

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 checked="" type="checkbox"/> Signage
<input checked="" type="checkbox"/> Utility Upgrades
<input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Awnings
<input type="checkbox"/> Impact Fees
<input checked="" type="checkbox"/> Interior/Code Improvements
<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

SEE PRESENTATION FOR FURTHER BREAKOUT

TOTAL COST OF PROPOSED PROJECT

\$
\$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

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

Front garage door will be painted SW Heritage pallet in presentation

all original side windows restored

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

