

## Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name Managers Michaela Ramler & Kevin Marshall	Date 4/20/2023
Business Name Bullseye Investments & Holding LLC	
Mailing Address 700 W Hickory Denton	
Contact Phone 214-543-6710	Email Address michaela@stewardingspace.com
Building Owner (if different from applicant)	
Historical/Current Building Name Walt's Garage	
Project Site/Address 108 W McKinney	

Type of Work: (check all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Paint Only                   | <input type="checkbox"/> Awnings                               |
| <input checked="" type="checkbox"/> Signage                      | <input type="checkbox"/> Impact Fees                           |
| <input checked="" type="checkbox"/> Utility Upgrades             | <input checked="" type="checkbox"/> Interior/Code Improvements |
| <input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Fire Suppression System               |

Details of planned improvements relating to grant request (attach additional information if necessary).

Currently Walt's garage is a shell with a deteriorating roof, unprotected from the elements. Building stability is our first line of defense to saving and preserving this historical asset. Demo existing roof and install new, all new mechanicals: electrical, plumbing and HVAC.

Additional preservation details include: restore original windows, rotting wood, clean and keep exposed brick interior and exterior, install historically sensitive storefront signage, millwork colors, exterior lighting, and more demonstrated in presentation packet.

\*will carefully look for original paint colors underneath current layers. Should our findings reveal anything, we will proceed with those in paint selection!

How will this project benefit Downtown?

We plan to move Bullseye Bike Shop to be the anchor tenant of this new space. Bullseye has been an fixture of Denton serving the community for over 14 years. We need to expand our footprint due to increased volume and this building is perfect. If needed, we also plan to lease out some of the 2,800 square feet to another tenant. Bullseye has already renovated a historic commercial building on the corner of W Hickory and Denton Street preserving it's historic aesthetic with period correct renovations and plans to do the same with this space. We love Denton and want to preserve what makes it unique, our amazing history.

Legal Description of the property:

108 W McKinney Denton

LACY ADDN BLK 1 LOT 9(W35') 12/403///BBB&C RR 185

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab ROOF	\$70,000	\$25,000
Awnings	\$0	
Signs	TBD	
Impact Fees	\$0	
Utility Upgrades	\$55,200	\$25,000
Interior/Code Improvements	\$17,600	
Fire Suppression System	\$0	
Totals	\$142,800	\$50,000

TOTAL COST OF PROPOSED PROJECT

SEE PRESENTATION FOR  
FURTHER BREAKOUT  
\$  
\$142,800

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$50,000)

\$  
\$50,000

*Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.*

Kevin Marshall  


Kevin Marshall & Michaela Ramler 4/20/2023

Applicant's Signature

Date

## DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

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*Business/Organization Name*

Bullseye Investments & Holdings, LLC

*Applicant's Signature*

*Printed Name*

*Date*

 Kevin Marshall

Kevin Marshall & Michaela Ramler 4/20/2023

*Building Owner's Signature (if different from applicant)*

*Printed Name*

*Date*

This section is to be completed by Economic Development staff.

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*Date considered by DEDC*

*Recommendation*

*Staff Signature*

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*Date considered by TIRZ #1 Board*

*Recommendation*

*Staff Signature*

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*Date considered by City Council*

*Approval*

*Staff Signature*

Collapsing roof will be replaced to preserve the building visually and structurally

Our hope is to uncover the original paint color during restoration and bring all the doors and trim back to original

Sean Starr of Starr Studios will be doing our signage to match historical accuracy of the building

Original brick will not be changed

Original rear sliding wood doors restored

Original sliding wood doors restored

all original side windows restored

Front garage door will be painted SW Heritage pallet in presentation

Original front window restored removing plywood covering upper section

Rotting trim will be restored and painted SW Heritage collection to match 1946 photo

Original door restored

