

TIRZ 3 Grant Application

RECEIVED
3/6/24
@ 3:35pm

Row 7

External Form
Sent? ☐

External Form
Complete? ☐

Applicant
Name Shaina Corzine

Project Name La Belle Vie

Address of
Project 214A San Antonio St

Mailing
Address (if
different from
Proj. Address) Ssme

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 St

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: \$100,000 plus

Amount of funding requested for improvements: As much as possible

Public Funding Solicited: CDBG – Community Development Block Grant

Other Funding Source Bank loan

Estimated Project Start Date 03/06/24

Estimated Project Completion Date 05/01/24

The completed project will:

Streetscape or Right of Way Improvements

Façade/Exterior Improvements & Preservation

Other:

Other category:

Project Summary Remove and replace awning Replace all front glass Replace doors and lighting Tile- Paint Repair Front Repair drainage to sidewalk New signage Restore Transom windows Replace display window inserts- flooring, etc. Repair brick

Narrative Benefit The building is stuck in the 1980s and needs full repair and replacements of entire interiors and exterior. It was built in the 1940s and has loads of hidden character and potential to shine for downtown. It is also in such disrepair and has not been properly maintained and poses dangers in the disrepair condition. It needs more than just cosmetic improvements. I have purchased the building and will be moving La Belle Vie French retail into the space. This store was established in downtown NB in 2010 and deserves a beautiful historic looking building. Seguin Beauty School was the previous owner and was not contributing to the look and proper function of downtown. I need all of the assistance possible to make this property shine for years to come.

Agreements I agree

Private Funding Type: Bank Loan Private Loan

Private Loan Source: Bank

Private Loan Amount: Open funding

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: La Belle Vie
Address of Project: 214 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 what was once the Seguin Beauty School, but will soon become the new home of La Belle Vie Antiques. The renovation plan includes three primary areas of focus that will improve the exterior façade and appeal of the historic building.

1. The original transom windows above the awning have been covered over with wood panels for years due to the deterioration of the original windows. The plan is to remove the wood panels and install new transoms, since the originals are beyond repair. This will assist in restoring the building to a more original historic state and improve the exterior façade of the building.

Estimated Cost: \$6,400.00

Estimated Start Date: June 1, 2024

Estimated Completion Date: June 15, 2024

2. New exterior signage will be added to the exterior of the building to direct visitors to the new location of the store. This signage will consist of a non-lit set 3' 11" x 2" thick aluminum reverse channel letters painted black attached to a 16' 4" x 3' 4" flat aluminum backer panel painted Silver.

Estimated Cost: \$8,544.00

Estimated Start Date: July 1, 2024

Estimated Completion Date: July 15, 2024

3. The front of the store has display windows that showcase the beautiful contents of La Belle Vie. The existing windows currently leak and cause damage to the interior of the building. They are also made of regular pane glass and are a danger to guests on the sidewalk if someone happens to have an accident and fall into the window. The new windows will not only protect the interior of the building, but will be made of tempered glass, which will protect visitors in case of a potential accident.

Estimated Cost: \$20,784.00

Estimated Start Date: June 1, 2024

Estimated Completion Date: June 15, 2024

Bear Creek Glass, LLC
1229 Industrial Dr.
Ste A
New Braunfels, TX 78130
830-629-7611

Invoice

Invoice #: 00006017

Bill To:

Ship To:

Walk in

Cameron Corzine
cameroncorzine@gmail.com

YOUR NO.				COL	PPD	SHIP DATE	TERMS		DATE	PG.
W. San Antonio				X			C.O.D.		12/4/2023	1
QTY.	ITEM NO.	DESCRIPTION			PRICE		UNIT	DISC %	EXTENDED	TX.
1	Insulated Window	48' x 3 1/2' rod to rod in each window			\$6,400.00				\$6,400.00	X
There will be a 3% processing fee for all credit card payments							Sale Amt.:		\$6,400.00	
							Freight:		\$0.00	
							Sales Tax:		\$0.00	
							Total Amt.:		\$6,400.00	
							Paid Today:			
							Balance Due:		\$6,400.00	

From: Caleb Brister <cbrister4@gmail.com>

Date: December 8, 2023 at 6:03:33 AM CST

To: cameroncorzine@gmail.com

Subject: Re: La Belle Vie Sign Proposal

Good Evening Cameron,

Attached are some rendering drafts for the proposed signage above the "La Belle Vie"
Proposed sign for the "La Belle Vie" consists of a non-lit set 3' 11" x 2" thick aluminum
reverse channel letters painted black attached to a 16' 4" x 3' 4" flat aluminum backer
panel painted Silver.

I have also attached photos of 3D butterflies we built for another project, as a possible
addition to the "La Belle Vie" signage if interested.

Proposal without lighting--\$8,544.00

Feel free to contact me with any questions or concerns.

Thank you.

--

Caleb Brister

Cell: (210)487-1231

B3 Sign Co.

Bear Creek Glass, LLC
 1229 Industrial Dr.
 Ste A
 New Braunfels, TX 78130
 830-629-7611

Invoice

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YOUR NO.				COL	PPD	SHIP DATE	TERMS		DATE	PG.
W. San Antonio				X			C.O.D.		12/4/2023	1
QTY.	ITEM NO.	DESCRIPTION			PRICE		UNIT	DISC %	EXTENDED	TX.
1	Insulated Window	interior glass (6 -50x20 door) 4 casement			\$1,200.00				\$1,200.00	X
1	Commercial	New lower storefront - insulated glass			\$18,000.00				\$18,000.00	X
There will be a 3% processing fee for all credit card payments							Sale Amt.:		\$19,200.00	
							Freight:		\$0.00	
							Sales Tax:		\$1,584.00	
							Total Amt.:		\$20,784.00	
							Paid Today:			
							Balance Due:		\$20,784.00	

La Belle Vie

