

1-8-16

## Downtown Reinvestment Grant Program Application

Please return completed with necessary attachments and signature to Economic Development office, 215 E. McKinney no later than 5 pm by the first Monday of each month. If you have any application questions, please contact the Economic Development Program Administrator at 940-349-7732.

Applicant Name <u>Seth Morgan</u>		Date <u>1-8-15</u>
Business Name <u>Denton County Brewing Company</u>		
Mailing Address <u>200 E. McKinney St. 812 W. Shady Shores Rd.</u> <u>Denton, TX 76208</u> <u>Shady Shores, TX 76208</u>		
Contact Phone <u>214-298-5500</u>	Email Address <u>cheers@dentoncba.com</u>	
Building Owner (if different from applicant) <u>Fred Ryan</u>		
Historical/Current Building Name <u>Purvis Bearing</u>		
Project Site/Address <u>200 E. McKinney St</u> <u>Denton, TX 76201</u>		

Type of Work: (check all that apply)

Paint Only ☐

Façade & Building Renovation ☒

Signage ☒

Awnings ☒

Utility Upgrades ☒

Impact Fees ☒

Details of Planned Improvements relating to Grant Request (attach additional information if necessary)

Convert underutilized building into brewpub

How will this project benefit Downtown?

Rehab building, bring more pedestrian traffic to E. McKinney

Project Expenditures	Estimated Costs	Grant Requested
Façade/Building Rehab	34,048.00	
Awnings		
Signs		
Impact Fees	5,000.00	
Utility Upgrades	158,152.00	
Totals		

TOTAL COST OF PROPOSED PROJECT

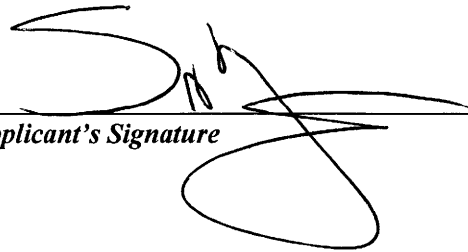
\$ 500,000

TOTAL GRANT REQUEST

(May not exceed 50% of TOTAL COST up to \$25,000)

\$

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



Applicant's Signature

1-8-15

Date

## DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with Downtown Reinvestment Grant Application to Economic Development office, 215 E. McKinney no later than 5 pm by the first Monday of each month. If you have any questions, please contact the Economic Development Program Administrator at 940-349-7732.

I have met with the Economic Development Program Administrator, 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 façade, awning or sign work and the façade, 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*

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*Applicant's Signature*

*Printed Name*

*Date*

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

*Printed Name*

*Date*

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This section is to be completed by Economic Development staff

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*Date considered by DTTF*

*Recommendation*

*Staff Signature*

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*Date considered by City Manager*

*Recommendation*

*City Manager Signature*

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*Date considered by EDPB*

*Recommendation*

*Staff Signature*

Direction	Exterior & Interior	1	MTG		\$	10,000.00	\$	1.00	1.00	\$	650.10	\$	10,650.10	\$	10,650.10	\$	10,650.10	\$	10,650.10
Site Work	Exterior site work, concrete pads, door finish & g	1			\$	-				\$	-			\$	-				
	Transformer pad 15000	1	MTG	ON	\$	32,500.00				\$	3,087.90	\$	35,587.90	\$	35,587.90	\$	35,587.90	\$	35,587.90
	Transformer pad and HVAC pads	10000	MTG		\$	-				\$	-			\$	-				
	Bois for 6" water line	1			\$	28,670.65				\$	2,724.30	\$	31,400.95	\$	31,400.95	\$	31,400.95	\$	31,400.95
	Prepares and install pipe at building	2500			\$	-				\$	-			\$	-				
	Pour concrete 777	5000	MTG		\$	-				\$	-			\$	-				
	CUU booths	1	MTG		\$	4,710.80				\$	447.45	\$	5,157.45	\$	5,157.45	\$	5,157.45	\$	5,157.45
Exterior Modification	1				\$	34,051.00				\$	3,204.61	\$	37,255.61	\$	37,255.61	\$	37,255.61	\$	37,255.61
Structure	concrete, clearing, grading & gravel	1																	
Landscaping	Stake at front and possible board trees west	7250																	
Exterior paint	Painting of exterior of building & steel decking	8275																	
Interior Envelop	Forming & insulate walls, suspended ceiling & bar	1			\$	15,700.00				\$	1,461.60	\$	17,161.60	\$	17,161.60	\$	17,161.60	\$	17,161.60
	Interior form, suspended insulation	1			\$	13,000.00				\$	1,280.50	\$	14,280.50	\$	14,280.50	\$	14,280.50	\$	14,280.50
	Frame exterior walls & finished	6300.00			\$	-				\$	-			\$	-				
	One interior framing including ceiling over bar	3,000.00			\$	-				\$	-			\$	-				
	Insulation in walls	1			\$	16,000.00				\$	-			\$	-				
Drywall	Hang Drywall, topload	1			\$	-				\$	1,805.00	\$	20,805.00	\$	20,805.00	\$	20,805.00	\$	20,805.00
	Install, Tape & Bed and texture	5,100.00			\$	-				\$	-			\$	-				
Paint	Interior & Exterior doors, trim	1			\$	6,855.00				\$	645.93	\$	7,500.93	\$	7,500.93	\$	7,500.93	\$	7,500.93
	FRP on walls and bar	1			\$	7,000.00				\$	-			\$	-				
Doors	Hollow metal & interior doors & frames	1			\$	13,700.00				\$	1,301.60	\$	15,001.60	\$	15,001.60	\$	15,001.60	\$	15,001.60
	Breakdown Glass	1			\$	9,250.00				\$	878.75	\$	10,128.75	\$	10,128.75	\$	10,128.75	\$	10,128.75
Plumbing	1				\$	65,575.00				\$	6,028.63	\$	71,603.63	\$	71,603.63	\$	71,603.63	\$	71,603.63
	Out and install sanitary lines	67252			\$	-				\$	-			\$	-				
	Tracer drains at brewery				\$	-				\$	-			\$	-				
	All top out and flumes				\$	-				\$	-			\$	-				
HVAC	Complete system of 2 units and associated duct	1			\$	69,766.00				\$	6,532.85	\$	76,298.85	\$	76,298.85	\$	76,298.85	\$	76,298.85
	Restroom Exhaust	78725			\$	-				\$	-			\$	-				
	What duct material used?				\$	-				\$	-			\$	-				
Electrical	Complete system from transformer, lighting & co	1			\$	60,800.00				\$	9,885.50	\$	70,685.50	\$	70,685.50	\$	70,685.50	\$	70,685.50
	Distribution 1000 added for gnd to transformer	1			\$	-				\$	-			\$	-				
	Open conduit and boxes for Alarm's Data				\$	-				\$	-			\$	-				
	Out & replace concrete				\$	-				\$	-			\$	-				
Fire Protection	Complete Sprinkler System include backflow	1			\$	14,500.00				\$	1,377.80	\$	15,877.80	\$	15,877.80	\$	15,877.80	\$	15,877.80
	Alarm System	1			\$	5,485.00				\$	516.00	\$	5,999.00	\$	5,999.00	\$	5,999.00	\$	5,999.00
	Install 4" Fire Pipe Alarm with sbs	0			\$	-				\$	-			\$	-				
					\$	-				\$	-			\$	-				
Clean & seal floors	1				\$	-				\$	-			\$	-				
Permits & Fees	Allowance - savings back to owner	1			\$	-				\$	-			\$	-				
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200 E McKinney St

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Imagery Date: 10/2/2014 33° 12' 58.56" N 97° 07' 51.87" W elev 637 ft eye

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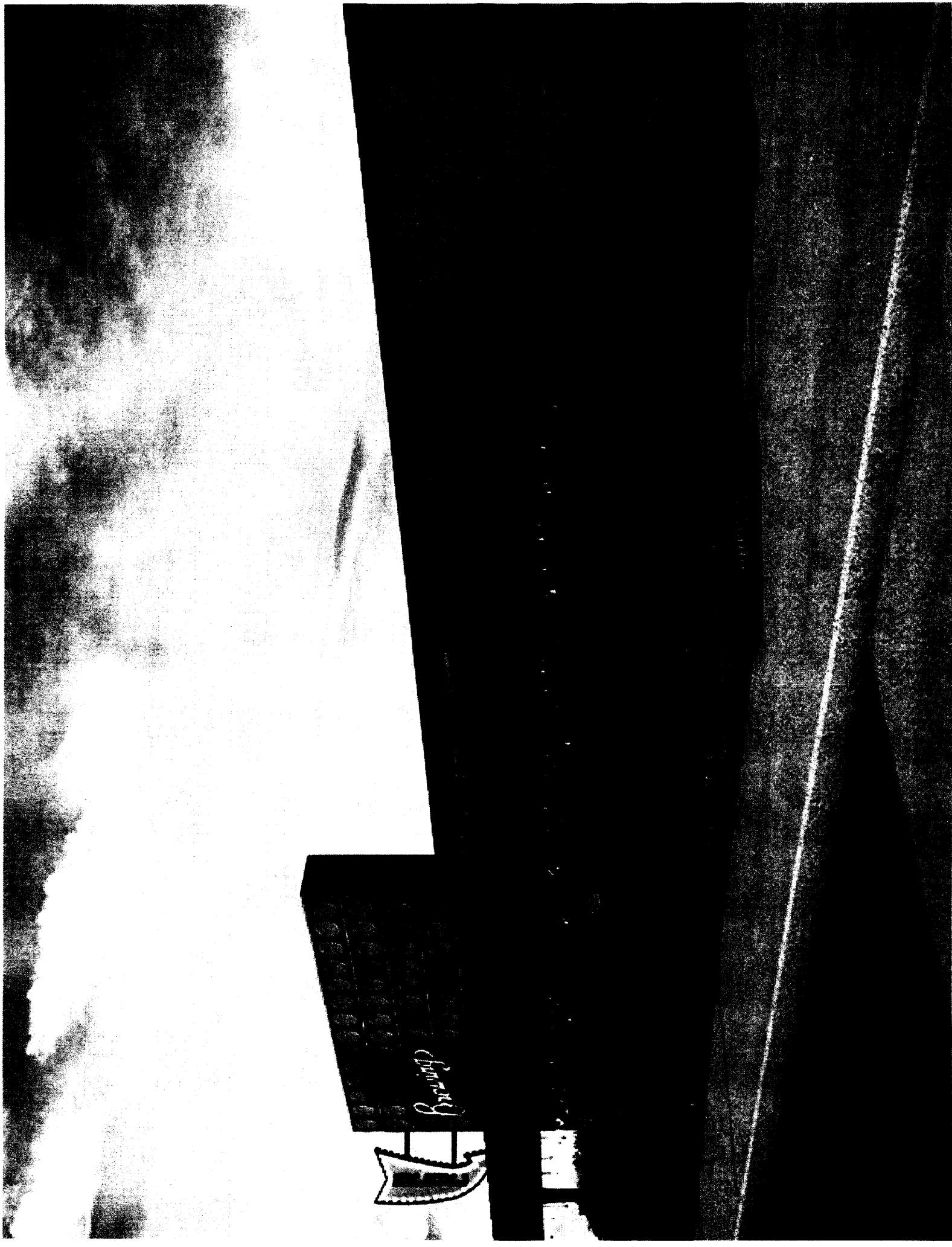
238 E McKinney St



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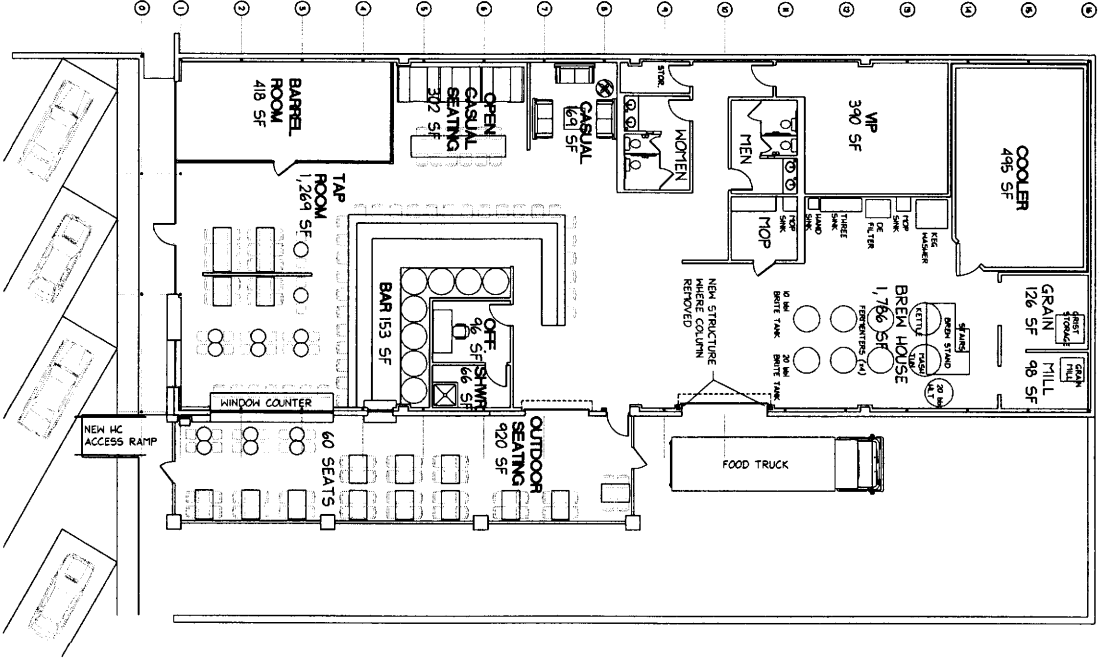
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33° 12'59.24" N 97° 07'52.25" W elev 646 ft eye





Denton County Brewing Company



200 MCKINNEY STREET - DENTON, TX

JANUARY 08, 2016

PROPOSED SPACE PLAN

SCALE: 1/8"=1'-0"