

Blanco County Commissioners' Court

14-Mar-17

Invoice File Listing By Fund

Fund	Description	Disbursement
010	General Fund	76,577.99
015	Road & Bridge Fund	16,987.46
016	Records Mngmt Court	98.65
Total		93,664.10

The attached list of Claims Payable have been examined & approved for payment by the County Auditor as provided by the Texas LGC 113.064 & 113.065

Attest County Auditor: *Cindy J. Dent* Date 03/10/17

The attached list of Claims Payable have been examined & approved for payment by the Commissioners' Court as provided by the Texas LGC 115.021 & 115.022

County Judge _____ Date _____

Commissioner Pct 1 _____ Commissioner Pct 3 _____

Commissioner Pct 2 _____ Commissioner Pct 4 _____

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
AMERICAN LAW ENFORCEMENT RADAR TRAI			
COUNTY SHERIFF	61089	INV#011871 LEC	40.00
COUNTY SHERIFF	61090	INV#011871 LEC	80.00
VENDOR TOTAL			120.00
ANGELA M. DOWDLE, ATTORNEY AT LAW			
JUDICIAL EXPENSES	61023	CASE #1412	300.00
JUDICIAL EXPENSES	61024	CASE #1413	300.00
JUDICIAL EXPENSES	61025	CASE #1363	325.00
VENDOR TOTAL			925.00
BAYLOR SCOTT WHITE			
INDIGENT HEALTH CARE	61026	PATIENT #H7300024055303	6,555.56
INDIGENT HEALTH CARE	61027	PATIENT #H2001726736002	7,993.72
INDIGENT HEALTH CARE	61028	PATIENT #H7300024055303	4,847.80
INDIGENT HEALTH CARE	61029	PATIENT #H7300024773902	808.50
INDIGENT HEALTH CARE	61030	PATIENT #H7300024773902	1,829.44
INDIGENT HEALTH CARE	61031	PATIENT #H7300008087501	1,085.55
VENDOR TOTAL			23,120.57
BLANCO COUNTY DISTRICT CLERK			
GENERAL FUND REVENUES	61032	REIMBURSE DISTRICT CLERK FINES	114.00
VENDOR TOTAL			114.00
BLANCO HYDRO GAS CO.			
RECYCLING COORDINATOR	61093	ACCT#2411 RECYCLING	19.50
VENDOR TOTAL			19.50
BLANCO REGIONAL CLINIC P.A.			
COUNTY SHERIFF	61094	INV#142881 LEC	133.00
COUNTY SHERIFF	61095	INV#142880 LEC	133.00
VENDOR TOTAL			266.00
BURNET COUNTY TREASURER			
COUNTY SHERIFF	61033	JANUARY 2017 INMATE HOUSING	1,085.00
VENDOR TOTAL			1,085.00
BUSINESS CENTER PRINT & OS			
COUNTY SHERIFF	61096	INV#124900 LEC	101.85
TAX ASSESSOR/COLLECTOR	61097	INV#121899P	37.99
VENDOR TOTAL			139.84
CAPITOL AREA COUNCIL OF GOVERNMENTS			
COUNTY SHERIFF	61098	INV#2017RTA713 LEC	90.00
VENDOR TOTAL			90.00
CARD SERVICE CENTER			
COURTHOUSE EXPENSES	61155	4707 1205 3610 0344 COUNTY	6.97
COUNTY SHERIFF	61156	4707 1205 3610 0542 JACKSON	18.00
COURTHOUSE EXPENSES	61157	4707 1205 3610 0310 SWIFT	10.80
TAX ASSESSOR/COLLECTOR	61158	4707 1205 3610 0310 SWIFT	240.00
COURTHOUSE EXPENSES	61159	4707 1205 3610 0310 SWIFT	4.00
COURTHOUSE EXPENSES	61160	4707 1205 3610 0310 SWIFT	170.69
COUNTY CLERK	61161	4707 1205 3610 0310 SWIFT	326.60
JUSTICE OF THE PEACE PCT #1	61162	4707 1205 3610 0310 SWIFT	171.21
COUNTY SHERIFF	61163	4707 1205 3610 0328 ABLON	51.63
DISTRICT CLERK	61164	4707 1205 3610 0351 ELSBURY	304.61

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
COURTHOUSE EXPENSES	61165	4707 1205 3610 0385 LIESMANN	699.12
COURTHOUSE EXPENSES	61166	4707 1205 3610 0401 RILEY	58.46
COUNTY SHERIFF	61167	4707 1205 3610 0427 SHUMAKE	11.99
COUNTY SHERIFF	61168	4707 1205 3610 0427 SHUMAKE	134.27
VENDOR TOTAL			2,208.35
CHRIS WIEMERS			
GENERAL FUND CAPITAL EQUIPMENT	61099	REIMBURSEMENT	500.00
COUNTY EXTENSION AGENCY	61100	REIMBURSEMENT	68.28
COUNTY EXTENSION AGENCY	61101	REIMBURSEMENT	635.58
VENDOR TOTAL			1,203.86
CITY OF BLANCO			
COURTHOUSE EXPENSES	61034	ACCT #16 SOUTH ANNEX	63.75
VENDOR TOTAL			63.75
CITY OF JOHNSON CITY			
COUNTY SHERIFF	61035	ACCT #1317 LEC	51.37
COURTHOUSE EXPENSES	61036	ACCT #73 COURTHOUSE	188.08
COURTHOUSE EXPENSES	61037	ACCT #1187 ANNEX HIGH	51.37
COURTHOUSE EXPENSES	61038	ACCT #95 OLD JAIL	75.19
COURTHOUSE EXPENSES	61039	ACCT #1186 ANNEX LO	14.01
COURTHOUSE EXPENSES	61040	ACCT #1089 PCT 2	75.19
COUNTY SHERIFF	61041	ACCT #1316 LEC LOW	587.55
COUNTY SHERIFF	61042	ACCT #1255 LEC	316.25
VENDOR TOTAL			1,359.01
DAVID PILON			
COURTHOUSE EXPENSES	61102	REIMBURSEMENT	16.27
VENDOR TOTAL			16.27
DEBORAH EARLEY			
COUNTY ATTORNEY	61103	REIMBURSEMENT	39.59
VENDOR TOTAL			39.59
DELL MARKETING L.P.			
GENERAL FUND CAPITAL EQUIPMENT	61104	INV#10150853370 LEC	988.54
VENDOR TOTAL			988.54
EXPRESS AUTOMOTIVE SERVICE			
COUNTY SHERIFF	61105	INV#3734705 LEC	54.81
COUNTY SHERIFF	61106	INV#3734746 LEC	87.80
VENDOR TOTAL			142.61
FRONTIER COMMUNICATIONS			
COUNTY SHERIFF	61043	210-020-1205 LEC	76.22
STATE AGENIES SERVICES	61044	830-868-4008 ADULT PROBATION	1,071.54
VENDOR TOTAL			1,147.76
FUELMAN			
COURTHOUSE EXPENSES	61169	FUEL - MAINTENANCE	4.85
COUNTY INSPECTOR	61170	FUEL - INSPECTOR	19.65
CONSTABLE PCT #4	61171	FUEL - CONSTABLE 4	40.70
COUNTY SHERIFF	61172	FUEL - LEC	3,485.76
VENDOR TOTAL			3,550.96
GARY HOBBS TIRE SERVICE			

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
CONSTABLE PCT #1 VENDOR TOTAL	61109	INV#9750 CONST 1	7.00 7.00
GRAVES HUMPHRIES, STAHL, LIMITED COURTHOUSE EXPENSES COURTHOUSE EXPENSES VENDOR TOTAL	61045 61046	REPORT #COL005 JP 4 REPORT #COL005 JP 1	1,324.67 845.39 2,170.06
GREATER SAN ANTONIO EMERGENCY INDIGENT HEALTH CARE VENDOR TOTAL	61047	PATIENT #3587160V48288460	54.41 54.41
GT DISTRIBUTORS, INC COUNTY SHERIFF COUNTY SHERIFF VENDOR TOTAL	61110 61111	INV#INV0607340 LEC INV#INV0607339 LEC	91.14 644.92 736.06
GVTC COURTHOUSE EXPENSES JUSTICE OF THE PEACE #4 VENDOR TOTAL	61050 61051	830-833-5331 PCT 1 830-833-4212 JP 4	74.96 177.75 252.71
H & H LAND SERVICE COURTHOUSE EXPENSES VENDOR TOTAL	61052	INV #1936 JP 4 OFFICE	75.00 75.00
ICS JAIL SUPPLIES INC. COUNTY SHERIFF COUNTY SHERIFF COUNTY SHERIFF VENDOR TOTAL	61112 61113 61114	INV#W0005038 LEC INV#W0005400 LEC INV#W0005079 LEC	812.56 201.30 23.44 1,037.30
JOHNSON CITY HYDRO GAS COUNTY SHERIFF COURTHOUSE EXPENSES VENDOR TOTAL	61053 61054	ACCT #2570 SHERIFF ACCT #2570 COURTHOUSE	1,101.80 120.00 1,221.80
JOHNSON CITY PUBLICATIONS LP COURTHOUSE EXPENSES COURTHOUSE EXPENSES COURTHOUSE EXPENSES COURTHOUSE EXPENSES VENDOR TOTAL	61115 61116 61117 61118	INV#47954 INV#47955 INV#47957 INV#47958	9.75 9.75 19.75 19.75 59.00
KURT CORLEY, ATTY AT LAW JUDICIAL EXPENSES VENDOR TOTAL	61055	CR 1036	375.00 375.00
LOWER COLORADO RIVER AUTHORITY COURTHOUSE EXPENSES VENDOR TOTAL	61056	INV #YWER0005370	846.87 846.87
MARY K. HAGEMEIER DDS COUNTY SHERIFF COUNTY SHERIFF VENDOR TOTAL	61123 61124	INMATE DENTAL - WOMACK INMATE DENTAL - DUPONT	95.00 150.00 245.00
METHODIST STONE OAK HOSPITAL			

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
INDIGENT HEALTH CARE VENDOR TOTAL	61057	PATIENT #503432964	343.95 343.95
MILLER UNIFORMS & EMBLEMS, INC. COUNTY SHERIFF VENDOR TOTAL	61125	INV#65173 LEC	192.00 192.00
NINA S WILLIS JUDICIAL EXPENSES VENDOR TOTAL	61060	MARKS	375.00 375.00
NORTHEAST TEXAS DATA CORP. JUSTICE OF THE PEACE #4 JUSTICE OF THE PEACE PCT #1 VENDOR TOTAL	61058 61059	REPORT #CAS017 I-TICKET JP4 REPORT #CAS017 I-TICKET JP1	24.00 172.00 196.00
ODIORNE FEED/RANCH SUPPLY INC COURTHOUSE EXPENSES COURTHOUSE EXPENSES VENDOR TOTAL	61126 61127	INV#114026 CH INV#113790 CH	48.00 52.39 100.39
PAY AND SAVE INC. COUNTY SHERIFF COUNTY SHERIFF COUNTY SHERIFF VENDOR TOTAL	61129 61130 61131	ACCT#137002 LEC ACCT#137002 LEC ACCT#137002 LEC	736.70 132.65 22.70 892.05
PETERSON TIRE COUNTY SHERIFF COUNTY SHERIFF VENDOR TOTAL	61132 61133	INV#24833 LEC INV#JC9842 LEC	7.00 45.45 52.45
POLICE & SHERIFFS PRESS COUNTY SHERIFF VENDOR TOTAL	61136	INV#89111 LEC	248.10 248.10
PURCHASE POWER COURTHOUSE EXPENSES VENDOR TOTAL	61061	ACCT #8000-9090-0697-9400 POSTAGE	1,048.99 1,048.99
QUILL CORPORATION COUNTY ATTORNEY COUNTY ATTORNEY COURTHOUSE EXPENSES COURTHOUSE EXPENSES COURTHOUSE EXPENSES VENDOR TOTAL	61137 61138 61139 61140 61141	INV#4733905 CO ATTY INV#4789176 CO ATTY INV#4654992 CH INV#4656897 CH INV#4656945 CH	133.90 46.54 19.92 99.28 37.38 337.02
RAC, INC. COURTHOUSE EXPENSES VENDOR TOTAL	61063	INV #15242 ELEVATOR INSPECTION	175.00 175.00
REEH PLUMBING COURTHOUSE EXPENSES VENDOR TOTAL	61142	INV#79830 LEC	236.25 236.25
RICHARD D. DAVIS			

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
JUDICIAL EXPENSES	61064	CASE #1220	375.00
JUDICIAL EXPENSES	61065	CASE #1371	325.00
JUDICIAL EXPENSES	61066	CASE #1361 & 1360	3,000.00
VENDOR TOTAL			3,700.00
SCOTT & WHITE HOSPITAL			
COUNTY SHERIFF	61067	PATIENT #MARTIN	6.95
COUNTY SHERIFF	61068	PATIENT #MARTIN	97.57
COUNTY SHERIFF	61069	PATIENT #MARTIN	6.42
COUNTY SHERIFF	61070	PATIENT #MARTIN	158.01
COUNTY SHERIFF	61071	PATIENT #MARTIN	108.67
COUNTY SHERIFF	61072	PATIENT #MARTIN	1,087.13
COUNTY SHERIFF	61073	PATIENT #MARTIN	54.41
COUNTY SHERIFF	61074	PATIENT #MARTIN	6.42
VENDOR TOTAL			1,525.58
SEYMOURS GARAGE			
COUNTY SHERIFF	61145	INV#24775 LEC	400.89
VENDOR TOTAL			400.89
SOUTHERN HEALTH PARTNERS			
COUNTY SHERIFF	61075	BASE 29054 APRIL 2017	4,000.00
VENDOR TOTAL			4,000.00
TEXAS ASSOCIATION OF COUNTIES			
COURTHOUSE EXPENSES	61076	INV #NRDD-0002342-PO	1,000.00
COURTHOUSE EXPENSES	61077	WORKERS COMPENSATION	13,800.00
VENDOR TOTAL			14,800.00
TEXAS DEPARTMENT OF LICENSING & REG			
COURTHOUSE EXPENSES	61078	ELEVATOR LICENSE FILING	20.00
VENDOR TOTAL			20.00
TEXAS JUSTICE COURT TRAINING CENTER			
JUSTICE OF THE PEACE PCT #1	61147	LEGISLATIVE UPDATE TRAINING	150.00
VENDOR TOTAL			150.00
TEXAS WILDLIFE DAMAGE MGMT FUND			
COMMUNITY SERVICES	61079	FEBRUARY 2017	1,900.00
VENDOR TOTAL			1,900.00
TEXAS WIRELESS INTERNET			
COURTHOUSE EXPENSES	61080	PCT 4	15.00
VENDOR TOTAL			15.00
THYSSENKRUPP ELEVATOR CORPORATION			
COURTHOUSE EXPENSES	61081	CUST #62668	250.74
VENDOR TOTAL			250.74
TODD STEELE			
JUDICIAL EXPENSES	61082	CASE #1162	375.00
VENDOR TOTAL			375.00
TONY MIRANDA			
COURTHOUSE EXPENSES	61153	INV#197320 CH	1,000.00
VENDOR TOTAL			1,000.00
TXFX MED LLC			

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
INDIGENT HEALTH CARE VENDOR TOTAL	61083	MANDATED INDIGENT HLTH CARE	275.97 275.97
VERIZON WIRELESS COUNTY AUDITOR VENDOR TOTAL	61088	ACCT #242014685-0001 AUDITOR	20.84 20.84
WEST TEXAS FIRE & INDUSTRIAL SUPPLY COUNTY SHERIFF VENDOR TOTAL	61154	INV#0151734 LEC	265.95 265.95
FUND TOTAL			76,577.99

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
ASPHALT PATCH ENT. INC.			
R&B PCT #1	61091	INV#717452 PCT 4	534.25
R&B PCT #2	61092	INV#717453 PCT 2	534.25
VENDOR TOTAL			1,068.50
FRITZTOWN DIESEL & TRUCK SERVICE			
R&B PCT #3	61107	INV#00015176 PCT 3	4,952.17
VENDOR TOTAL			4,952.17
FUELMAN			
R&B PCT #1	61173	FUEL - PCT 1	578.48
R&B PCT #2	61174	FUEL PCT 2	469.08
VENDOR TOTAL			1,047.56
GARY HOBBS TIRE SERVICE			
R&B PCT #3	61108	INV#11010 PCT 3	1,388.00
VENDOR TOTAL			1,388.00
GVTC			
R&B PCT #4	61048	830-833-1077 PCT 4	37.92
R&B PCT #1	61049	830-833-5331 PCT 1	42.88
VENDOR TOTAL			80.80
KIRK FELPS			
R&B PCT #4	61121	INV#54254 PCT 4	17.89
R&B PCT #1	61122	INV#54289 PCT 1	58.99
VENDOR TOTAL			76.88
MCCRAW OIL COMPANY			
R&B PCT #4	61119	TRANS#1481165 PCT 4	573.68
R&B PCT #4	61120	TRANS#22586 PCT 4	32.19
VENDOR TOTAL			605.87
ODIORNE FEED/RANCH SUPPLY INC			
R&B PCT #3	61128	INV#113241 PCT 3	73.00
VENDOR TOTAL			73.00
PETERSON TIRE			
R&B PCT #1	61134	INV#24939 PCT 1	7.00
R&B PCT #1	61135	INV#24842 PCT 1	14.95
VENDOR TOTAL			21.95
RUIZ CONSTRUCTION			
R&B PCT #1	61143	RIP RAP ON COTTONWOOD RD	3,800.00
R&B PCT #1	61144	RIP RAP ON ROCKY RD	2,380.00
VENDOR TOTAL			6,180.00
SEYMOURS GARAGE			
R&B PCT #4	61146	INV#24874 PCT 4	47.15
VENDOR TOTAL			47.15
THIRD COAST DISTRIBUTING, LLC			
R&B PCT #3	61148	INV#934399 PCT 3	141.04
R&B PCT #3	61149	INV#935190 PCT 3	71.98
VENDOR TOTAL			213.02
THIRD COAST NAPA			

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
R&B PCT #2	61150	INV#703736 PCT 2	120.97
R&B PCT #2	61151	INV#703737 PCT 2	12.69
R&B PCT #1	61152	INV#704064 PCT 1	32.99
VENDOR TOTAL			166.65
UNIFIRST CORPORATION			
R&B PCT #2	61084	ACCT #1092904 PCT 2	315.27
R&B PCT #1	61085	ACCT #512256 PCT 1	315.11
R&B PCT #3	61086	ACCT #512256 PCT 3	139.50
R&B PCT #4	61087	ACCT #512256 PCT 4	296.03
VENDOR TOTAL			1,065.91
FUND TOTAL			16,987.46

NAME-OF-VENDOR	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
DEPARTMENT			
PROFESSIONAL PLOTTER TECHNOLOGIES			
RECORDS MANAGEMENT CLERK EXPENSES	61062	INV #38798 CO CLERK	98.65
VENDOR TOTAL			98.65
FUND TOTAL			98.65

NAME-OF-VENDOR DEPARTMENT	INVOICE-NO	DESCRIPTION-OF-INVOICE	AMOUNT
GRAND TOTAL			93,664.10

MEMORANDUM

Date: March 6, 2017

To: Brett Bray, Blanco County Judge

From: Jasmin Arpin & Seth Stidham

Subject: Old County Jail Proposal

Background:

After relocating to Johnson City in 2011, Seth and I saw an opportunity to develop a retail business. In 2014, Stidham Outfitters & Custom Leather was created and grew from 900 sf to 2,300 sf in just a year's time. The store now consists of apparel, custom leather, home goods, and gifts.

An important component to our store is the culture that we share; supporting the community with sales tax revenue and a sincere appreciation for their patronage. We've been able to employ 1-full time, 2-part time and 3-4 seasonal employees, while also giving back to the community, which includes: the sponsorship of a Little League team, Youth Rodeo prizes, Fair & Rodeo queen sponsorship and promotion, donation of a firearm to the Lions Club gun raffle, the creation of youth leather classes, dummy roping competition, and donations to the JCVFD Wild Game Dinner and Blanco County Livestock Show.

Scope:

As Stidham Outfitters & Custom Leather continues to expand, we also recognize the town's growth and the surrounding small businesses that support visitors' reasons to stop in Johnson City. As a result of our business location on Main St., we've witnessed numerous visitors' fascination with the Old County Jail. Rather than continue to sit vacant, we would like to lease the facility for commercial use.

In a town rich with history, we believe the next few decades of the building should be complimentary to the first 123 years. Our goal would be to operate a business that is complimentary to the community and fits the interests of visiting traffic. The primary consideration is a retail store (antiques) with a secondary interest in a wine tasting/event venue.

Preserving the historic relevance of the building is our primary consideration. We would like to promote tourists to visit the jail and reopen it as a historic site. As such, the exterior would remain the same. In order to maximize use of space, we have a desire to fence the front perimeter to create a courtyard effect. We'd likely use materials complimentary to the period in which the jail was built. Removal of the pipe guard rail to make it more attractive and installation of signage would also take place.

The interior effort would include demolition of all the interior cinderblock walls and ceilings (cells). This would open the space to offer more light and available square footage. Load bearing walls would be kept and some internal walls would likely be added. It is desired to keep all the jail cell doors and cots for reuse in the space. This would mean transitioning them doors from swinging to sliding doors, as not to impede the flow of traffic or saleable area. In keeping with the buildings originality and theme, jail cots and other memorabilia would be re-purposed as shelves and accents throughout.

We understand the jail's historic building constraints for construction and the inability to enlarge the main entrance doorway. We would request consideration to expand the South entrance door (to the addition) in order to help with traffic flow and to meet handicapped accessibility and fire code requirements.

The building addition to the South would also be demolished of most internal walls, exposing the rafters and making it into a more open space. It is desired to install two large industrial-style, glass garage doors for natural light. This would also create a loading and unloading zone for the retail business to operate without stalling traffic on the town square. The goal with the secondary building is to create an open space for short-term, pop-up vendors during large events like Lights Spectacular or to be used as a small event space.

Schedule:

Planning and design through 2017. Construction is likely to start by end of year in 2017 with a goal to open in 2018 and eventually celebrate the Jail's 125th anniversary in 2019.

Lease Terms:

In order to operate in the space, we would seek the following terms:

- 1) Approval from the County and Historic Society to complete the renovations as detailed above.
- 2) It is also desired that throughout the long term lease that we (the tenants) have the ability to modify or change the business operating within, with County approval.
- 3) In order to amortize the renovation expenses over the lifetime of the business, a 50-year lease term is requested.
- 4) Once the initial term expires and on good terms between Tenant & Landlord, the first right of refusal to lease the building back is requested. Or the first opportunity to purchase the property at market rate during the lifetime of the lease.
- 5) Finally, the ability for the Tenant to terminate the lease with 90-days written notice due to major issues that could arise in a 50-year term. For instance, unforeseen natural disasters, the expected useful life of the building changes, mental or physical health conditions, etc.

Financial Benefit to the County:

The building is clearly made to be used as a jail and a significant remodel would be required to make it habitable for business-use. Rather than base a rental rate on market rates for finished space in Johnson City, we considered approximate tenant finish out costs and a sliding scale rent over the 50-year period.

We've estimated tenant finish out to be \$150,000. This includes, Project Management, Design & Engineering fees, General & Sub-Contractors fees, demolition, electrical, HVAC, floor & wall treatments, installation of a new restroom, fixtures, and exterior landscaping.

With these figures in mind, we are seeking a rent with a sliding scale that increases with annual inflation (2%) over the 50-year period.

Under this proposal, the County would receive just under \$200,000, retain ownership of the property, generate sales tax for Johnson City, and not incur any of the expenses including: maintenance & repairs, utilities, & property taxes.

The tenant would bare the costs of improvements in exchange for a reduced rent. These improvements would revert back to the County at the end of the lease term or cancellation, whichever is first. At the rental rate proposed over the 50-year span, the tenant predicts incurred expenses to be upwards of \$750,000 for maintenance of the property.

There's a common ratio used by businesses in the leasing of property: rent to gross income. The percentage should be between 5-8% of the businesses gross income. While this percentage is commonly used on finished space, using this figure and backing out the amortization of tenant finish out over 50-years, the business would have to produce \$275,000 in gross income per year for 47 years less the Tenant

Request for Confidentiality:

The information and pricing data submitted in this memo, is in response to the newspaper posting in the Johnson City Record Courier, it is non-binding and for evaluation purposes only and is subject to adjustment or modification by the applicants after its review, consideration, and negotiation of the terms and conditions of a definitive final contract.

All data and information contained herein and provided by applicants is considered confidential and proprietary. The data and information contained herein may not be reproduced, published or distributed to, or for, any third parties without the express prior written consent of applicants.

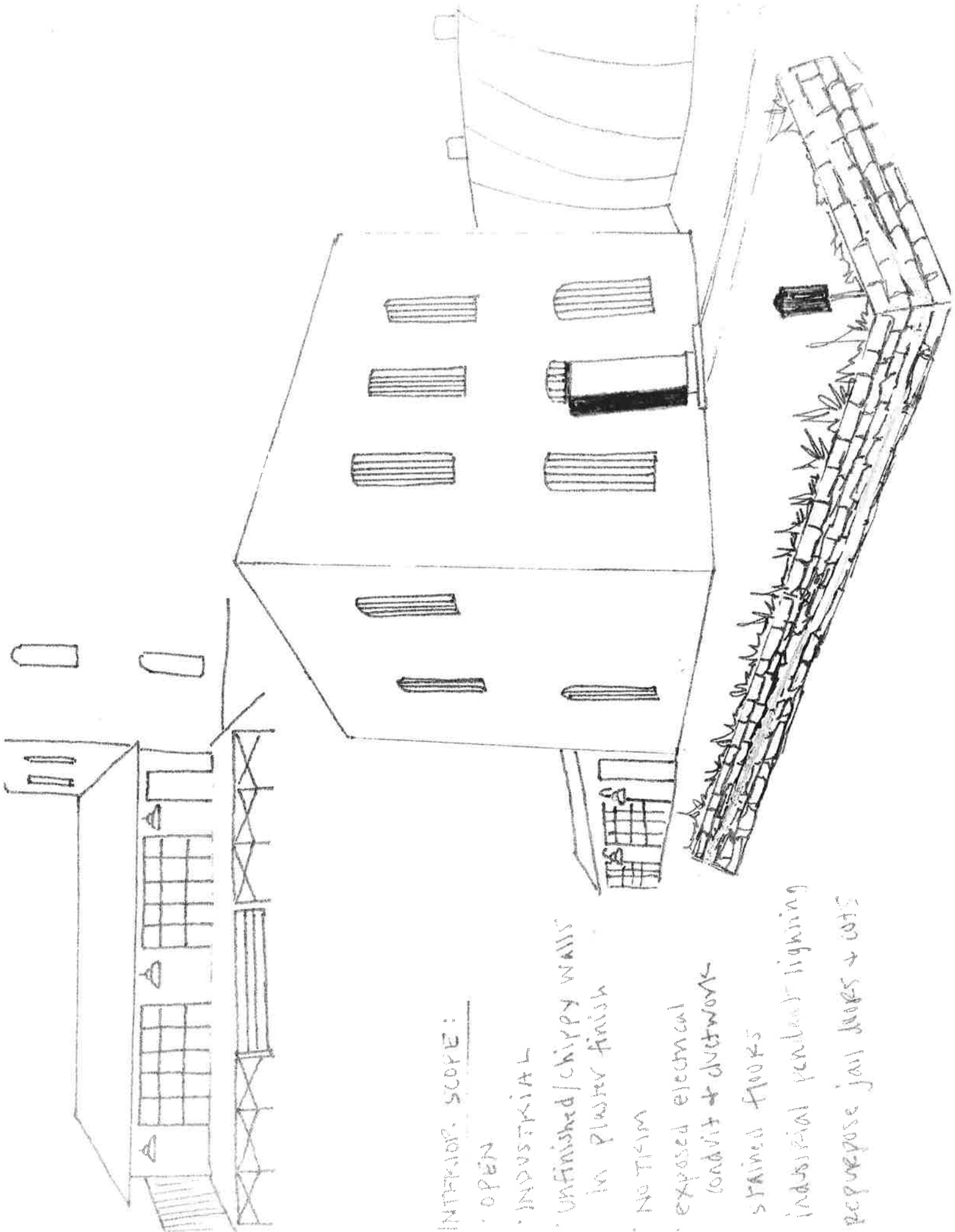


JailHaus Forecasts
Johnson City, Texas

Description	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30	Years 31-35	Years 36-40	Years 41-45	Years 46-50
Monthly	\$100	\$150	\$200	\$250	\$300	\$350	\$400	\$450	\$500	\$550
Annual	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400	\$6,000	\$6,600
5 year total	\$6,000	\$9,000	\$12,000	\$15,000	\$18,000	\$21,000	\$24,000	\$27,000	\$30,000	\$33,000
\$195,000 Total over 50 years										
Tenant expenses (5 years)										
Finish Out	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent	\$6,000	\$9,000	\$12,000	\$15,000	\$18,000	\$21,000	\$24,000	\$27,000	\$30,000	\$33,000
Maintenance	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Repairs	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Utilities	\$18,000	\$18,180	\$19,998	\$21,998	\$24,198	\$26,617	\$29,279	\$32,207	\$35,428	\$38,970
Property taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 year total	\$191,000	\$44,180	\$48,998	\$53,998	\$59,198	\$64,617	\$70,279	\$76,207	\$82,428	\$88,970
Monthly	\$3,183	\$736	\$817	\$900	\$987	\$1,077	\$1,171	\$1,270	\$1,374	\$1,483
\$779,875 Total over 50 years										

Expenses at 25 years **\$461,991**

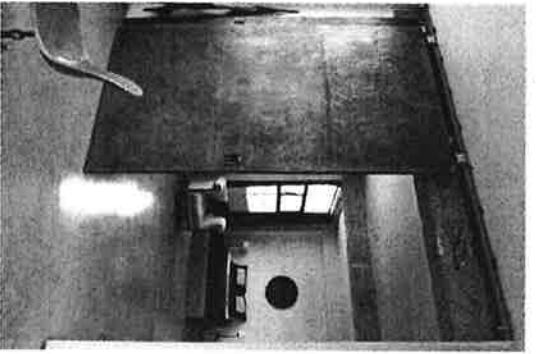
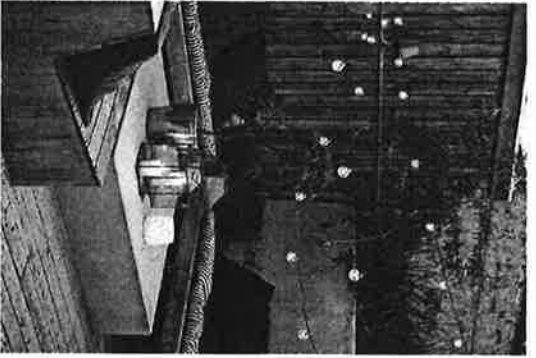
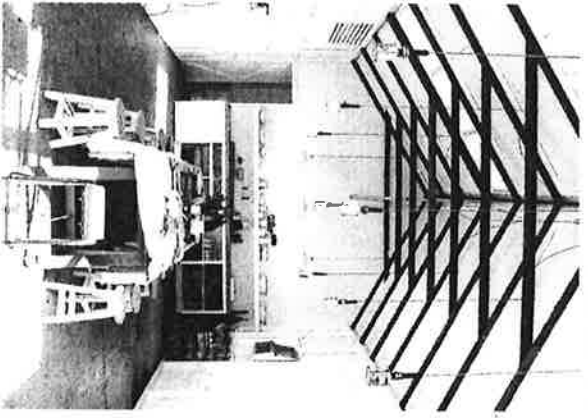
PV now
 Estimated income



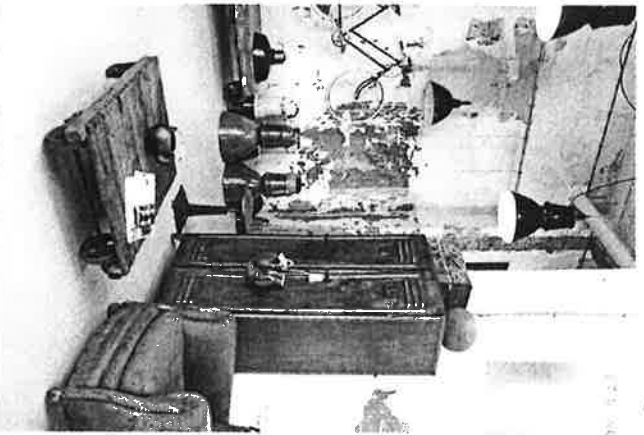
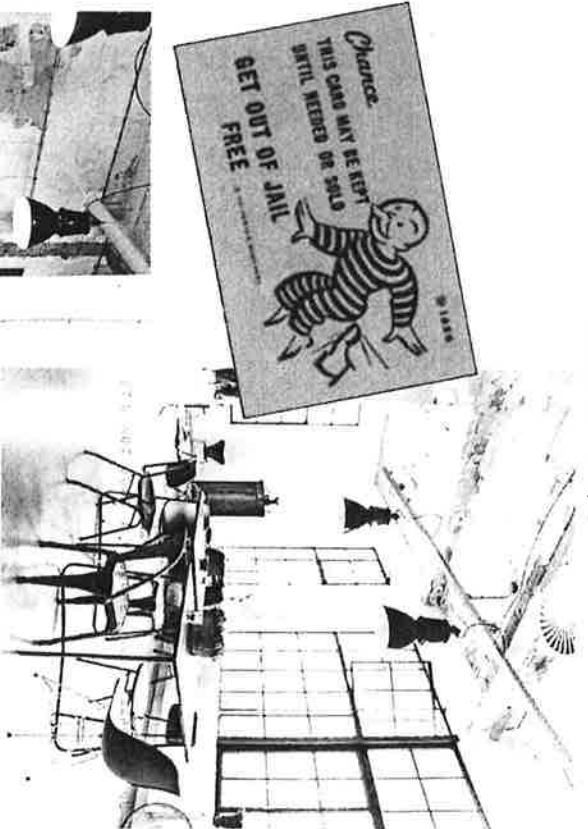
INTERIOR SCOPE:

- OPEN
- INDUSTRIAL
- UNFINISHED/CHIPPY WALLS
in plaster finish
- NO TILES
- EXPOSED ELECTRICAL
CONDUIT & DUCTWORK
- STAINED FLOORS
- INDUSTRIAL PENDANT LIGHTING
- REPURPOSE JAIL DOORS & COTS

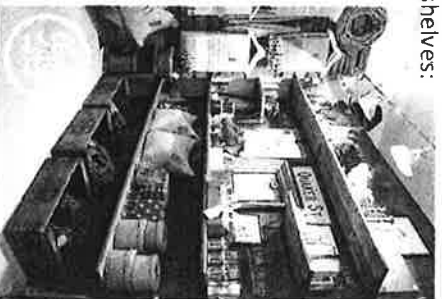
Structure to the South & Exterior Courtyard Components:



Interior Jail Design:



Reuse Metal beds as shelves:



HOW AARON WATSON
CONQUERED COUNTRY MUSIC
BY ANDREW ROUSH

WHEN THE SPANISH
CAME TO TEXAS
BY STEPHEN HARRIGAN

OBAMACARE ON ITS
DEATHBED IN SAN ANTONIO
BY MICHAEL HALL

THE NATIONAL MAGAZINE OF TEXAS

Texas Monthly

HIDDEN TEXAS

120

OUT-OF-THE-WAY B&Bs, EATERIES,
AND SHOPS WAITING TO BE
DISCOVERED (OR REDISCOVERED)

BY JORDAN BREAL



Rancho Pillow, near Round Top.

SHOPS and STOPS

No tchotchkes here.

DAVIS & BLEVINS GALLERY

by a talented husband-and-wife team. He's a maker of stunning sculptural jewelry; she's a collector and merchandiser with impeccable taste. From Studipatrol tea towels and vintage barware to indie magazines and Element shirts, there are endless opportunities to part ways with your disposable income. *discoverthelek.com*

NEARBY: Junk Gypsy World Headquarters, the notorious mecca of cool old

junk and cheeky slogan tees (and cups and toasters and hats) built by DIY darlings, Arnie and Jolie Sikes.

LONESOME PINE

Studiopatrol tea towels and vintage barware to indie magazines and Element shirts, there are endless opportunities to part ways with your disposable income. *discoverthelek.com*

NEARBY: Junk Gypsy World Headquarters, the notorious mecca of cool old

repurposed from baseball mitts, the Hunter Bag Co. hand-waxed leather duffles, and the minimalist The Studio mugs from the potter down the street, get him to tell you the origin stories of the primo vintage furnishings and textiles he's hauled back from across the county. *facebook.com/lovesomepinemerchantile*

LOST PINES ART BAZAAR

When a piece telegraphs good taste, you pay heed—and, at this show-room run by a father and his two daughters, good money too. The merchandise runs the gamut, so you may dash away with a candle, a dog bed, a cookbook, and/or a \$5,350 Bavarian serving cabinet. From the late nineteenth

century. If you're serious about nogs (the Italian-born owner's mother was a weaver), the stacks of glorious hand-knitted Persian here will bow you over. *lovesomepinemerchantile.com*

RO SHAW CLAY STUDIO

Inside a corrugated tin shed down unpaved Peddler's Alley, clay thrower Ro Shaw, a Rockwall native often outfitted in cowbells, will gladly give you a demo at his potter's wheel and teach you all about raku, a super-old-school Japanese quick-firing method. His talents extend to wood, so you might come away with a store-bought mug and/or a custom order for a new table. *roshawclaystudio.com*

SCHREINER GOODS

Like the service-first department stores of yesterday, this expansive shopper's paradise gives you its way to match you to your next favorite piece of clothing (perhaps a pair of Mother jeans or a gauzy Haute Hippie maxi dress) or a bauble you'll wear everyday (you're likely eyeing Claudia Labao's crystal-studded cuffs). American-made vintage pieces are in rotation too, and sister shop SG Home is just around

STIDHAM OUTFITTERS SUPPLY & CUSTOM LEATHER

While Seth Stidham wears tools, and sews cowbells, wallets, purses, and other works of leather art in his workshop, his other half, Jasmin Aprin, stocks the retail side of their enterprise with apparel, jewelry, and home goods from like-minded indie brands. (Meanwhile, Pearl, the sweet shop dog,

STYLE STATION VINTAGE

Since you're likely already pulling golf or fitness gear for kollector nearby, add another stop to riffle through high-quality vintage threads at this charmingly funky roadside

TEXANA OUTFITTERS

I wanted one of nearly all the original-design graphic tees, *texanaoudfitters.com*

THE HILL COUNTRY SHOP

Formerly known as a Rosy Outlook, stews a bit more masculine these days—think camo wallets and canvas flasks in addition to hand-poured candles and beaded Navajo

barrettes. But it's still propelled by the same "wild at heart" credo. As both a wanderer and a Texan, I wanted one of nearly all the original-design graphic tees, *texanaoudfitters.com*

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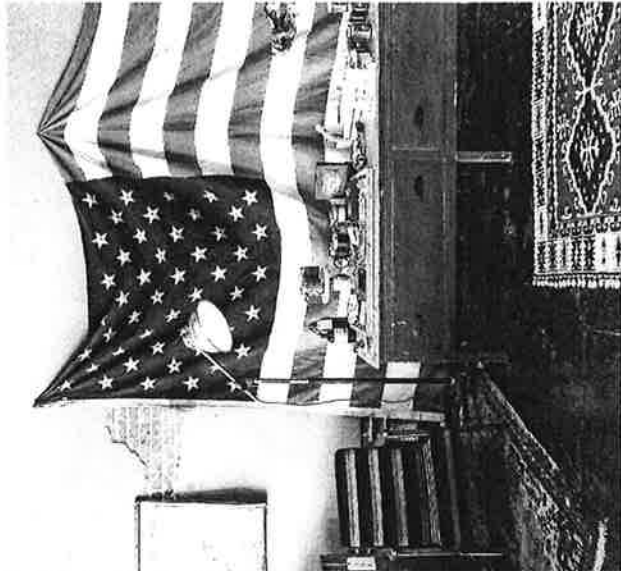
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TAYLOR

Major from Austin, the former railroad town is bagging again thanks to a grab of renovations. It's a town in the night at the Pecan Manor Bed & Breakfast, home of one of Taylor's founding families. Don't forget to visit the historic home at Louis Mobile Barbecue. Also try the smoked offerings at Taylor Cafe and Davis Grocery to complete the Taylor experience with the lighter fare at 2nd St Farm & Market Deli. Note that many shops are within walking distance, including Maggie Antiques, TOWN, the West Box, and Sweet & Southern Finds (which shares a space with Quiche & Crumb Patisserie). Unwind with live jams at Taylor Station Bar or head over to the beloved Old Coupland Inn & Dance Hall. *513.747.4622*