

defined as within the current city limits.

3. The applicant must be a legal business entity, registered with the Texas Secretary of State's Office. If renting space, the business owner must have the property owner's authorization.
4. Work must adhere to the requirements of the City of Caddo Mills Codes and Ordinances.
5. Grant applications will not be accepted for work that has already been started more than one year prior to the grant submission or for work that is covered by insurance.
6. Funds are paid on a reimbursement basis once completed work has been verified and a Certificate of Occupancy has been issued, if required.

While the below list is not exhaustive, examples of projects that could be funded under this grant are:

- A) Facade Improvements - signs, visual treatments (paint, stucco, windows, etc.), awnings, landscaping, non-movable decorative items.
- B) Technical Assistance – web design, virtual storefronts, subscriptions to online payment services (one-time initial payment only), technology used to capture images of products, items used in the shipping of products.
- C) Manufacturing – tools, equipment and items used in the manufacturing, compounding, or development of products.
- D) Business Fixtures – tables and chairs used to expand the number of seats available at a restaurant, retail display items used to better market materials, display lighting, point of sale machines -

Projects not fundable under this grant include, but are not limited to:

- A) Requests from franchised businesses.
- B) Financing of inventory
- C) Refinancing existing debt
- D) Requests from home-based businesses
- E) Businesses who do not have a physical storefront open to the public within Caddo

Mills.

7. If an applicant is awarded a grant for any work performed pursuant to this program and the work is altered for any reason within one year from the date of construction, the applicant may be required to reimburse Caddo Mills EDC for the full amount of the grant.

Type of Work (Check all that apply)	Estimated Cost	Grant Requested
<input checked="" type="checkbox"/> Signage	?	
<input type="checkbox"/> Paint Exterior/Interior	\$20,000	
<input type="checkbox"/> Utility Upgrades	\$118,000	
<input type="checkbox"/> Façade Renovation		
<input type="checkbox"/> Property Beautification		
<input type="checkbox"/> Building Renovation	\$275,372	
<input type="checkbox"/> Pavement Improvements	\$14,250	
<input checked="" type="checkbox"/> Awnings	?	

Details of Planned Improvements relating to Grant Request:

Engineered floor plans are attached in this package. Ideally this complete building renovation is to bring a restaurant into the community. I am anticipating to begin the framing in May of 2024. Inside, will entertain a cozy and warm ambiance will complement the delectable flavors, live music will fill the air, adding another layer of enchantment to the dining experience. As the renovation progresses, anticipation builds for the grand opening of this future restaurant, poised to become a beloved centerpiece of the community.

APPLICATION CHECKLIST

- Completed Application
- Completed Agreement Form
- Photo of the building
- Written cost estimate for improvements
- Rendering of improvements to be made
- Detailed description of the proposed improvements to be made to the building/parking lot. This description must include information on the methods and materials to be used for the improvements.
- Verification that property taxes on the property are paid and current.

AND

- If the applicant is not the property owner, a letter is attached from the owner giving approval for the improvements to be made.

**Caddo Mills
Economic Development Corp**

RENOVATION GRANT APPLICATION

AGREEMENT FORM

I understand the procedures established by the City of Caddo Mills Economic Development Corporation in determining grant eligibility.

I have read and understand the grant procedures and guidelines.

I understand that, if I participate in this program, any deviation from this agreement will result in the withdrawal of funds and disqualification from the program.

I agree to comply with all City of Caddo Mills ordinances and obtain all applicable permits related to the project.

I agree to give a copy of all receipts showing expenditures for the project work completed of the project and funds.

I understand that the Grant is not funded by the City of Caddo Mills, but that funding requires City Council approval.

I agree to start the project at the earliest possible date and to complete it in a timely manner which should generally consist of 6 months (continuations subject to Board approval).

Amelia Bowen - Stanley
Applicant Signature

4-8-24
Date

CMEDC Signature

Date

Renovating an old building into a restaurant requires meticulous planning, adherence to safety regulations, and attention to detail. Safety should be the foremost priority throughout the renovation process to ensure the well-being of workers and future patrons. Here's a detailed description of the renovation process with safety as the primary concern:

1. Initial Assessment and Planning:

- Conduct a thorough inspection of the building to assess its structural integrity, electrical wiring, plumbing, and potential hazards.
- Hire a team of architects, engineers, and contractors experienced in renovating old structures to develop a comprehensive renovation plan.
- Identify and prioritize safety concerns such as asbestos, lead paint, unstable structures, or hazardous materials.

2. Obtain Necessary Permits and Approvals:

- Before any renovation work begins, obtain all required permits and approvals from local building authorities.
- Ensure compliance with building codes, zoning regulations, and health and safety standards.

3. Demolition and Hazard Mitigation:

- Start by removing any hazardous materials such as asbestos, lead paint, or mold in accordance with safety protocols and regulations.
- Demolish non-structural elements carefully to avoid compromising the building's integrity.
- Implement proper safety measures such as wearing protective gear, erecting barriers, and installing ventilation systems to minimize exposure to hazardous materials and dust.

4. Structural Renovation:

- Reinforce the building's structure as needed to meet modern safety standards and support the additional weight of restaurant equipment and furnishings.
- Repair or replace damaged or deteriorated structural components such as beams, columns, and foundations.
- Ensure that all structural modifications are approved by licensed engineers and inspectors.

5. Electrical and Plumbing Upgrades:

- Replace outdated electrical wiring, outlets, and fixtures with new, code-compliant systems capable of handling the restaurant's power needs.

- Upgrade plumbing systems to accommodate commercial kitchen requirements, including grease traps, plumbing fixtures, and drainage systems.
- Install adequate lighting and emergency exit signs throughout the building to enhance safety and comply with building codes.

6. Fire Safety Measures:

- Install fire suppression systems, such as sprinklers and fire alarms, to meet fire safety regulations and protect against potential fire hazards.
- Ensure proper ventilation in the kitchen area to remove heat, smoke, and grease and minimize the risk of fire.
- Implement fire-resistant materials and construction methods where necessary to enhance the building's fire resistance.

7. Accessibility and ADA Compliance:

- Make necessary modifications to ensure compliance with the Americans with Disabilities Act (ADA), including installing ramps, handrails, and accessible restroom facilities.
- Ensure that pathways, entrances, and exits are accessible to individuals with disabilities and meet ADA requirements for width and slope.

8. Interior Design and Finishing:

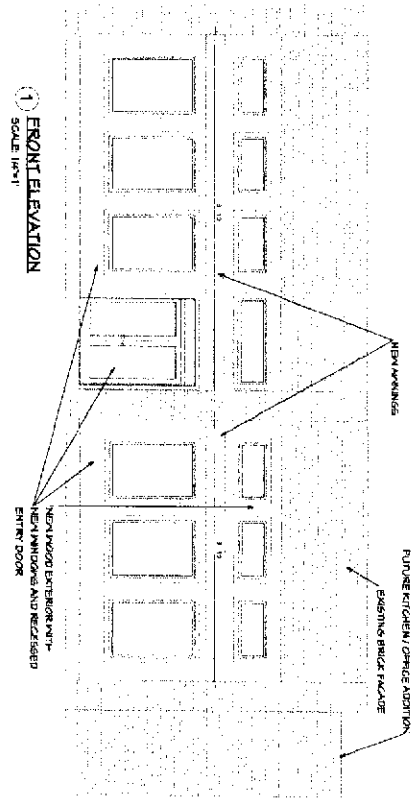
- Design the interior layout of the restaurant to maximize space utilization, flow, and safety.
- Choose durable, easy-to-clean materials for flooring, walls, and furnishings that meet health and safety standards.
- Install appropriate lighting, signage, and emergency exit routes to guide patrons safely through the restaurant.

9. Final Inspection and Certification:

- Once the renovation is complete, schedule a final inspection by local building authorities to ensure compliance with safety regulations and building codes.
- Obtain necessary certifications and permits to operate the restaurant legally, including health department permits and liquor licenses.

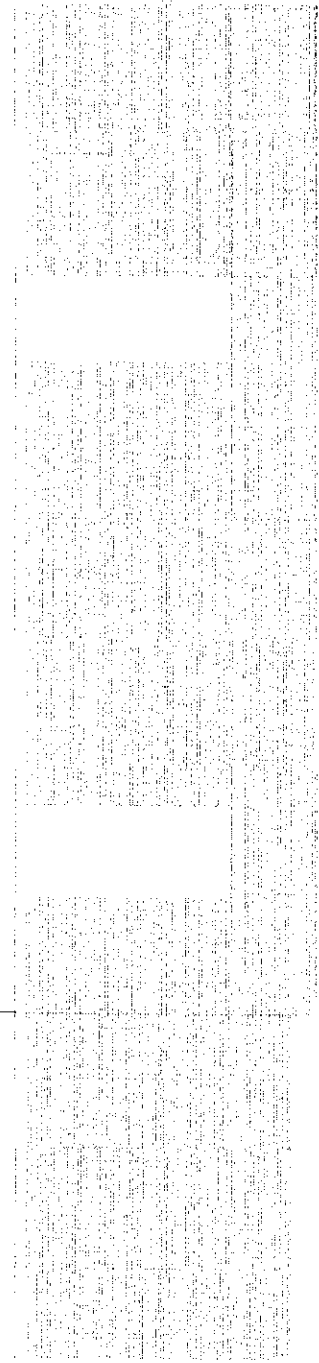
10. Ongoing Maintenance and Safety Protocols:

- Develop and implement regular maintenance schedules to keep the building, equipment, and systems in safe working condition.
- Train staff on safety protocols, emergency procedures, and proper use of equipment to prevent accidents and ensure a safe dining environment for patrons.



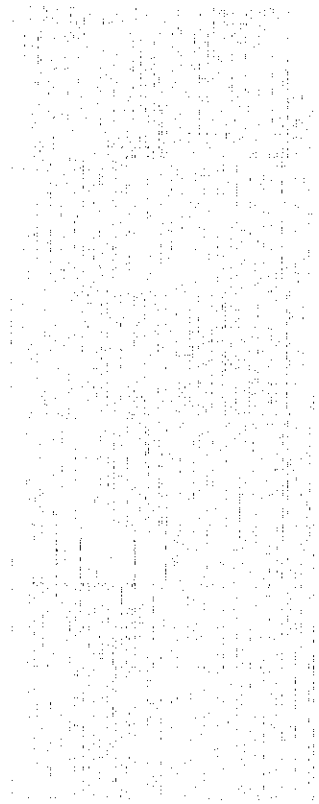
1 FRONT ELEVATION
SCALE 1/8"=1'

2 RIGHT ELEVATION
SCALE 1/8"=1'



EXISTING STRUCTURE — FUTURE ADDITION

3 REAR ELEVATION
SCALE 1/8"=1'



4 LEFT ELEVATION
SCALE 1/8"=1'

FUTURE ADDITION — EXISTING STRUCTURE

A-3

SHEET

SCALE:
AS SHOWN

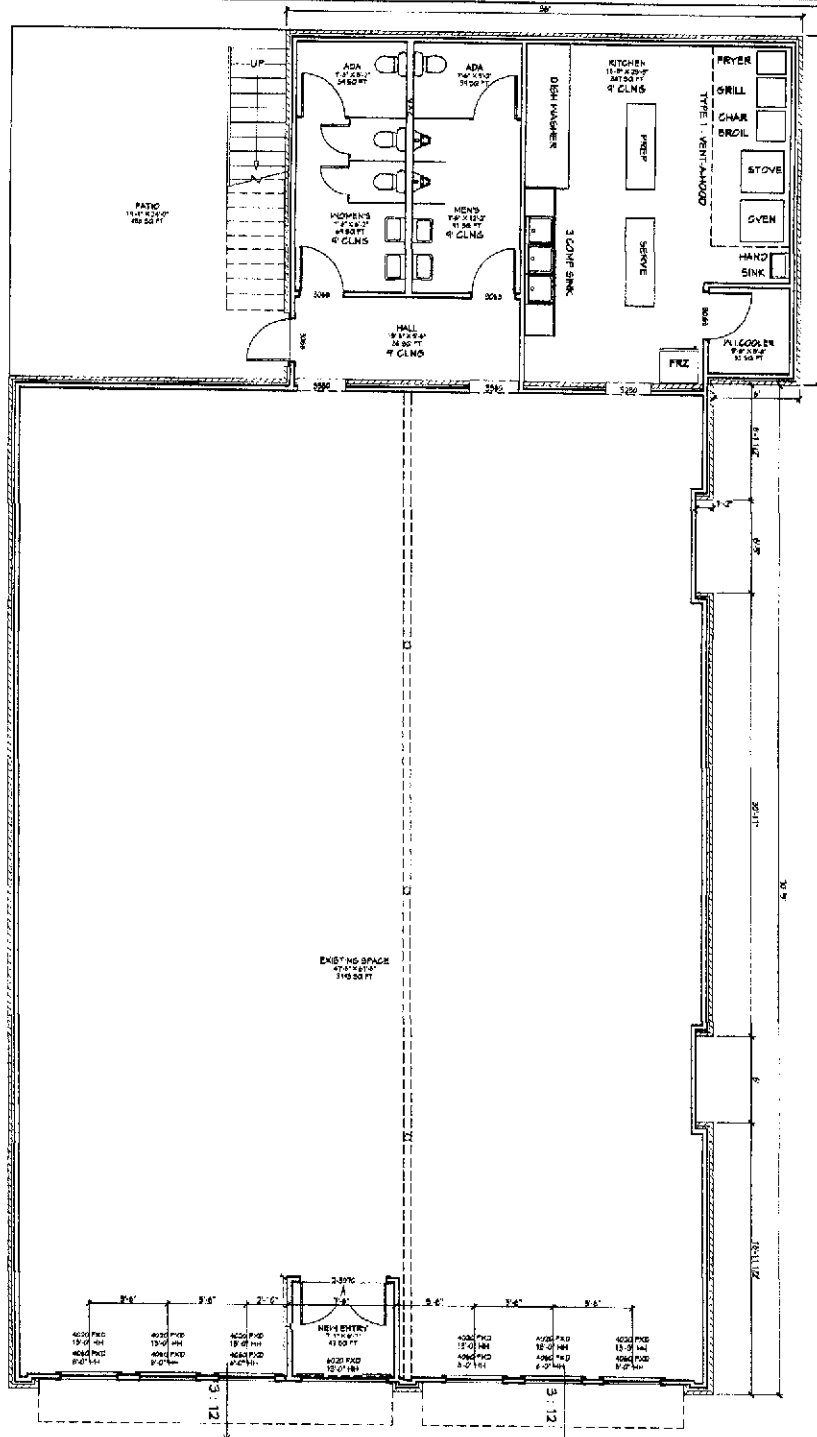
DATE:
12/20/23

SHANNON NEWBOM MARK NEWBOM
OWNER: DR.

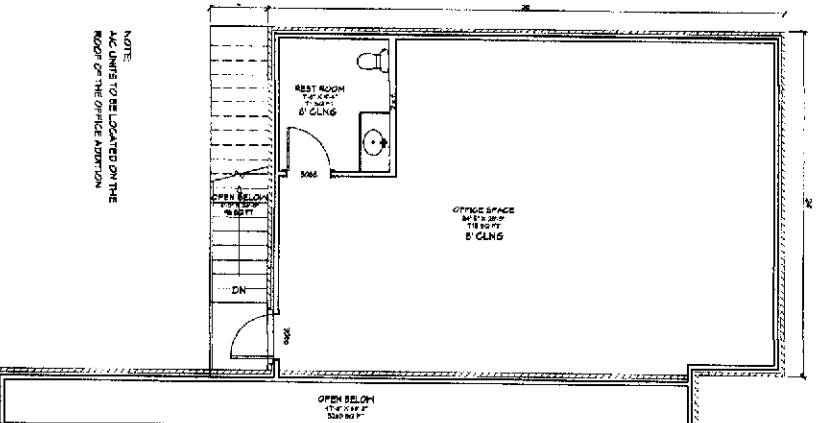
CADAZIGN
ROYSE CITY, TEXAS 75184
469-330-9863

TITLE:
ELEVATIONS

PLANS FOR: REMODEL PLANS
PAM STANLEY - OWNER
2411 MAIN STREET
CADDO MILLS, TEXAS 75135

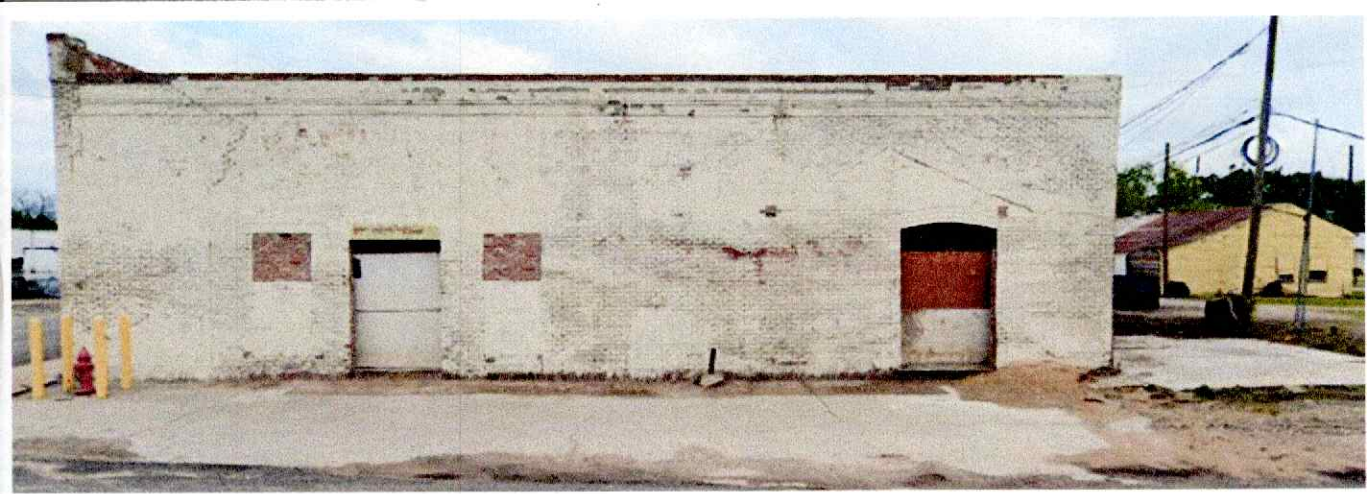


1 FLOOR PLAN LEVEL 1
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN LEVEL 2
SCALE: 1/8" = 1'-0"

A4	SHEET:	SCALE: AS SHOWN	DATE: 12/2/2023	DRAWN BY: SHANNON NENSON	CHECKED BY: MARK NENSON	TITLE: FLOOR PLAN	PLANS FOR: REMODEL PLANS PAM STANLEY - OWNER 2411 MAIN STREET CADDO MILLS, TEXAS 75135

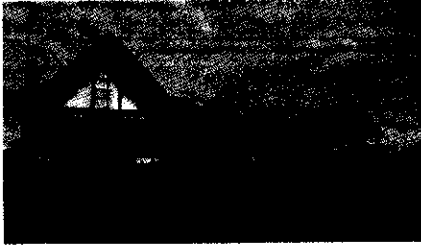


150

PDF

Print

Sign



A.H.G FRAMING

Andres Hernandez
1329 private rd 3786
Quinlan tx
75474
2144788639
andres75ah@gmail.com

ESTIMATE

EST0216

DATE

Mar 6, 2024

TOTAL

USD \$43,320.00

TO

Pam Bowen

2411 Main st
Caddo Mills tx
☎ +1 310-890-9994
pamjams@mac.com

DESCRIPTION

RATE

QTY

AMOUNT

Fràming labor bid Including roof trusses repair as indicated on the engineering plan, add double 2x6 blocking on each side of the curve, existing oriental battom chord bracing, replace as necessary, add 14 doble LVL support beams, After placement of LVL add shims for bearing as requested , Raise deflected trusses 1/4 maximum, replace any deflection or sheared lumber as reqd,	\$14,688.00	1	\$14,688.00
Front elevation front wall demolish existing framing, build new wall build openings for 13 windows and a door, build new entry,	\$2,750.00	1	\$2,750.00
Metal columns, Fabricate as the engineer requires and installation for10 metal columns, Material elaboration and labor installation	\$9,730.00	1	\$9,730.00
expand 3 existing columns with wood and create support for load beams on both sides	\$1,200.00	1	\$1,200.00
Existing metal beam, Anchor it on each side so that it is even with the existing brick wall, Approximately 140 linear feet	\$2,280.00	1	\$2,280.00
Columns footing measuring 36x18, with #4 rebar	\$0.00	1	\$0.00
Total on materials \$12672	\$12,672.00	1	\$12,672.00

TOTAL USD \$43,320.00

+

$$\begin{array}{r} 28,000 \\ \hline 71,320 \\ \hline \end{array}$$

Thanks for your business!