



Meeting Agenda

Town of Orange Community Meeting Room – 235 Warren Street
Wednesday, January 15, 2025

5:15 p.m.

1. Call to Order Chairman Higginbotham.

2. Roll Call:

Chairman Robert Higginbotham
Vice-Chairman Harry C. Mason, Jr.
Mrs. Dana C. Amos
Mr. Pat McAloon

Mr. Kevin Reynolds, Sr.
Mrs. Martha B. Roby
Mr. Steve Sylvia

3. Adoption of agenda.

4. **Public Comment.** *IDA will receive public input from residents and taxpayers of the Town. Citizens are encouraged to sign up prior to the meeting beginning and turn in a/their slip to the Secretary. Please note that Public Comment is limited to 3 minutes per individual.*

5. Consideration of IDA Meeting Minutes of November 20, 2024.

6. Treasurer's Report.

7. Review and Consideration of FIG-Plus Applications.

- 102 East Main Street
- 182 Byrd Street

8. Discussion of Criteria for IDA Incentives.

9. Next Meeting – Wednesday, February 19, 2025.

10. Adjournment of Meeting – 6:15 p.m.

It is the purpose of the Industrial Development Authority of the Town of Orange "to promote industry and develop trade...for the benefit of the inhabitants of the Commonwealth, either through the increase of their commerce or through the promotion of their safety, health, welfare, convenience, or prosperity." (Virginia Code § 15.2-4901)

IDA Meeting Minutes
November 20, 2024
Page One

The Town of Orange Industrial Development Authority (IDA) held a meeting at 5:15 p.m., in the Town of Orange Community Meeting Room. Members present were Chairman Robert Higginbotham, Vice-Chairman Harry C. Mason, Jr., Mr. Pat McAloon, and Mr. Kevin Reynolds, Sr. Staff members present were: Director of Finance/Treasurer Dianna Gomez, Deputy Town Clerk/Secretary Kimberly Strawser, CZA/CMC, and Town Attorney Catherine Lea. Mrs. Dana Amos and Mr. Steve Sylvia were absent.

CALL TO ORDER

The Chairman called the meeting to order. The Deputy Town Clerk/Secretary called roll and noted that there was a quorum present.

ADOPTION OF AGENDA

A motion was made by Vice-Chairman Mason, seconded by Mr. McAloon, to adopt the agenda, as presented. On vote, Chairman Higginbotham – aye, Vice-Chairman Mason – aye, Mrs. Amos – absent, Mr. McAloon – aye, Mr. Reynolds – aye, and Mr. Sylvia – absent. The motion carried.

PUBLIC COMMENT

There was no public comment.

CONSIDERATION OF IDA MEETING MINUTES OF SEPTEMBER 18, 2024

A motion was made by Vice-Chairman Mason, seconded by Mr. McAloon, to adopt the meeting minutes of September 18, 2024, as presented. On vote, Chairman Higginbotham – aye, Vice-Chairman Mason – aye, Mrs. Amos – absent, Mr. McAloon – aye, Mr. Reynolds – aye, and Mr. Sylvia – absent. The motion carried.

TREASURER REPORT

The Treasurer reported for the month of October. The Treasurer stated that there was \$92 in interest income for the checking account. The Treasurer stated further that the CD would accrue interest once it matures. The Treasurer reported that there was \$108,781 in the checking account, \$101,384 in the CD and \$19,000 in the restricted cash for the Façade Grants.

CONTINUED DISCUSSION OF THE ESTABLISHMENT OF A LOAN PROGRAM

Chairman Higginbotham stated that at their last meeting he asked that members review the information regarding loans and to be prepared to discuss the criteria for a loan program. Chairman Higginbotham passed out information from Mr. McAloon regarding suggestions on what the IDA loan program could look like.

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Page Two

After lengthy discussion, it was the consensus of the IDA to end the loan discussion and not move forward.

Mr. Reynolds suggested doing an incentive for businesses or people that move here and stay for a year. Mr. Reynolds stated that the IDA could offer a business that comes to Orange and stay for a year and pay \$5,000 towards their taxes.

After discussion, Mr. McAloon will work with Mr. Reynolds and put together talking points regarding the incentive for new businesses that come to town. Chairman Higginbotham stated that this information will be discussed at the next meeting in January.

NEXT MEETING

The next IDA meeting will be held on Wednesday, January 15, 2025, at 5:15 p.m.

With no further business, the meeting was adjourned at 6:30 p.m.

Kimberly Strawser, CZA/CMC
Deputy Town Clerk/IDA Secretary

Industrial Development Authority Profit and Loss - Fiscal Year 2025 Dec-24

	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance
<u>Income</u>						
Town of Orange Contributions	0	0	-	75,000	75,000	-
Interest Income	71	0	71	523	0	523
Total Income	71	0	71	75,523	75,000	523
<u>Expenses</u>						
Bank Charges (checks)	0	0	-	0	0	-
Dues & Subscriptions (OCOC)	0	0	-	0	0	-
Freight & Delivery	0	0	-	0	0	-
Insurance	0	0	-	0	0	-
Meals and Entertainment	0	0	-	0	0	-
Façade Grant	0	0	-	0	0	-
Office Expenses (Canva Subscrip)	0	0	-	120	120	-
Shipping and delivery expense	0	0	-	0	0	-
Supplies (name plates)	0	0	-	0	0	-
Total Expenses	0	0	0	120	120	0
Net Income	71	0	71	75,403	74,880	523

Industrial Development Authority Balance Sheet - Fiscal Year 2025 Dec-24

6-2

	12/31/2024 Actual	12/31/2024 Budget	Variance
<u>Assets</u>			
Checking	108,929	108,411	518
CD	101,384	101,379	5
Restricted Cash (Façade Grants)	19,000	19,000	- 2 new façade grants in process
Total Assets	229,313	228,790	523
<u>Liabilities</u>			
<u>Fund Balance</u>	229,313	228,791	523
Total Liabilities and Fund Balance	229,313	228,791	523



**REVIEW AND CONSIDERATION OF FIG-PLUS APPLICATIONS
FOR 102 EAST MAIN STREET AND 182 BYRD STREET
Wednesday, JANUARY 15, 2025
Agenda Item 7**

SUMMARY:

Staff received FIG-Plus applications from the following:

- 102 East Main Street – Jeremiah Pent on behalf of Arcadia Property Management for exterior painting of commercial office and retail space. An invoice for work that was completed is enclosed as well as a copy of the Façade Program application from the Town of Orange that was approved on December 16, 2024.

Mr. Pent is requesting reimbursement of \$1,000.00.

- 182 Byrd Street – Efrain Gallardo on behalf of La Naranja Cocina Mexican Restaurant for exterior work of new siding, windows and roof. An invoice for work that was completed is enclosed as well as a copy of the Façade Program application from the Town of Orange that was approved on December 16, 2024.

Mr. Gallardo is requesting reimbursement of \$1,000.00.

SUGGESTED MOTION:

“I move that the Town of Orange IDA approve the FIG-Plus application from Jeremiah Pent on behalf of Arcadia Property Management for façade improvements at 102 East Main Street and authorize the Treasurer to proceed with the reimbursement in the amount of \$1,000.00.”

“I move that the Town of Orange IDA approve the FIG-Plus application form Efrain Gallardo on behalf of La Naranja Cocina Mexican restaurant for façade improvements at 182 Byrd Street and authorize the Treasurer to proceed with the reimbursement in the amount of \$1,000.00”



Town of Orange, Virginia

Industrial Development Authority

102 East Main Street FIG-Plus Application



REC 12/16/24

Industrial Development Authority
of the Town of Orange

119 Belleview Ave., Orange, Virginia 22960
Phone: (540)672-5005

FAÇADE IMPROVEMENT GRANT-PLUS
APPLICATION

Name of Applicant: Arcadia Property Mgmt

Date Submitted: 12-16-24

Name of Property Owner: Same

Applicant Mailing Address: 454 Arcadian Way
Orange VA 22960

Applicant telephone number(s): 615-974-2770

Applicant email address: jrpent@gmail.com

Property Address: 102 E Main St
Orange VA 22960

Building Name, if any: Bank

Tax Map and Parcel Number: _____

Existing Property Use(s): Commercial office + retail
space

Proposed Property Use(s) (if different): _____

Type of Improvement (Check all that apply):

Exterior ☒ Sign ☐ Paint ☐ Awning(s) ☐

Other (specify): Painting

Brief Description of Improvement Project:

Exterior painting

A complete application must include the following as supplemental attachments:

- ☐ A complete narrative of the façade design plan,
- ☐ Written confirmation of award for a façade improvement grant from the Town of Orange,
- ☐ Written timeline for the anticipated completion of the project
- ☐ Cost estimate(s) from a minimum of two licensed contractors. *Work Already complete. KS*

Total Cost of Improvement \$ 25,250

Total Reimbursement requested \$ 1,000

By my signature below, I certify the following:

I have read the FIG-Plus Grant Guidelines.

I certify that I am the owner, or have signatory authority for the owning organization, of the property to which this Grant is being applied.

I understand that reimbursement is granted upon completion of the project as outlined in this application. The applicant must submit evidence of payment for services and/or materials.

I understand that changes made to the approved design may disqualify the project for any available grant funding from the Town of Orange IDA.

I further understand that reimbursement depends on annual funding appropriations by the Town Council of the Town of Orange and by the Town of Orange IDA.

To the fullest extent permissible under Virginia law, the applicant and contractor will hold harmless and indemnify the Town of Orange IDA and the Town of Orange, Virginia against all costs, damages, claims, liabilities, expenses, losses, and court costs in the event of property damage of physical injury as a result of working on the project.

Applicant Signature: _____

Date: 12-16-24

For Office Use

Completed Application Received on: 12/6/24 by: Kim Strauss, Deputy Town Clerk
IDA Secretary

Property ownership certified on: 1/8/25 by: Kim Strauss

Town of Orange IDA Review Date: _____



November 15, 2023

Arnold Pent
102 East Main Street
Orange, VA 22960
817-829-2575

arnoldpent@gmail.com

DESCRIPTION	AMOUNT
Exterior Painting	
Pressure wash side and front of building and all soffits to remove debris	\$ 2,200.00
Paint all soffits with Two Coats Benjamin Moore Regal Low Lustre House Paint	\$ 3,850.00
Caulk around all windows and any cracks where needed with Infiniti Caulk	
Paint all previously painted wood surfaces with Two Coats Benjamin Moore Regal Low Lustre House Paint (including windows, casing, sash, etc.)	
Damaged paint on stucco on back of building - sanded, primed, and painted w/ Two Coats of paint that will be matched to the current color	\$ 5,800.00
Highest Point of Building (as discussed) - Dryvit Stucco	\$ 2,600.00
Pressure wash area around entire building multiple times to remove stains.	
If area comes completely clean there will be no need to paint.	
Two Coats of Benjamin Moore Arbor Coat Latex Solid Concrete Stain were applied. \$3,200.00	\$ 3,200.00
Metal Handrails on Front of Building	
Sand to remove peeling paint	
Spot prime all rusted areas with One Coat Benjamin Moore Rust Preventive Oil Primer	
Apply Two Coats Benjamin Moore Industrial Exterior Black Oil Paint	\$ 550.00
Interior Painting	
Entrance Stairway (upstairs & downstairs)	
Repair all plaster where needed, Caulk all cracks where needed with Infiniti Caulk	
Ceilings will be painted with Two Coats Benjamin Moore Flat Ceiling Paint	
Walls will be painted with Two Coats Benjamin Moore BenMatte Paint	
Trim will be painted with Two Coats Benjamin Moore Regal Semi Gloss Paint	\$ 3,750.00
Bathrooms (Two, as discussed)	
Same prep and painting as above	\$ 1,400.00
Repaired holes in walls after removal of mirrors	\$ 150.00
Handrail System	
Sand, Prime & Paint	\$ 650.00
Painted Front of Building	\$ 3,850.00
Installed & Painted Baseboards in Hallway Inside	\$ 550.00
Additional Scraping & Touchups of Stucco around Exterior of Building	\$ 2,000.00
All Exterior Work is Guaranteed for 5 years from date of completion	

TOTAL AMOUNT DUE \$ 20,000.00



Town of Orange
Department of Community Development

235 Warren Street, Orange, Virginia 22960 - 1401
Phone: (540) 672-6917 Fax: (540) 672-9250
Email townplanner@townoforangeva.gov

TOWN OF ORANGE
FAÇADE PROGRAM
APPLICATION

Applicant: Arcadia Property Mgmt Phone: 615-974-2770

Property Address: 102 E Main

E-mail Address: jvpent@gmail.com

Building Owner (if different from Applicant): _____
☐ Owner's written consent attached

Type of improvement being proposed:

- | | |
|---|---|
| ☒ Rehabilitation and painting | ☐ Restoration of historic elements |
| ☐ Awning | ☐ Windows/shutters |
| ☐ Other | |

Please describe the project improvements:

Exterior painting

Contractor/Supplier Name: LP Painting Services

Address: 15444 Brandy Rd, Culpeper VA 22701

E-mail Address: LPPaintingLLC@gmail.com Phone: 703-966-2744

ATTACHMENTS REQUIRED**

- 1) **Current photographs** of the building that clearly illustrates the existing condition of the façade and include where proposed work will occur.
- 2) A full **written description** of proposed work and exterior rehabilitation.
- 3) **Design drawings** that comprehensively show the proposed project, including details of cornices, windows, doors, shutters, decorative elements, colors, and historical elements. They should clearly identify new features to

be attached to the building, as well as any site improvements or changes to lighting. Clearly indicate what are repaired materials, matching replacement materials, or new materials different from what is currently present. If you are restoring a historic façade, please provide historical documentation of the historic appearance.

- 4) A **list of proposed materials and colors**, including material specifications and samples where appropriate.
- 5) Further bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate. All design drawings should be on paper not exceeding 11" x 17".
- 6) A **written cost estimate and budget** for all aspects of the façade improvements that details what costs will be the match, what will be grant funding, and what will be outside of the Façade Improvement Program scope.
- 7) Property owner written consent and a **copy of the lease, deed, or land contract**.
- 8) A **schedule** for completion of the project. Projects must be completed within 120 days of approval, subject to extension for extenuating circumstances.

Total Cost of Improvements: \$25,250 Grant Amount Requested _____

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the Town of Orange Façade Improvement Program and is true and complete to the best of the applicant's knowledge and belief. As of the date of signature, work on the façade described in this application has not commenced.

Signature: Juanita V. Punt Date: 12-16-24

Please send this completed application & accompanying attachments to
townplanner@townoforangeva.gov

Or

Department of Community Development
Attn: Façade Improvement Program
235 Warren Street
Orange, VA 22960

Kim Strawser

From: Dianna Gomez
Sent: Wednesday, January 8, 2025 3:40 PM
To: Kim Strawser
Subject: FW: Facade Grant for Jeremiah Pent

Dianna Gomez
Director of Finance
Town of Orange
119 Belleview Avenue
Orange, Virginia 22960
(540) 672-1020



From: Dianna Gomez
Sent: Monday, December 16, 2024 3:03 PM
To: Jeremiah Pent <jp@jeremiahpent.com>
Subject: RE: Facade Grant

Hey Jeremiah! I will submit payment for the Town grant. I forwarded the IDA application to Kim. The IDA Board will approve it in the January meeting and then I will write the check for them. Dianna

Dianna Gomez
Director of Finance
Town of Orange
119 Belleview Avenue
Orange, Virginia 22960
(540) 672-1020



Town of Orange, Virginia

Industrial Development Authority

182 Byrd Street FIG-Plus Application



REC. 12/27/2024

Industrial Development Authority
of the Town of Orange

119 Belleview Ave., Orange, Virginia 22960
Phone: (540)672-5005

FAÇADE IMPROVEMENT GRANT-PLUS
APPLICATION

Name of Applicant: Efrain Gallardo / La Naranja Cocina Mex.

Date Submitted: 12/27/24

Name of Property Owner: Efrain Gallardo / Gallardo Properties, LLC

Applicant Mailing Address: 182 BYRD ST
ORANGE VA 22960

Applicant telephone number(s): 540 455 4199

Applicant email address: gallardo-7@yahoo.com

Property Address: 182 BYRD ST
ORANGE VA 22960

Building Name, if any: N/A

Tax Map and Parcel Number: 044 A4 - 00 - 43 - 00180 § 10239

Existing Property Use(s): RESTAURANT

Proposed Property Use(s) (if different): RESTAURANT

Type of Improvement (Check all that apply):

Exterior ☒ Sign ☒ Paint ☒ Awning(s) ☒

Other (specify): _____

Brief Description of Improvement Project:

Get New siding, windows, roof

A complete application must include the following as supplemental attachments:

- ☒ A complete narrative of the façade design plan,
- ☒ Written confirmation of award for a façade improvement grant from the Town of Orange,
- ☒ Written timeline for the anticipated completion of the project
- ☐ Cost estimate(s) from a minimum of **two** licensed contractors. *Work already complete. KS*

Total Cost of Improvement \$ 80,400

Total Reimbursement requested \$ 1,000

By my signature below, I certify the following:

I have read the FIG-Plus Grant Guidelines.

I certify that I am the owner, or have signatory authority for the owning organization, of the property to which this Grant is being applied.

I understand that reimbursement is granted upon completion of the project as outlined in this application. The applicant must submit evidence of payment for services and/or materials.

I understand that changes made to the approved design may disqualify the project for any available grant funding from the Town of Orange IDA.

I further understand that reimbursement depends on annual funding appropriations by the Town Council of the Town of Orange and by the Town of Orange IDA.

To the fullest extent permissible under Virginia law, the applicant and contractor will hold harmless and indemnify the Town of Orange IDA and the Town of Orange, Virginia against all costs, damages, claims, liabilities, expenses, losses, and court costs in the event of property damage of physical injury as a result of working on the project.

Applicant Signature: 

Date: 12/27/24

For Office Use

Completed Application Received on: 1/7/25 by: Kim Strauss, Deputy Town Clerk
IDA Secretary

Property ownership certified on: 1/8/25 by: Kim Strauss

Town of Orange IDA Review Date: _____



Town of Orange
Department of Community Development

235 Warren Street, Orange, Virginia 22960 - 1401

Phone: (540) 672-6917 Fax: (540) 672-9250

Email: townplanner@townoforangeva.gov

**TOWN OF ORANGE
FAÇADE PROGRAM
APPLICATION**

Applicant: La Naranja Cocina Mexicana Phone: 540-4554199

Property Address: 182 BYRD ST, ORANGE, VA 22960

E-mail Address: gallardo - 7@ yahoo-com

Building Owner (if different from Applicant): Gallardo Properties LLC

☒ Owner's written consent attached
-Efrain Gallardo-

Type of improvement being proposed:

- | | |
|---|---|
| ☒ Rehabilitation and painting | ☐ Restoration of historic elements |
| ☒ Awning | ☒ Windows/shutters |
| ☐ Other | |

Please describe the project improvements:

Event Room, new siding, windows, Doors & painting

Contractor/Supplier Name: MMM, Morales Masonry Inc.

Address: 7451 Rosita Ct, VA, 20112

E-mail Address: mmmorales68@aol.com Phone: 703-944-7842

ATTACHMENTS REQUIRED**

- ✓ 1) **Current photographs** of the building that clearly illustrates the existing condition of the façade and include where proposed work will occur.
- ✓ 2) A full **written description** of proposed work and exterior rehabilitation.
- ✓ 3) **Design drawings** that comprehensively show the proposed project, including details of cornices, windows, doors, shutters, decorative elements, colors, and historical elements. They should clearly identify new features to

- ✓ be attached to the building, as well as any site improvements or changes to lighting. Clearly indicate what are repaired materials, matching replacement materials, or new materials different from what is currently present. If you are restoring a historic façade, please provide historical documentation of the historic appearance.
- ✓ 4) A **list of proposed materials and colors**, including material specifications and samples where appropriate.
- ✓ 5) Further bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate. All design drawings should be on paper not exceeding 11" x 17".
- ✓ 6) A **written cost estimate and budget** for all aspects of the façade improvements that details what costs will be the match, what will be grant funding, and what will be outside of the Façade Improvement Program scope.
- ✓ 7) Property owner written consent and a **copy of the lease, deed, or land contract**.
- 8) A **schedule** for completion of the project. Projects must be completed within 120 days of approval, subject to extension for extenuating circumstances.

\$80400
\$80,000
~~\$80,000~~

Total Cost of Improvements: 300,000 Grant Amount Requested 1,000

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the Town of Orange Façade Improvement Program and is true and complete to the best of the applicant's knowledge and belief. As of the date of signature, work on the façade described in this application has not commenced.

Signature: [Signature] Date: 11/8/2024

Please send this completed application & accompanying attachments to
townplanner@townoforangeva.gov

Or

Department of Community Development
Attn: Façade Improvement Program
235 Warren Street
Orange, VA 22960

2

Approved
Dannan Jones
Director of Finance
12/16/24

Kim Strawser

From: Dianna Gomez
Sent: Monday, December 16, 2024 4:01 PM
To: Kim Strawser
Subject: RE: Facade Grant App (Town) - La Naranja - 182 Byrd St
Attachments: Facade gramt La Naranja.pdf

Kim – See my approval on the 2nd page. Dianna

Dianna Gomez
Director of Finance
Town of Orange
119 Belleview Avenue
Orange, Virginia 22960
(540) 672-1020



From: Kim Strawser <k.strawser@townoforangeva.gov>
Sent: Monday, December 16, 2024 2:32 PM
To: Dianna Gomez <directoroffinance@townoforangeva.gov>
Subject: Facade Grant App (Town) - La Naranja - 182 Byrd St

See attached – for review and approval. Thanks!

Kimberly Strawser, CZA, CMC

Deputy Town Clerk
Town of Orange, Public Works Department 235 Warren Street, Orange VA 22960
Direct: 540-672-4791||Fax: 540-672-9250
www.townoforangeva.gov

Before



Progress - 9/22/24



General Contract for Services

This contract is made effective as of Date 2/15/24 between Efrain Gallardo
Work will be done at address: La Naranja Restaurant 182 Byrd St Orange, VA

And

The contractor Morales Masonry, Inc / DBA Morales Construction and Landscaping business
under the law of Virginia, having its principal place of business at 7451 Rosita Ct, Virginia, 20112
License #2705057690 Class A Classifications CIC, CBC, CEM, H/H, BRK, RBC

Witness that parties here to agree as follows:

Description and Scope of Work:

➤ Design, construction drawing, permit fees	\$6,500.00
➤ Event Center	\$62,500.00
INCLUDES:	
- Concrete footings, piers, stonework per plans	
- Electrical rough-in	
- Framing	
EXCLUDES:	
- Windows	
- Mechanical	
➤ Construct exterior shed per plans	\$14,000.00
➤ Front piers, concrete, stonework	\$17,000.00
➤ Front porch build (framing)	\$7,500.00
➤ Window installation (18 units)	\$9,500.00
➤ Window Cost	\$23,400.00
➤ Single door (2) and (1) double door (labor + material)	\$7,000.00
➤ Paint interior/exterior	\$16,000.00
➤ Framing alteration parking lot elevation (office location)	\$4,800.00
➤ Rework metal roof at front where new porch is to be	\$7,000.00
➤ TPO roof at shed (new event room)	\$11,000.00
➤ Siding, Soffit (labor + material)	\$16,000.00
➤ Stone work	\$32,000.00
➤ Electrical Rough-in throughout building	\$19,000.00
➤ Allowance for fixtures (electrical)	\$8,000.00
➤ Misc. drywall patch	\$11,000.00
➤ Allowance for TPO roof at main bldg. and event center	\$30,000.00

Total Price:

Initiation of Work within 4 weeks after signing contract and with a down payment

The contractor warrants that work shall begin no later than TBD with all work substantially Completed by
28 working days after start

7-15

Finishes Exterior:

Style	Color	Budget Cost
Stone work	Providence Quarry ledgerstone	
Siding	Shiplap Prime (ready to paint custom)	
Doors	Provia or equal	
Windows	Vinyl lite 4000 series Black exterior frame w/ Beige interior	
Trim work	Fiberon Cladding	
Lights	TBD	

GALLARDO PROPERTIES LLC

182 BYRD STREET, ORANGE, VIRGINIA, 22960

NOVEMBER 8, 2024

RE: PROPOSED PROPERTY ALTERATIONS

La Naranja Cocina Mexicana, we have received your request to alter the property located at 182 Byrd St. Orange VA 22960.

We consent alterations on the following terms:

- Before any of the proposed alterations are carried out on the property you must obtain all necessary permits and must provide copies of such permissions.
- All alterations must be carried out using good quality and suitable materials.
- The alterations must be carried out to a high standard of workmanship.
- You must allow any legal advisers or surveyors access to inspect the alteration works at reasonable times.
- You must pay any reasonable expenses incurred by advisors and surveyors in connection with your proposed alterations.

Please sign below to confirm your agreement with the terms in this letter.

Yours sincerely, Efraim Gallardo 11/8/24



the receipt of the letter dated November 8, 2024, is acknowledged and all its terms are agreed to.


SIGNATURE

Efraim Gallardo
NAME

11/8/24
DATE

7-17

[illegible][illegible][illegible][illegible]

standards for the industry. The new book is a 224-page, hardcover, \$49.95 volume, published by McGraw-Hill. It is available in paperback for \$24.95.

Conducting a cost-effective, high-quality audit requires a solid understanding of the audit process and the ability to apply that knowledge to the specific circumstances of the audit. This book provides a comprehensive overview of the audit process, from the initial planning stage to the final reporting stage. It also includes a detailed discussion of the various types of audits, including financial, operational, and compliance audits. The book is written in a clear, concise, and easy-to-understand style, making it an ideal resource for both students and professionals alike.

PUBLISHED BY THE AUTHOR
Dennis J. Wicks, Ph.D., is a professor of accounting at the University of North Carolina at Charlotte. He is also a past president of the American Accounting Association and a past president of the American Institute of Certified Public Accountants. Dr. Wicks has published numerous articles in professional journals and has co-authored several books on accounting and auditing.

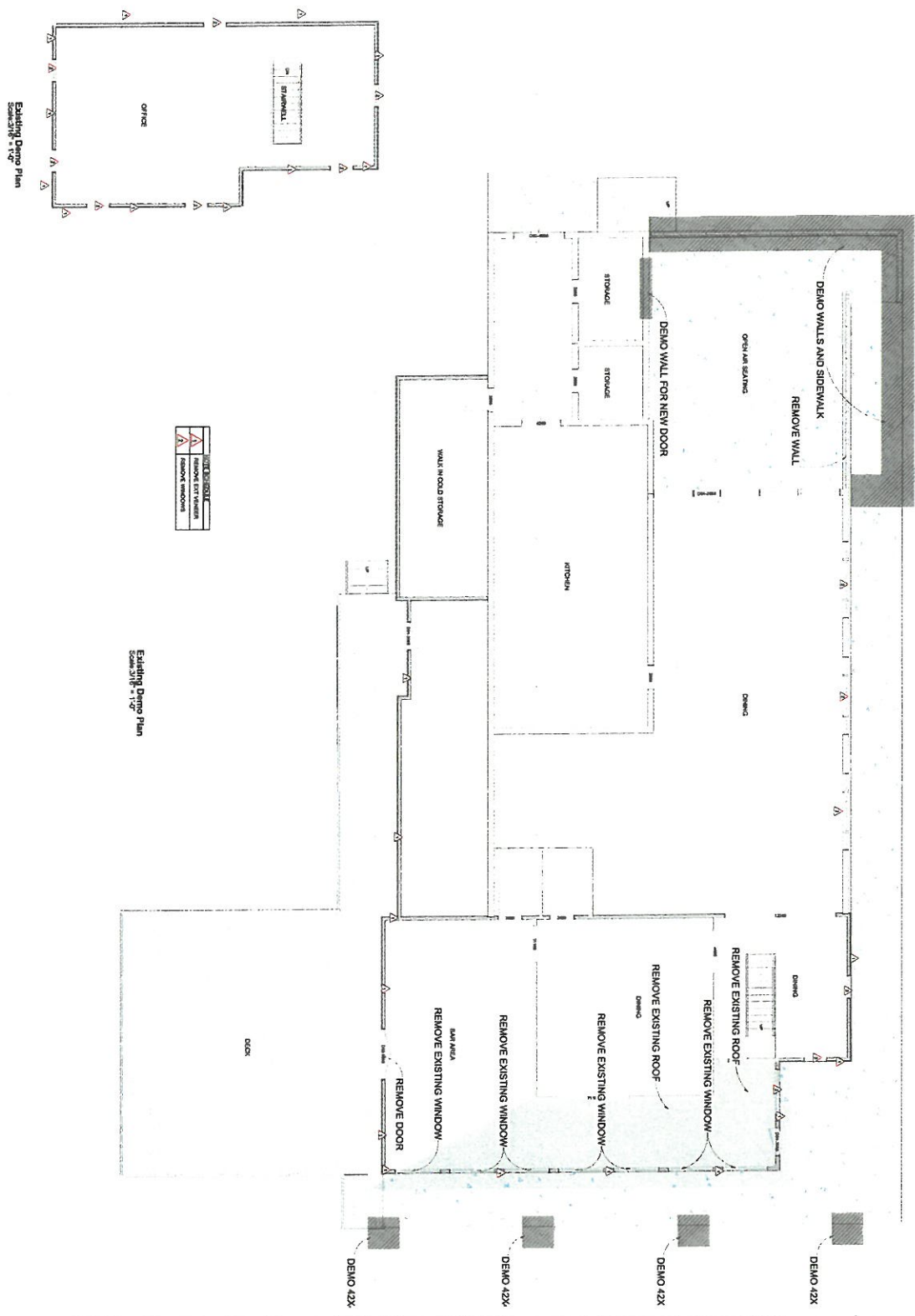
STANDARDS • GLAZING

Several types of human rights have been identified (Gross 1991). Drawing on a published list of 100 human rights, we have selected 10 rights that we believe are most relevant to a study of the human rights of the female sex workers in the study and have identified the relevant articles of the Universal Declaration of Human Rights (UDHR) that are relevant to each of these rights. The 10 rights and the relevant articles of the UDHR are listed in Table 1. The 10 rights are: (1) the right to life, liberty and security of person; (2) the right to be free from slavery; (3) the right to be free from torture and cruel, inhuman or degrading treatment or punishment; (4) the right to be free from discrimination; (5) the right to a fair trial; (6) the right to privacy; (7) the right to work; (8) the right to form and join trade unions; (9) the right to a fair trial; and (10) the right to a fair trial.

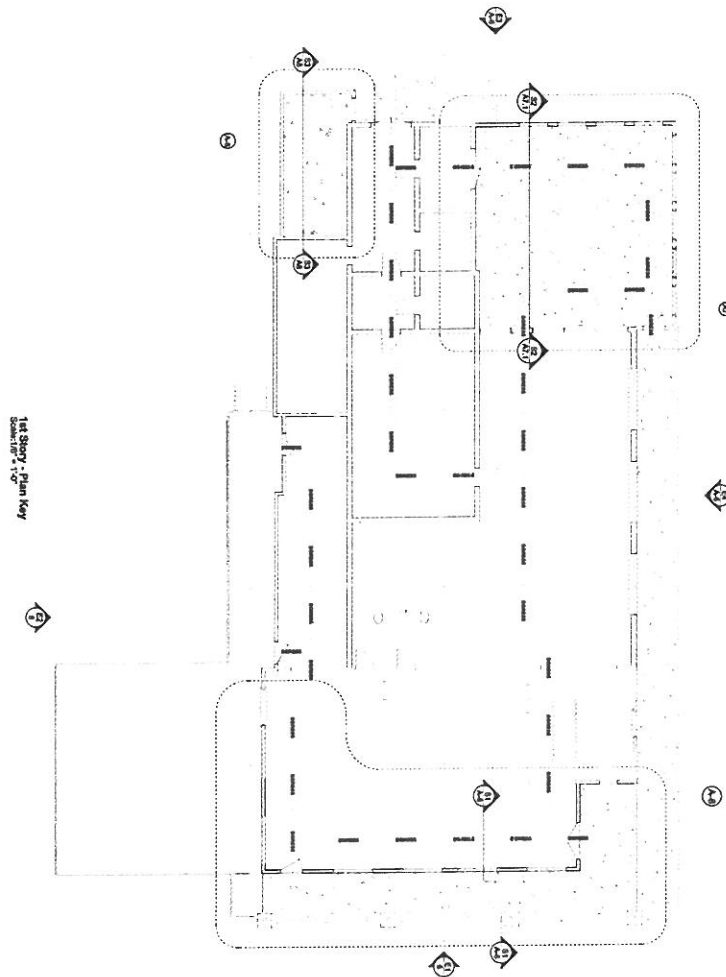
Standards • Declaration

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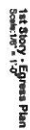
G-1 Sheet:	Date: 2/25/2024	Rev:	DRAWINGS PROVIDED BY PREMIUM VULI WORKS 101 FALLS LANE LLC 1025 WINDHOLM DR WOODBRIDGE VA 22191 TEL: 544-7874 (IN CLASS B CIRC REC 2/16/10)	MORALE CONSTRUCTION SERVICES 2034ARTIS CT MANASSAS VA	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title: General Plot and Project	REVISOR HISTORY			
								REV	DATE	BY	DESCRIPTION



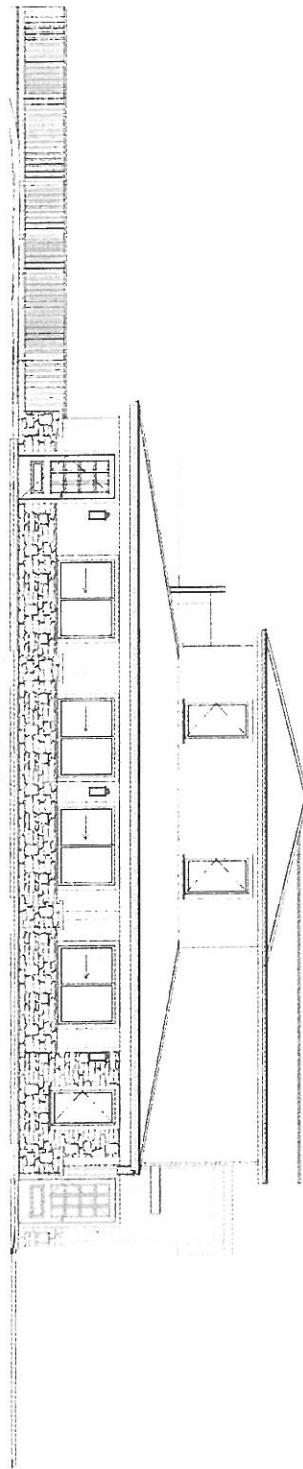
A-2	Sheet:	Date:	REV:	DRAWINGS PROVIDED BY FREEMAN HILL/CO INC METALLURGY LLC 1035 MADRID DR WOODBRIDGE VA 22193 703.586.4756 VIN CLASS 5 CIRC 98C 2703 10 8881	MORALE CONSTRUCTION SERVICES RIDGEMONT CT MANASSAS VA	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title: Demo	REVISION HISTORY			
									REV	DATE	BY	DESCRIPTION



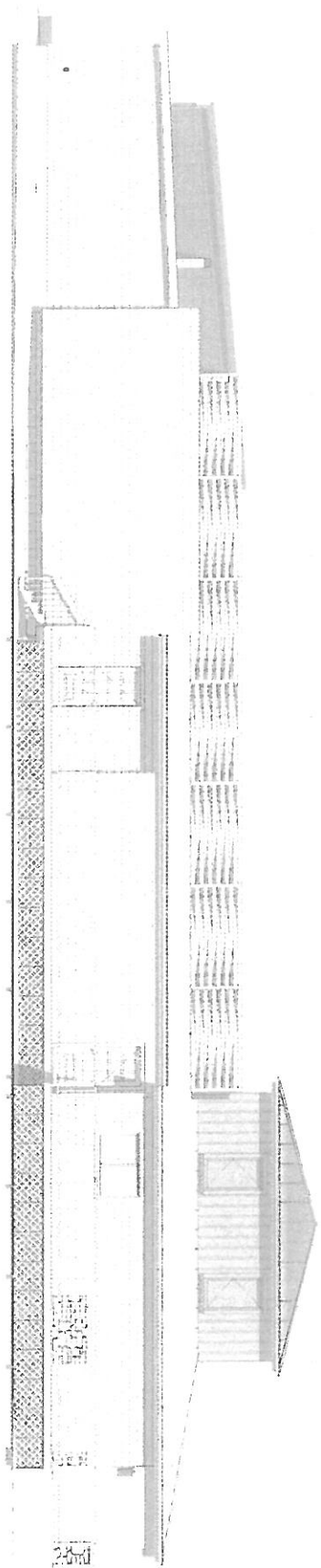
A-3 Sheet:	Date: 2/25/2024	REV:	DRAWING NO. DV-2024-07 PREPARED BY: WESTALL GROUP LLC 1330 MAGNOLIA DR WOODBRIDGE VA 22191 TEL: 540-697-9616 FAX: 540-697-9617 VA CLAS B & C EC REG. 10/18/88	MORALE CONSTRUCTION SERVICES 10401A CT MANASSAS VA	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title: Plan Key	REVISION HISTORY			
								REV	DATE	BY	DESCRIPTION



7-21

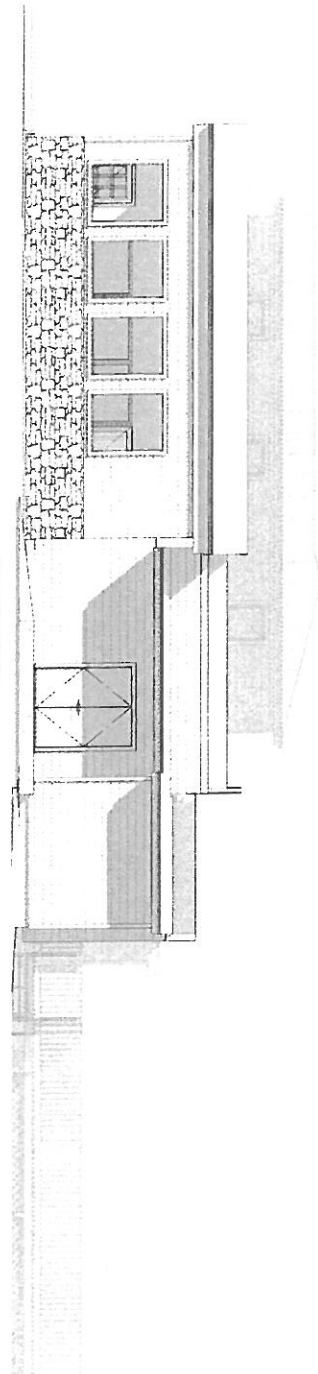


E1 Proposed Front Elevation
Scale: 1/8" = 1'-0"

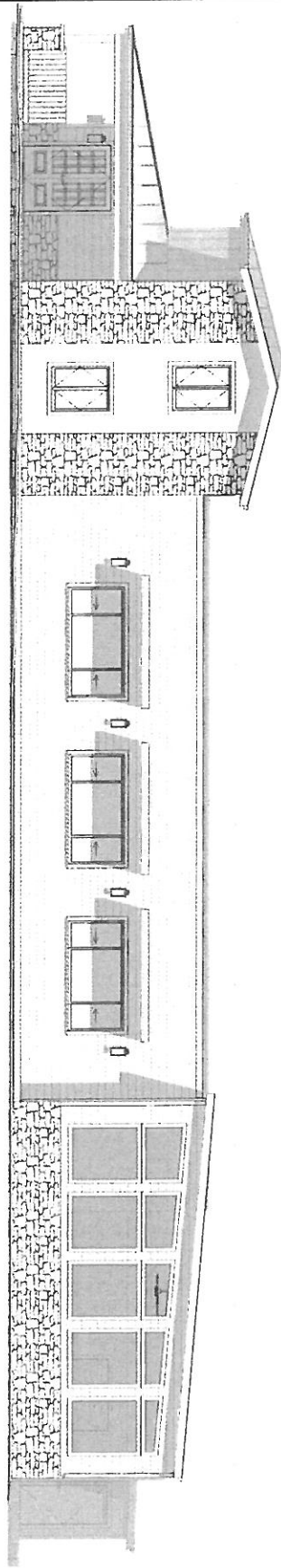


E2 Proposed Left Elevation
Scale: 1/8" = 1'-0"

A-5	Sheet:	Date: 2/25/2024	REV:	DRAWINGS PROVIDED BY: PRESTON & LORINE HETTELATION LLC 1430 MAGNOLIA DR WOODBRIDGE VA 22191 TEL: 703-266-9191 FAX: 703-266-9191 VA CLASS 5 CMC REG. 0703 101888	MORALE CONSTRUCTION SERVICES ROSARITA CT MANASSAS VA	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title: Elevations 1	REVISION HISTORY			
									REV	DATE	BY	DESCRIPTION

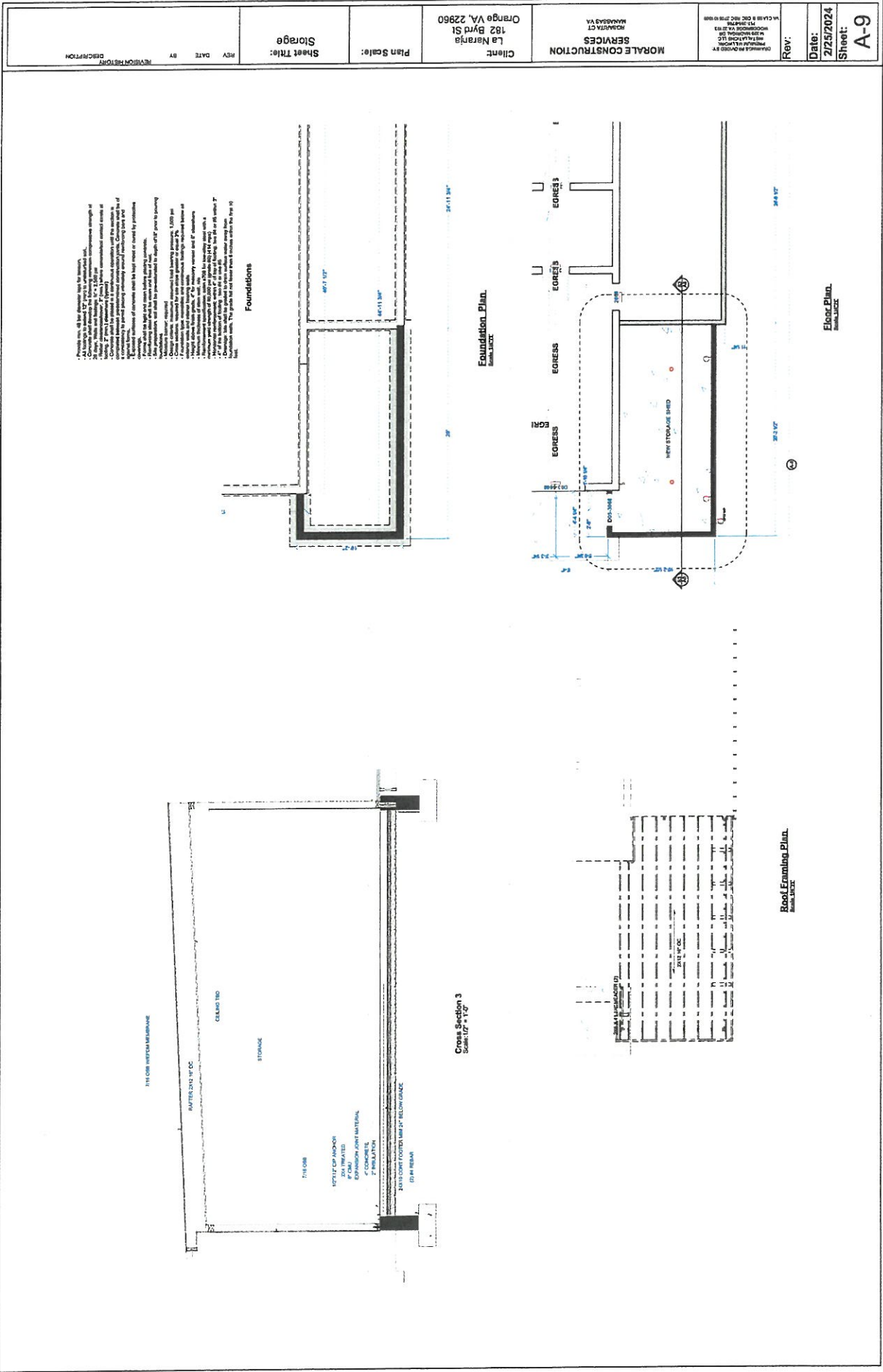


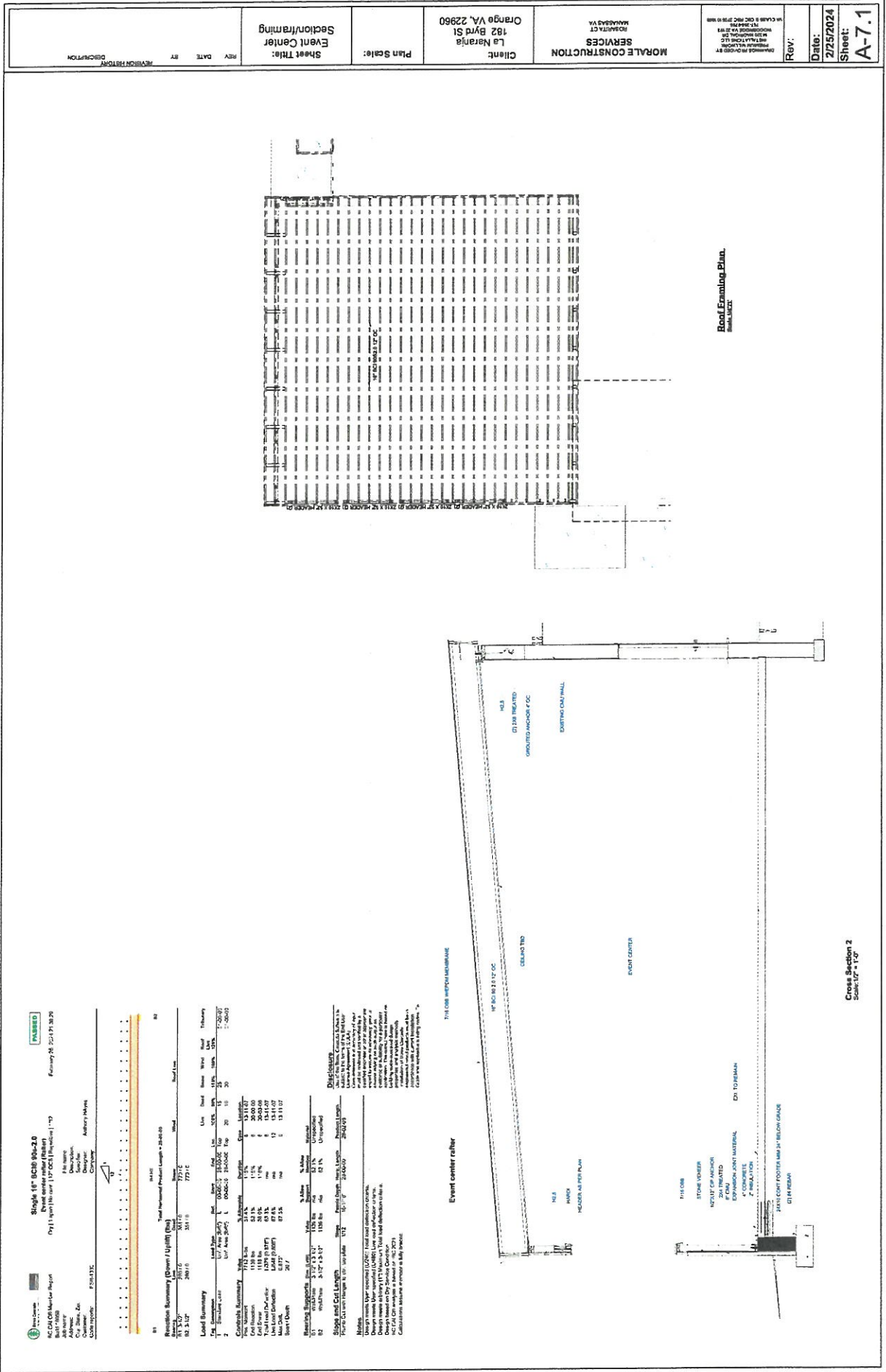
E3 Proposed Rear Elevation
Scale: 1/8"



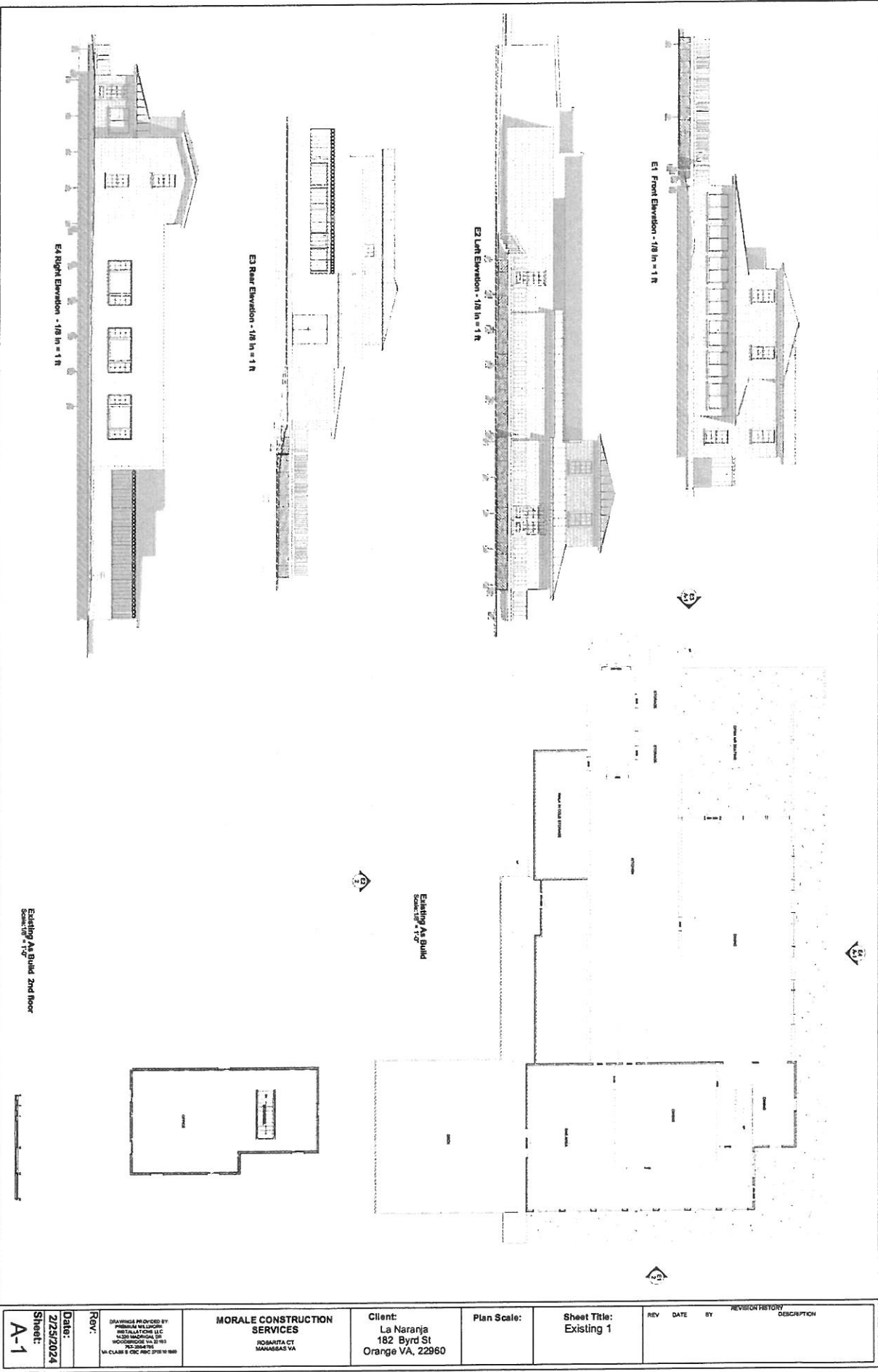
E4 Proposed Right Elevation
Scale: 1/8"

A-6	Sheet:	2/25/2024	Date:	Rev:	DRAWINGS PROVIDED BY: PREMIUM MILLWORK INSTALLATIONS LLC 10200 BROADWAY, 2F WOODBRIDGE VA 22191 TEL: 703.944.1414 M. CLARK © 2024 PER 2/25/24	MORALE CONSTRUCTION SERVICES ROSBARITA CT MANASSAS VA	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title: Elevations 2	REVISION HISTORY			
										REV	DATE	BY	DESCRIPTION





REV: 2/25/2024		DATE: 2/25/2024		SHEET: A-7.1	
MORALE CONSTRUCTION SERVICES		CLIENT: La Naranja		PLAN SCALE:	
182 Byrd St		Orange VA, 22960		SECTION/FRAMING	
Event Center		REV: DATE: BY:		DESCRIPTION:	



A-1	Sheet:	Date: 2/25/2024	Rev:	DRAWINGS PROVIDED BY: PERMANENTLY INSTALLATIONS LLC 10000 N. HIGHWAY 101 SUITE 100 FORT WORTH, TX 76116 M. CLARK & CO. INC. 2018-10-10	MORALE CONSTRUCTION SERVICES 10000 N. HIGHWAY 101 SUITE 100 FORT WORTH, TX 76116	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title: Existing 1	REVISION HISTORY			
									REV	DATE	BY	DESCRIPTION

No values to report until this is linked - Rabbit Design
Scale: 1"

Sheet: A-10	Date: 2/25/2024	Rev: DATA PROVIDED BY: PETER M. MALLOTT INSTALLATION LLC 14300 N. HARRIS ST. INDUSTRIAL PARK 753-2444-7561 VA CLAIM & CMC INC. 2708 W 1000	MORALE CONSTRUCTION SERVICES ROBAMITA CT MANASSAS VA	Client: La Naranja 182 Byrd St Orange VA, 22960	Plan Scale:	Sheet Title:	REVISION HISTORY		
							REV	DATE	BY

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**Discussion of Criteria for IDA Incentives
Wednesday, January 15, 2025
Agenda Item 8**

SUMMARY:

A discussion will be held regarding an incentive program for new businesses in the Town of Orange.

MOTION:

None needed.