



Agenda
Economic Development Committee Meeting
Monday, April 26, 2021
Zoom Meeting ID 828 1287 3689
(253) 215-8782 or (206) 337-9723

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be conducted remotely via Zoom

Committee Members: Chair Bricker and Members Chacon, Hughes, Holmberg, Knight, Newman, Richardson and Spencer

Liaisons:
Council Liaison Christensen
Staff Liaison: Development Services Director Jensen

Regular Meeting - 4:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

February 22, 2021 Meeting Minutes

Public Comments: Please limit public comments to 3 minutes.

Business: (30 Minutes)

1. CFIP2021-004 - Commercial Façade Improvement at 1022 Lee Blvd.
- Amanda Wallner, Marketing Specialist
2. CFIP2021-003 Commercial Façade Improvement Program - Dovetail Joint
- Amanda Wallner, Marketing Specialist

Announcements: (3 Minutes)

Adjournment

The next Economic Development Committee Meeting is May 24, 2021

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7389.



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/26/2021

Agenda Category: Approval of Minutes

Prepared By: Kerwin Jensen, Development Services Director

Subject:

February 22, 2021 Meeting Minutes

Department:

Development Services

Recommended Motion:

Approve the minutes of the Economic Development Committee meeting held on February 22, 2021.

Summary:

Fiscal Impact:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Attachments:

1. 2021.02.22 Economic Development Committee Meeting Minutes DRAFT



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, FEBRUARY 22, 2021 – 4:00 P.M.

VIA ZOOM

CALL TO ORDER

Chairman Bricker called the meeting to order at 4:00 pm.

ATTENDANCE

Chairman Bricker, Committee Members Chacon, Holmberg, Knight, Spencer, and Richardson.

Also present were Council Liaison Christensen, Development Services Director Jensen, Economic Development Manager Jacobs, Economic Development Planner Arrasmith, Marketing Specialist Wallner and Administrative Assistant Follett.

APPROVAL OF AGENDA

Chairman Bricker presented the agenda for approval. There were no changes or additions.

COMMITTEE MEMBER RICHARDSON MOVED AND COMMITTEE MEMBER HOLMBERG SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 6-0.

APPROVAL OF MINUTES

Chairman Bricker introduced the meeting minutes from January 11, 2021. There was no discussion or changes suggested.

MEMBER SPENCER MOVED AND MEMBER RICHARDSON SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JANUARY 11, 2021. MOTION PASSED 6-0.

ITEMS OF BUSINESS

1. CFIP2021-001 Academy of Children's Theater (ACT)

Chairman Bricker recognized Ms. Wallner to provide the staff presentation. Ms. Wallner gave a brief overview and introduced Ann Spillman, representing ACT. Ms. Spillman offered thanks to the City for support over the years and provided details about the current project and progress. After her presentation several committee members asked questions about other interior improvements as well as questions to clarify façade improvement plans.

COMMITTEE MEMBER HOLMBERG MOVED AND MEMBER RICHARDSON SECONDED THE MOTION TO RECOMMEND COUNCIL FUND THE ACT APPLICATION FOR IMPROVEMENTS TO THE FULLEST AMOUNT RECOMMENDED BY STAFF. MOTION PASSED 6-0.

2. CFIP2021-002 610 The Parkway, LLC. – 1515 WRIGHT

Chairman Bricker asked Ms. Wallner to present the staff report. Ms. Wallner read a statement provided by the applicant outlining their plans and reasons for the project. The building, recently purchased by 610 The Parkway, LLC. is a multi-tenant space that has a history of vacancies and is in disrepair. The proposed project will completely renovate the existing building to include new windows, doors and store front. There will also be new stucco façade and repair of any brickwork existing on the building. The building will initially be occupied by current tenants opting to stay as well as a new computer tech company bringing high paying jobs to the area.

At the conclusion of Ms. Wallner's presentation, members discussed the merits of the application and asked questions about current tenants and number of planned store fronts once the façade improvement is complete.

MEMBER RICHARDSON MOVED AND MEMBER KNIGHT SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE CFIP2021-002 APPLICATION IN FULL AS PRESENTED BY STAFF. MOTION PASSED 6-0.

3. BLRF2021-006 SCORE

Chairman Bricker asked Ms. Wallner to present the staff report for the SCORE Business License Reserve Fund application. Ms. Wallner explained that the applicant had an emergency and could not be at the meeting last minute so she would present the item on their behalf in effort to move it forward. The business seminar program that SCORE plans to offer with this funding is a new program they would design for Richland businesses and others in the area. She provided details about COVID response to support local businesses and the exhibited need for this type of program.

During discussion, committee members debated the merits of the program and the benefits to Richland even for business support of businesses not located in Richland. Members generally agreed the program fit the desired outcomes and voiced support for the response to COVID-19 pandemic. It was agreed upon with staff that additional metrics would be required along with listing Richland as a sponsor.

MEMBER SPENCER MOVED AND MEMBER HOLMBERG SECONDED THE MOTION TO RECOMMEND COUNCIL AUTHORIZE BUSINESS LICENSE RESERVE FUNDING FOR SCORE IN THE AMOUNT PROPOSED BY STAFF. MOTION PASSED 6-0.

4. Purchase and Sale Agreement – R & R Property Enterprises, LLC

Chairman Bricker asked Mr. Arrasmith to provide the staff report for the purchase and sale of land in Horn Rapids. Mr. Arrasmith provided members with the proposed project and information about the parcel. He also provided information about why the previous agreement for this piece of property did not move forward.

Members expressed disappointment that this project was not planning to bring as many jobs as the previous project but otherwise voiced support. Mr. Arrasmith also briefly discussed real estate pricing in general and the current effort by staff to evaluate the pricing in effect.

MEMBER KNIGHT MOVED AND MEMBER RICHARDSON SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE PURCHASE AND SALE OF 1.5 ACRES IN THE HORN RAPIDS INDUSTRIAL AREA TO R & R PROPERTY ENTERPRISED, LLC. MOTION PASSED 6-0.

ANNOUNCEMENTS

None

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:49 p.m.

Prepared by: Lynne Follett, Administrative Assistant II
Reviewed by: Joe Jacobs, Economic Development Manager



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/26/2021

Agenda Category: Business

Prepared By: Amanda Wallner, Marketing Specialist

Subject:

CFIP2021-004 - Commercial Façade Improvement at 1022 Lee Blvd.

Department:

Development Services

Recommended Motion:

Motion to recommend council approve funding for CIP2021-004 in the requested amount of \$19,200 for building improvements proposed at 1022 Lee Blvd.

Summary:

The building owner at 1022 Lee Blvd. is applying for funds to assist in the renovation of his tenant building at this location. He recently bought the property and wants to improve the marketability of the site and the visual appeal while it is currently vacant. The total project is \$38,402 of which he is requesting half. The project will ultimately include a new front façade with metal framing, windows and doors as well as new exterior paint. He is a new applicant to the program.

Fiscal Impact:

This will leave \$62,331 remaining in the fund for future projects.

Attachments:

1. CIP Application Packet - Leinback - application without bids



Commercial Façade Improvement Program

Application

Applicant Name	Chad Leinback	Applicant Title	Owner
Applicant Phone	509-380-4031	Applicant Email	cleinback@gmail.com
Applicant Mailing Address	1614 Milan Ln Richland Wa 99352		
Applicant Relationship to Business	Building Owner		
Business Name	Leinback Properties	Business Phone	Same as above
Age of Building	60 years	UBI Number	None
Project Physical Address	1022 Lee Blvd		
Project Cost	\$38,402	Amount Requested	\$19,201
Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner?	☒ Yes ☐ No (If yes, complete section in yellow below)		
Owner Name	same	Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
Have you obtained permission to complete this project from the property owner?	☐ Yes ☐ No		
1) Have you used this program before?	☐ Yes ☒ No (If yes, complete section 1a)		
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
I have not applied for previous funding.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
Going to install a new more modernized metal siding and enlarge the fascia of the porch to provide a better design aesthetic. This property has been vacant for over 20 years, but I believe these design improvements will quickly produce tenants. Which I hope will in turn bring more people and more business to Lee Blvd. *Its worth noting that I own the property next door (1010/1016) and would love to perform similar, much needed improvements, to that property as well.			
3) Will the project require any permits?	☐ Yes ☒ No (If yes, complete section 3a)		
3a) Please indicate which permits you may need to obtain.			
☒ City of Richland Building Permits (Contractor)	☐ City of Richland Right-of-Way Permits		
☐ City of Richland Sewer/Water Permits	☐ Washington State Liquor Licensing		
4) Have you consulted with Richland Development Services?	☒ Yes ☐ No		
4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.			
Mandy Wallner			

5) Can the project be completed within 12 months? Please explain.

Yes

Revenue (Attach additional pages as necessary)

Source	Amount
Leinbeck Properties	\$ 19,201
CFIP (pending)	\$ 19,201
	\$
	\$
	\$
	\$
Total	\$ 38,402
Expenses (Attach additional pages as necessary)	
Source	Amount
Aluminum Storefront and Glass - vendor pending	\$
New Front Door	\$
	\$
	\$
	\$
	\$
Total	\$ 38,402

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

✓	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The applicant has available funds to complete the project before requesting reimbursement from the City
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The reimbursement request is no more than 50% of total project cost
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The project is well designed, and the applicant provided a sketch or rendering of the proposal
☒	The project is permanent and long lasting
☐	The applicant provided two (2) estimates for the project

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to **fulfill some or all of the criteria listed below**. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

☒ CRITERIA CONSIDERED	
Physical	
☒	The project enhances the building and surrounding neighborhood
☒	The project enhances existing historical or architectural features
☒	The project is designed in consistency with the surrounding area
☒	The project enhances the immediate common area shared by two or more businesses
☒	The project is decorative and/or artfully designed in compatibility with its surrounding area
☒	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
☒	The project clusters two or more on-site improvements
☒	It is the first application awarded at the project site
☒	The improvements are in an area identified as a priority funding area
☒	The project narrative describes the project's positive economic impact on the business
Relationship Building	
☒	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
☐	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract



Signature

Click or tap here to enter text.
Chad Weinback

Printed Name

Click or tap here to enter text.
3-19-21

Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Mandy Wallner
- If mailed, mail to:

Richland BEDO
Attn: Mandy Wallner, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352

Project Name: 1022 Lee Blvd

4/12/2021 7:10 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 0 right

Metal Group: 451 CG/SS/OG/ STOPS UP

D/S: 1 Frame Type: Standard

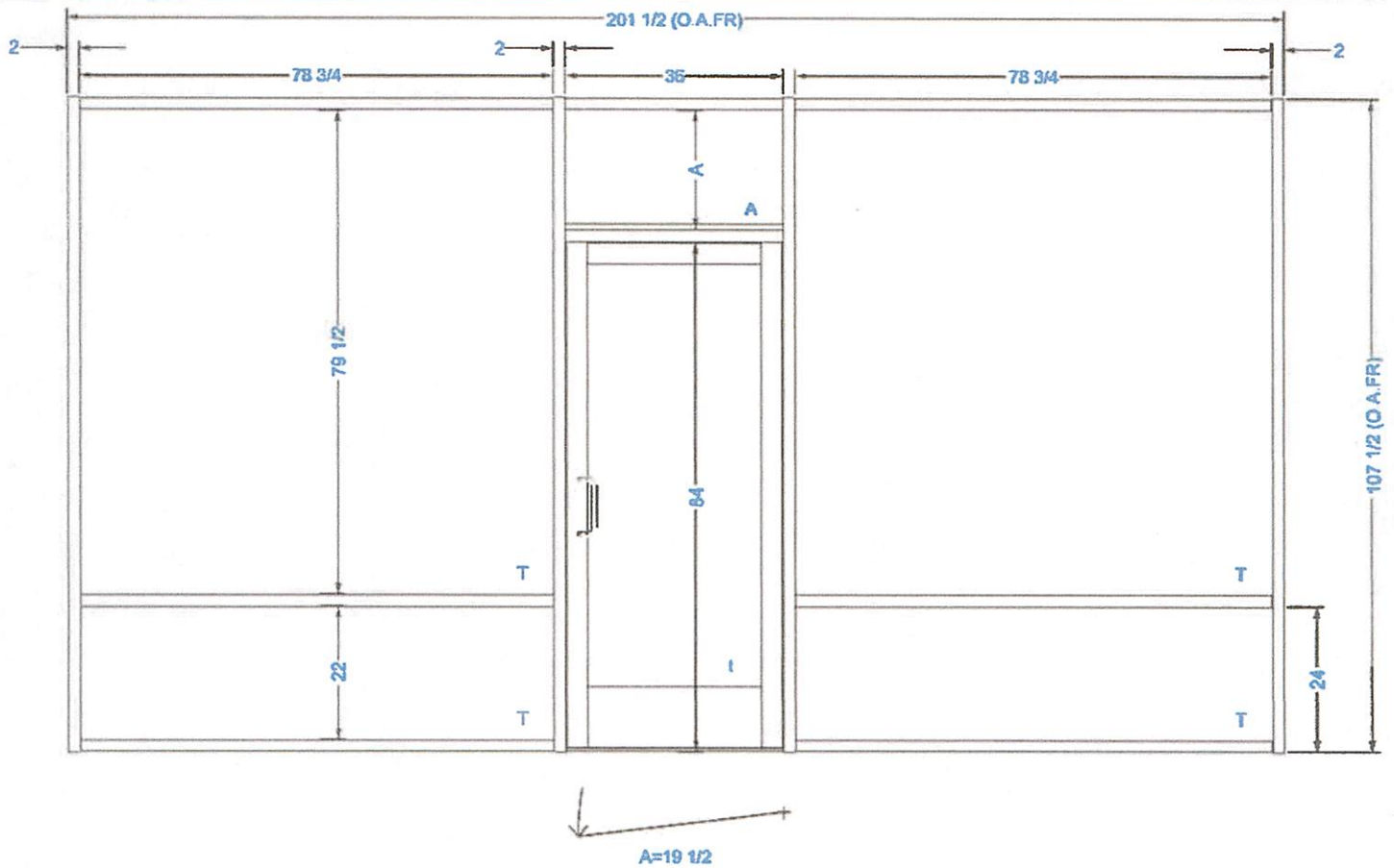
Required: 1 Panels: 3 Rows: 2

Frame Width: 201 1/2

Frame Height: 107 1/2

Back Member Color: #17 CLEAR : PERMANODIC

Face Member Color: #17 CLEAR : PERMANODIC





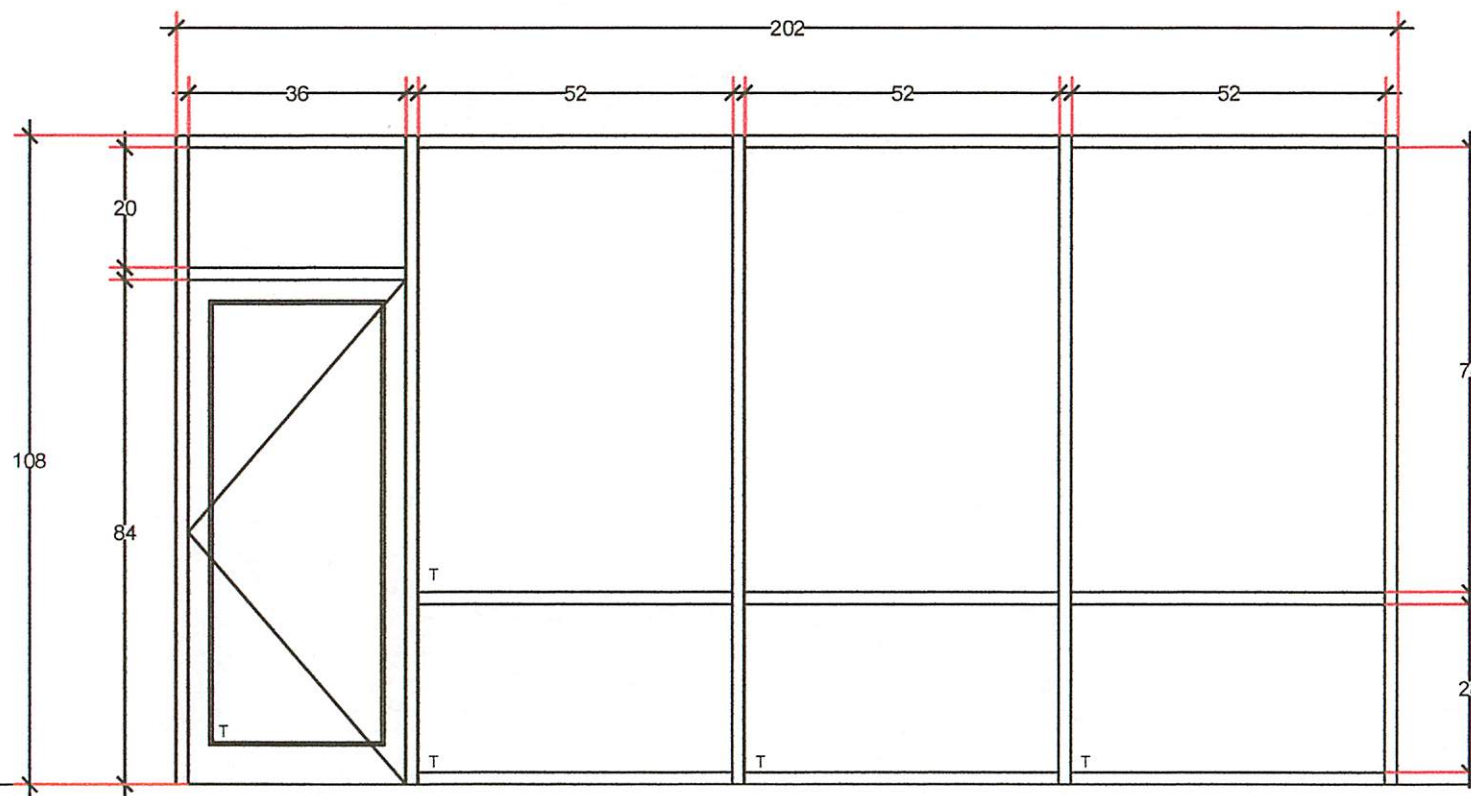
1476 W. BRINKLY RD.
KENNEWICK, WA 99338
509-586-6000
WWW.SUPERIOR-GLASS.COM

TO:
NEW BEGINNINGS THRIFT STORE
1016 LEE BLVD
RICHLAND, WA 99352

PROJECT:
NEW BUILDING
1022 LEE BLVD
RICHLAND, WA 99352

DATE 04/15/2021
SCALE $\frac{3}{8}'' = 1'$
PAGE 2 OF 3
DRAWN BY MSL

NOTES
#14 CLEAR OR #40 BRONZE ANODIZED FINISH.
GLAZING:
1" OVER-ALL
 $\frac{3}{16}''$ LOE 272
 $\frac{6}{16}''$ DEHYDRATED AIR SPACE
 $\frac{3}{16}''$ CLEAR



- HARDWARE -**
(1) TOP, BOTTOM AND INTERMEDIATE OFFSET PIVOTS.
(1) ADAMS RITE DEADBOLT LOCK.
(1) KAWNEER EXIT INDICATOR.
(1) EXTERIOR KEYED CYLINDER.
(1) INTERIOR THUMB TURN.
(1) KAWNEER TUBULAR PUSH / PULL HANDLE.
(1) HEAVY DUTY SURFACE CLOSER.
(1) 4" x 36" x $\frac{1}{2}''$ ADA THRESHOLD.
(1) BRUSHED DOOR SWEEPS.



1476 W. BRINKLY RD.

SENNEWICK, WA 99338

509-586-6000

WWW.SUPERIOR-GLASS.COM

TO:

NEW BEGINNINGS THRIFT STORE

1016 LEE BLVD

RICHLAND, WA 99352

PROJECT:

NEW BUILDING

1022 LEE BLVD

RICHLAND, WA 99352

DATE

SCALE

PAGE

DRAWN BY

NOTES

04/15/2021

$\frac{3}{8}" = 1'$

3 OF 3

MSL

#14 CLEAR OR #40 BRONZE ANODIZED FINISH.

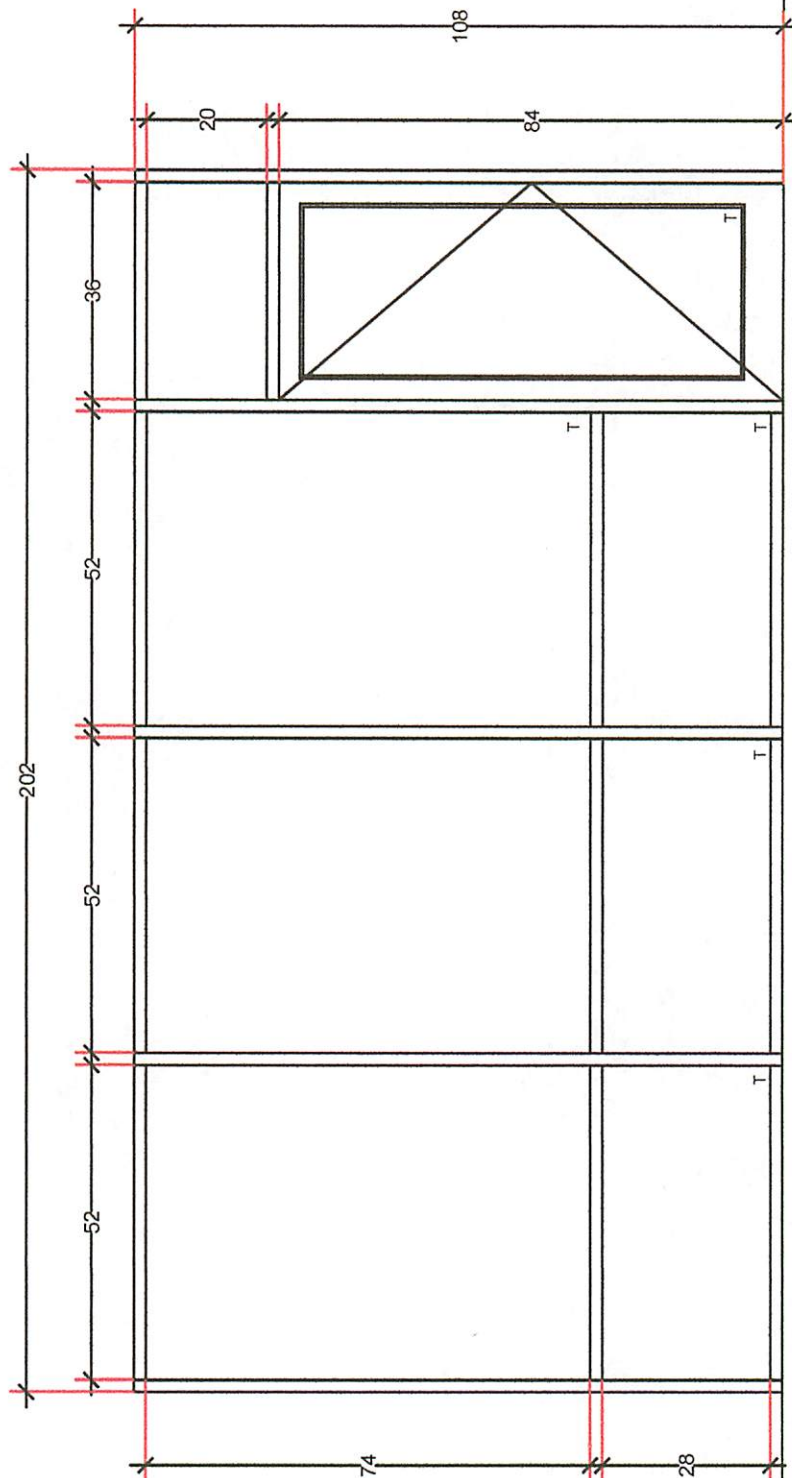
GLAZING:

$\frac{1}{4}"$ OVER-ALL

$\frac{1}{8}"$ LOE 272

$\frac{5}{8}"$ DEHYDRATED AIR SPACE

$\frac{1}{8}"$ CLEAR



HARDWARE:

- (1) TOP, BOTTOM AND INTERMEDIATE OFFSET PIVOTS.
- (1) ADAMS RITE DEADBOLT LOCK
- (1) KAWNEER EXIT INDICATOR
- (1) EXTERIOR KEYPED CYLINDER
- (1) INTERIOR THUMB TURN
- (1) KAWNEER TUBULAR PUSH/PULL HANDLE
- (1) HEAVY DUTY SURFACE CLOSER
- (1) 4" x 36" x $\frac{3}{4}"$ ADA THRESHOLD
- (1) BRUSHED DOOR SWEEPS



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/26/2021

Agenda Category: Business

Prepared By: Amanda Wallner, Marketing Specialist

Subject:

CFIP2021-003 Commercial Façade Improvement Program - Dovetail Joint

Department:

Development Services

Recommended Motion:

Motion to recommend council approve funding in the amount of \$17,500 for CFIP2021-003 - Dovetail Joint.

Summary:

This is a continuation of a previous renovation that was started in 2018 when Dovetail Joint was new to the Uptown. Since then they have opened their doors and were welcomed by the community. They weathered the pandemic and have emerged on the other side and ready to finish their vision for renovating their space. They have already obtained a sidewalk use license for the area and are utilizing the space in a temporary capacity. This request is for funds (\$17,500) to help make the space more permanent in nature as they are having continual issues with vandalism and also finish replacing the large windows that they could not afford with the first phase of the project. Dovetail Joint has received program funds in the past, in 2019 with improvements that were completed and maintained. Under the program they are eligible to reapply for the program.

With COVID-19 restrictions currently at phase 3 the restaurant is allowed to serve at 50% capacity and relies on this outdoor space for additional seating.

The applicant is required to get the necessary building permits and this could change the project slightly.

Fiscal Impact: If approved this project will leave \$44,831 in the fund for remaining projects.

Attachments:

1. 2021_CFIP Application - Dovetail Joint - final
2. 2021_CIP Addendum
3. 2021_CIP - before & after
4. fence drawing 2021



Commercial Façade Improvement Program

Application

Applicant Name	MAREN MCGOWAN	Applicant Title	owner, officer
Applicant Phone	541-490-5466	Applicant Email	INFO@DOVETAILJOINTRESTAURANT.COM
Applicant Mailing Address	1368 Jadwin Ave, Richland, WA 99354		
Applicant Relationship to Business	owner, officer		
Business Name	Dovetail Joint Restaurant	Business Phone	509-578-1919
Age of Building	1951	UBI Number	602-715-169
Project Physical Address	1368 Jadwin Ave, Richland WA		
Project Cost	\$ approx. \$35,000	Amount Requested	\$ approx. \$17,500
Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner?	☒ Yes ☐ No (If yes, complete section in yellow below)		
Owner Name	MSR Properties	Property Manager	Craig Armstrong, owner/officer
Owner Phone	805-237-3831	Owner Email	carmstrong@arbiter.com
Owner Mailing Address	1324 Vendels Circle #121, Paso Robles, CA 93446		
Have you obtained permission to complete this project from the property owner?	☒ Yes ☐ No		
1) Have you used this program before?	☒ Yes ☐ No (If yes, complete section 1a)		
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
Phase I exterior improvements completed in 2019. One panel of windows replaced on north side, new siding on upper exterior, new sign on exterior. New fence installed in back along alley.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
Phase II exterior improvements for our project to be completed: Replace windows on north side (ones not replaced in 2019) and replace windows plus door area on west side. Upper windows to include some vents that will increase airflow/air circulation inside when they are opened. Current windows need to be replaced because there is some graffiti scratched into them, as well as a lack of efficiency. Condensation is really bad in winter, and the area in the front is extra cold or hot, depending on the season. Install patio fence for outside dining area. Install bike racks out front. Panels to be added to fence at a later date to add some embellishment and "privacy," as well as prevent the public from climbing over the fence (which is what they currently do). * ***PLEASE NOTE: Bike racks and privacy panels for fence are NOT included in costs. See addendum for overall description of project.			
3) Will the project require any permits?	☒ Yes ☐ No (If yes, complete section 3a)		
3a) Please indicate which permits you may need to obtain.			
☒ City of Richland Building Permits	☐ City of Richland Right-of-Way Permits		
☐ City of Richland Sewer/Water Permits	☒ Washington State Liquor Licensing		
4) Have you consulted with Richland Development Services?	☒ Yes ☐ No		
4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.			
Shane O'Neill, Planning Department — worked with Shane to get the sidewalk use permit, and to discuss the fence placement permit. Already consulted with WA State liquor regarding the addendum for the patio.			

5) Can the project be completed within 12 months? Please explain.

Windows can be completed in 1-2 days. Patio fence will be 1-2 day install. Bike racks can be installed in one day.

Revenue (Attach additional pages as necessary)

Source	Amount
Expenses for all items will be paid with business funds.	\$
	\$
	\$
	\$
	\$
	\$
Total	\$
Expenses (Attach additional pages as necessary)	
Source	Amount
Please see attached bids	\$
	\$
	\$
	\$
	\$
	\$
Total	\$

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

☒	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The applicant has available funds to complete the project before requesting reimbursement from the City
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The reimbursement request is no more than 50% of total project cost
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The project is well designed, and the applicant provided a sketch or rendering of the proposal
☒	The project is permanent and long lasting
☒	The applicant provided two (2) estimates for the project

Application Review Criteria

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Programmatic Goals	
☒	The project clusters two or more on-site improvements
☐	It is the first application awarded at the project site
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Relationship Building	
☒	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
☐	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

Signature

Marion McGowan

Printed Name

4/10/21
Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Mandy Wallner
- If mailed, mail to:

Richland BEDO
Attn: Mandy Wallner, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352

CIP Application Addendum 2021

Hole In The Ocean, Inc.
DBA: Dovetail Joint Restaurant
1368 Jadwin Ave
Richland, WA 99354
509-578-1919

Contact: Maren McGowan

Project started in 2019

Overall projected/incurred costs: Interior: \$260,000 Exterior: \$40,000

Revenue sources:

- Income from sale of previous restaurant
- Bank loans
- Lines of credit or promotional financing offered through some vendors

Interior Improvements/Expenses:

The previous business was the Academy of Cosmetology, and there were many upgrades/improvements completed by previous business owner, such as HVAC and electrical. However, because we are opening a restaurant, there are many improvements needed in the infrastructure as well as specialized equipment to support the operation of the business. Here is a general description of the main interior improvements:

- Design, architectural drawings and engineering requirements per planning department
- Upgrades to existing plumbing, grease trap, gas lines for equipment, installation of a commercial grade water heater with operation capacity approved by BFHD, misc. plumbing needed for hood
- Electrical upgrades/wiring needed for hood and walk-in, specialized equipment, additional lighting, etc.
- Installation/construction of cripple walls in bar, kitchen and dining room areas.
- Installation of tile and FRP in areas where "cleanable surface" requirements apply (per BFHD)
- Drywall, texture, paint, etc.
- Installation/construction of bar top, custom back bar and wait station counters, decorative walls and island in dining area
- Installation/construction of custom dining room tables, custom bankette seating, lights and installation of lights, etc.
- Also included in approximate interior expenses are all the shelves, work tables, chairs, equipment, small wares, etc.

Exterior Improvements/Expenses — Completion in two phases:

PHASE I (completed 2019):

- Replaced worn exterior wood siding (top of building) with new metal siding 
- New sign on the front of the building 
- Painted the bottom portion of the exterior 
- Window replacement — one panel of north side windows replaced. We are replacing all the windows for better overall appearance and efficiency. We also need a door in the north side window area for patio access. Panel with patio door completed. 
- Exterior fence on the back of the building. This includes “slats” in the chain link fence, providing security, as well as a more attractive overall appearance. 

PHASE II (TO BE COMPLETED 2021):

- Window replacement — entire west side windows and entrance door will be replaced for better overall appearance and efficiency. Remainder of north side windows will also be completed. Vents are included in the top portion of some of the panels to allow additional airflow.
- Fence for outside dining space, plus planters located in patio dining area. Patio will be along the north side of the building in the breezeway, as well as part of the front area by the trees. Fence will be built by local contractor and meet all building permit requirements. **Sidewalk use permit is already approved**, liquor license for patio service also approved.
- Install bike racks out front of business, encouraging more non-car travel to the establishment. We have many guests already telling us they like to bike or walk to the restaurant.

***Our goal is to obtain grant funds toward the window replacement, and all or part of the patio fence. We plan to use our own funds for bike racks, planters for the patio, and decorative panels for privacy and enhancement of patio dining space. **PLEASE NOTE: bids do NOT include costs for bike racks, planters or decorative panels.**

All of the planned renovations will enhance the Uptown Plaza area. We are improving the outside appearance of the building in general. Some of these improvements are structural upgrades to increase the longevity of the building (i.e.siding, paint and windows). Other changes are aesthetic, such as the outdoor dining area. When finished, all of the work will communicate pride of ownership and increase overall appeal. This will draw more attention to our business and also increase traffic in the Uptown Plaza business area. Our ultimate goal is not just to have a successful business in The Uptown, but rather be a member of the business community there and its success as a whole.

Dovetail Joint Restaurant — CIP Application

2019 Improvements
Phase I of project



Exterior before...wood siding is worn and paint is peeling, sign from previous business.

Dovetail Joint Restaurant — CIP Application

Exterior after new siding, painting and new sign completed.



Dovetail Joint Restaurant — CIP Application



Exterior rear - where we want to put a fence for security, as well as to dress up the appearance. We will also have a sign on this fence to draw attention to the restaurant from the GWay side.



Dovetail Joint Restaurant — CIP Application

Phase II of project — work to be completed in 2021
Front windows (west side) and partial replacement on north side.
Patio fence and bike racks.



Windows appear in good condition, but there is vandalism damage where someone scratched graffiti into them. They are also single pane and extremely inefficient. We get a lot of condensation on the windows when it is cold, and the entire front of the restaurant is hot/cold depending on the weather.

Patio fence will be combined enclosure, plus some planters. Below is a picture of our temporary fence we put up last year when we were able to open up for Phase 1.5 patio seating.



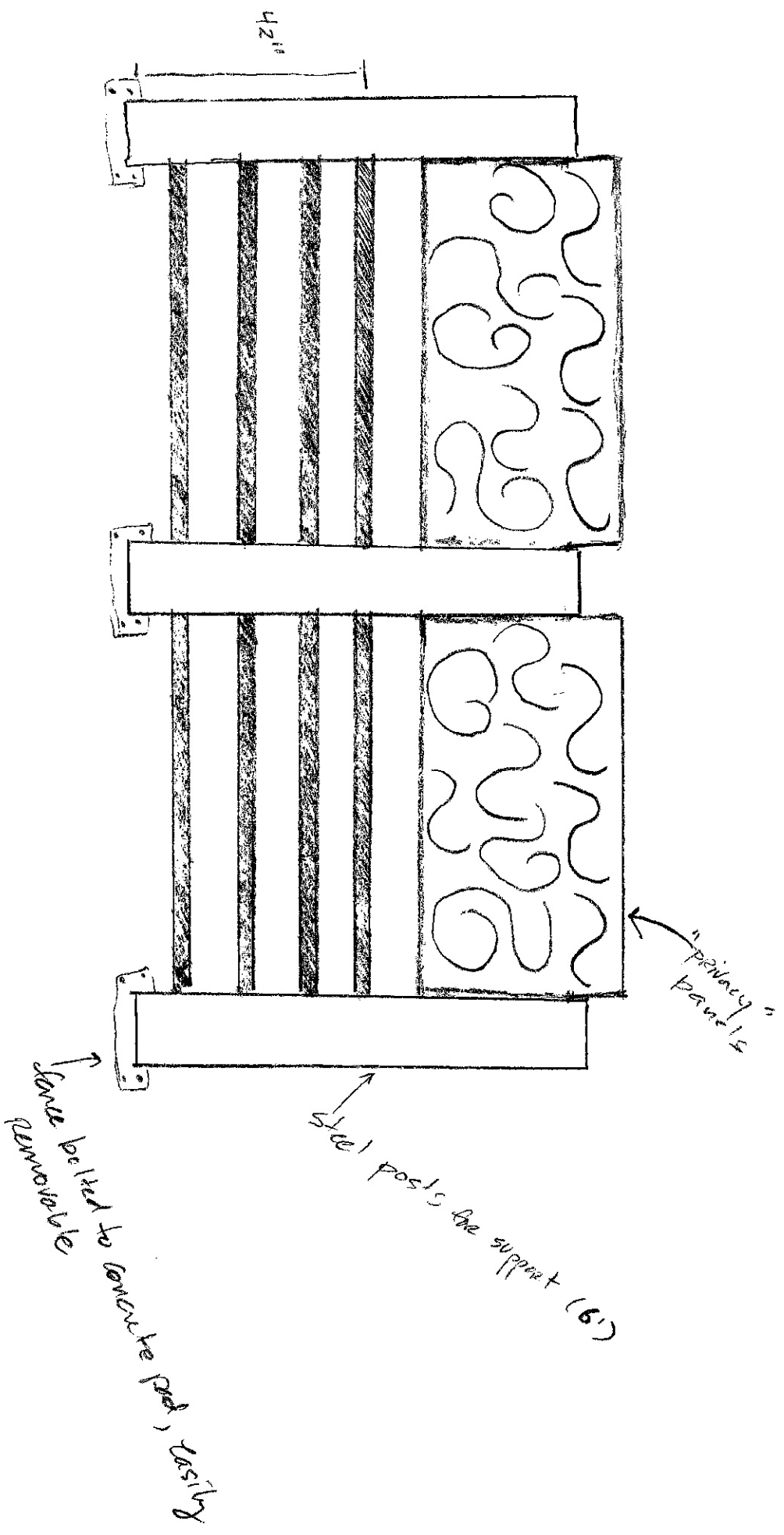
Dovetail Joint Restaurant — CIP Application



The current plan is for a steel fence similar to the picture above. It will be mounted to the concrete pad, and 42 inches high to meet liquor board requirements. There will be a gate with a “panic bar” installed for fire safety regulations and exit. We are having a local steel company construct some panels that will be attached at the top for sun block, privacy, and to keep guests from jumping the fence. We have had some vandalism as well, so this will help prevent people from being able to jump over the fence to come on the patio and do damage to our tables, etc. when we are not open.

***Pictured below is a sample of approximately what privacy panels will look like. The support posts for the fence will be taller than the top horizontal bar, so that the privacy panel can be mounted between the support posts above the top horizontal bar.





design of patio fence

*drawing is not to scale