



**BRADY ECONOMIC DEVELOPMENT CORPORATION TYPE B
NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS
May 21, 2025 AT 12:00 PM**

Notice is hereby given of a meeting of the Type B Brady Economic Development Corporation, City of Brady, McCulloch County, State of Texas, to be held at 12:00 PM on May 21, 2025, at the City of Brady Chamber of Commerce Building, located at 106 W Main Street, Brady, Texas, for the purpose of considering the following items.

The Brady Economic Development Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code

Board of Directors

Chuck Jividen
President

Lauri Smith
Vice President

Michael Cook
Treasurer

Erin Betts
Board Member

Terry Phillips
Board Member

Jane Huffman
Board Member

Chris Martin
Board Member

Staff

Daniel Mendoza
Director of the Economic
Development
Corporation/Chamber of
Commerce

James Stewart
City Manager

1. CALL TO ORDER & CERTIFICATION OF A QUORUM

2. PUBLIC COMMENTS AND HEARING

3. INDIVIDUAL CONCERNS

- A. Approve Financials
- B. Approval of minutes for April 2nd & 18th meeting.
- C. Discussion, consideration, and possible action for Dart Furniture sign grant request in the amount of \$1,948.50.
- D. Discussion, consideration, and possible action to pay towards the golf course cart shed projects for a credit towards the EDC loan of the Civic Center in the amount of \$25,000.
- E. Discussion, consideration, and possible action for the 2025-2026 EDC proposed budget.

4. Executive Session, if needed.

The BEDC reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development). Additionally, the following items are anticipated for Executive Session:

- A. Discussion, consideration and possible action of Project 2025_001**
- B. Discussion, consideration and possible action/evaluation of executive director.**

5. Open Session Action on Any Executive Session Item listed above, if needed.

6. ADJOURNMENT

I certify that this is a true and correct copy of the Brady Economic Development Corporation Meeting Agenda and that this notice as posted on the designated bulletin board at City of Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on May 16, 2025 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Daniel Mendoza

Daniel Mendoza, Director of Economic Development Corporation

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.

Statement of Financial Position

Brady Type B Economic Development Corporation

As of May 16, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Checking- 660365	661,675.13
USDA Revolving Loan Fund	51,135.27
Total for Bank Accounts	\$712,810.40
Accounts Receivable	
Accounts Receivable (A/R)	
Total for Accounts Receivable	0
Other Current Assets	
Undeposited Funds	
Total for Other Current Assets	0
Total for Current Assets	\$712,810.40
Fixed Assets	
208 W. Grove	0
Depreciation	
Original cost	
Total for 208 W. Grove	0
208 W. Grove Land	
Total for Fixed Assets	0
Other Assets	
Qualified Project- Brady Monument Works	120,807.69
Qualified Project - Helios Press	186,989.52
Qualified Project- Hofstetter Petroleum	76,186.52
Qualified Project- Odyssey Manufacturing, Phase 1	210,820.91
Qualified Project-Sandy's Second Loan	36,727.11
Qualified Project- Sandy's Vehicle Loan	919.96
Qualified Project- Serenity Quilts	58,056.74
Qualified Project- Snap Fitness	22,359.43
Qualified Project- T Byrd's	
Windrow Building - Thomas Developments	
Total for Other Assets	\$712,867.88
Total for Assets	\$1,425,678.28

Statement of Financial Position

Brady Type B Economic Development Corporation

As of May 16, 2025

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Capital One Credit Card	
Total for Credit Cards	0
Other Current Liabilities	
Total for Current Liabilities	0
Long-term Liabilities	
Civic Center Obligation	611,832.30
Total for Long-term Liabilities	\$611,832.30
Total for Liabilities	\$611,832.30
Equity	
Retained Earnings	759,330.48
Net Income	54,511.50
Fund Balance	4.00
Opening Balance Equity	
Total for Equity	\$813,845.98
Total for Liabilities and Equity	\$1,425,678.28



**BRADY ECONOMIC DEVELOPMENT CORPORATION TYPE B
NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS**

April 2, 2025 AT 12:00 PM

Notice is hereby given of a meeting of the Type B Brady Economic Development Corporation, City of Brady, McCulloch County, State of Texas, to be held at 12:00 PM on April 2, 2025, at the City of Brady Municipal Court Building, located at 207 S, Elm Street, Brady, Texas, for the purpose of considering the following items.

The Brady Economic Development Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code

Board of Directors

Chuck Jividen
President

Lauri Smith
Vice President

Michael Cook
Treasurer

Erin Betts
Board Member

Terry Phillips
Board Member

Jane Huffman
Board Member

Chris Martin
Board Member

Staff

Daniel Mendoza
Director of the Economic
Development
Corporation/Chamber of
Commerce

James Stewart
City Manager

1. CALL TO ORDER & CERTIFICATION OF A QUORUM

Call the meeting order @ 12:00pm

2. PUBLIC COMMENTS AND HEARING

3. INDIVIDUAL CONCERNS

A. Approve Financials

- Mendoza explained that he took off the closed account of Mexico City, TByrds, and Thomas's Auto Body off the financial report. Mendoza talked about Helios Press has started production. Mendoza talked about having issues with Brady Monument and Hofstetter still being delinquent in payments. The board suggested sending out letters of demand to the two delinquent accounts. Medoza explained the Odyssey did not give reports to move forward with their second loan, but they are up to date on payments. Mendoza explained that Sandy's wants to pay off the loan. Serenti quilts is delinquent on their loan, but owner came by to say she will be paying it off soon. Betts and Huffman asked about the deletion on QuickBooks for Mexico City for the loan forgiveness. Huffman and Mendoza will stay after to get the report fixed. Cook made a motion to approve the financials and was seconded by Phillips motion passes.

B. Approval of minutes for February 12, 2025 – motion was made and seconded

- Mendoza will add minutes to the next meeting.

C. Possible discussion and consideration Mexico City Café Building Improvement Grant in the amount of \$10,386.59.

- Mendoza explained the grant for HVAC for the restaurant. Huffman asked if Mexico City has received any grants before. Mendoza explained that he has not received any grants only loans. Betts suggested that we do the approval for half the amount. Cook made a motion to approve the building improvement up to half the amount. Huffman seconded, motion passes.

D. Possible discussion and consideration of the Big Easy Train Station Building Improvement Grant in the amount of in the amount of \$89,944.

- Mendoza explained that the Big Easy is wanting pickleball courts in their area. Mendoza explained that the board might be hesitant due to pickleball courts being on private property and putting \$90,000 into pickleball courts on private property may not be the best decision. Martin explained that his concern is putting that on historical property. Mendoza explained that his vision would be to take on city projects like pickleball courts in the city to take a reduction to the civic center obligation. He explained then the city benefits by having new projects done, and it allows the EDC to be taken off their debt. He explained that he does not want to take on all city projects and it would be really up to the board.

E. Possible discussion and consideration of board members' terms.

- Mendoza explained that everyone is past due on-board terms except for Phillips. He explained that if everyone wants to stay then he will take everyone's names to the city council for approval again. Motion was made by Martin to deny the building improvement grant for the Big Easy seconded by Betts, motion passes.
- F. Possible discussion and consideration of Dani Behrens, business project.
 - Danielle Behrens came to the meeting to express her interest in her new job. The board suggested different things to get her business started. Danielle talked about how she is still figuring out the logistics of her business plan before coming back to the board.

4. Executive Session, if needed.

The BEDC reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development). Additionally, the following items are anticipated for Executive Session:

A.

B.

5. Open Session Action on Any Executive Session Item listed above, if needed.

6. ADJOURNMENT

Meeting adjourned at 1:34pm

I certify that this is a true and correct copy of the Brady Economic Development Corporation Meeting Agenda and that this notice as posted on the designated bulletin board at City of Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on March 28, 2025 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Daniel Mendoza

Daniel Mendoza, Director of Economic Development Corporation

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.



BRADY ECONOMIC DEVELOPMENT CORPORATION TYPE B
NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS
Special Meeting April 18, 2025 AT 12:00 PM

Notice is hereby given of a meeting of the Type B Brady Economic Development Corporation, City of Brady, McCulloch County, State of Texas, to be held at 12:00 PM on April 2, 2025, at the Brady Chamber of Commerce building, located at 106 W Main Street, Brady, Texas, for the purpose of considering the following items.

The Brady Economic Development Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code

Board of Directors

Chuck Jividen
President

Lauri Smith
Vice President

Michael Cook
Treasurer

Erin Betts
Board Member

Terry Phillips
Board Member

Jane Huffman
Board Member

Chris Martin
Board Member

Staff

Daniel Mendoza
Director of the Economic
Development
Corporation/Chamber of
Commerce

James Stewart
City Manager

1. CALL TO ORDER & CERTIFICATION OF A QUORUM

Calls the meeting to order at 12:01. All board members in attendance other than Phillips.

2. PUBLIC COMMENTS AND HEARING

3. INDIVIDUAL CONCERNS

- A. Discussion, consideration, and possible action of paying towards the golf course cart path project for credit towards the EDC loan of the Civic Center in the amount of \$36,406.
- Mendoza explained that the City of Brady received a donation to cement all cart paths at the golf course. The donor is only wanting to pay the money if the cart paths are done by the memorial tournament. Mendoza explained that the city manager asked if the EDC could fund the amount of \$36,406 to help finish the project because the city is short and they are trying to meet a deadline. Mendoza explained that he is wanting to put the additional \$36,406 towards the payoff of the Civic Center loan to the city. Betts asked if it will be an additional payment, or be a part of the year payment. Huffman explained that she would rather see the money go towards projects like this. Mendoza explained that the EDC and City can get a lot more done if we are able to take on projects like this. Martin asked if the payment will be going directly to the city or to the BGA, Mendoza explained that the payment will go directly to the city and an additional payment to the civic center with the understanding that the city will then put it towards the golf cart paths project. Mendoza explained that the City Council has already voted to allow this transaction in the last meeting. A motion was made to make an additional payment of \$36,406 to the Civic Center loan from the EDC with the understanding that the money goes directly to the cart paths and a credit is given for the Civic Center loan, which was made by Martin, seconded by Huffman, motion passes

4. Executive Session, if needed.

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- A.
- B.

5. Open Session Action on Any Executive Session Item listed above, if needed.

6. ADJOURNMENT

Meeting adjourned at 12:13pm

I certify that this is a true and correct copy of the Brady Economic Development Corporation Meeting Agenda and that this notice as posted on the designated bulletin board at City of Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on April 18, 2025 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Daniel Mendoza

Daniel Mendoza, Director of Economic Development Corporation

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.

Brady Economic Development Corporation Sign Grant Application

Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,
Brady, Texas 76825, or via email to daniel@bradytx.com

Business Name: Dart Furniture Inc Year Founded: 1984
Business Address: 117 N. Church st.
Business Mailing Address (if different): _____
Business Contact Name: Tanya Evids Title: _____
Contact Phone: 325-456-8281 Contact Email: dartfurnitureinc@gmail.com

What type of business is it? furniture store
What services or goods are offered? furniture, appliances, electronics
Is the business owner also the owner of the building for which the sign grant is requested? ____
Does the business remit sales taxes to the Texas State Comptroller? yes
Does the majority share of the business revenue come from local residents or visitors? yes
Is the sign for a new location for the business? ____ Is the sign to replace an existing sign? ✓
Has a permit for the sign been issued by the City of Brady? ____
What is the total cost of the sign? 1,948.50
What is the amount of grant funding requested from the BEDC? _____

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Tanya Evids
Applicant's Signature

4/14/25
Date

Required Attachments:

1. Please attach a photo of the face of the building showing where the sign will be attached, or where the sign will be located.
2. Please attach a drawing or image showing the design of the sign and its materials.
3. Please attach a professional cost estimate or quote for the price of the sign, including materials and installation.

OR Please include receipts for materials or other evidence of cost.

TByrd's Sign Shop LLC
PO Box 741
Brady, TX 76825-0741 USA
+13257928208
design@tbyrds.shop



Estimate

ADDRESS

Dart Furniture
Dart Furniture

ESTIMATE # 1375
DATE 04/14/2025

ACTIVITY	QTY	RATE	AMOUNT
Signage:Aluminum:Aluminum .040 4x9 Aluminum Signs (need 2 to make 4x18)	2	650.00	1,300.00T
Installation Fee Installation of Sign	1	500.00	500.00T

Hello!
Here is the estimate for the items we've
discussed. Please let us know if you would like
to change anything or proceed with the order.
Until you receive an invoice this is not an open
order.
This estimate is only valid for 15 days.
Thanks!

SUBTOTAL	1,800.00
TAX	148.50
TOTAL	\$1,948.50

Accepted By

Accepted Date

Type B Economic Development Corporation Projected Budget 2023-2025					
	2021/2022 Amended	2022/2023 Projected	2023/2024 Projected	2024/2025 Projected	2025/2026 Projected
BEGINNING FUND BALANCE	620,652.42	484,002.42	497,945.42	311,887.42	482,452.74
REVENUES					
Corporation Sales Tax	230,000.00	260,000.00	260,000.00	265,000.00	265,000.00
Interest Income (includes project interest)	5,000.00	9,505.00	10,810.00	12,427.13	13,291.59
Contract Income- T Byrds	3,500.00	0.00	0.00	0.00	0.00
Contract Income- Mexico City Café	7,450.00	0.00	0.00	0.00	0.00
Contract Income- Hofstetter Petroleum	14,750.00	14,188.00	14,330.00	14,117.44	14,117.44
Contract Income- Snap Fitness	4,100.00	7,900.00	3,600.00	7,946.06	8,045.98
Contract Income- Serenity Quilts	11,000.00	14,050.00	14,200.00	14,216.68	14,432.81
Contract Income- Brady Monument Works	6,400.00	7,350.00	7,500.00	7,291.05	7,303.20
Contract Income- Sandy's Kitchen	3,250.00	12,150.00	8,430.00	3,697.87	0.00
Contract Income- Sandy's Second Loan	0.00	0.00	0.00		4,058.13
Contract Income- JK Awards	0.00	0.00	0.00	0.00	0.00
Contract Income- Odyssey Manufacturing	9,200.00	22,800.00	23,272.00	23,156.85	23,742.60
Contract Income- Odyssey Manufacturing 2	0.00	0.00	11,400.00	11,400.00	0.00
Contract Income - Salon 325	0.00	0.00	0.00	2,062.32	0.00
Contract Income - Helios Press LLC	0.00	0.00	0.00	18,249.92	17,986.19
TOTAL REVENUES	294,650.00	347,943.00	353,542.00	379,565.32	367,977.94
TOTAL AVAILABLE FUNDS	915,302.42	831,945.42	851,487.42	691,452.74	850,430.68
EXPENDITURES					
Contract Services					
Marketing FY 23	10,000.00	0.00	0.00	0.00	0.00
Marketing FY 24	0.00	10,000.00	0.00	0.00	0.00
Marketing FY 25	0.00	0.00	10,000.00	10,000.00	10,000.00
Professional/Legal Fees	10,000.00	7,500.00	5,000.00	5,000.00	5,000.00
Audit	5,300.00	5,500.00	5,600.00	6,000.00	6,300.00
Contract for Services- City of Brady	15,000.00	0.00	0.00	0.00	0.00
Contract for Services- Chamber of Commerce	0.00	36,000.00	38,000.00	38,000.00	38,000.00
Community Development Civic Center	0.00	65,000.00	65,000.00	65,000.00	65,000.00
TOTAL Contract Services	40,300.00	124,000.00	123,600.00	124,000.00	124,300.00
Supplies/Repair/Expenses					
Travel and Training*	3,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Qualified Projects					
Sandy's Kitchen	43,000.00	0.00	0.00	0.00	0.00
Odyssey Manufacturing	250,000.00	125,000.00	125,000.00	0.00	0.00
Salon 325	0.00	0.00	6,000.00	0.00	0.00
Helios Press LLC	0.00	0.00	200,000.00	0.00	0.00
Parks Master Plan	20,000.00	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00
EDC Incentive Program	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00
TOTAL Supplies/Repair/Expenses	391,000.00	210,000.00	416,000.00	85,000.00	85,000.00
TOTAL EXPENDITURES	431,300.00	334,000.00	539,600.00	209,000.00	209,300.00
REVENUE OVER/(UNDER) EXPENDITURES	-136,650.00	13,943.00	-186,058.00	170,565.32	158,677.94
Projected Ending Fund Balance	484,002.42	497,945.42	311,887.42	482,452.74	641,130.68

* See supporting pages

COMMERCIAL LOAN APPLICATION

CREDIT REQUESTED				
Amount Requested 64,000.00	Term of Credit Requested 5 year	Loan Type	Credit Request <input checked="" type="checkbox"/> Applicant Only <input type="checkbox"/> Joint With Co-Applicant(s)	
Market Survey	Purpose of Credit Request Start up costs		We intend to apply for joint credit: Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/>	
COMPLETION INSTRUCTIONS FOR APPLICANT				
Complete the Applicant information for the first Applicant. Mark the appropriate box to indicate whether the Applicant is applying as a Borrower, Guarantor, Cosigner, Grantor (of collateral), or Other for a different capacity. If the Applicant is a married individual, he or she may apply for individual credit. (DO NOT complete Marital Status question below if application is for individual unsecured credit.)				
APPLICANT INFORMATION:				
Applicant is a: <input checked="" type="checkbox"/> Borrower <input type="checkbox"/> Guarantor <input type="checkbox"/> Cosigner <input type="checkbox"/> Grantor <input type="checkbox"/> Other				
Name of Applicant (Business Name or Last Name if Individual) Hernandez		Applicant First Name (If individual) Raci		SSN/TIN# 615 78 2396
Assumed Business Names (If Any) JD and R Enterprises LLC		Filing Dates	Filing Locations	DBA Name Wildflowers of Brady
Check Appropriate Box <input checked="" type="checkbox"/> If you are applying for individual credit and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, do not complete the section for marital status. <input type="checkbox"/> If you are applying for individual credit, but are relying on income from alimony, child support, or separate maintenance or on the income or assets of another person as the basis for repayment of the credit requested, complete all sections to the extent possible, providing information about the person on whose alimony, support or maintenance payment of income or assets you are relying. <input type="checkbox"/> If you are applying for joint credit with another applicant, complete all sections and attach joint application.				Marital Status (If Individual Borrower) <input checked="" type="checkbox"/> Married <input type="checkbox"/> Unmarried <input type="checkbox"/> Separated
Street Address	City	State	Zip Code	Phone Number
Mailing Address	City	State	Zip Code	Phone Number
Principal Office Address (if not listed above)	City	State	Zip Code	Phone Number
State of Organization	Applicant is a(n): <input type="checkbox"/> Individual <input type="checkbox"/> Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Non-Profit <input type="checkbox"/> Association <input type="checkbox"/> Trust <input type="checkbox"/> Government Entity <input checked="" type="checkbox"/> LLC			
SCHEDULE OF COLLATERAL OFFERED BY THIS APPLICANT				
Description	Value	Total Liens	Ownership Status for This Applicant	Creditor Name
		\$	<input type="checkbox"/> Purchase Money <input type="checkbox"/> Presently Owned	
		\$	<input type="checkbox"/> Purchase Money <input type="checkbox"/> Presently Owned	
		\$	<input type="checkbox"/> Purchase Money <input type="checkbox"/> Presently Owned	
		\$	<input type="checkbox"/> Purchase Money <input type="checkbox"/> Presently Owned	
		\$	<input type="checkbox"/> Purchase Money <input type="checkbox"/> Presently Owned	
USE ADDITIONAL SHEET IF NECESSARY				

FINANCIAL AND INCOME STATEMENT SUMMARY

Alimony, Child Support or Separate Maintenance income need not be revealed if you do not wish to have it considered as a basis for repaying this obligation.

Total Assets	\$ _____	Total Annual Income:	\$ _____
Total Liabilities:	\$ _____	Total Annual Expenses:	\$ _____
Net Worth:	\$ _____	Net Annual Cash Flow:	\$ _____

☐ See attached financial statements.

RELATIONSHIP INFORMATION – APPLICANT'S HISTORY WITH LENDER

☒ New Customer
☐ Existing Customer

Customer Since (MM-YYY): _____
 Last Tax Return Date on File: _____

Last Financial Statement (MM-DD-YYYY): _____
 Last Credit Report (MM-DD-YYYY): _____
 Last Credit Bureau: _____

Liabilities with Lender	Deposits with Lender	Total Credit with Lender
Direct: \$ _____	DDA Avg: \$ _____	New Credit: \$ _____
Contingent: \$ _____	Other Avg: \$ _____	Proposed Total: \$ _____
Total: \$ _____	Total Avg: \$ _____	

SIGNERS FOR THIS APPLICANT

Name <i>Raci Hernandez</i>	Title <i>owner</i>	Authorized	SSN <i>615 78 2396</i>
Street Address <i>861 San Antonio St</i>	City <i>Mason</i>	ST <i>TX</i>	Zip Code <i>76856</i>
Phone Number <i>325 340 0040</i>			
Name	Title	Authorized	SSN
Street Address	City	ST	Zip Code
Phone Number			
Name	Title	Authorized	SSN
Street Address	City	ST	Zip Code
Phone Number			
Name	Title	Authorized	SSN
Street Address	City	ST	Zip Code
Phone Number			

Use additional sheet if necessary.

APPLICANT SIGNATURES

I/we hereby apply for the loan or credit described in this application on behalf of the applicant business. I/we certify that I/we made no misrepresentation in this loan application or in any related documents, that all information is true and complete, and that I/we did not omit any important information. I/We agree that any property securing the loan or credit will not be used for any illegal or restricted purpose. Lender is authorized to verify with other parties and to make any investigation of my/our credit, either directly or through any agency employed by the Lender for that purpose. Lender may disclose to any other interested parties information as to Lender's experiences or transactions with my/our account. I/We understand that Lender will retain this application and any other credit information Lender receives, even if no loan or credit is granted. These representations and authorizations extend not only to Lender, but also to any insurer of the loan and to any investor to whom Lender may sell all or any part of the loan. I/We further authorize Lender to provide any such insurer or investor any information and documentation that they may request with respect to my/our application, credit or loan.

APPLICANT:

By: _____

By: _____

By: _____

By: _____

FOR LENDER'S USE ONLY

Approved By	Concurrence By	Committee Date	Decision Date
Application Date	Application No.	Commitment No.	Loan No.

Decision and Comments: ☐ Approved ☐ Denied ☐ Incomplete ☐ Counteroffer ☐ Conditional Approval ☐ Withdrawal ☐ Other

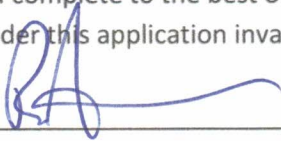
Brady Economic Development Corporation Rent Assistance Application

Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,
Brady, Texas 76825, or via email to daniel@bradytx.com

Business Name: Wildflowers of Brady Year Founded: 2025
Business Address: 101 East 15th Street Brady TX 76825
Business Mailing Address (if different): Po Box 1674 Mason TX 76856
Business Contact Name: Raci Hernandez Title: Owner
Contact Phone: 325-340-0040 Contact Email: Wildflowersofmason@gmail.com

What type of business is it? flower shop
What services or goods are offered? fresh cut flowers, plants, gifts
Is the business owner also the owner of the building for which the façade grant is requested? NO
Does the business remit sales taxes to the Texas State Comptroller? Yes
Does the majority share of the business revenue come from local residents or visitors? yes
Has a Certificate of Occupancy for the business been issued by the City of Brady? _____
What is the monthly rent charged to the business? 500.00
Does the rent charged include utilities or any other costs that the use of the space? NO
If yes, what costs are included? _____
What is the amount of grant funding requested from the BEDC? 3000.00

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.


Applicant's Signature

2/25/25
Date

Required Attachments:

1. Please attach photos of the rented space.
2. Please attach receipts or other evidence of rent costs.

PITCOX PROPERTIES LEASE AGREEMENT

BETWEEN WILDFLOWERS OF BRADY/RACI HERNANDEZ AND PITCOX PROPERTIES

This Business Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lessor/Agent, **Tracy Pitcox** shall be referred to as "OWNER" and TENANT/LESEE, **JD & R Enterprises, LLC**, shall be referred to as "TENANT." As consideration for this agreement, OWNER agrees to rent/lease to TENANT and TENANT agrees to rent/lease from OWNER for use solely as a business residence, the premises located at **101 East 15th Street in the City of Brady, Texas. The business name shall be Wildflowers of Brady and will be used as a floral/retail shop.**

1. **TERMS:** RESIDENT agrees to pay in advance \$500.00 per month on the first day of each month. This agreement shall commence on March 1, 2025, and continue for 24 months or 2 years.
2. **PAYMENTS:** All payments are to be made payable to Tracy Pitcox and can be dropped off at the Pitcox Properties drop box adjacent to the 101 East 15th location or mailed to Pitcox Properties at 1701 South Bridge Street, Brady, Texas 76825.
5. **UTILITIES:** Utilities are the responsibility of the tenant. The owner will provide a letter of occupancy for the TENANT in order to have the utilities transferred into the name of the TENANT.
6. **NOISE:** TENANT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of various neighbors.
7. **DESTRUCTION OF PREMISES:** If the premises become totally or partially destroyed during the term of this Agreement so that TENANT'S use is seriously impaired, OWNER or TENANT may terminate this Agreement immediately upon three day written notice to the other.
8. **ALTERATIONS:** TENANT may make changes to the property with consent of the owner.
9. **PROPERTY MAINTENANCE:** TENANT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean.
10. **TERMINATION:** The premises shall be considered vacated only after all areas including storage areas are clear of all TENANT'S belongings, and keys and other property furnished for TENANTS use are returned to OWNER. Should the TENANT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, TENANT shall be liable for additional rent and damages which may include damages due to OWNER'S loss of prospective new renters.
11. **INSURANCE:** TENANT acknowledges that OWNERS insurance does not cover personal/business property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. TENANT is hereby advised to obtain their own insurance policy to cover any personal/business losses.
12. **RIGHT OF ENTRY AND INSPECTION:** OWNER may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspections and repairs.

13. OWNER reserves the right to use the bus carport on the property to store the Jim Reeves Tour Bus as well as the Heart of Texas Country Music Museum sign on the sign post at the property. TENANT is allowed to use the secondary sign location on the sign post underneath the Heart of Texas Country Music Museum sign.

13. ASSIGNMENT: TENANT agrees not to transfer, assign or sublet the premises or any part thereof.

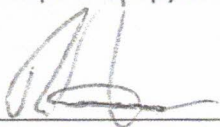
14. NO WAIVER: OWNER'S acceptance of rent with knowledge of any default by TENANT or waiver by OWNER of any breach of any term of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

15. JOINTLY AND SEVERALLY: The undersigned TENANTS are jointly and severally responsible and liable for all obligations under this agreement.

16. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between OWNER and TENANT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

17. RECEIPT OF AGREEMENT: The undersigned RESIDENTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

TENANT'S Signature



Raci Hernandez/JD & R Enterprises, LLC

Date

2/25/25

OWNER'S or Agent's Signature



Tracy Pitcox

Date February 19, 2025

Brady Economic Development Corporation Sign Grant Application

Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,
Brady, Texas 76825, or via email to daniel@bradytx.com

Business Name: Wildflowers of Brady Year Founded: 2025
Business Address: 101 East 15th street Brady TX 76825
Business Mailing Address (if different): Po Box 1674 Mason TX 76856
Business Contact Name: Raci Hernandez Title: Owner
Contact Phone: 325 340 0040 Contact Email: wildflowersofmason@gmail.com

What type of business is it? Flowershop
What services or goods are offered? Fresh cut flowers, Plants, Gifts
Is the business owner also the owner of the building for which the sign grant is requested? NO
Does the business remit sales taxes to the Texas State Comptroller? yes
Does the majority share of the business revenue come from local residents or visitors? yes
Is the sign for a new location for the business? yes Is the sign to replace an existing sign? NO
Has a permit for the sign been issued by the City of Brady? _____
What is the total cost of the sign? 1396.43
What is the amount of grant funding requested from the BEDC? 698.22

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.



Applicant's Signature

4/23/25

Date

Required Attachments:

1. Please attach a photo of the face of the building showing where the sign will be attached, or where the sign will be located.
2. Please attach a drawing or image showing the design of the sign and its materials.
3. Please attach a professional cost estimate or quote for the price of the sign, including materials and installation.

OR Please include receipts for materials or other evidence of cost.

TByrd's Sign Shop LLC
PO Box 741
Brady, TX 76825-0741 USA
+13257928208
design@tbyrds.shop



INVOICE

BILL TO

Raci Hernandez
Raci Hernandez

INVOICE # 5972

DATE 04/15/2025

ACTIVITY	QTY	RATE	AMOUNT
Aluminum .063 36x96 Aluminum Double Sided	1	480.00	480.00T

PAID

Pay invoice

SUBTOTAL	480.00
TAX	39.60
TOTAL	519.60
PAYMENT	519.60
BALANCE DUE	\$0.00

Street
Sign



Estimate 1378 from TByrd's Sign Shop

message

Byrd's Sign Shop LLC <quickbooks@notification.intuit.com>

Reply-to: design@tbyrds.shop

From: wildflowersofmason@gmail.com

To: design@tbyrds.shop

Wed, Apr 23, 2025 at 10:26 AM

XL Sign on
Back of
building

ESTIMATE 1378 DETAILS



TByrd's Sign Shop LLC

\$876.83

Review and approve

Powered by QuickBooks

Raci Hernandez,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!

TByrd's Sign Shop

Address

Raci Hernandez
Raci Hernandez

Signage:Aluminum:Aluminum .040

\$810.00T

9'x5'

Polymetal Sign for back of building

1 X \$810.00

Subtotal	\$810.00
Tax	\$66.83
Total	\$876.83

Hello!

Here is the estimate for the items we've discussed. Please let us know if you would like to change anything or proceed with the order. Until you receive an invoice this is not an open order.

This estimate is only valid for 15 days.

Thanks!

Review and approve

TByrd's Sign Shop LLC

PO Box 741 Brady, TX 76825-0741 USA

+13257928208 design@tbyrds.shop

If you receive an email that seems fraudulent, please check with the business owner before paying.





Sign on Hwy

Brady Economic Development Corporation Building Improvement Grant Application

Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,
Brady, Texas 76825, or via email to daniel@bradytx.com


Business Name: Wildflowers of Brady Year Founded: 2025
Business Address: 101 East 15th street Brady TX 76825
Business Mailing Address (if different): Po Box 1674 mason TX 76856
Business Contact Name: Raci Hernandez Title: Owner
Contact Phone: 325 340 0040 Contact Email: wildflowerofmason@gmail.com

What type of business is it? flower shop
What services or goods are offered? fresh cut flowers, plants, gifts
Is the business owner also the owner of the building for which the façade grant is requested? NO
Does the business remit sales taxes to the Texas State Comptroller? Yes
Does the majority share of the business revenue come from local residents or visitors? Yes
What is the nature of the work to improve the building? Please describe.

~~Other than paint, new windows, new exterior doors~~ Create and
install flower cooler (Cool bot System used) New trim, Patch flooring
interior door frame, sheetmetal interior walls. Plumbing, Trash haul off.

Has a permit for the improvement work been issued by the City of Brady? Yes
What is the total cost of the building improvement? ~~17,250.00~~ 18,100
What is the amount of grant funding requested from the BEDC? ~~17,250.00~~ 9,050

I hereby certify that the information provided in this application and attachments is true, correct
and complete to the best of my knowledge. Omissions or submission of incorrect information will
render this application invalid.


Applicant's Signature

4/23/25
Date

Required Attachments:

1. Please attach a photo of the current building.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work.

OR

Please include receipts for materials or other evidence of cost.

Brady Economic Development Corporation Façade Grant Application


Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,
Brady, Texas 76825, or via email to daniel@bradytx.com

Business Name: Wildflowers of Brady Year Founded: 2025
Business Address: 101 E 15th St Brady TX 76825
Business Mailing Address (if different): Po Box 1674 mason TX 76856
Business Contact Name: Raci Hernandez Title: owner
Contact Phone: 325 340 0040 Contact Email: wildflowersofbrady@gmail.com

What type of business is it? flower shop
What services or goods are offered? fresh cut flowers, live plants, small gifts
Is the business owner also the owner of the building for which the façade grant is requested? NO
Does the business remit sales taxes to the Texas State Comptroller? yes
Does the majority share of the business revenue come from local residents or visitors? yes
What is the nature of the work to improve the façade? Please describe.
exterior paint, new windows, new exterior doors.

Has a permit for the improvement work been issued by the City of Brady? yes
What is the total cost of the façade improvement? 17,250.00
What is the amount of grant funding requested from the BEDC? 8625.00

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.


Applicant's Signature

4/23/25
Date

Required Attachments:

1. Please attach a photo of the current building façade.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work.

OR

Please include receipts for materials or other evidence of cost.