



**Wendell Downtown Development Committee  
Board Room  
409 Landing View Drive, Wendell, NC, 27591  
Regular Session Agenda  
Wednesday, April 22, 2026 @ 6:00 PM**

**CALL TO ORDER**

**1. ADJUSTMENT AND APPROVAL OF THE AGENDA**

**2. ADJUSTMENT AND APPROVAL OF THE MINUTES**

2.a July 23, 2025 Downtown Development Committee Minutes

Staff Contact: Jeannine Ngwira  
Planner II

[jngwira@townofwendellnc.gov](mailto:jngwira@townofwendellnc.gov)

**3. NEW BUSINESS**

3.a Downtown Improvement Grant (DIG) for 32 N Main Street- Tanhunbak LLC

Staff Contact: Bryan Coates  
Planning Director

[bcoates@townofwendellnc.gov](mailto:bcoates@townofwendellnc.gov)

**ADJOURN**



# Item Cover Page

## DOWNTOWN DEVELOPMENT COMMITTEE AGENDA ITEM REPORT

**DATE:** April 22, 2026

**SUBMITTED BY:** Jeannine Ngwira , Planning

**ITEM TYPE:** Minutes

**AGENDA SECTION:** ADJUSTMENT AND APPROVAL OF THE MINUTES

**SUBJECT:** July 23, 2025 Downtown Development Committee Minutes

**ATTACHMENTS:**  
[07-23-2025 DDC Meeting Minutes - DRAFT.pdf](#)



**Town of Wendell  
Town of Wendell Downtown Development  
Wednesday July 23, 2025 @ 6:00 PM  
Town Board Room**

## **MINUTES**

**Members Present:** Star Brantley-Jefferson, Ryan Smith, Dustin Ingalls and Ray Hinnant

**Members Absent:** Christin Byrd, Brian Batchelor, Taunia Edwards and Natalie Pazmino

**Staff Present:** Bryan Coates, Planning Director; Jeannine Ngwira, Planner II

**Others Present:** Rob & Ginger Lee

### **Call to Order**

The meeting was called to order at 6:00 p.m. A quorum was established per the bylaws.

### **1. Adjustment and Approval of the Agenda and May 14, 2025 Minutes**

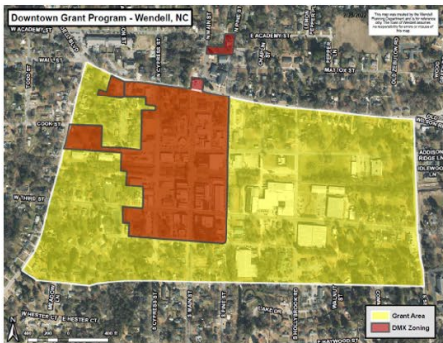
Ryan Smith made a motion to approve the agenda and minutes. Dustin Ingalls seconded the motion.

### **2. New Business**

#### **a. Downtown Improvement Grant- 31 N Main Street**

*Mr. Coates gave the following presentation:*

#### **Downtown Improvement Grant – 31 N Main Street – Rob Lee**



- ❖ Repair or replacement of façade materials, removal of false fronts (such as aluminum or vinyl panels)
- ❖ Repair or replacement of windows, doors, transom glass, and cornices
- ❖ Repair or replacement of character defining architectural features and new awnings
- ❖ Structural Improvements that allow for new and higher uses of 2nd and 3rd story spaces or that are necessary for residential habitation or increased occupancy
- ❖ Improvements related to the creation of new commercial kitchens and restaurants
- ❖ Exterior lighting, exterior Painting or Murals (murals must be approved by the Appearance Commission)

- ❖ Application- exterior painting, brick & mortar repair, new windows and doors, fire suppression, interior steel beams for 2<sup>nd</sup> floor activation.

## ➤ Grant Eligibility Criteria

- ❖ For the purposes of the Town's Downtown Improvement Grant Program, a building's façade shall be defined as any exterior wall which fronts on a public right-of-way. Further, a single façade is the eligible side of a building using a single address. Separate addresses within a single building may qualify as separate facades if the tenants are different.
- ❖ Only existing buildings constructed more than 10 years prior to the date of application are eligible.
- ❖ The applicant shall agree at the time of application to maintain the improvement and may not receive a grant for the same improvement within a 5-year period. Grants will not be awarded for the same type of work to the same tenant in a 10-year period. These restrictions may be waived for a new tenant at the Board's discretion.
- ❖ Improvements and/or rehabilitations must comply with all state and local regulations and obtain required permits through the applicable sources.
  
- ❖ **Application- Building is within the Downtown and older than 10 years. No other grants have been given for the applicant. Demolition permit has been granted for interior and the creation of dance studio/bathrooms.**

## ➤ Grant Eligibility Criteria

- ❖ Proposed work may not be begun prior to applying for a grant.
- ❖ Proposed work may not incorporate signage or advertisements for any business.
- ❖ Grant-eligible improvements are limited to capital improvements that are attached to and remain with the building's structure.
- ❖ Ineligible costs include but are not limited to financing of existing debt, working capital, non-capital equipment inventory, operation and maintenance costs, and soft costs such as fees for engineering, architectural, financing, or legal services.
- ❖ Tier-4 grantees must sign an agreement stating that the proposed improvements will remain in place for a minimum of three years. If the business closes or the property is sold for a different use, the appropriately pro-rated portion of the grant will be returned to the Town.
  
- **Work has begun on demolition and non grant funded activities, contains capital improvements. If granted, agreement will be created**

## Grant Award Amount

The Downtown Improvement Grant Program is designed to provide incentive funds to applicants by matching up to 50% of the cost of the improvements or the maximum dollar amount by tier (as set forth below), whichever is lesser. Funds are allocated by the Town Board of Commissioners each fiscal year through the annual budgeting process. Once grant funds expire for the fiscal year, applications may still be considered, and additional funds may be allocated pending approval by the Town Board. Improvements are given a point value and grants are scored utilizing the attached scoring matrix.

- Tier 1 – Up to a maximum of \$2,000 2-4 points
- Tier 2 – Up to a maximum of \$5,000 5-11 points
- Tier 3 – Up to a maximum of \$10,000 12-14 points
- Tier 4 – Up to a maximum of \$50,000 15+ points

❖ Project is a Tier 4 by staff and applicant. Applicant is requesting \$50,000. Funds exist in FY26 budget

## Downtown Improvement Grant Scoring Matrix

Downtown Improvement Grant Scoring Matrix	
Improvement	Points Awarded
Exterior Painting	1
Exterior Lighting	1
Awning Installation/Repair	1
Mural Installation*	2
Improvement of Multiple Facades	2
Compliance with SOI Historic Preservation Guidance**	4
Repair/Replacement of Windows or Doors	5
Repair/Replacement of Façade Materials	5
Second/Third Story Activation***	12
Project Creates a New Restaurant	15

\*Murals are subject approval by the Appearance Commission and the points are not additive with general painting.

\*\*Applicant must provide details of how their project complies with the applicable Secretary of the Interior's standards.

\*\*\*Multi-story activation includes internal and external improvements that allow for new commercial, retail, or residential space where it does not currently exist.

## **Grant Application Requirements**

1. Completed application form signed by the applicant and property owner submitted electronically.
2. Photographs of the structure and its existing condition.
3. Paint or fabric samples for new paint, murals, or awnings.
4. Detailed drawings, renderings, or written details of the proposed work including the proposed façade improvements, building plans, etc.
5. Two (2) cost estimates from a qualified professional (e.g., licensed contractor, mason, or professional painter or awning company) for Tier 2, 3 and 4 grants, and one (1) for Tier 1 grants. Cost estimates must be itemized.
  - a. Cost estimates may not be provided by the applicant for their own work.

❖ **Applicant has submitted application, project details and estimates**

## **Grant Approval Process**

1. Once a full and complete application packet is received, Town staff will review the application to determine program eligibility. Staff will inform the applicant of the next meetings dates of the Downtown Development Committee and subsequent Board of Commissioners meeting. Attendance by the applicant or their designee at both meetings is strongly encouraged for grant consideration.
  - a. Applicants must determine their grant tier eligibility using the provided scoring matrix. Staff will include an independent scoring recommendation to the applicable Boards as part of the approval process.
2. The Downtown Development Committee (DDC) will review the application at its regular meeting and make a recommendation to the Town Board of Commissioners for approval or denial.
3. The Board of Commissioners will review the application and approve or deny the application and grant amount at their next meeting following a DDC meeting.

❖ **Tier 4 Project, request will be scheduled for the Town Board meeting on August 11, 2025.**

## Grant Approval Process

4. Once approved, façade improvements must be completed within six (6) months for Tier 1 grants, and one year or twelve (12) months for Tier 2, 3, and 4 grants.
  - a. Town staff may grant a one-time six (6) month extension by request, following significant explanation from the applicant, for Tier 2-4 grants.
5. Once approved, Tier-4 grantees must complete the grant recipient agreement form.
6. Once the improvements have been completed, copies of the applicant's canceled checks or contractors' paid statements must be sent to Town staff. An inspector will ensure work is in conformance with the application and applicable permits and ordinances. Completed paperwork is then forwarded to the Finance Department for grant disbursement.

❖ Applicant will have twelve months to complete project with up to a 6-month extension. Funding is reimbursed once work is completed. Building permit and inspections occur throughout the project.

❖ Staff Recommendation- Approval

### **b. Discussion on Downtown Improvement Grant Application for 31 N Main Street**

Mr. Lee explained in more detail the work he is doing on the building at 31 N Main Street.

Mr. Smith said that the dance studio is a way of bringing a diversity of clientele to patron the Downtown. He asked Mr. Lee if the intended use for the second floor is dance. Mr. Lee said that there will be dance classes upstairs and 2 bathrooms.

Mr. Smith asked if the existing fire suppression was inadequate. Mr. Lee explained that the previous owners didn't use the second floor except for storage. The Fire Marshal requires sprinklers for both floors now that the 2<sup>nd</sup> floor is activated.

Ms. Brantley-Jefferson asked what the purpose of the upstairs is. Mr. Lee said that it will be dance classrooms.

Dustin Ingalls made a motion to recommend approval of the Downtown Improvement Grant. Ryan Smith seconded the motion. The vote was unanimous.

### **3. Planning Director Update**

Bryan Coates updated the DDC on the following projects that were previous recipients of the Downtown Improvement Grant:

- Butcher Shop at 8 N. Main Street is under construction.
- The work at 12 S. Pine Street has been completed.
- 16 E Third St windows and doors have been installed.

Mr. Coates also said that the Downtown Streetscape plan will go to the Town Board in August for adoption. Once adopted, it will go into design. Pine Street will be the first street where the plan will be implemented.

**Adjourn**

Meeting adjourned at 6:37 p.m.



# Item Cover Page

## DOWNTOWN DEVELOPMENT COMMITTEE AGENDA ITEM REPORT

**DATE:** April 22, 2026

**SUBMITTED BY:** Bryan Coates, Planning

**ITEM TYPE:** Facade Grant

**AGENDA SECTION:** NEW BUSINESS

**SUBJECT:** Downtown Improvement Grant (DIG) for 32 N Main Street-Tanhunbak LLC

**SPECIFIC ACTION REQUESTED:** Recommendation on the Downtown Improvement Grant (DIG) for 32 N Main Street - Tanhunbak LLC

**ITEM SUMMARY:** Tanhunbak LLC (Rob Lee) submitted a Downtown Improvement Grant (DIG) application for 32 North Main Street.

The work proposed in the DIG application is to replace existing awning, windows and glass, repair masonry, repaint and add exterior lighting and replace doors. The application included a decorative mural, but at this time the applicant is going hold off on a mural.

The applicant submitted the original application on February 20th, 2026. The applicant submitted the application before they started demolition and upfit of the building, which is allowed per grant policies. The proposed work is a Tier 4 grant. The applicants original request included the mural and was for a total construction costs of \$60,000 and a grant for \$30,000. With the mural being removed from the request, the total costs is roughly \$56,500 with eligible grant costs of \$28,250.

Tier 4 grants have 12 months to complete the grant work or can ask for a 6-month extension that could be approved by Town staff. Tier 4 grants also need to complete a grant recipient agreement form.

**ATTACHMENTS:**

[32 N Main Street DIG Application.pdf](#)

[Current Pictures of 32 N Main.pdf](#)

[Proposed Work for DIG.pdf](#)

[Painting Estimate.pdf](#)

[Window Replacement Estimate.pdf](#)

[Awning Estimate.pdf](#)

[Storefront Estimate.pdf](#)

[Masonry Estimate.pdf](#)



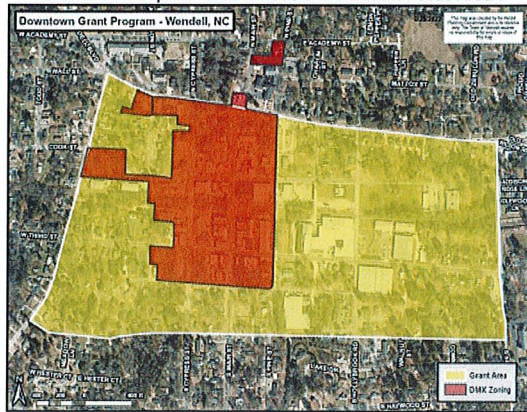
## Downtown Improvement Grant

**Purpose:** Wendell, NC was settled in the 1850's and later incorporated in 1903. Soon after the Town's incorporation, Main Street was created, and Downtown Wendell sprang to life. Since this time, business and commerce in Wendell has concentrated on its downtown core. Wendell's Downtown Commercial Historic District was placed on the National Register of Historic Places in 1998.

The Downtown Improvement Grant is intended to promote private investment in the downtown built environment and encourages the preservation of Wendell's small-town charm and historic character by giving tenants and property owners access to no-cost capital for façade improvements and other building improvements such as multi-story activations and new restaurant space.

### **Section 1: Who can apply?**

Property owners and/or their tenants of commercial properties within Downtown Wendell as defined in Blueprint Wendell 2030's "Downtown Focus Area".



### **Section 2: Eligible Uses**

- Removal of false fronts (such as aluminum or vinyl panels)
- Repair or replacement of windows, doors, transom glass, and cornices

## Downtown Improvement Grant Scoring Matrix

Downtown Improvement Grant Scoring Matrix	
Improvement	Points Awarded
Exterior Painting	1
Exterior Lighting	1
Awning Installation/Repair	1
Mural Installation*	2
Improvement of Multiple Facades	2
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Repair/Replacement of Windows or Doors	5
Repair/Replacement of Façade Materials	5
Second/Third Story Activation***	12
Project Creates a New Restaurant	15

\*Murals are subject approval by the Appearance Commission and the points are not additive with general painting.

\*\*Applicant must provide details of how their project complies with the applicable Secretary of the Interior's standards.

\*\*\*Multi-story activation includes internal and external improvements that allow for new commercial, retail, or residential space where it does not currently exist.

**\* Applicant or Business Name:**

TANHUNBAK LLC (Rob Lee)

**\* Property Address:**

32 North Main Street

**\* Phone**

9194100198

**\* Email**

robmleejr@gmail.com

**\* Owner or Tenant Occupied:**

Tenant

**\* Owner Electronic Signature (if different from applicant):**

Robert M Lee Jr

**\* Current Building Use:**

Vacant

**\* Proposed Building Use (if different):**

Arcade / Bar

**\* Grant Type Requested:**

- Tier 1
- Tier 2
- Tier 3
- Tier 4

**\* Description of project:**

Proposed Work for 32 North Main Street Appearance Grant • Replace Existing Awnings with New awnings of the same color and fabric type • Replace the existing Glass Storefront with New Glass Storefront • Replace the Existing Window on the side of the building with a New Window • Repair all necessary areas on the Exterior Masonry of building • Repaint the Exterior of the Building with a new application of the same color • Add a decorative mural pending approval of the Appearance Committee • Add exterior lighting above both exterior doorways • Replace the side steel door with a new glass door and side panel

**\* Total Estimated Project Cost:**

\$60,000

**\* Grant Amount Requested:**

\$30,000

- Repair or replacement of façade materials
- Repair or replacement of character defining architectural features
- New awnings
- Structural Improvements that allow for new and higher uses of 2<sup>nd</sup> and 3<sup>rd</sup> story spaces or that are necessary for residential habitation or increased occupancy
- Improvements related to the creation of new commercial kitchens and restaurants
- Exterior lighting
- Exterior Painting or Murals (murals must be approved by the Appearance Commission)

### **Section 3: Eligibility Criteria**

- For the purposes of the Town's Façade Grant Program, a building's exterior shall be defined as any exterior wall which fronts on a public right-of-way. Further, a single façade is the eligible sides of a building using a single address. Separate addresses within a single building may qualify as separate façades if the tenants are different.
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- Ineligible costs include but are not limited to financing of existing debt, working capital, non-capital equipment inventory, operation and maintenance costs, and soft costs such as fees for engineering, architectural, financing, or legal services.
- Tier-4 grantees must sign an agreement stating that the proposed improvements will remain in place for a minimum of three years. If the business closes or the property is sold for a different use, the appropriately pro-rated portion of the grant will be returned to the Town.

### **Section 4: Award Amount**

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- Tier 3 – Up to a maximum of \$10,000 12-14 points
  
- Tier 4 – Up to a maximum of \$50,000 15+ points

### **Section 5: Application Requirements**

1. Completed application form signed by the applicant and property owner submitted electronically.
2. Photographs of the structure and its existing condition.
3. Paint or fabric samples for new paint, murals, or awnings.
4. Detailed drawings, renderings, or written details of the proposed work including the proposed façade improvements, building plans, etc.
5. Two (2) cost estimates from a qualified professional (e.g., licensed contractor, mason, or professional painter or awning company) for Tier 2, 3 and 4 grants, and one (1) for Tier 1 grants. Cost estimates must be itemized.
  - a. Cost estimates may not be provided by the applicant for their own work.

### **Section 6: Approval Process**

1. Once a full and complete application packet is received, Town staff will review the application to determine program eligibility. Staff will inform the applicant of the next meetings dates of the Downtown Development Committee and subsequent Board of Commissioners meeting. Attendance by the applicant or their designee at both meetings is strongly encouraged for grant consideration.
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5. Once approved, Tier-4 grantees must complete the grant recipient agreement form.
6. Once the improvements have been completed, copies of the applicant's canceled checks or contractors' paid statements must be sent to Town staff. An inspector will ensure work is in conformance with the application and applicable permits and ordinances. Completed paperwork is then forwarded to the Finance Department for grant disbursement.

By signing below, you attest that you have read and fully understand the façade program guidelines and requirements and agree to conform to them. You also agree to indemnify and hold harmless the Town of Wendell against any and all claims or actions which might result from any occurrence in connection with this grant.

**\* Applicant Electronic Signature:**

Robert M Lee Jr

**\* Date**

02/20/2026

Format: MM/DD/YYYY

**Staff Use Only:**

**Date Received:** \_\_\_\_\_ **Staff Signature:** \_\_\_\_\_

**Next DDC Meeting Date:** \_\_\_\_\_ **Next Board Meeting Date:** \_\_\_\_\_

## History

### Update Submission

**Status**

Open

**Priority**

Normal

**Due Date**

**Assigned To**

Stephanie Smith






**Department**

Economic Development

**Attachments**

Choose Files No file chosen

**Post a new Comment**

Normal **B** **I** **U**           

Submit

**Make Post Public?**

**Send Manual Email On Save?**

-- Select an Email --

Current Pictures of  
32 N Main  
Exterior





### **Proposed Work for 32 North Main Street Appearance Grant**

- Replace Existing Awnings with New awnings of the same color and fabric type
- Replace the existing Glass Storefront with New Glass Storefront
- Replace the Existing Window on the side of the building with a New Window
- Repair all necessary areas on the Exterior Masonry of building
- Repaint the Exterior of the Building with a new application of the same color
- Add a decorative mural pending approval of the Appearance Committee
- Add exterior lighting above both exterior doorways
- Replace the side steel door with a new glass door and side panel

32 N Main St  
Exterior Improvement Estimates

Full Building Brick Pointing Repair

- NG Masonry LLC - \$11,740.00
- RM Brothers Masonry LLC – \$12,000
- Geek Construction \$11,250

Storefront Replacement

- Geek Construction- \$22,450.00
- Jose – \$27,500.00 (Includes Side Window)

Side Window Replacement

- Raleigh Contract Glazing- \$3,962.00
- Geek Construction - \$3,950.00

Replacement Of Both Black Awnings

- Burlington Awning LLC - \$3000.00
- West Awning LLC – \$2,796.00

Exterior Full Repaint

- M&T Painting - \$3,990.00
- John Marshall Enterprises – 4,875.00
- Geek Construction - \$4500.00 includes power washing

Mural

- Peggy Lee – \$3,500.00
- Virtuoso Painting Company – \$4,250.00

- Muralista – \$5,000.00

**New Side Glass Door on the side of building**

- Geek Construction - \$5500.00
- Raleigh Glazing - \$6000.00

**Exterior Lighting**

- Geek Construction - \$2500.00
- EW Electric - \$3000.00

# Painting Estimate

**From:** Alex Torres torresnc92@yahoo.com  
**Subject:** Re: Estimate 1140 from Raleigh M&T Painting LLC  
**Date:** February 5, 2026 at 7:43 PM  
**To:** Lewis Carroll lewiscecu@gmail.com

Thank you. As to the stripe mural. I probably won't be that helpful with that. If you have someone else that can do that please go with them. Thanks

[Sent from Yahoo Mail for iPhone](#)

On Thursday, February 5, 2026, 7:41 PM, Lewis Carroll <lewiscecu@gmail.com> wrote:

Thank you for the estimate, I will share it with my partner and we will be submitting it to town for a vote. Hope you have a great weekend.

On Thu, Feb 5, 2026 at 7:37 PM Raleigh M&T Painting LLC <[quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com)> wrote:

#### ESTIMATE 1140 DETAILS

Raleigh M&T Painting LLC

**\$3,990.00**

Review and approve

Powered by QuickBooks

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!  
Raleigh M&T Painting LLC

**Address**

Lewis  
[32 N Main St](#)

JOHN MARSHALL ENTERPRISES

Date: 1/20/2026

32 N Main St

<i>Service Personnel</i>	<i>Job</i>	<i>Payment Terms</i>	<i>Due Date</i>
--------------------------	------------	----------------------	-----------------

<i>Qty</i>	<i>Description</i>	<i>Labor</i>	<i>Materials</i>
------------	--------------------	--------------	------------------

	Paint Exterior Of the Building Same Color		
--	---	--	--

		<b>Materials</b>	
		<b>Labor</b>	
		<b>Total</b>	\$4,875.00

Please make checks payable to: John Marshall Enterprises \_\_\_\_\_

This is a quotation on the goods and services named, subject to the conditions noted below: Prices are valid until expiration date noted at the top of this page. Prices may increase depending on the amount of paint and materials needed to complete the job to a satisfactory degree. Customer acknowledges this and agrees to pay the extra fees, should they be necessary.

To accept this quotation, sign here and return: \_\_\_\_\_

**Thank you for your business!**

# GEEK Construction

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P.O. Box 1411  
WENDELL, NC 27591  
919-602-1704

**ADDRESS: 32 North Main Street Wendell. NC 27591**

## **Proposal:**

- 1. Point Brick for the entire exterior of the building - \$11,550.00**
- 2. Pressure Wash and Paint exterior of the building - \$5000.00**
- 3. Store front and side window replacement - \$27,000**
- 4. Replacement of both awnings - \$3500**

**Terms:** Full balance is due upon completion of work.

I, the undersigned, agree to pay the price for the work to be completed on my Property. I understand that the cost will be higher only if hidden damage exists and must be rectified. I agree to pay for the job in full upon completion. Late payments will be assessed a 1.5% monthly fee until paid in full, and there is a \$35 service charge on all returned checks. I also understand that all excess materials are the property of GEEK Construction, Inc. I also understand that GEEK Construction, Inc. guarantees this job for ten years from defects in workmanship and will repair all damage for free of charge if any occurs due to defects in workmanship. This estimate is valid for 30 days.

**"You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction."**

\_\_\_\_\_  
Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Craftsman

\_\_\_\_\_  
Date



# Window Replacement Estimate

ESTIMATE



**Prepared For**

V&M Homes LLC  
32 N Main St,  
Wendell, Nc 27591

**NC Inspired Construction LLC**

Zebulon, NC  
Phone: (919) 434-5123  
Email: r.inspiredconstruction@gmail.com

Estimate # 470  
Date 02/12/2026

Description	Total
Window replacement	\$500.00
<b>Subtotal</b>	\$500.00
<b>Total</b>	<b>\$500.00</b>

**Notes:**

Remove existing window , prep for new replacement window ... and installation... just labor ,  
We're not doing any work on existing brick  
1year warranty

From: Maxwell Gill vandm.raleighhomes@gmail.com  
 Subject: Updated window quote  
 Date: February 13, 2026 at 10:43 AM  
 To: Lewis Carroll lewiscecu@gmail.com

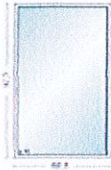


QUOTE EXPIRES      Quote Not Certified

<b>BILL TO:</b>	<b>SHIP TO:</b>
	32 N MAIN ST WENDELL

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
9188099	2/5/2026	Load Date Not Set	Quote Not Ordered	Josh Cox
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 57 X 88, Frame: 56.5 X 87.5	\$794.57	\$794.57
<b>Qty:</b> 1	Product Unit 1:1500 Beveled Rectangle		
<b>Room Location:</b>	Dimensions Traditional (1.2" under Call Size), Custom, Frame Size 56.5 X 87.5, TTT Size 57.5, TTT Height = 88.5		
<b>Note:</b>	Color Exterior = Black, Interior = White		
	Unit Type = Beveled, Matching Window Type = Single Hung, 1.2" Flange		
	Unit Performance FW-LC45 (DP +45 -50), Required Thermal Performance = IECC - U <= 0.35, U-Factor = 0.33, SHGC = 0.29, VLT = 0.56, CPD = PWG-M-167-13049-00004, STC Rating = 27		
	Glass LE (Low-E), Warm Edge (WE), Metal, Double Glazed, 7.8", Tempered		
	Wrapping - Frame Options Fins To Be Removed = Remove All		
	Wrapping - Jamb Extension 4-9.16", Primed, All Side		
	Wrapping - Packaging Options Standard		



Total Unit Quantity: 1

PROJECT	QUOTE
V AND M	32 N MAIN ST WENDELL
NOTES	
Order:	
Delivery:	
Job Comment:	

SUB-TOTAL:	\$794.57
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$57.61
TOTAL:	\$852.18

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Quote #: 9188099



Page 1 of 1  
 Printed 2/13/2026 10:00:24 AM



## PROPOSAL

Job Name: Wendell Storefronts  
Address: 32 N Main St  
Wendell NC

Date: 1/20/2026  
Submitted To: Rob Lee

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Proposal for materials and labor is as follows:

1. Main Street Side – New 2" x 4 1/2" Center set storefront with new 3'0 x 7'0 door with Rim panic exit device all in a clear anodized finish as manufactured by YKK. 1" Insulated glass Solarban 60 LowE on #2 surface tempered, 1/4" clear tempered glass in door.

Total: \$12,450.00

2. Side Street Door and side lite - New 2" x 4 1/2" Center set storefront with new 3'0 x 7'0 door with standard push/pulls, standard locking all in a clear anodized finish as manufactured by YKK. 1" Insulated glass Solarban 60 LowE on #2 surface tempered, 1/4" clear tempered glass in door.

Total: \$5,140.00

3. Side Street Window – New 2" x 4 1/2" Center set storefront with 1" Insulated glass, 1" panel to complete radius at the top all in a clear anodized finish.

Total: \$3,962.00

*Carefully review all details above as all items may or may not be per plans. Pricing is based on our interpretation of information provided.*

This Quote is valid for 30 days past the date above

**PLEASE ALLOW 8 TO 10 WEEKS FOR DELIVERY OF MATERIAL FROM THE DATE RELEASED**

**PROPOSAL PREPARED BY:** *Chris Lawrence*

**EXCLUSIONS ARE AS FOLLOWS:** After hours/weekends, out of square conditions, field testing, mock ups, bonds. Engineering stamps, shop drawings, cleaning of glass, final cleaning, demo, blocking, bracing, protections, applied films, special warranties, patching, painting, concrete, masonry, flooring, barricades or any items not specifically listed.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

# Awning Estimate



West Awning, LLC.  
 4670 Inwood Road  
 Raleigh, NC 27603  
 Phone: 919-801-6466  
 Fax: 919-772-9373  
 E-mail: westawning@att.net  
 www.westawning.com

**Sales Agreement**

Contract Submitted To <b>Reset Retro</b>		Date <b>2/4/26</b>
Address <b>32 N. Main St.</b>		Job Name <b>Lewis</b>
City, State and Zip <b>Wendell NC 27591</b>		Job Location
Email		Phone <b>625-7088</b>

West Awning, LLC. proposes to furnish and/or install according to the following terms and conditions:

Frame Color	Brackets	Motor and Drive (L/R)	Fabric	Valance Style and Height	Braid Color
<b>alum ?</b>	<b>wall</b>	<b>na</b>	<b>Black Canvas</b>	<b>confirm</b>	<b>na</b>

2 shed covers

1e 24'w x 3'p x 5'd inc 12"rv

1e 5'w x 3'p x 3'd inc 8"rv

confirm

- slat style

8 weeks +/-

Product Price	\$ 2796
Sales Tax	\$ 202.71
Sub-Total	\$
Installation/Shipping	\$
Total	\$ 2998.71
Deposit	\$ 1499.36
Due on Installation	\$ 1499.35

Buyer agrees to pay West Awning, LLC. the full balance of the purchase price immediately upon completion and delivery of the material and work. It is understood and agreed that title to the said property shall belong to West Awning, LLC. until the total amount of the purchase price is paid. The buyer covenants and agrees that upon his/her default by the failure to pay, West Awning, LLC. has the right to take possession of all said property and payments made by the buyer up to the time of said default. These payments shall be applied as rent and depreciation on said property during the time the property is in the buyer's possession. All material is guaranteed to be as specified and buyer shall carry necessary insurance. West Awning, LLC carries necessary Workmen's Compensation and General Liability Insurance. The buyer understands that leakage may occur with water repellent fabrics. West Awning, LLC. warranties product for quality of workmanship and defects 1 year from date of installation. All agreements are contingent upon strikes, accidents or delays beyond West Awning's control. Pricing does not include permitting or engineering, unless otherwise stated above.

**ACCEPTANCE OF CONTRACT:** The above prices, specifications and conditions are satisfactory and are hereby accepted. West Awning, LLC. is authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance *	Print Buyer Name *
Sales Person <b>Travel West</b>	Buyer Signature *

NOTE: This contract may be withdrawn by West Awning, LLC. if not accepted within 7 days.

# Burlington Awning LLC

ESTIMATE

EST0616

Bryan Foushee

2421 John Thompson Rd

Graham NC 27253

336-260-6410

smgbryan@aol.com

DATE

Feb 2, 2026

TOTAL

USD \$3,000.00

TO

## Reset Retro

Lewis Carroll

32 N Main Street

Wendell NC

☎ 919-625-7088

Lewiscecu@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
<b>Recover (2) awnings</b> Remove, recover , reinstall Traditional awnings Dim: 24' wide x 5' drop x 3' projection 5' wide x 3' drop x 3' projection Fabric: Sunbrella Black Acrylic Canvas	\$3,000.00	1	\$3,000.00

**TOTAL**

**USD \$3,000.00**

50% deposit with order

No permit or engineering fees included in quote ( if required )

# GEEK Construction

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P.O. Box 1411  
WENDELL, NC 27591  
919-602-1704

**ADDRESS: 32 North Main Street Wendell. NC 27591**

## **Proposal:**

- 1. Point Brick for the entire exterior of the building - \$11,550.00**
- 2. Pressure Wash and Paint exterior of the building - \$5000.00**
- 3. Store front and side window replacement - \$27,000**
- 4. Replacement of both awnings - \$3500**

**Terms:** Full balance is due upon completion of work.

I, the undersigned, agree to pay the price for the work to be completed on my Property. I understand that the cost will be higher only if hidden damage exists and must be rectified. I agree to pay for the job in full upon completion. Late payments will be assessed a 1.5% monthly fee until paid in full, and there is a \$35 service charge on all returned checks. I also understand that all excess materials are the property of GEEK Construction, Inc. I also understand that GEEK Construction, Inc. guarantees this job for ten years from defects in workmanship and will repair all damage for free of charge if any occurs due to defects in workmanship. This estimate is valid for 30 days.

**"You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction."**

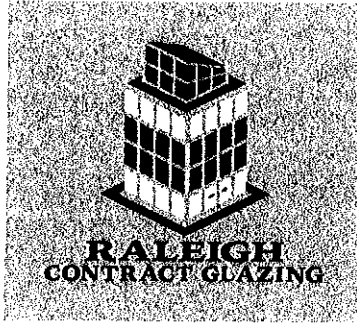
\_\_\_\_\_  
Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Craftsman

\_\_\_\_\_  
Date

# Storefront Estimate



## PROPOSAL

Job Name: Wendell Storefronts  
Address: 32 N Main St  
Wendell NC

Date: 1/20/2026  
Submitted To: Rob Lee

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Proposal for materials and labor is as follows:

1. Main Street Side – New 2" x 4 1/2" Center set storefront with new 3'0 x 7'0 door with Rim panic exit device all in a clear anodized finish as manufactured by YKK. 1" Insulated glass Solarban 60 LowE on #2 surface tempered, 1/4" clear tempered glass in door.

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Total: \$5,140.00

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Total: \$3,962.00

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This Quote is valid for 30 days past the date above

**PLEASE ALLOW 8 TO 10 WEEKS FOR DELIVERY OF MATERIAL FROM THE DATE RELEASED**

**PROPOSAL PREPARED BY:** *Chris Lawrence*

**EXCLUSIONS ARE AS FOLLOWS:** After hours/weekends, out of square conditions, field testing, mock ups, bonds. Engineering stamps, shop drawings, cleaning of glass, final cleaning, demo, blocking, bracing, protections, applied films, special warranties, patching, painting, concrete, masonry, flooring, barricades or any items not specifically listed.

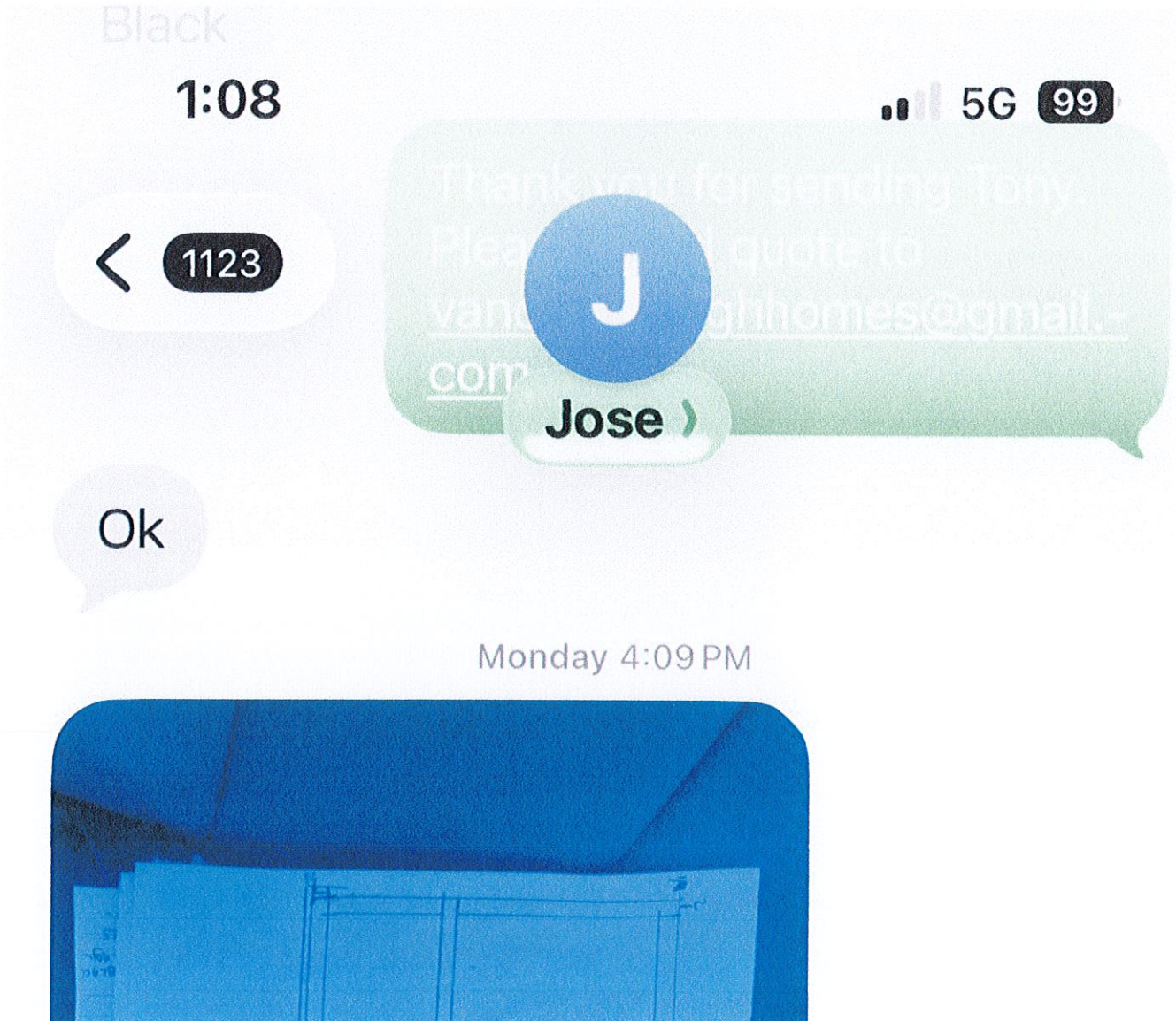
Signature: \_\_\_\_\_

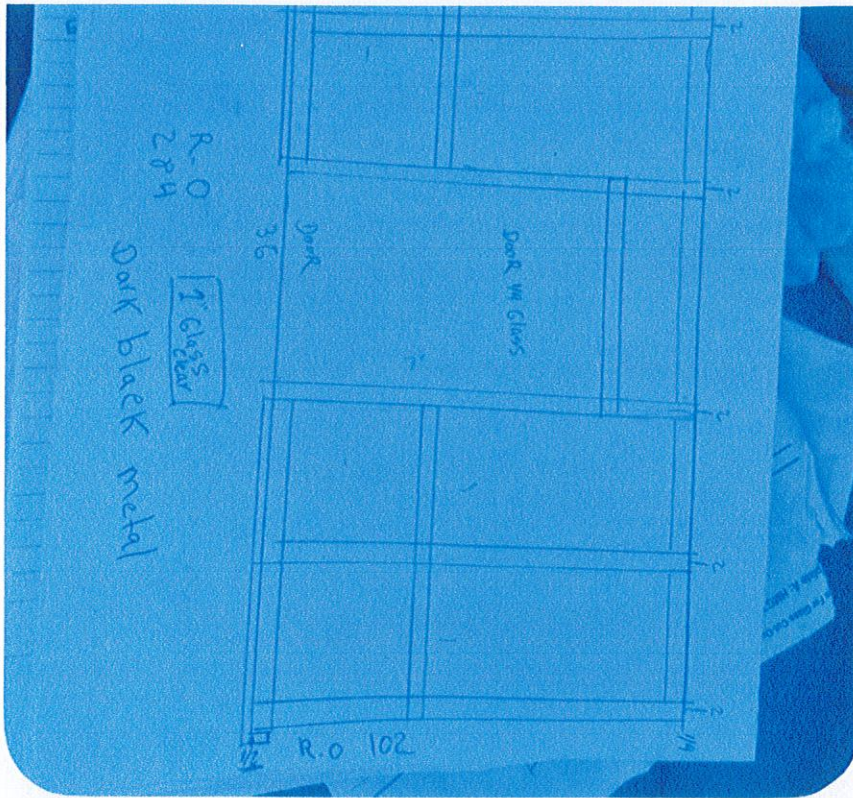
Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

**From:** Maxwell Gill vandm.raleighhomes@gmail.com  
**Subject:** Storefront quote  
**Date:** February 6, 2026 at 1:10 PM  
**To:** Lewis Carroll lewiscecu@gmail.com

Thank you,  
Maxwell Gill





Something like that..we can do for \$27,500

Everything

Ok, thank you for sending this over. Is this your best price?

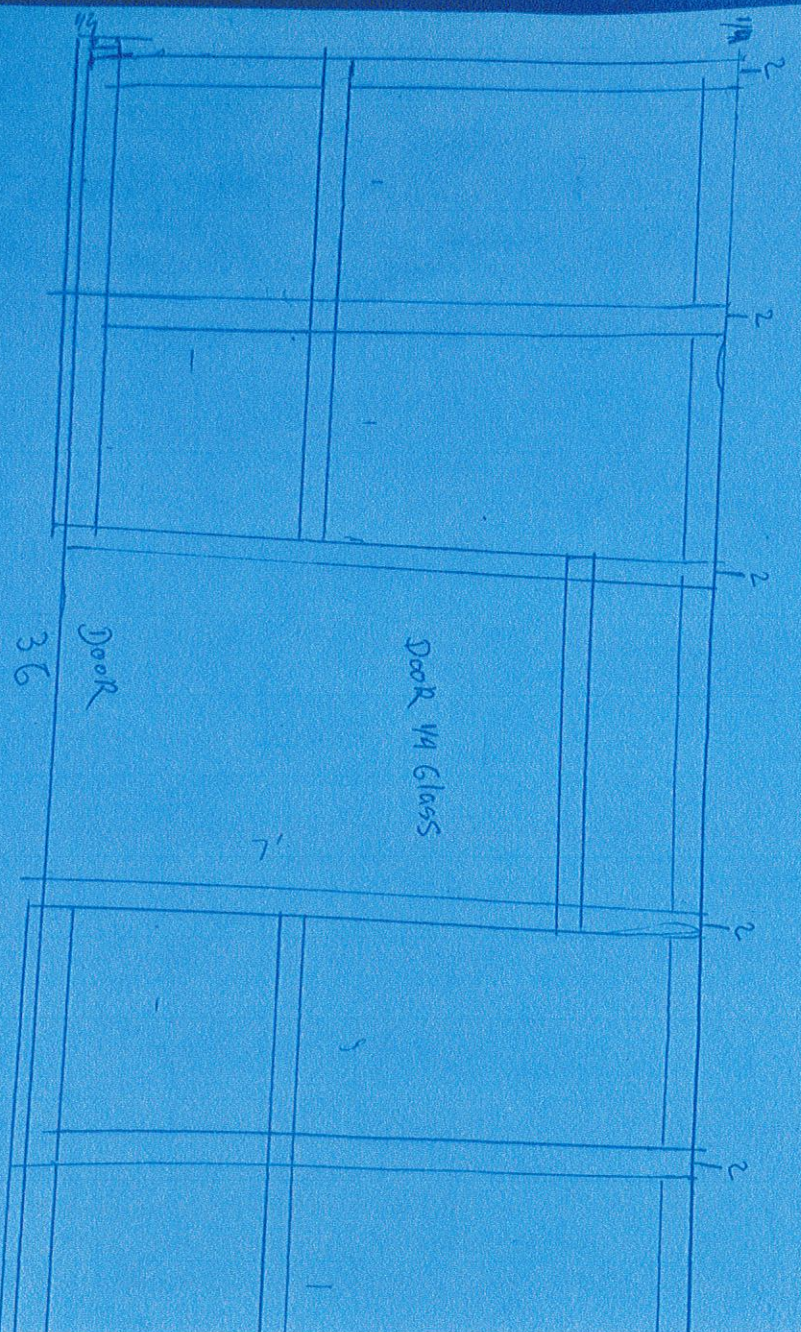
Yes sir



Text Message • RCS



get back  
you soon



R-O  
2PA  
Dark black metal

1" Glass

36  
Door

Door w/ Glass

7'

For Glass Calc  
Plate A-HMG

# GEEK Construction

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P.O. Box 1411  
WENDELL, NC 27591  
919-602-1704

**ADDRESS: 32 North Main Street Wendell. NC 27591**

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\_\_\_\_\_  
Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Craftsman

\_\_\_\_\_  
Date

# Masonry Estimate

Prepared For

Max.  
(919) 606-8946



**NG Masonry LLC**

121 Crawford Rd  
Coats, NC 27521  
Phone: (984) 285-8686  
Email: ng-masonryllc@hotmail.com  
Web: ngmasonryllc.com

Estimate # 2408  
Date 01/13/2026

**Description** **Total**

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32 N Main St, Wendell \$9,040.00

RegROUT left side of building and front side apply new mortar mix to refill all holes and cracks and replace any broken bricks

Front: 11'x27' minus window area = 150sf

Left: 83'L x 20'H = 1660sf

Material and Labor.



32 N Main St, Wendell \$2,700.00

Rear side of building 11'x27' remove old stucco to repair all holes and cracks apply new mortar mix and replace any broken bricks

Remove the bricks in the sealed window area to be correctly reinstalled then install new stucco 297sf

Material and Labor.



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<b>Subtotal</b>	\$11,740.00
<hr/>	
<b>Total</b>	<b>\$11,740.00</b>

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All jobs have 1 year guarantee.

By signing this document, the customer agrees to the services and conditions outlined in this document.

NG Masonry LLC

Max.

**From:** RM Brothers Masonry LLC rbrothersmasonryllc@gmail.com  
**Subject:** Brick building point up  
**Date:** January 18, 2026 at 9:58 AM  
**To:** Lewiscecu@gmail.com

Price for building point up\*

Major point up front and left side \$12,000 material and labor included.

Minimum point up \$3,500 material and labor included.

# GEEK Construction

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P.O. Box 1411  
WENDELL, NC 27591  
919-602-1704

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\_\_\_\_\_  
Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Craftsman

\_\_\_\_\_  
Date