

TIRZ 3 Grant Application

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Applicant
Name Shaina Corzine

Project Name Red Stag

Address of
Project 204 W San Antonio St

Mailing
Address (if
different from
Proj. Address) 204 W San Antonio Street

Contact Phone +1 (830) 214-4797

Email Address Shaina@lbvhome.com

Applicant is Owner

Term of Lease

Expiration Date

Owner Name Shaina Corzine

Owner Mailing
Address 204 W San Antonio Street

Owner Contact
Phone 8302144797

Owner Email
Address Shaina@lbvhome.com

Project
Category Façade/Exterior Improvements & Preservation

Health and
Safety Updates
Subcategories

Funding
Request Greater than \$25,000

Total Project Cost: Over \$100,000

Amount of funding requested for improvements: As much as possible

Public Funding Solicited: CDBG – Community Development Block Grant

Other Funding Source Bank

Estimated Project Start Date 03/06/24

Estimated Project Completion Date 06/30/24

The completed project will:

Streetscape or Right of Way Improvements

Façade/Exterior Improvements & Preservation

Other:

Other category:

Project Summary Red Stag building and business have been owned by me since 2012 and the building needs repairs and refreshing including: New stucco and paint Outside lighting and wiring Tile Signage Doors Fire sprinklers

Narrative Benefit The building was built in 1894 and purchased in 2012 by me and housed Red Stag to date. The building exterior needs repair and refreshing to include 100% of the exterior. It is the cornerstone of downtown retail and real estate and sets a standard for other buildings and businesses.

Agreements I agree

Private Funding Type: Bank Loan

Private Loan Source:

**Private Loan
Amount:**

**Bank Loan
Source:** Sonora

**Bank Loan
Amount:** Open

Cash Amount:

Size of Project: Large-scale project

**TIRZ 3 Map
Boundary** Yes

F. Agreements

Agreements*

1. I certify that I am authorized to make this application on behalf of my company/the business that employs me/the owner of my building.
2. I agree to comply with guidelines and procedures of the TIRZ 3 Grant Program and acknowledge that I have reviewed and understand the current policy.
3. I understand that neglecting to provide all requested information required by this application will invalidate my application entirely.
4. I understand that if I am selected as a finalist for a TIRZ 3 Grant, I may be required to present my project, in-person, at an upcoming TIRZ 3 Board Meeting. Advanced notice will be provided with my invitation.
5. I understand that I must submit cost documentation – including evidence of estimated costs as part of the budget and including paid invoices and/or receipts from contractors after the work is completed to comply with the requirements of this program. I further understand that the City of New Braunfels or members of the TIRZ 3 Board may contact contractors and subcontractors to ensure they have been paid.
6. I acknowledge that this application for a TIRZ 3 Grant may be denied, partially approved, or fully approved, and is subject to fund availability.
7. I acknowledge that all documents as outlined in this application are minimum requirements, additional items may be requested, and that incomplete applications will be rejected.
8. I acknowledge that I must receive formal approval BEFORE starting a project. I acknowledge that all approved awards will be provided as a reimbursement after the project is completed and inspected by City Staff or members of the TIRZ 3 Board. If my project is started before this formal approval, my application is forfeited and ineligible for funding.

Applicant Name: Shaina Corzine
Project Name: Red Stag Exterior Renovation
Address of Project: 204 W. San Antonio
Contact Phone: 830-214-4797
Email Address: Shaina@lbvhome.com
Applicant is: Owner

Project Summary: Renovation of the overall exterior of the Red Stag building. Many years ago, the original brick façade was plastered over and painted. Over time, the plaster has cracked and been patched and repainted. The current plan is to patch over the entire façade of the building with a smooth stucco that will preserve the exterior of a historic building and renew and improve the visual appeal of the building. New signage will also be applied for the Red Stag business. These improvements will benefit downtown New Braunfels by bringing back to life one of the main corner buildings of downtown and make it more appealing to all the guests downtown.

Estimated Cost: \$57,750.00

Estimated Start Date: June 2024

Estimated Completion Date: July 2024

April 6, 2024

Cameron Corzine

Cowboys and Cadillac Rooftop Bar 204 West San Antonio Street

New Braunfels, Texas

(830) 481-3886 cameronecorzine@gmail.com

This proposal covers work that will be completed at the address listed above. We will be applying a skim texture coat in a sand finish to the WORK AREA: front side and left side that runs the length of three of the buildings.

1. Awnings and iron work will be removed by others. If in place at the time of service, they will be wrapped and protected.
2. Prepare the surfaces on both the front side and the right side which encompasses 3 buildings for the application of a texture sand skim coat, as needed.
3. Power wash and prepare buildings for repair and coating, as needed.
4. Application of a bonding agent and skim coat.
5. Install: scratch coat and finish coat in a sand texture.
6. Caulk and seal the cracks around the work areas, as needed.
7. Apply a protective coating in 100% elastomeric using a color to be approved by owner.
8. Elastomeric coating is a highly flexible coating which when applied correctly by our highly experienced installer helps to bridge hairline cracks, eliminate water intrusion, and control vapor transmission.
9. Elastomeric applied correctly is also highly resistant to weathering and sun fade.
10. Paint wood trim in a 100% acrylic paint in a like color to that being used on the building.

All work will be performed in a clean workman like manner to promote longevity and a neat appearance. Please allow approximately 21 working days to complete from start to finish, in fair weather as our experience determines.

Total cost of materials and labor for the stucco repairs and exterior coatings described above is \$57,750.00. 33% payment is due for the commencement and 33% with stucco repair complete, 34% final payment when stucco work and painting is complete.

All brands to be used or their application and process will be determined by Diamante Coatings and our experience, unless otherwise specified in this proposal, for estimate and warranty purpose. Water and electricity need to be available, and usage should be considered as part of the cost.

While removing stucco system customers understand that additional underlying damage could be uncovered or cause damage by said removal where underlying issues are unknown, due to original construction beyond our control.

Any underlying damage will be noted and will be added to the completion time of the project and estimate.

All damage caused by the removal of the stucco clad system will not be viewed by the customer as a charge back/or responsibility of Diamante Coatings.

Diamante Coatings can and in most cases repair any additional water Intrusion issues found, within basic wood framing and carpentry. Change order may include additional labor and materials.

Thank you,

Estela Gosset

Project Manager Diamante Coatings

Approved by: _____ Date: _____