



September 15, 2025

Notice is hereby given of a Regular Meeting of Nacogdoches Main Street Board to be held on the above date beginning at 4:00 p.m. for the purpose of considering the following agenda items.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. REGULAR AGENDA: Main Street Advisory Committee will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
 - A. Consider Approval of Minutes from the August 18th Board Meeting
 - B. Review and Consider Financial Statement
 - C. Discuss and Consider Main Street Beautification Grant Reimbursement 09.2022 Parr
 - D. Discuss and Consider Main Street Beautification Grant Reimbursement 3.2025 Sanders
 - E. Discuss and Consider Extension of Beautification Grant 2.2024 Willis
 - F. Receive Update on Holiday Decorations
 - G. Receive Committee Updates
3. ADJOURN.

Karen Hadnot
City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The City of Nacogdoches is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on SEPTEMBER 9, 2025 by 4:00 P.M. pursuant to Chapter 551 of the Texas Government Code.

Karen Hadnot, City Secretary

Main Street Advisory Board Minutes – August 18th, 2025

Members Present: Bret Arrant, Brandon Rowell, Antonia Sanchez, Erin Windham, Brandi Cartwright, Bailey McLain

Staff/Guest Present: Tori Proctor, Carlie Allen

Call to Order: Bret Arrant called the meeting to order at 4:14 PM

Regular Agenda

A. Consider Approval of Minutes from the July 21st Board Meeting

Brandon Rowell made a motion to approve the minutes from the July 21st Board Meeting. Antonia Sanchez seconded the motion. The motion passed unanimously with none opposed.

B. Review and Consider Financial Statement

Tori Proctor reported that there were no changes to the budget in July. The Sundry account balance currently stands at \$90,888.00. She noted that the two Beautification Grants recently awarded by the board will be reflected on the August financial statement.

Brandon Rowell raised the issue of the mural plaques previously funded by Main Street. The original provider that Copy Center Nac used went out of business, and a new provider was secured at a significantly lower cost. He suggested that staff explore the possibility of obtaining a refund for the price difference.

C. Discuss and Consider Main Street Beautification Grant Updates

Bret Arrant and Brandon Rowell presented proposed edits to the Beautification Grant guidelines developed by the Economic Vitality and Design Committees. Major changes included removing landscaping as an eligible project type, updating the approved map to align with the Main Street district boundaries, and seeking board guidance on whether signage should remain an eligible project.

CC Conn made a motion to approve the edits as presented, with the removal of signage as an eligible project. During discussion, Brandi Cartwright asked if historic signage would still be protected under this change. Tori Proctor confirmed that it would, noting that all properties within the Main Street district are also located within the historic district and therefore require a Certificate of Appropriateness (COA) for exterior changes.

Brandi Cartwright seconded the motion. The motion passed unanimously.

D. Discuss and Consider Holiday Decorations and Budget

Tori Proctor presented information regarding potential holiday lighting at Eugenia Sterne Park. She shared that quotes for 12-foot trees ranged from \$1,800 to nearly \$3,000 per tree. Initial estimates for wrapping the gazebo begin at approximately \$5,000; however, it is unclear whether this cost reflects a one-year expense or a multi-year contract.

The board expressed interest in keeping most of the gazebo lights up year-round to provide additional illumination downtown, with the roof outlined and snowflakes added along the perimeter during the

holiday season. After discussion, the board decided to forego purchasing additional holiday trees and instead focus on enhancing the gazebo for the 2025 season. The board also agreed to work with the Design Committee to map out long-term goals for Eugenia Sterne Park, including the placement of future decorations.

Tori will follow up with the bidders to clarify the scope and pricing of the quotes and will present updated information to the board at the September meeting.

E. Receive Update on Holiday Schedule

Tori Proctor presented the holiday events that Main Street is organizing for the 2025 season:

- November 7–8: Merry Christmas Market
- November 29: Wassail Fest
- December 1–31: Light Up Main Street Christmas Light Competition
- December 5: Main Street Christmas Movie Night
- December 19: Main Street Christmas
- December 19–20: Stocking Stuffer Stroll

Tori noted that staff will need assistance with distributing participant packets to businesses for several of these events, as well as volunteer support during the movie nights.

F. Receive Update on Downtown Directional Improvements

Tori Proctor updated the board that staff are applying for a Texas Downtown Anice Read Grant to support updates to downtown directional signage. The project would include repairing logo panels, adding parking directions, and updating business names on the signs as needed. Tori will reach out to the Organization and Design Committees for assistance with the grant application process.

G. Discuss Committee Updates

Promotions Committee

Tori Proctor reported that the Promotions Committee met to discuss events scheduled for the last quarter of 2025. She noted that the Brick Street Burger Battle begins September 12th, with a revised voting system designed to simplify the process for staff. Under the new format, customers will rate each burger on a scale of 1–5, and the restaurant with the highest total score will be named the champion.

Tori also presented a new idea for early 2026, suggesting a drink challenge in February in place of the Soup-er Bowl. The proposed challenge would feature two categories—alcoholic and non-alcoholic—with prizes including Wine Swirl tickets. The goal is to be more inclusive of downtown eateries and provide an opportunity for a wider variety of businesses to participate.

Adjourn: Bret Arrant adjourns the meeting at 5:05 p.m.

MAIN ST. (SUNDRY ACCT)**8/31/2025**

	<u>BALANCE @ 07/31/2025</u>	<u>BOARD APPROVED ADJUSTMENTS</u>	<u>FY24 EXPENSES</u>	<u>FY24 REVENUES</u>	<u>BALANCE @ 08/31/2025</u>
WINE SWIRL 86-02	\$ 60,672.12	\$ -	\$ -	\$ 8.01	\$ 60,680.13
MISC DOWNTOWN EVENTS 86-03	\$ 1,018.16	\$ -	\$ -	\$ 200.00	\$ 1,218.16
DOWNTOWN LIGHTING 86-07	\$ 6,202.97	\$ -	\$ -	\$ -	\$ 6,202.97
BEAUTIFICATION GRANT 86-09	\$ 10,819.75	\$ -	\$ (3,000.00)	\$ -	\$ 7,819.75
DOWNTOWN MURALS 86-11	\$ 12,175.00	\$ -		\$ -	\$ 12,175.00
TOTAL ACCOUNT BALANCE:	\$ 90,888.00	\$ -	\$ (3,000.00)	\$ 208.01	\$ 88,096.01

Nacogdoche
the oldest town in Texas

WINE SWIRL

<u>DATE</u>	<u>DESCRIPTION</u>	<u>REVENUES</u>	<u>EXPENSES</u>	<u>BALANCE</u>
10/1/2024	BALANCE FORWARD			38,176.67
10/31/2024	SPEAKING ENGAGEMENT	50.00		38,226.67
1/31/2025	SHALI-S INDIAN KITCHEN - VENDOR FEE	75.00		38,301.67
2/7/2025	GREEK BITES - VENDOR FEE	75.00		38,376.67
2/14/2025	PROCARE NACOGDOCHES - SPONSORSHIP	1,750.00		40,126.67
3/5/2025	Brett Shirley DDS Sponsorship	1,500.00		41,626.67
3/5/2025	HARDY & SUZANE DOTSON - VENDOR FEE	75.00		41,701.67
3/5/2025	PROCARE NACOGDOCHES - SPONSORSHIP	1,750.00		43,451.67
3/5/2025	REEDS FISH & MORE - VENDOR FEE	75.00		43,526.67
3/27/2025	WINE SWIRL TICKET SALES	455.00		43,981.67
3/31/2025	CBTX - WINE SWIRL SPONSORSHIP	750.00		44,731.67
3/21/2025	JP MORGAN - SUPPLIES FOR WINE SWIRL		3.68	44,727.99
3/21/2025	JP MORGAN - POSTERS & PAPER TICKETS FOR WINE SWIRL		166.15	44,561.84
4/4/2025	WINE SWIRL VENDOR FEE - WHITE FARMHOUSE BAKING CO	75.00		44,636.84
4/11/2025	WINE SWIRL VENDOR FEE - GLITZ & BOTAS	75.00		44,711.84
4/11/2025	WINE SWIRL VENDOR FEE - SHIRLS CROCHET CREATIONS	75.00		44,786.84
4/11/2025	WINE SWIRL TICKET SALES	6,230.00		51,016.84
4/17/2025	WINE SWIRL VENDOR FEE - PEGGY CARSON	75.00		51,091.84
4/25/2025	WINE SWIRL TICKET SALES - EVENT BRITE	43,876.80		94,968.64
4/11/2025	WINE SWIRL STIPEND 2025		10,800.00	84,168.64
4/11/2025	WINE SWIRL ENTERTAINMENT - J SOUL PRODUCTIONS		800.00	83,368.64
4/11/2025	WINE SWIRL ENTERTAINMENT - DAN MCMAHON		250.00	83,118.64
4/11/2025	WINE SWIRL CHANGE FUND VOUCHER		200.00	82,918.64
4/23/2025	APR PCARD - WINE SWIRL DÉCOR & SUPPLIES		245.45	82,673.19
4/23/2025	APR PCARD - WINE SWIRL SUPPLIES		24.69	82,648.50
4/23/2025	APR PCARD - WINE SWIRL SHIRTS		2,957.50	79,691.00
4/23/2025	APR PCARD - WINE SWIRL DÉCOR & SUPPLIES		778.54	78,912.46
4/23/2025	APR PCARD - WINE SWIRL ATTENDEE BAGS		2,777.76	76,134.70
4/23/2025	APR PCARD - WINE SWIRL DÉCOR & SUPPLIES		425.00	75,709.70
4/23/2025	APR PCARD - WINE SWIRL DÉCOR		29.99	75,679.71
4/23/2025	APR PCARD - WINE SWIRL CUPS		1,884.00	73,795.71
4/23/2025	APR PCARD - WINE SWIRL VIP BAGS		925.96	72,869.75
4/25/2025	WINE SWIRL - FOOD VENDORS 2025		4,950.00	67,919.75
4/16/2025	WINE SWIRL VENDOR FEE	75.00		67,994.75
4/16/2025	PETTY CASH RETURN	200.00		68,194.75
4/16/2025	WINE SWIRL DOOR TICKETS	404.00		68,598.75
4/16/2025	WINE SWIRL MERCH SALES	485.00		69,083.75
4/17/2025	WINE SWIRL TICKETS	1,760.00		70,843.75
5/9/2025	WINE SWIRL - HOTEL FOR WINERIES		3,030.66	67,813.09
5/21/2025	JP MORGAN - WINE SWIRL EXP - Refunds		6,610.97	61,202.12
6/23/2025	JP MORGAN - VIP RECEPTION WINE SWIRL		1,530.00	59,672.12
6/25/2025	Junior Forum Grant	1,000.00		60,672.12
8/22/2025	EVENTBRITE PAYOUT	8.01		60,680.13

MISC DOWNTOWN EVENTS

<u>DATE</u>	<u>DESCRIPTION</u>	<u>REVENUES</u>	<u>EXPENSES</u>	<u>BALANCE</u>
10/1/2024	BALANCE FORWARD			\$3,351.78
10/2/2024	BURGER BATTLE - Pine Cone Resturant	200.00		\$3,551.78
10/2/2024	BURGER BATTLE - House of Traditions	200.00		\$3,751.78
10/2/2024	BURGER BATTLE - Both Bloom Studio	200.00		\$3,951.78
10/31/2024	PCARD PURCHASE - EOY - PRINT MATERIALS FOR BURGER BATTLE		1,297.54	\$2,654.24
11/8/2024	BURGER BATTLE WINNERS		850.00	\$1,804.24
12/23/2024	JP MORGAN - MOVIE NIGHT SUPPLIES		44.23	\$1,760.01
12/23/2024	JP MORGAN - MOVIE LICENSE		500.00	\$1,260.01
12/23/2024	JP MORGAN - AWARDS FOR WASSAIL FEST		28.96	\$1,231.05
12/23/2024	JP MORGAN - SUPPLIES FOR WASSAIL FEST		46.53	\$1,184.52
12/23/2024	JP MORGAN - SUPPLIES FOR WASSAIL FEST		42.89	\$1,141.63
1/31/2025	PEMBERLEY'S - SOUPER BOWL FEE	100.00		\$1,241.63
1/22/2025	JP MORGAN - SUPPLIES FOR MS MOVIE NIGHT		96.16	\$1,145.47
2/14/2025	ROMA'S - SOUPER BOWL	100.00		\$1,245.47
2/14/2025	ROMA'S - BURGER BATTLE	200.00		\$1,445.47
2/26/2025	PINE CONE RESTURANT - SOUPER BOWL	100.00		\$1,545.47
3/26/2025	HILL COUNTRY RESTURANT - SOUPER BOWL	200.00		\$1,745.47
3/14/2025	SOUPER BOWL WINNER		300.00	\$1,445.47
3/14/2025	SOUPER BOWL WINNER		100.00	\$1,345.47
3/21/2025	AWARD FOR SOUPER BOWL		25.54	\$1,319.93
3/21/2025	SOUPER BOWL PRINT MATERIALS		301.77	\$1,018.16
8/22/2025	BURGER BATTLE PARTICIPATION FEE - Fredonia Hospitality	200.00		\$1,218.16

DOWNTOWN LIGHTING

<u>DATE</u>	<u>DESCRIPTION</u>	<u>REVENUES</u>	<u>EXPENSES</u>	<u>BALANCE</u>
10/1/2024	BALANCE FORWARD			27,000.00
10/31/2024	EOY - CHRISTMAS TREE		7,922.35	19,077.65
11/21/2024	JP MORGAN - MAIN ST CHRISTMAS BOWS		2,662.20	16,415.45
12/13/2024	REVENUE - MAIN ST MOVIE NIGHT	10.00		16,425.45
12/23/2024	JP MORGAN - LIGHTS FOR DOWNTOWN		115.56	16,309.89
1/22/2025	JP MORGAN - STORAGE FOR DT BOWS		137.82	16,172.07
1/22/2025	JP MORGAN - SIGN FOR NEW ANGEL		41.60	16,130.47

BEAUTIFICATION GRANT

<u>DATE</u>	<u>DESCRIPTION</u>	<u>REVENUES</u>	<u>EXPENSES</u>	<u>BALANCE</u>
10/1/2024	BALANCE FORWARD			10,819.75
8/1/2025	STEVE HARTZ		1,500.00	9,319.75
8/1/2025	JOHN SLOANE PROPERTIES		1,500.00	7,819.75

DOWTOWN MURALS

<u>DATE</u>	<u>DESCRIPTION</u>	<u>REVENUES</u>	<u>EXPENSES</u>	<u>BALANCE</u>
10/1/2024	BALANCE FORWARD			15,100.00
12/23/2024	JP MORGAN - MURAL PLAQUES		2,925.00	12,175.00



City Council Meeting

Date: September 15, 2025

Agenda Item: 2.C.

PRESENTER: Tori Proctor

ITEM/SUBJECT: Discuss and Consider Main Street Beautification Grant Reimbursement
09.2022 Parr

SUMMARY/BACKGROUND: The Main Street Board originally awarded Parr the beautification grant in August 2023 to clean the brick on his building, and paint the sign boards on the front facade to improve the overall appearance. A new sign was included in the original application but has not been completed. In October 2024, the board granted a one-year extension for the grant.

Staff recommend reimbursement of \$1,500.

FINANCIAL:

**COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE
FOLLOWING CITY COUNCIL PRIORITIES**

CITY CONTACT:

ATTACHMENTS:

1. Parr Photos page
2. Proof of Payment
3. 09.2022 Parr Application
4. Parr Invoice

9.2022 Parr Beautification Grant photos



Before



After



Current Date: August 15, 2025

Capture Date: February 27, 2025

Posted Date: February 27, 2025

Amount: 2,771.00

Record Type: Debit

RCP COMMERCIAL HOLDINGS, LLC
305 E MAIN ST
NACOGDOCHES TX 75961-5213

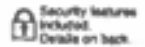
Rcp Commercial Holdings, Llc
Ramsey Parr
288 Boulder Ln
Nacogdoches, TX 75965-7006

487
88-271/1131

Date 2/26/25

PAY to the order of Shinas Services \$ 2771.00

Two thousand seven hundred seventy seven and 00/100 Dollars



Memo Rent / Merchandise Cont Front

BP

Main Street Beautification Grant Application

Main Street Advisory Board

Applicant:

Name RAMSEY PARR
Company RCP Commercial Holdings
Address 305 E Main
City, State, Zip NAC TX 75961
Daytime Phone 936-465-5224
Fax _____
E-mail Address RCPCommercialHoldings
@MAILFENCE.COM

Property Owner* (If Different From Applicant):

Name _____
Company _____
Address _____
City, State, Zip _____
Daytime Phone _____
Fax _____
E-mail Address _____

Status of Applicant (Check One):

☒ Owner

☐ Renter

Address of Property: 305 E Main Lot: _____ Block: _____

Date of Construction of main structure(s) on property: _____

*Owner signature required

Please Check The Appropriate Requested Activity:

☐ Restoration/Remodel

☒ Painting

☒ Cleaning

☐ Landscaping/Site work

☒ Signage

☐ Other _____

Project narrative

Please describe your proposed work simply and accurately including work to be done and materials to be used. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

Painting of the 3 large sign boards at the front of the
building. Cleaning of the brick and awning at the front of the
building. Placing a sign on the sign boards

Description of Work

Work Item # 1 Description _____

Bid amount _____

Work Item # 2 Description _____

Bid amount _____

Work Item # 3 Description _____

Bid amount _____

Project cost estimate for all work: \$ _____

Proposed start date: _____ Proposed completion date: _____

Please include color photograph(s) of property where proposed work is to take place.

☒ I give Nacogdoches Main Street permission to use before and after photographs of items and projects covered by this grant (required)

Signature of Applicant: _____ Date: 8/11/23

Signature of Property Owner*: _____ Date: 8/11/23

*Owner signature required

Application Deadline

Application material must be **completed and submitted 10 days before the Main Street Board meeting. The Main Street Advisory Board meets on the first Thursday of each month.** This form, along with any supporting documentation, must be filed with the Main Street Manager at the C.L. Simon Recreation Center located at 1112 North St., Nacogdoches, TX (Mailing Address: P.O. Box 635030, Nacogdoches, Texas 75963) or emailed to mainstreet@nactx.us

Please use the criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information.

Main Street Beautification Grant

The Main Street Beautification Grant was created with the intent to help small business owners and building owners beautify their part of the Downtown Historic District. Our desire is to help create a vibrant, historic, inviting and welcoming community that is attractive to locals and visitors alike. Funds can be used to cover projects related to exterior painting, awning repair, signage, cleaning of structure, landscaping and other site work on the front or back of the building.

The program is administered by the Main Street Advisory Board who reviews all applications and makes recommendations to the City Council for their final decision. Property owners and business owners may make applications for beautification projects, however the property owner must sign the application for it to be considered complete. Applications for the funds will be taken with final decisions to be made as expeditiously as possible. Application may be turned in to the City of Nacogdoches, C.L. Simon Recreation Center (1112 North Street), mailed to: City of Nacogdoches, Community Services Division, PO Box 635030, Nacogdoches, TX 75963-5030 or emailed to mainstreet@nactx.us.

Preservation funds shall be awarded to selected applicants to cover 100% of eligible project costs up to \$1,500.

Distribution of funds will be done on a reimbursement basis from receipts and statements provided by the applicant. Upon completion of the project, the project will again come before the Main Street Advisory Board for final review. Final approval for reimbursement for the project will be given after the Main Street Advisory Board reviews the completed work and funds will be dispersed shortly thereafter. Restoration work to be conducted under the grant must be completed within one year of the date final approval is given. Extensions of this time period for extenuating circumstances will be considered by the Main Street Advisory Board. **Note that preservation funds are taxable income.**

4651 FM 1275 Nacogdoches TX, 75961
Phone: (936)-244-5028
Email: ssturtz18@gmail.com

INVOICE #2502
DATE: 1/1/2025

TO:

Ramsey Parr
RCP Holdings
305 East Main Street
Nacogdoches TX, 75961
(936)465-5224

SHIP TO:

Ramsey Parr
RCP Holdings
305 East Main Street
Nacogdoches TX, 75961
(936)465-5224

REPRESENTATIVE	JOB NAME:	REQUISITIONER	DUE DATE:
Shaun Sturtz	Exterior Paint	Ramsey	1/31/25

QUANTITY	DESCRIPTION	TOTAL
Power washing	We will power wash and scrub the exterior wall to remove all old paint.	\$500
Primer	We will apply a top of the line primer to ensure quality/ durability.	\$640
Paint	We will then paint the wall with a medium dark gray.	\$655
Sealant	We will then seal the paint to have a lasting color through weathering	\$765
Misc.	Shortened drain pipe, and resealed hole in wall, caped pipe with drainage cap. Color matched to back paint.	\$0

SUBTOTAL	\$2,560.00
SALES TAX	8.25%
TOTAL TAX	\$211
TOTAL DUE	\$2771.00



City Council Meeting

Date: September 15, 2025

Agenda Item: 2.D.

PRESENTER: Tori Proctor

ITEM/SUBJECT: Discuss and Consider Main Street Beautification Grant Reimbursement
3.2025 Sanders

SUMMARY/BACKGROUND: The Beautification Grant for University Rentals proposed repairs and painting to improve the front facade. The Project included addressing deteriorated areas around the entry way to maintain the building's appearance and integrity. The board approved the grant in June 2025.
Staff recommend reimbursement of \$1,500

FINANCIAL:

**COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE
FOLLOWING CITY COUNCIL PRIORITIES**

CITY CONTACT:

ATTACHMENTS:

1. 03.2025 Sanders Application
2. Sanders Photos
3. Sanders Proof of Payment

Main Street Beautification Grant Application

Main Street Advisory Board

Applicant:

Name Ryle Sanders
Company University Rental
Address 510 E. Main
City, State, Zip Nacogdoches, TX 75961
Daytime Phone 936-561-0500
Fax _____
E-mail Address universityrental75961@gmail.com

Property Owner* (If Different From Applicant):

Name Jim Elder
Company _____
Address 707 Northwood Circle
City, State, Zip Nacogdoches, TX 75965
Daytime Phone 936-554-5080
Fax _____
E-mail Address _____

Status of Applicant (Check One):

☐ Owner

☒ Renter

Address of Property: 510 E. Main Nacogdoches, TX 75961 Lot: _____ Block: _____

Date of Construction of main structure(s) on property: _____

*Owner signature required

Please Check The Appropriate Requested Activity:

☐ Restoration/Remodel

☒ Painting

☐ Cleaning

☐ Landscaping/Site work

☐ Signage

☒ Other Replace Rotten wood

Project narrative

Please describe your proposed work simply and accurately including work to be done and materials to be used. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

Store front repairs around front door, replace trim, rotten wood only. Repaint wood & trim around door. Paint touchups where paint is discolored around windows

Description of Work

Work Item # 1	Description	<u>replace rotten wood and repaint</u>
	Bid amount	<u>\$ 1500.00</u>
Work Item # 2	Description	_____
	Bid amount	_____
Work Item # 3	Description	_____
	Bid amount	_____

Project cost estimate for all work: \$ 1500.00

Proposed start date: _____ Proposed completion date: _____

Please include color photograph(s) of property where proposed work is to take place.

☐ I give Nacogdoches Main Street permission to use before and after photographs of items and projects covered by this grant (required)

Signature of Applicant: _____

Date: _____

Signature of Property Owner*: _____

Date: _____

*Owner signature required

Application Deadline

Application material must be **completed and submitted 10 days before the Main Street Board meeting. The Main Street Advisory Board meets on the first Thursday of each month.** This form, along with any supporting documentation, must be filed with the Main Street Manager at the C.L. Simon Recreation Center located at 1112 North St., Nacogdoches, TX (Mailing Address: P.O. Box 635030, Nacogdoches, Texas 75963) or emailed to mainstreet@nactx.us

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The program is administered by the Main Street Advisory Board who reviews all applications and makes recommendations to the City Council for their final decision. Property owners and business owners may make applications for beautification projects, however the property owner must sign the application for it to be considered complete. Applications for the funds will be taken with final decisions to be made as expeditiously as possible. Application may be turned in to the City of Nacogdoches, C.L. Simon Recreation Center (1112 North Street), mailed to: City of Nacogdoches, Community Services Division, PO Box 635030, Nacogdoches, TX 75963-5030 or emailed to mainstreet@nactx.us.

Preservation funds shall be awarded to selected applicants to cover 100% of eligible project costs up to \$1,500. **Distribution of funds will be done on a reimbursement basis from receipts and statements provided by the applicant. Upon completion of the project, the project will again come before the Main Street Advisory Board for final review. Final approval for reimbursement for the project will be given after the Main Street Advisory Board reviews the completed work and funds will be dispersed shortly thereafter.** Restoration work to be conducted under the grant must be completed within one year of the date final approval is given. Extensions of this time period for extenuating circumstances will be considered by the Main Street Advisory Board. **Note that preservation funds are taxable income.**

- ☐ Site plan showing: 1) dimensions of lot, 2) location and dimensions of existing building, 3) location and dimension of addition, and 4) location all exterior, ground and roof mounted equipment.
- ☐ Color samples and placement on the structure.
- ☐ Historic plans, elevations or photographs if the request is to return a structure to an earlier historic appearance.

Painting

- ☐ Photographs indicating, with as much detail as possible, areas that will be painted.
- ☐ List of types of materials that will be painted.
- ☐ Colors, materials, and all significant detail clearly indicated.

Cleaning

- ☐ Drawing showing area to be cleaned.
- ☐ Description of cleaning method and chemicals to be used.
- ☐ Photographs of areas to be cleaned.

Signs

- ☐ Drawing of signs with information on type of material to be used and method of attachment.
- ☐ Site plan showing placement of sign.
- ☐ Dimensions of building face where sign is to be placed.

Landscaping/Site work

- ☐ Photograph of structure on current site.
- ☐ Site drawing including outbuildings if work is to be done on the site.
- ☐ Size, location and elevation of any new structures.
- ☐ Proof of property ownership if new areas are being developed.

To be completed by Main Street Staff

Application #: _____ Accepted by: _____ Main Street Meeting Date: _____

Applicants are required to obtain any and all necessary permits from the City's Building Inspection Department. Failure to comply with Building Code requirements may result in forfeiture of the grant. Applicants are required to have the project reviewed by the Historic Preservation Officer and the Historic Landmark Preservation Committee before work begins on the project. Any work denied by HLPC will not be eligible to receive Main Street grant funds. **Most applicants will want to submit a Main Street Beautification Grant application and a Certificate of Appropriateness application at the same time.**

Qualifying Criteria

1. The subject property must be under the protection of the National Register Downtown Historic Overlay District. (see attached map).
2. Funds are for exterior rehabilitation and restoration of structures only. Ineligible activities include interior rehabilitation, the purchase of structures or any work denied by HLPC.
3. Any work already started or completed is not eligible for grant funds.
4. Main Street Beautification grants are awarded on a first come, first served basis as long as funds are available. Once funds are fully committed, the grant will close.
5. All work described in the "Description of Work" section must be completed to receive funding. No funding will be given for partial completion.

Submittal Criteria Checklist

City of Nacogdoches Application for Main Street Beautification Grant

The documentation listed below must be submitted with the application for the Main Street Beautification Grant. All materials used must meet the Design Guidelines set by the City of Nacogdoches.

All Work

- ☐ Photograph of structure and existing conditions.
- ☐ Type and color of material being used.

Remodeling and Additions

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures.
- ☐ Exterior material description.

ESTIMATE

Schmidt Renovations
145 County Road 722
Nacogdoches, TX 75964

dschmidt.renovations@gmail.com
+1 (936) 585-9007



SCHMIDT RENOVATIONS

LLC

Bill to
Kyle Sanders
University Rental
510 E. Main Street
Nacogdoches, Texas 75961

Ship to
Kyle Sanders
University Rental
510 E. Main Street
Nacogdoches, Texas 75961

Estimate details

Estimate no.: 1067

Estimate date: 02/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		service and material	Store front repairs on exterior trim near door. Replace rotten wood only. Repaint wood and trim around door. Paint touchups where paint is discolored around windows.	1	\$1,500.00	\$1,500.00
Total						\$1,500.00

Accepted date

Accepted by

3.2025 Sanders Beautification Grant photos



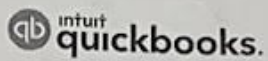
Before



3.2025 Sanders Beautification Grant photos

After





Payment receipt

You paid \$1,500.00

to Schmidt Renovations on 8/27/2025

Invoice no.	1091
Invoice amount	\$1,500.00
Total	\$1,500.00
Status	Paid
Payment method	Bank
Authorization ID	1A64B27T

Thank you



Schmidt Renovations

+19365859007

dschmidt.renovations@gmail.com

1393 County Road 811, Nacogdoches, TX 75964-2705

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



City Council Meeting

Date: September 15, 2025

Agenda Item: 2.E.

PRESENTER: Tori Proctor

ITEM/SUBJECT: Discuss and Consider Extension of Beautification Grant 2.2024 Willis

SUMMARY/BACKGROUND: The Beautification grant was awarded in September 2024 with the project including replacing damaged glass panels on the facade and installing new marquee letters to enhance the appeal of the building. The board is asked to consider granting a two-month extension for project completion. The applicant notes delays and requests time to finalize the restoration.

Staff recommend approval of the two-month extension.

FINANCIAL:

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

CITY CONTACT:

ATTACHMENTS:

1. 02.2024 Willis Application
2. 02.2024 Willis Extension Request

Hannah Willis - Business Owner
Both Bloom Studio
507 E Main. Nacogdoches, TX 75961
409-679-8089

September 11, 2024

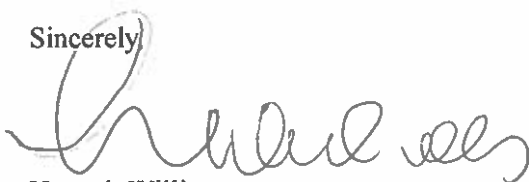
Dear Main Street Advisory Board,

The Main Theater is a historic landmark that serves as a focal point for our community. To preserve its timeless charm and enhance its visual appeal, we propose replacing the damaged glass panels and installing new marquee letters. The glass panels will be replaced with durable, high-quality materials, and the marquee letters will feature a vintage style that complements the building's architecture. These improvements will not only enhance the building's appearance but also provide a more welcoming atmosphere for visitors.

We have obtained quotes for both the glass panels and the marquee letters. The total cost for these improvements is \$1,250.66. The project is expected to be completed within 2-4 weeks.

By beautifying the Main Theater, we aim to create a more vibrant and attractive downtown area. This investment will not only benefit our business but also contribute to the overall revitalization of the community.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Hannah Willis', written in a cursive style.

Hannah Willis

Main Street Beautification Grant Application

Main Street Advisory Board

Applicant:

Name Hannah Willis
 Company Both Bloom Studio LLC
 Address 507 E. MAIN ST.
 City, State, Zip NACOGDOCHES, TX
 Daytime Phone 936 205 1789 (work)
 Fax 409 679 8089 (cell)
 E-mail Address hannah@bothbloomstudio.com

Property Owner* (If Different From Applicant):

Name JIM BLACKBURN &
 Company JOHNMY AUSTIN
 Address 507 E. MAIN
 City, State, Zip NACOGDOCHES TX 75961
 Daytime Phone 936 569 6555
 Fax _____
 E-mail Address jim@PRNAC.com

Status of Applicant (Check One):

☐ Owner

☒ Renter

Address of Property: 507 E MAIN ST. Lot: _____ Block: _____

Date of Construction of main structure(s) on property: _____

*Owner signature required

Please Check The Appropriate Requested Activity:

☒ Restoration/Remodel
☐ Landscaping/Site work

☐ Painting
☒ Signage

☐ Cleaning
☐ Other _____

Project narrative

Please describe your proposed work simply and accurately including work to be done and materials to be used. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.

WE WOULD LIKE TO RESTORE THE BUSTED GLASS
ON THE FACADE OF THE THEATER BUILDING, INSIDE
OF THE MARQUEE. USING THE SAME/SIMILAR GLASS
TO THE EXISTING PANELS. WE WOULD LIKE TO
ADD AN INSPIRING MESSAGE ON THE W. FACING SIDE

Description of Work

Work Item # 1	Description <u>MARQUEE LETTERS</u>
	Bid amount <u>\$411.00</u>
Work Item # 2	Description <u>GLASS MARQUEE</u>
	Bid amount <u>\$811.88</u>
Work Item # 3	Description _____
	Bid amount _____

Project cost estimate for all work: \$ _____

Proposed start date: _____ Proposed completion date: _____

Please include color photograph(s) of property where proposed work is to take place.

☐ I give Nacogdoches Main Street permission to use before and after photographs of items and projects covered by this grant (required)

Signature of Applicant: _____ Date: _____

Signature of Property Owner*:  Date: 09-11-2024
*Owner signature required AGENT/PROPERTY MGR.

Application Deadline

Application material must be completed and submitted 10 days before the Main Street Board meeting. The Main Street Advisory Board meets on the first Thursday of each month. This form, along with any supporting documentation, must be filed with the Main Street Manager at the C.L. Simon Recreation Center located at 1112 North St., Nacogdoches, TX (Mailing Address: P.O. Box 635030, Nacogdoches, Texas 75963) or emailed to mainstreet@nactx.us

Please use the criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information.

Main Street Beautification Grant

The Main Street Beautification Grant was created with the intent to help small business owners and building owners beautify their part of the Downtown Historic District. Our desire is to help create a vibrant, historic, inviting and welcoming community that is attractive to locals and visitors alike. Funds can be used to cover projects related to exterior painting, awning repair, signage, cleaning of structure, landscaping and other site work on the front or back of the building.

The program is administered by the Main Street Advisory Board who reviews all applications and makes recommendations to the City Council for their final decision. Property owners and business owners may make applications for beautification projects, however the property owner must sign the application for it to be considered complete. Applications for the funds will be taken with final decisions to be made as expeditiously as possible. Application may be turned in to the City of Nacogdoches, C.L. Simon Recreation Center (1112 North Street), mailed to: City of Nacogdoches, Community Services Division, PO Box 635030, Nacogdoches, TX 75963-5030 or emailed to mainstreet@nactx.us.

Preservation funds shall be awarded to selected applicants to cover 100% of eligible project costs up to \$1,500. Distribution of funds will be done on a reimbursement basis from receipts and statements provided by the applicant. Upon completion of the project, the project will again come before the Main Street Advisory Board for final review. Final approval for reimbursement for the project will be given after the Main Street Advisory Board reviews the completed work and funds will be dispersed shortly thereafter. Restoration work to be conducted under the grant must be completed within one year of the date final approval is given. Extensions of this time period for extenuating circumstances will be considered by the Main Street Advisory Board. Note that preservation funds are taxable income.

Spanton Readerboard LLC

14704 Hyson Crossing
Pflugerville, TX 78660

Invoice

Date	Invoice #
7/26/2024	26352

Bill To
BOTH BLOOM STUDIO

Ship To
HANNAH WILLIS 3701 LIVE OAK ST NACOGDOCHES, TX 75965

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
HANNAH	PRE-PAY check	DAN	7/26/2024	US Mail		

Quantity	Item Code	Description	Price Each	Amount
42	8" SLOTTED LET...	8" BLACK SLOTTED LETTERS, A-2 B-2 D-1 E-3 F-1 G-2 H-3 I-2 L-3 M-3 N-1 O-3 P-2 R-3 S-5 T-3 Y-1 &-2	19.00	798.00T
1	SHIPPING	SHIPPING SALES TAX	48.00	48.00T
		Note: all letters are made to order and are non-returnable. Once check is received allow 4 to 6 weeks for production time plus shipping time.	8.25%	69.80
	WEST "DREAM BIG & FAUNG STOP SMALL" SIDE		= \$411.80	

Phone #	E-mail	Total	\$915.80
509-930-1365	dspanton@live.com		



Renfro's Glass ®
714 North Street
NACOGDOCHES, TX 75961

DISPATCH/ESTIMATE

Date	Estimate #
9/4/2024	6330

Name / Address
Hannah willis 409-679-8089 507 E Main Nacogdoches Tx 75961

Location
marquee glass-letters

Project

Item	Description	Qty	Rate	Total
D/S GLASS	38 3/4 X 58 DOUBLE STRING GLASS	3	250.00	750.00T
			Subtotal	\$750.00
			Sales Tax (8.25%)	\$61.88
			Total	\$811.88

Re: Beautification Grant Deadline Coming Up

External



Inbox x



◆ Summarize this email



Hannah Willis

to me ▾

10:53 AM (40 minutes ago)



I just talked with him and he hasn't received his invoice yet, so I will absolutely fill out that extension and stay on top of getting the right paperwork and photos. Let me know if these details are what you're needing or if you would like me to provide any more details.

1. Project Status: The project for replacing the marquee panels has begun and seems to be finished. We are awaiting a final touch from the company who completed the repair and should have an invoice in hand from them soon.
2. Why Extension Needed: Our extension is related to a combination of landlord and contractor coordination. It's taken quite some time to keep the ball rolling on all ends and to find the right materials in the right measurements (from my understanding of the project). The repair was made on September 8th and we are feeling great about the (almost final) progress!!
3. How Long: To be safe, we would love an extension of about 2 months. I don't think that we need this long, so even 1 month if you think that better. We just need a small bit of time to get proper invoicing from the contractor and to make sure the project is buttoned up well.



City Council Meeting

Date: September 15, 2025

Agenda Item: 2.F.

PRESENTER: Tori Proctor

ITEM/SUBJECT: Receive Update on Holiday Decorations

SUMMARY/BACKGROUND: Quotes are pending for a three-year contract to provide year-round gazebo lighting at Eugenia Sterne Park, with installation on the exterior of the roof limited to the holiday season. In addition, staff will be purchasing 10–15 more bows to complete the Main Street Lamp post Decorations from Lanana Street to the Train Depot.

FINANCIAL:

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

CITY CONTACT:

ATTACHMENTS: