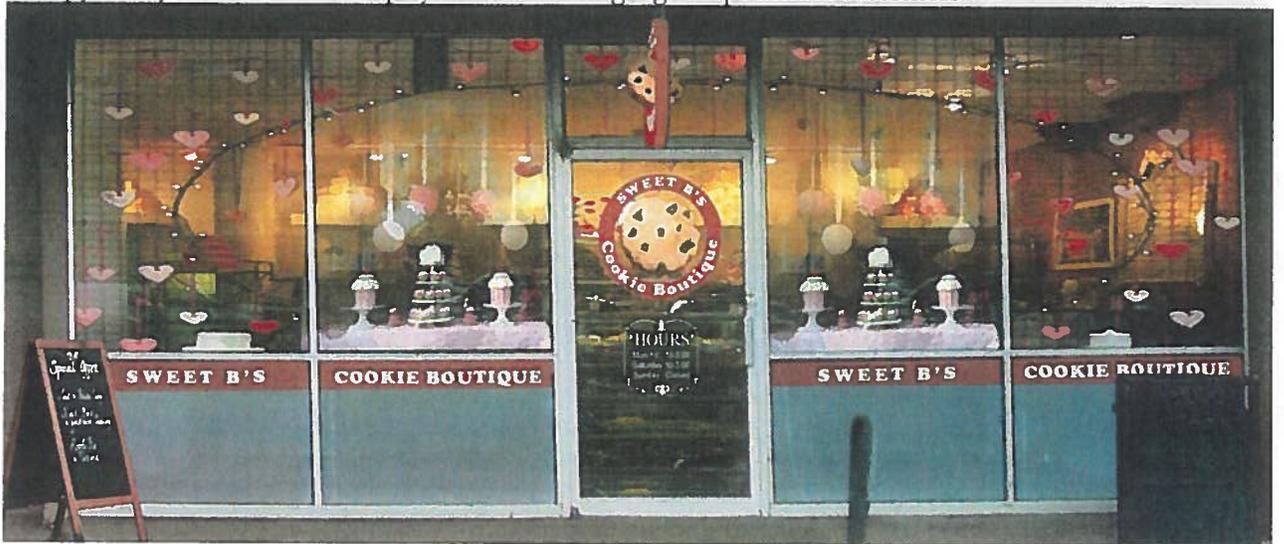
- **Three-dimensional perpendicular signage:** One sign for the upper façade and one sign hung beneath the canopy. Have fun with the cookie shape and make it a three-dimensional element to be more eye-catching.



- **Horizontal sign band above the transom windows:** Paint the signage directly on the building or add a panel sign. Historically, painted signs are very common in this location and even in the historic photos of this building.



- **Window lettering:** Signage for pedestrians is necessary; often the only vantage point they have is under the canopy. A dynamic window display and window signage helps attract customers.



Rendering #1



Rendering #2



Rendering #3

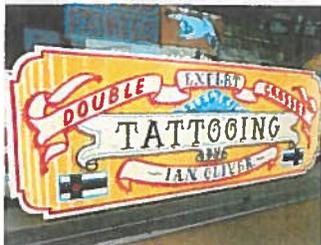
Signs must be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. If the sign is attached to the façade, **fittings should penetrate the mortar joints rather than brick to prevent irreparable damage to the masonry.** If the sign is removed in the future, the mortar can then be repointed. Signage can also be attached to the top of the canopy; however, the structural soundness of the canopy needs to be determined first.



Give careful consideration as to the fabrication of the signage. Design staff recommends using a local fabricator or sign company who will work with the property owner to achieve the chosen aesthetic of the sign.

Panel and perpendicular signs can be printed or hand painted on a flat surface, but should have a fine level of detail to make the sign look complete. The borders, symbols, and several layers of color in the images below add to the overall aesthetic and make the signs look unified. Panel signs can also be three-dimensional. For example, in the green Powell's sign, each element is a separate layer of material, which adds shadow and depth.

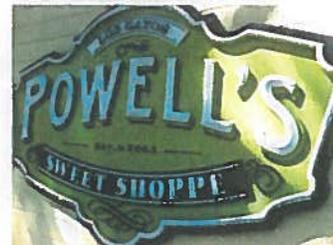
Hand – Painted



Printed



3-D



BRICK

Several dark stains appear on the brick along the upper portion of the façade. Clean these areas according to the guidelines below to prevent deterioration of the brick. The staining may also be an indication of biological growth, which means water drainage may not be adequate in this area. Perform a check of the top cap, flashing, roof slope, roof materials, gutters, and downspouts.

When cleaning brick it is important to use the gentlest means possible. Use plain water with a soft bristle brush first. If that is not sufficient, then test power washing with a mild detergent or chemical cleaning. Do not exceed 300 PSI (pounds per square inch) on power washing because higher pressure could damage the hard exterior of the brick. If the hard exterior surface is damaged, the softer interior of the brick is left exposed and vulnerable to deterioration. **For this reason, brick should NEVER be sandblasted.**

The following National Park Service Preservation Brief and General Service Administration Technical Procedures provide guidance on how to clean the brick:

- Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings – <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
- General Cleaning of Exterior Brick Masonry - <http://www.gsa.gov/portal/content/112842>

MORTAR

Based on the photographs, the mortar appears to be in good condition. However, further investigation should be conducted to determine its condition in person. Mortar is essential in keeping a brick wall together and for the overall structural stability of a building. The mortar allows for contraction and expansion of the masonry wall during different weather conditions. This is why the appropriate mortar type is very important.

If mortar joints are deteriorated or empty, the owner should be considered repointing the joints. Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Properly done, repointing restores the visual and physical integrity of the masonry. A heavily concentrated Portland

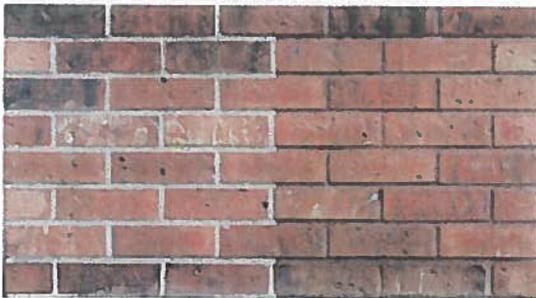
cement mortar is typically too hard for historic bricks and can cause the bricks to break apart, because it does not allow for movement during expansion and contraction. A mortar with more lime is generally the preferred route. The recommended component ratio is as follows:

- 9 Parts Sand
- 2 Parts Lime
- 1 Part White Portland Cement
- To match original mortar color, look for matching sand color. Ideally, old mortar should be analyzed and matched. This formula is a general guide.

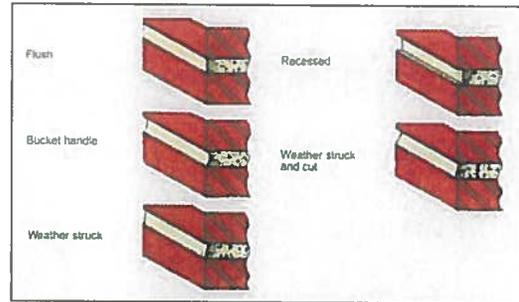
The General Services Administration and National Park Service provide further guidance:

- Preparing Lime Mortar for Repointing Masonry - <http://www.gsa.gov/portal/content/111682>
- Preservation Brief #2 – Repointing Mortar Joints - <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm#type>

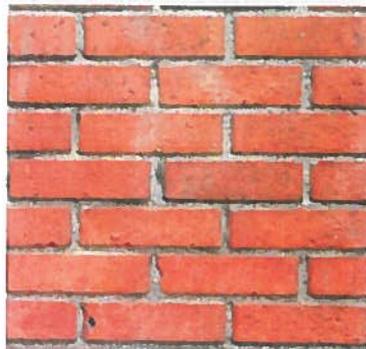
When repointing a brick wall, consider the color of the new mortar, because the mortar color can greatly change the appearance of the building. Mortar that is too bright in color can visually draw the eye away from the brick and make the joints the focal point. The tooling style is also important. Mortar is not typically flush with the surface of the brick. It is recessed and shaped in various ways based on the chosen aesthetic.



White Colored Mortar vs. Brick Colored Mortar



Tooling Styles



Recessed Joints vs. Flush Joints

WOOD WINDOWS

The upper-story wood windows are in good condition and exhibit only minimal paint deterioration in a few concentrated locations. Clean, repair and maintain the historic wood windows.

Repair rotted or missing pieces by splicing in new pieces only in that location rather than replacing the entire window. Consolidants can also be used on wood that is damaged or shows signs of rot to prolong the lifespan. A full explanation of how to properly maintain or repair historic wood windows is located on the National Park Service website: <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

The General Services Administration (GSA) also provides technical sheets on historic preservation that list straightforward steps to follow and list companies/suppliers.

- Restoring Wood Window Sash and Frames - <http://www.gsa.gov/portal/content/113490>
- Primers And Paints For Wood - <http://www.gsa.gov/portal/content/113070>
- Epoxy Repair For Deterioration And Decay In Wooden Members – <http://www.gsa.gov/portal/content/112030>
- Surface Preparation For Painting Wood – <http://www.gsa.gov/portal/content/113074>

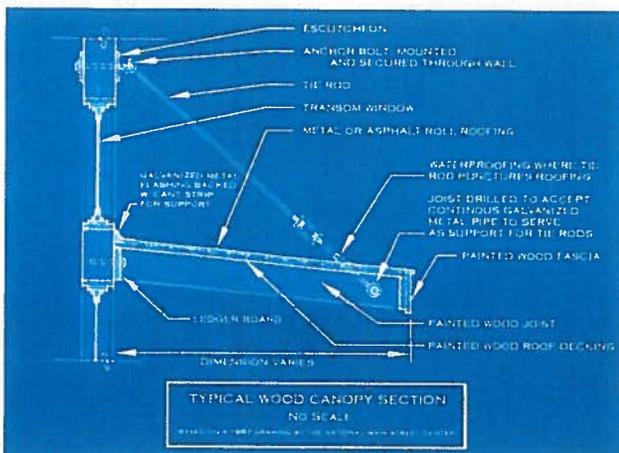
TIE ROD CANOPY

Historically, the building had a tie rod canopy in the same location in a similar scale. The tie rods and metal roofing material are appropriate. It appears the front fascia and underneath material have been changed; a modification of these elements is all that is suggested. The information below provides information on traditional canopies.

The canopy on the left is new construction, the one on the right is historic; both are constructed in in the traditional style. Notice how the fascia, or front face, of the canopy is relatively thin. Both examples have wood structure with a metal roof and metal tie rod. The canopy on the left has a solid surface on the bottom side of the canopy to allow for recessed lighting, while the canopy on the right has exposed structure.



Note how the tie rod punctures the roof in the diagram below on the left. In the image on the right, the tie rods are attached to the front edge of the canopy. Either attachment style can be used on a new canopy. Also notice how the tie rods are secured to the building. The tie rods attach to an anchor bolt that passes through the entire thickness of the masonry wall. The anchor bolts must be located at the mortar joint so that the hole it creates does not damage the brick unit.



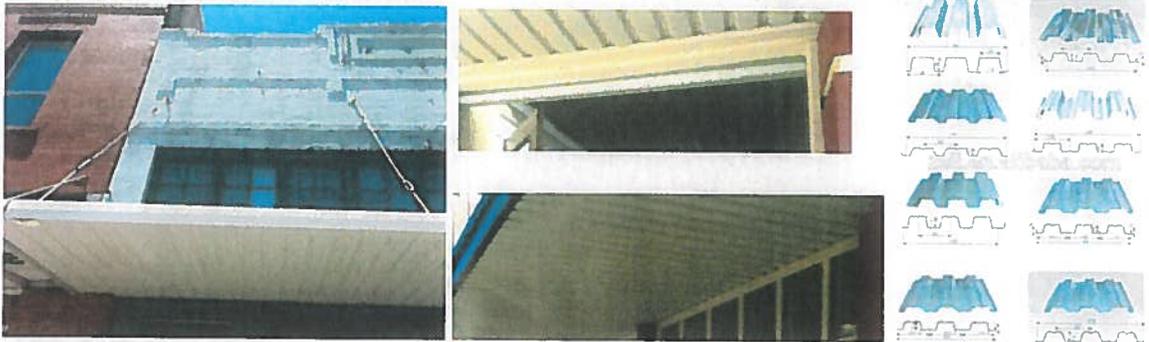
The underside of the canopy can be handled in several ways. The images to the right depict canopies with exposed structure.



The bottom of the canopy can be solid as well. Wood bead board is another option to cover the canopy structure. Recessed lights can then be placed to illuminate the sidewalk.



Staff recommends *avoiding* the use of corrugated metal with a “squared” profile on the new canopy. The appearance is not historically correct, gives the impression of inferior quality, and lacks visual appeal.



Historically;

1. Sheet metal canopies were rolled and had a curved appearance.
2. Flat metal sheets connected by a standing seam.
3. Decorative pressed metal tiles were less common on the exterior of a building, but often used inside.

These appearances for metal are more appropriate if metal is used under the canopy.



PRESSED METAL CORNICE

The pressed metal at the top of the building is an asset. Cleaning and repainting is necessary to prolong its lifespan. Retain the historic name and date to provide history of the building to the public.

Rebuild missing letters with the help of a local metal craftsperson or use paint as a temporary means to retain the exact location and size.

The General Services Administration (GSA) technical sheets on

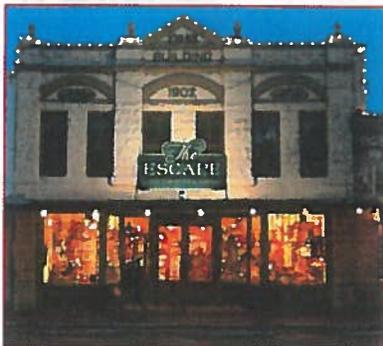
Primers and Paints for Zinc and Galvanized Iron and Steel: <http://www.gsa.gov/portal/content/113034>



EXTERIOR LIGHTING

Exterior lighting on a building and in a historic downtown provides comfortable and walkable conditions at night. Shield lighting sources from direct glare and conform to the International Dark Sky Association guidelines (see <http://darksky.org/lighting/lighting-basics/>). To minimize the harmful effects of light pollution, lighting should (1) only be on when needed, (2) only light the area that needs it, (3) be no brighter than necessary, (4) minimize blue light emissions and (5) be fully shielded (pointing downward).

Lighting should also be coordinated with the installation of signage to make the business visible at night. Panel or perpendicular signs can be illuminated from any angle using spotlights. Spotlights can be mounted on the top surface of the canopy or attached to the metal arm of the perpendicular sign. The spotlights depicted are small and have a simple profile, which decreases their visual impact on the façade. Three-dimensional letters can be back-lit, lit internally or illuminated with spotlights as well. Other methods can also be used to highlight signage. Halcyon Coffee Bar uses hidden trough lights to light the three-dimensional letters from the bottom in combination with spotlights on the façade.



STREETSCAPE

Simply adding café style seating and planters along the streetscape can greatly enhance the aesthetic of the building. These elements can transform a stark sidewalk into a pedestrian-friendly thoroughfare. Additional signage, like the sandwiches boards below also add to the sidewalk environment. Contact your local Main Street office for more information on the regulations for streetscape elements.

FUNDING

There are many options for funding preservation projects. As part of a designated Main Street community, the property owner has as a resource the local Main Street manager who can help you research and identify sources of additional funding. Localized financial tools can include façade grants or other direct assistance programs that come through sources such as local economic development organizations.

The THC and TMSP has compiled a document that identifies many of these avenues for funding and financing, it can be found on our website: <http://www.thc.state.tx.us/public/upload/Funding%20Methods%20for%20Main%20Street%20communities%206.3.15%20update.pdf> There are funding sources at the local, state and federal levels and they are outlined in the document. The list provides only brief summaries of potential funding sources, and information including eligibility requirements and application deadlines that are subject to change without notice. Please contact possible grantors directly for more information on their programs.

STATE AND FEDERAL TAX CREDITS

Income – producing properties listed on the National Register (individual or district) or designated as a Registered Texas Historic Landmark or State Antiquities Landmark may be eligible for one or both of the tax credits programs offered through the state. The work undertaken as part of the project must meet the Secretary of the Interior's Standards for Rehabilitation, found here: <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>. For more information on the tax credit programs and application process, please visit: <http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives> or contact Valerie Magolan at 512.463.3857 or valerie.magolan@thc.state.tx.us.

After the owner has had a chance to review the recommended concept, the Texas Main Street Design Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Sarah Blankenship (512) 463-9129 / sarah.blankenship@thc.texas.gov , or Marie Oehlerking-Read (512) 463-3345 / marie.oehlerking@thc.texas.gov .

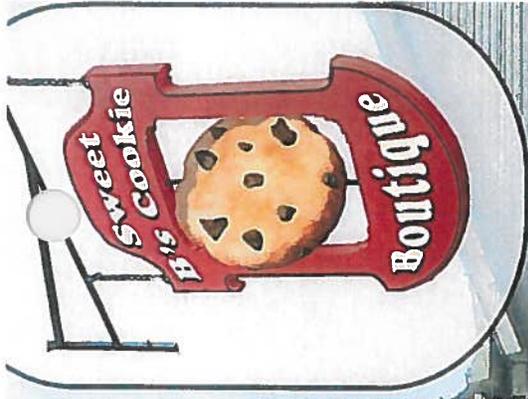






DRAWN BY: Sarah Blankenship
DATE: 9/27/2016
ARCHITECT:
Not for regulatory approval,
permitting, or construction

3





DRAWN BY: Sarah Blankenship
 DATE: 9/27/2016
 ARCHITECT:
 Not for regulatory approval,
 permitting, or construction

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Y OF GONZALES
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City of Gonzales
1920 Saint Joseph St
Gonzales, TX 78629-3507
830-672-3192

MMERCIAL REMODEL PERMIT

N : 403,3000 BUILDING PERMITS
13002593
SCHAUER, BRIE
521 ST JOSEPH ST
BLDC-REM 435.00CR
TENDERED: 435.00 CHECK
APPLIED: 435.00-
CHANGE: 0.00

DATE ISSUED: 10/18/2016

LOT #: _____
BLOCK: _____
ZONING: _____

CONTRACTOR: KENNETH CHARLES SCHAUER
ADDRESS: 12298 US HIGHWAY 90A W
CITY, STATE ZIP: GONZALES

PHONE: _____
REAR: _____
RIGHT SIDE: _____
LEFT SIDE: _____
FRONT: _____

SETBACKS: _____

WRK DESC: COMMERCIAL REMODEL
VALUATION: \$ 50,000.00
SQ FT 0.00
OCCP TYPE: _____

FEE CODE	DESCRIPTION	AMOUNT
COMM-01	COMM BLDG- JOB VALUATION FEE	\$ 260.00
COMM-02	COMM BLDG - BASE PERMIT FEE	\$ 25.00
COMM-03	COMM BLDG - INSPECTION FEE	\$ 150.00
TOTAL		\$ 435.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

[Handwritten Signature]

(APPROVED BY)

10/18/16
DATE

10/18/16
DATE

GONZALES MAIN STREET 2017 WORK PLAN

Vision Statement

The Gonzales Main Street program aims to create an experience rich environment, while preserving the beautiful historic features of our downtown. Our vision is for Gonzales to become a destination for those seeking a unique, friendly small town atmosphere and keeping our role in Texas History alive.

Mission Statement

Gonzales Main Street will be a driving force in ensuring that our iconic downtown contributes to our community's well-being. Gonzales Main Street will effectively carry out a program to preserve and enhance our downtown through promotions, tourism, encouraging local spending, and inspiring lifelong preservation and revitalization of our historic community.

Organization Committee 2017 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATE DCOST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Keep public informed of Main Street Activities	Monthly news article in newspaper	Barbara Friedrich	Free	Monthly		
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade	Organization/Promotion Committee	\$30,000.00	On-Going		
Host Regional Board Training	-Set up date & time with Texas Main Street -Obtain place for training -Invite other Main Street Cities -Refreshments	Lisa Kay Brown – Organization Committee	\$200.00	September 2017		
Promote downtown as shopping and dining destination	-Promote Shop Gonzales on web site and face book -Photo Ops	Board	Free	On-going		
National Preservation Month	-Proclamation -Newspaper article	Barbara Friedrich	Free	May 2017		
Volunteer Appreciation	-Plan what Main Street can do to thank volunteers for service	Lisa Kay Brown Organization Committee	\$400.00	August 2017		
Small Business Saturday	Check website for ideas and informational material Talk with local businesses Promote shopping Small Business Saturday	Organization/Promotion Committee		November 2017		
Landscaping	-Plan Project					

square in downtown		-Cost and how money will be raised for project -Who will maintain -Present to City Council for approval				
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Promotion Committee 2017 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 Promotion Committee	Free	On-going	d	
Special events to bring people downtown.	-Concert Series -Star Spangled Spectacular -Happy Fall Ya'll -Christmas Parade	Egon Barthels and Debbie Toliver Promotion Committee	\$30,000.00	On-Going		
National Preservation Month	-Proclamation -Newspaper article	Barbara Friedrich	Free	May 2017		
Small Business Saturday	Check website for ideas and informational material Talk with local businesses Promote shopping Small Business Saturday	Egon Barthels		November 3017		
Main Street Concert Banner across Hwy. 183	-Design of Banner -Cost -TxDot application to place banner across Hwy. 183	Egon Barthels		April 2017		

Design Committee 2017 Projects

PROGRAM GOAL	ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	TIMELINE	STATUS	MEASUREMENT OF SUCCESS
Add signage for downtown restrooms	-Design Signage - - - -Get price quote -Approach Tourism Committee for funding	Design Committee				
Benches downtown	-Talk with Code Enforcement -Visit downtown businesses and property owner -Design of bench -Fundraiser for benches	Del De Los Santos Connie Dolezal Carlos Camarillo				
Christmas Decorations	-Carry out design plan. -Focus on Texas Heroes Square -Request funding from Tourism/City Council -Coordinate with Utility and Parks Department to put up decorations	Connie Dolezal Del De Los Santos Lisa Kay Brown	\$	On-Going		
Focus on renovations of buildings.	-Review Business Improvement Grant Program -Approve Utility Relocation Grant Program. -Visit each building owner interested in assistance. -Continue relationship with GEDC for funding of these grants.	Barbara Friedrich Carlos Camarillo De De Los Santos	\$75,000.00	On-Going		

Economic Restructuring Committee 2017 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	Barbara Friedrich				
Merchant Training	-Visit each business on Main Street monthly -Explain incentives Main Street has to offer	Barbara Friedrich/Board	Free	On-going		
Better Relationship with Businesses	-Work with ED director to add restaurants and entertainment to downtown area.	Barbara Friedrich/Genora Young	Free	On-going		
Recruit downtown businesses	-Plan trip in Spring -Plan trip in summer -Encourage participation of all Board and Committees			April 2015	Not Accomplished	
Plan to visit successful downtowns to gather info that may benefit Gonzales	Keep list of properties available for rent or purchase and make available to public	Barbara Friedrich		On-going		
Maintain property/Business inventory						

2016 Parade Applications

1. Gonzales County Buffalo Soldier Association
2. South Tx Wheel Spinners & Crank Twisters – Shiner Texas
3. GVEC Home Services
4. GVEC
5. Texan Nursing and Rehab of Gonzales
6. TxGN Railway
7. Shiner Chamber of Commerce
8. Gonzales Memorial Home Health
9. Palmetto State Park
10. Southstar Bank SSB
11. Gonzales Fire Department
12. The Heights of Whoville
13. Gonzales High School Mighty Apache Band
14. City Council
15. *St. Patrick's Catholic Church*
16. *Sandra Gorden*

**Financial Statement
October 31, 2016
Gonzales Main Street, Inc.**

Date	Num	Description	Category	Amount
Balance as of 09/30/2016				11,467.94
10/04/2016	1963	Gonzales Building Supplies	Happy Fall Y'all	-41.67
10/06/2016	1964	Personal Impressions	Promotional	-42.00
10/10/2016	ATM	McCoy's	Christmas Deco	-4.31
10/20/2016	1965	Barbara Friedrich	Costume Contest	-45.00
Balance as of 10/31/2016				11,334.96

**Business Improvement Grant
October 31, 2016**

Date	Num	Description	Category	Amount
Balance as of 09/30/2016				53,854.99
10/13/2016	253	Pat Ford	Utility Grant	-2,500.00
10/13/2016	254	Pat Ford	Grant	-15,000.00
Balance as of 10/31/2016				36,354.99