

114 W. Oak St. West Oak Coffee Bar

Kristen Pulido
Main Street Program Manager
Office of Economic Development

FY25/26 Downtown Reinvestment Grant Budget Status

FY 25/26 Downtown Reinvestment Grant Pipeline Stage		
Status	Total	Est. Amount Awarded
Application Review	4	\$110,000
Awaiting Application	12	\$472,500
Leads	3	\$175,000
TOTAL		\$757,500

Projected 25/26 Tax Increment Reinvestment Zone Number One Grants		
Owner/Business	Address	Requested Amount Awarded
Fine Arts Theater of Denton, LLC	115-116 N. Elm St.	\$50,000
West Oak Coffee Bar	114 W. Oak St.	\$50,000
West Oak Coffee Bar	114 W. Oak St.	\$50,000
	TOTAL	\$150,000
	FY 25/26 Grant Budget	\$200,000
	Est. Fund Balance	\$50,000

Background

- 2014 - West Oak Coffee Bar opens in Downtown Denton
 - Offering an inviting space where Dentonites can gather and enjoy high-quality coffee.
 - Coffee distributor to several local coffee shops and organizations
 - Eagle Cawffee
 - Marty B's Coffee
 - University of North Texas
- 114 W. Oak - Part of the Historic Denton Square District

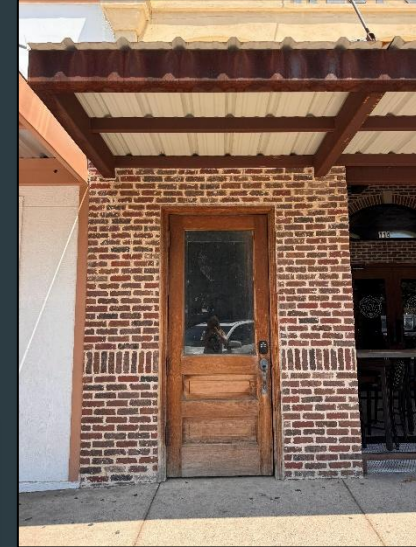
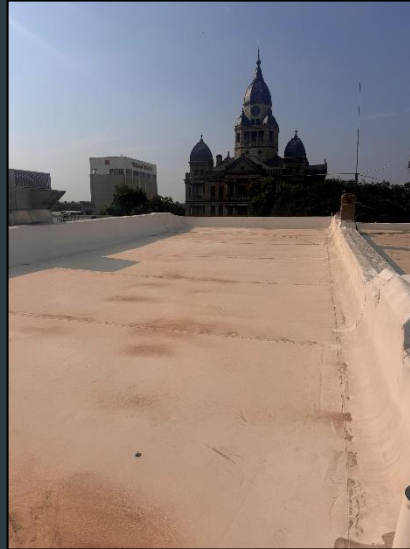
Project

- 2nd floor expansion
 - Adding estimated an additional 70+ seats for guests
 - An estimated additional million dollars in revenue is expected with the expansion to the upper floor



Façade/ Building Renovation

- ▶ Exterior Doors/Windows
- ▶ Flat Roofing
- ▶ Painting
- ▶ Projected Cost: \$10,200

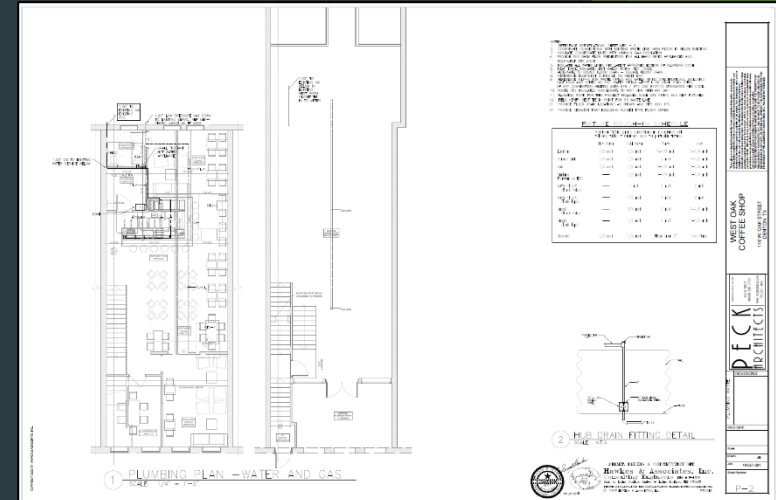
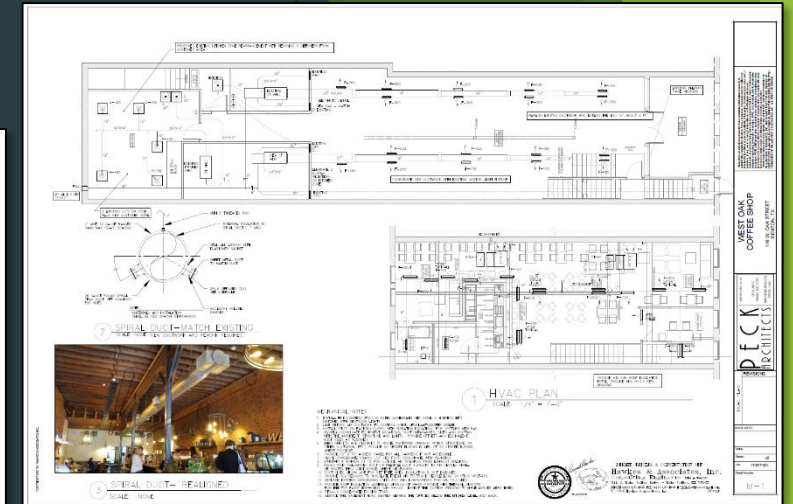
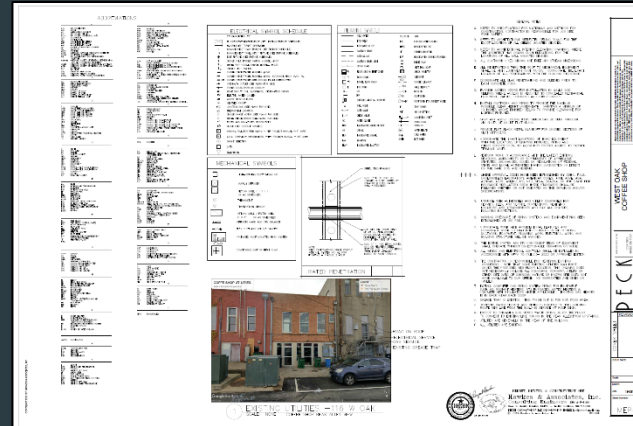


Impact Fees

- ▶ Projected Cost \$18,300

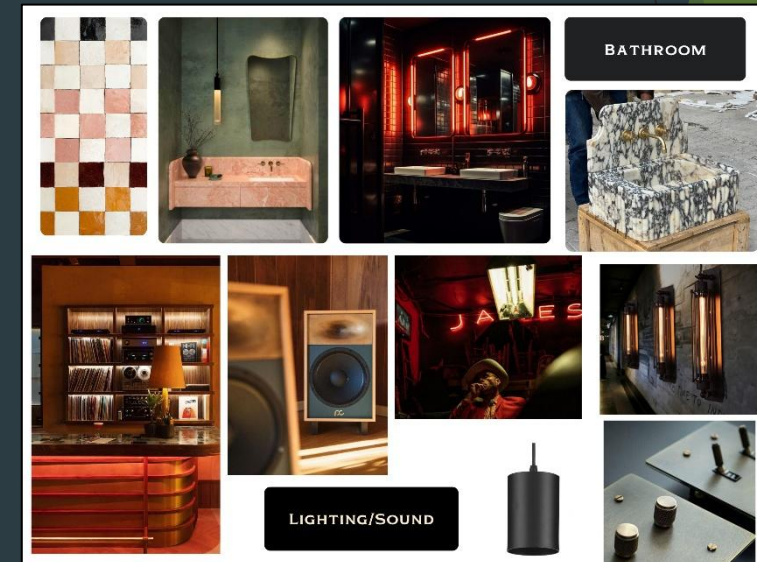
Utility Upgrades

- ▶ HVAC
- ▶ Electrical
- ▶ Plumbing
- ▶ Projected Cost \$158,130



Interior/ Code Improvements

- ▶ Flooring
- ▶ Drywall/Plaster
- ▶ Framing (Interior Walls)
- ▶ Projected Cost \$175,502



Eligible Expenses

West Oak Coffee Bar - Grant Application		
Project Category	Estimated Costs	Grant Limit
Façade/Building Rehabilitation	\$10,200	50% up to \$50,000
Impact Fees	\$18,300	50% up to \$50,000
Utility Upgrades	\$158,130	50% up to \$50,000
Interior Code Improvements	\$175,502	50% up to \$50,000
TOTAL PROJECT COSTS	\$362,132	
<i>TOTAL GRANT REQUEST:</i>	<i>\$50,000</i>	

Scoring the grant:

Downtown Reinvestment Grant Scoring Sheet



Next Steps:

- Recommend approval for full amount requested to the Tax Increment Reinvestment Zone Number One Board
- Recommend a lesser amount to the Tax Increment Reinvestment Zone Number One Board
- Do not recommend approval of grant for 114 W. Oak, West Oak Coffee Bar

Questions?

Matt Fisher & Mattea Edmondson
West Oak Coffee Bar