

Texas City Economic Development Corporation

Business Incentive Grant Program

The TCEDC Business Incentive Grant Program aims to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance. Eligible businesses must provide proof of operation of at least one (1) year, as well as demonstrate the need for assistance and meet eligibility requirements listed below.

Business Name: Community Roots Holding LLC

Business Address: 921 5th Ave North, Texas City, TX 77590

Business Contact: James Kelly II - ceo@crh-llc.org

Number of full-time or part-time employees: 4 Employees

Annual operating budget: _____

Eligibility requirements:

Is your property located within the City limits of Texas City? Yes [] No

Is your property in a non-residential zone? Yes [] No

Have all owed property taxes been paid for this property? Yes [] No

Is the property subject to any liens held by the City? [] Yes [] No

Can you provide sufficient proof of ownership of the property? Yes [] No

Is the property in violation of any provisions of the Texas City Code of Ordinances?

[] Yes No

Have you received a grant for this property within the last 12 months? [] Yes No

Application continues on Page 2.

Program Tiers: Applicants shall identify the desired incentive level based on the proposed project/improvement type for their property. Tier 1 projects will be eligible to receive up to \$5,000 in assistance, and Tier 2 projects will be eligible to receive up to \$15,000 in assistance.

The following is not an exhaustive list, but examples of Tier 1 and Tier 2 Improvements.

| Tier 1 Improvement examples | Tier 2 Improvement examples |
|------------------------------------|---|
| Interior Lighting | Landscaping (Shrubs/trees, Irrigation) |
| Pedestrian (Exterior) Lighting | Fencing |
| Accent (Exterior) Lighting | Parking/Driveway reconstruction/resurfacing |
| Paving/Pavers | Demolition |
| Seating Areas | Code Compliance (City/IBC/Energy) |
| Awning/shade structures | Fire Suppression Systems |
| Trash Receptacles | Exterior/Façade Materials |

Please describe the project/effort or expansion to be supported by this grant:

SEE DOCUMENT: TCDEC Big Grant Appendix A

Please provide a summary of the costs/expenses associated with this event:

SEE DOCUMENT: TCDEC Big Grant Appendix A

Amount approved per TCEDC: _____

*The TCEDC reserves the right to limit grant assistance depending on need and available funds. Application for grant assistance does not guarantee that funds will be issued.

**Recipient businesses cannot be affiliated with any political party.

Please describe the project/effort or expansion to be supported by this grant:

CRH LLC will undertake a comprehensive renovation of the building’s exterior and interior to modernize its appearance and ensure compliance with current building codes.

The exterior front façade, which retains a design dating back over 60 years, will receive a modern facelift. This includes the demolition of the existing front awning and the replacement of the current four small entrance doors with a set of grand, decorative wrought iron doors. Elegant impact-resistant windows will be installed to enhance both aesthetics and safety. The outdated brick exterior will be replaced with a clean, contemporary white brick finish. Additionally, new exterior lighting fixtures and custom metal awnings will be added above the entrances to improve both curb appeal and functionality.

At the rear of the property, fencing will be installed to enhance security and define the property boundary.

Interior renovations will include upgrades to all major systems—electrical, mechanical, and plumbing—which will be brought into full compliance with the International Building Code (IBC). The flooring throughout the building will feature white marble epoxy with black metallic veining, providing a high-end, polished look. Energy-efficient LED lighting will be installed, and the ceiling will feature Roman-style 2x2 PVC tiles, combining elegance with durability.

These improvements will not only revitalize the structure but also support CRH LLC's commitment to enhancing the community’s architectural and economic landscape.

Please provide a summary of the costs/expenses associated with this event:

Exterior Renovation – \$81,000

| <u>Item Description</u> | <u>Estimated Cost</u> |
|--|------------------------------|
| Demolition of front awning and small door entrances | \$6,000 |
| Installation of grand wrought iron entrance doors (decorative, impact-rated) | \$12,000 |
| Impact-resistant windows (front façade) | \$10,000 |
| Replacement of exterior brick with white modern brick | \$18,000 |
| Custom metal awnings over entrances | \$7,000 |
| Exterior decorative lighting | \$5,000 |
| Rear property fencing (materials and installation) | \$8,000 |
| Façade preparation, painting, and sealing | \$5,000 |
| Permit fees and inspections for exterior work | \$5,000 |

Interior Renovation – \$61,000

| <u>Item Description</u> | <u>Estimated Cost</u> |
|---|-----------------------|
| Electrical system upgrade to IBC compliance | \$10,000 |
| Plumbing system upgrade to IBC compliance | \$9,000 |
| HVAC/mechanical system improvements | \$8,000 |
| Marble epoxy flooring with black metallic accents | \$12,000 |
| LED lighting installation throughout | \$6,000 |
| Installation of Roman-style 2x2 PVC ceiling tiles | \$6,000 |
| Interior finishing (trim, patching, painting) | \$5,000 |
| Permit fees and inspections for interior work | \$5,000 |

Total Project Cost: \$142,000



INVOICE

Contractor: JMC Remodeling and repairs – William Casanova

Phone: 281-763-4343

Email: Jmcremodlingandrepairs@gmail.com

Invoice #: 7470

Date Issued: 5/15/2025

Client: COMMUNITY ROOTS HOLDINGS LLC

[12413 Bondi Ln](#)

[Texas City, Texas 77568](#)

921 Building

Suite A/B – Hair Salon (Suite A) & Office Center (Suite B)

Project Description

Exterior and Interior Remodeling – Suites A (Hair Salon) & B (Office Center)

Scope of Work Includes:

1. Demolition:

- Interior: Complete removal of interior walls, false ceilings, lighting, and baseboards (HVAC closet walls to remain).
- Exterior: Demolition of brick façade and front roof decking.

2. HVAC Installation:

- 5-ton condenser and closet evaporator electric unit for event center.
- 3-ton condenser unit for hair salon and bathrooms.
- Duct relocations for both zones.



3. Framing:

- New interior framing for both the office center and hair salon using 2x4 wood.
- Exterior framing for electrical modifications.
- Masonry work: Cement blocks to close old exterior doorways and create new openings for iron doors and windows.

4. Electrical:

- Relocation and installation of plugs, fluorescent lights, and switch wiring on new interior walls.
- Installation of two (2) 120V tankless water heaters.
- Replacement of all 2'x2' recessed ceiling lights.
- Rewiring and installation of 4–5 new exterior lights.
- Main exterior breaker panel: ground wire replacement.

5. Plumbing:

- Replacement of all old 4" cast iron pipes with 4" PVC up to 4' outside the building.
- Hair Salon: Add 3 sinks, new drain and water service, 2 Hair washing bowls plumbing (PEX), washer/dryer plumbing (PEX).
- Office Center: Reconfigure to 1 toilet, 3 sinks, drain and water systems (PEX), kitchen plumbing.
- Main valve repipe from CPVC to PEX.

6. Drywall & Paint:

- Full drywall installation on all new framed walls.
- Tape, float, and apply orange peel texture.
- Full interior paint (walls, doors, trims, and baseboards – two colors or all white).
- Full exterior paint (white and black), including crack/detail repairs on sides and back.

7. Additional Features:

- Installation of stone veneer (front façade).
- Reframe and install new false ceiling tiles with new plastic HVAC vents.
- Metallic epoxy marble-look flooring throughout.
- Exterior rain covers.
- Installation of new exterior windows.



Payment Schedule:

| Payment Stage | Amount | Date / Milestone |
|------------------------------|---------------------|--|
| Initial Deposit (Part 1) | \$50,000.00 | Prior to Start Date |
| Initial Deposit (Part 2) | \$20,000.00 | On or before Start Date |
| Progress Payment #1 | \$30,000.00 | At 50% Completion & All Inspections Pass |
| Progress Payment #2 | \$30,000.00 | At 85% Project Completion |
| Progress Payment #3 | \$10,000.00 | At 95% Project Completion |
| Final Payment | \$2,000.00 | At 100% Completion |
| Total Contract Amount | \$142,000.00 | |

Note:

- Price includes all demolition, debris removal, remodeling materials, labor, and delivery.
- **Permits are not included** in the above pricing, this will be different invoice.

Thank You for Your Business!

Please contact us if you have any questions regarding this invoice or the scope of work.

Contractor signature: _____

Client signature: _____



917 & 921 5th Ave N. Commercial Building Plans

Presented by: James Kelly – Managing Partner of Community Roots Holdings LLC



Guidelines of the Project

Scope & Design

1. Purchase and redevelop vacant buildings in Texas City
2. Bring to the community businesses that ushers in the redevelopment of the area into an entertainment/retail district.
3. Modernize and meet the latest Texas City building standards in accordance too the adopted codes in blueprints and permits submission.
4. Ensure it meets the Zoning & Purpose requirements of District E-1, Central Business District Area

Architect & Structural Drafting:

J Hannah Design Group LLC

Exterior Grand Remodel

Current Façade on 917 & 921 - Abandoned



Future Concept Artistic Drawing from CRH LLC

Decisions:

- Stone or **Brick** (thick need to be the same as regular brick)
- Type of Brick – **Weatherford – Red Brick**
- Mortar color - **White**
- Pattern of Stone or Brick (Around Windows, Doors or Face)
- Type of Awning – **Black Metal (Armour Clad)**



Architect Blueprint Drawing

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS ARE PREPARED TO COMPLY WITH APPLICABLE SPECIFICATIONS. ALL TRADES SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION BEGINS.

DOOR/FRAME - GENERAL NOTES

1. ALL HARDWARE TO BE LEVER HANDLE TYPE THAT MEETS TAS
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70" THE DOOR WILL TAKE 3-SEC TO MOVE TO A POINT 3" FROM LATCH
3. CLOSERS SHALL HAVE A MAXIMUM PUSH/PULL OF 5-10LB
4. EXTERIOR DOORS TO HAVE WEATHER STRIPPING, THRESHOLD, AND HEAD DRAIN CAP
5. DOOR INSTALLER SHALL COORDINATE ALL DOORS AND DETAILS FOR PROPER CLEARANCE AND REINFORCEMENT FOR HARDWARE INDICATED
6. DOOR INSTALLER SHALL ENSURE THAT ALL DOOR UNDERCUTS ARE PROPERLY COORDINATED WITH FLOOR FINISHES AND THRESHOLDS PRIOR TO ORDERING DOORS
7. DOOR FRAMES SHALL HAVE THE SAME FIRE LABEL THAT MATCHES ITS APPROPRIATE DOOR

GLAZING - GENERAL NOTES

1. ALL EXTERIOR GLAZING IS TO MEET IMPACT RESISTANCE REQUIREMENTS FOR WEATHER RESISTANCE (MOR. I.I. BC)

ALL GLAZING WILL BE IMPACT RESISTANT PER BUILDING CODE

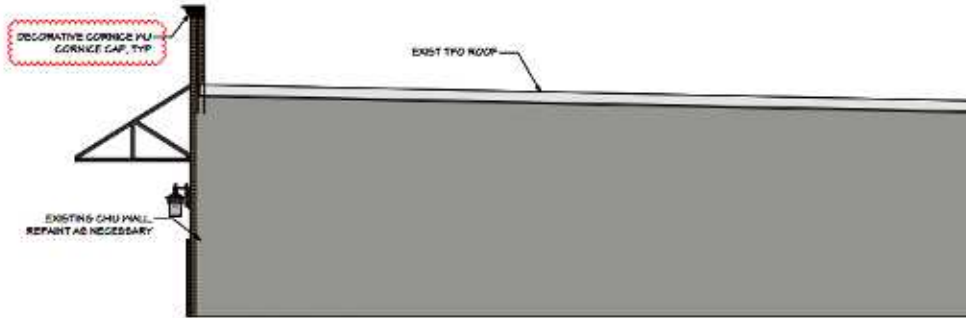
- a) WITHIN 24" OF A DOOR IN THE SAME PLANE AS THE CLOSED DOOR
- b) WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE FINISHED FLOOR OR WALKING SURFACE

REFER TO GLAZING SCHEDULE FOR GLASS SPECIFICATIONS

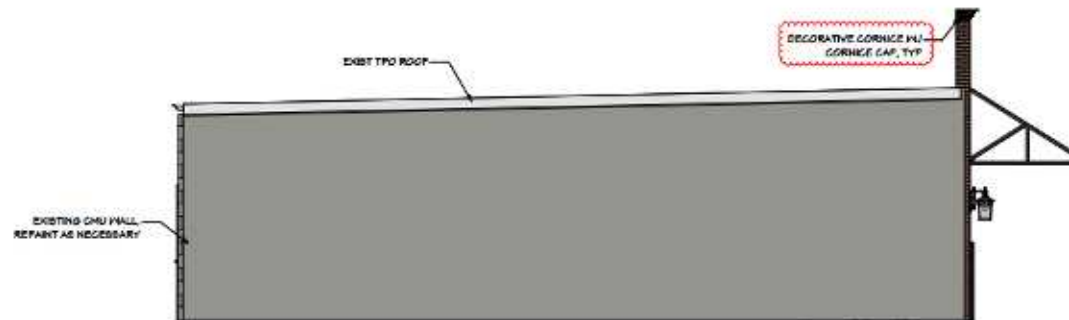
LOW-E & INSULATED GLASS MUST HAVE THE FOLLOWING PROPERTIES (BASED ON PPG SCHEDULE 90 LOW-E NON CLEAR GLASS):

| | |
|-----------------------------|------|
| SHGC | 0.23 |
| VISIBLE LIGHT TRANSMITTANCE | 0.78 |

FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO DESIGNER



E2 LEFT ELEVATION
SCALE: 3/8"=1'-0"



E4 RIGHT ELEVATION
SCALE: 3/8"=1'-0"



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HOUSTON, TX 77058
(281) 546-4888 (832) 244-1816
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| BUILD HISTORY | |
|---------------|-------------|
| DESIGN | COMPLETE |
| PERMITS | COMPLETE |
| CONSTRUCTION | IN PROGRESS |

| REVISIONS | | |
|-----------|------------|--------------------|
| # | DATE | DESCRIPTION |
| 1 | 08/12/2025 | ISSUED FOR PERMITS |
| | | |
| | | |

REVISIONS
1. ISSUED FOR PERMITS
2. PERMITS OBTAINED
3. PERMITS OBTAINED
4. PERMITS OBTAINED
5. PERMITS OBTAINED

REMODELING PLANS FOR
TEXAS CITY BUSINESS OFFICE
921 5TH AVE N
TEXAS CITY, TEXAS 77690

EXTERIOR
ELEVATIONS

DATE: 08/12/2025
SHEET NUMBER:
A201
9 OF 12

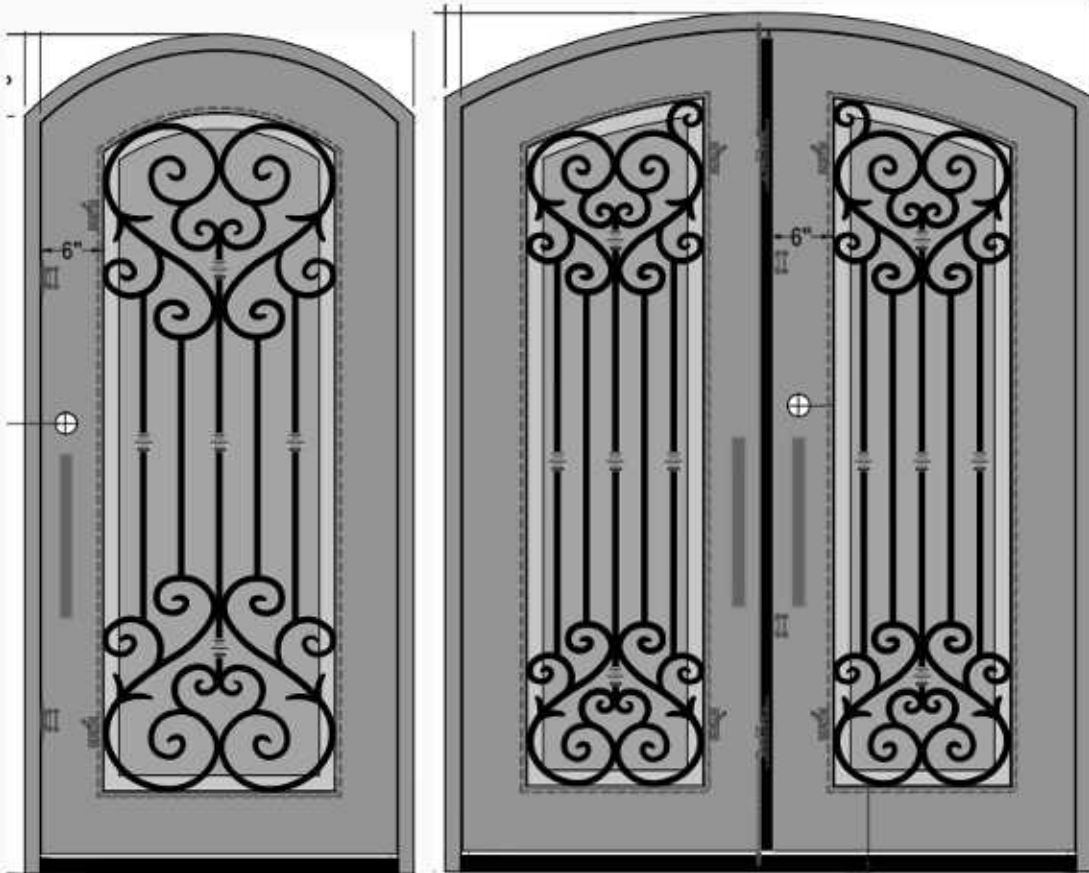
Exterior Façade on 917 & 921- Materials (Upgrade to Elevate Area)

Exterior Structural Changes:

Doors Removed and Replaced – Wrought Iron Doors, Windows Removed and Replaced - Impact Windows

Brick Removed and Replace with Weatherford Red Brick

Old Awning Removed and New Modern Awning Installed, New Cornice Added.



Interior

917 5th Ave North

Elevated Interior Materials

Flooring – White Epoxy with Black Metallic



2x2 LED Flat Panel - 42 Watt - 4000 Lumens - Color Selectable
30K/40K/50K - 120-277V - 0-10V Dimmable - For Recessed Drop

LED FLAT PANEL

Durable Construction
Metal Housing and polycarbonate lens

Superior Efficiency
System efficacy up to 130lm/W
Low Voltage 0-10V Dimming

Diffuse & Uniform Lighting
Modern diffused lighting provides uniform and pleasant light

- Suitable for retrofit and new construction
- Easy and quick to install
- Suitable for standard T-Bar lay-in or drop ceiling app.

SUPERIOR LIGHTING
energy saving LED light bulbs

White PVC Ceiling Tiles, 24"x24" Decorative Plastic Panels,



Bring Building Up to Code: Full Remodel

Replacing Electrical

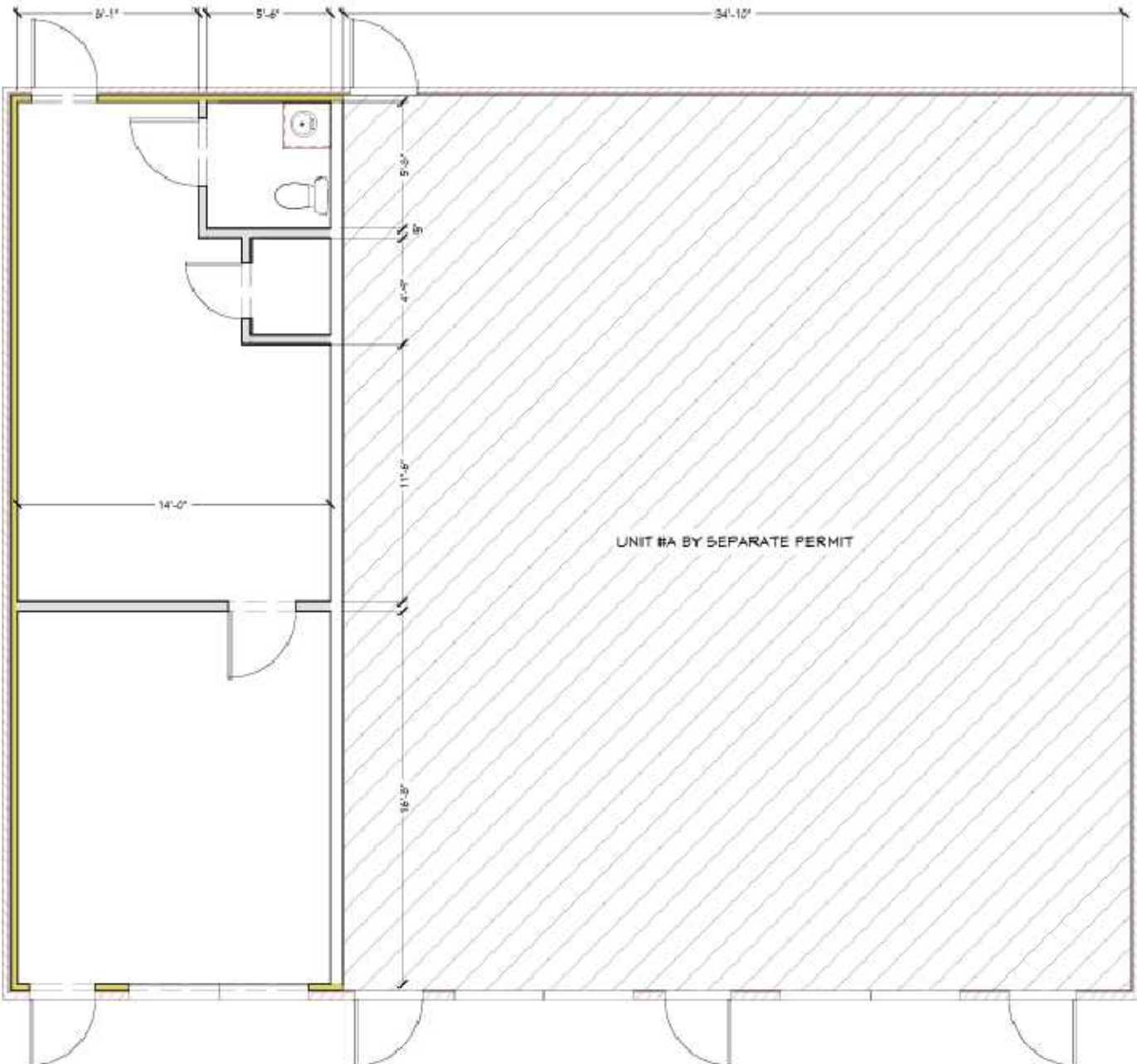
Replacing Lighting

Replacing HVAC

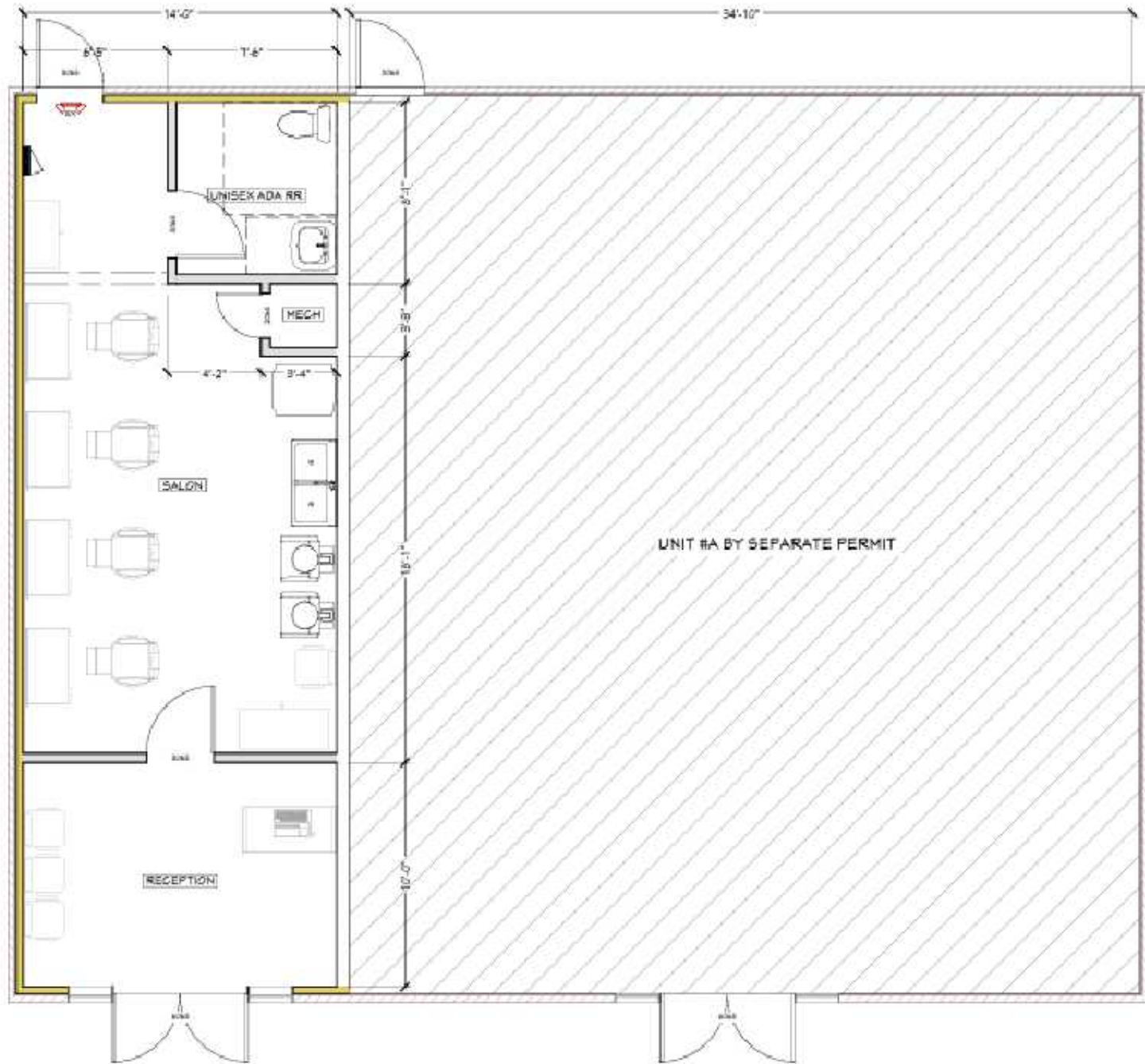
Replacing Sewer and Plumbing

Current Approx Layout of
917 5th Ave. North

560 SQFT
14' X 40'



Proposed Layout of 917 5th Ave. North as a "Hair Salon" / Spa



Interior

921 5th Ave North

Elevated Interior Materials

Flooring – White Epoxy with Black Metallic



2x2 LED Flat Panel - 42 Watt - 4000 Lumens - Color Selectable
30K/40K/50K - 120-277V - 0-10V Dimmable - For Recessed Drop



White PVC Ceiling Tiles, 24"x24" Decorative Plastic Panels,



Current Approx Layout of 921 5th Ave. North

1440 SQFT
36' X 40'

