





Retail Conversion Grant APPLICATION

Items Required for Grant Submittal (applications will be considered complete when all items are received)

All Applications Pre application meeting with the Longmont Economic Development Partnership and Downtown Development (DDA) staff Completed Application (this form) Detailed description of conversion project (use this form or attach additional sheets as needed) City of Longmont Sales & Use Tax License (attach copy or provide number on application) Business Plan with specified core elements (see Attachment B) or 3-years of financial projections for businesses that have been in business 3 years or more Proof of Payment for expenses requesting reimbursement (must be submitted within 12 months (1 year) of application) Permission of property owner (if the business owner and property owner are different) Applications Requesting Matching Funds from the DDA Two contractor bids for the proposed conversion improvements Proof that property taxes are paid and up to date Financial statements Description of how the project is compatible with goals in the Longmont Arts & Entertainment District plan and/or the LDDA Master Plan of Development.
Please provide the following information:
Date of Pre-Application Meeting: 8 19 16 Date Submitted: 10/19/16
Sales & Use Tax License No: See Attached Date Issued:No. of Employees_23
Business Owner/Operator: (Please include names of all owners/partners of the business) Nicholas Reckinger, Matt Alexander
Business Name: Georgia Boys BBQ
Business Address: 250 3rd Ave Zip Code 80501
Note: Only businesses in the LDDA are eligible for this grant program.
Business Phone: (720) 999 - 4099 Alternate Phone: (720) 876 9260
Emall Address: Nick @ Georgia Boys. com
Description of type of business and products or services provided: Fast Casual restaurant
specializing in southern BBQ and fare,
Description of conversion improvements to be reimbursed (attach additional sheets/plans and architectural renderings if applicable): Please See estimate breakdown.
Total Project Cost: \$ 500,000 (approx.) Grant Request: \$ 22,500 (approx.)
Description of how the proposal is compatible with the Longmont Arts & Entertainment District plan and/or the LDDA Master Plan of
Development: (documents available on-line or on request) We will be adding art space, utilizing an existing structure, and adding a location to chance down town as a vibrant and fun destination.

Georgia Boys BBQ

Detailed Description of Conversion Project & Compatibility with the Goals of the LDDA

Georgia Boys BBQ is a growing and dynamic company that is in the process of renovating the old "Our Center" at 250 3rd Ave. We purchased this building in September of 2015 and hope to have it fully renovated and open by Spring of 2017. This move will provide for a much better customer experience for our customers.

With this address being both located in the LDDA and within walking/biking distance to the whole of historic downtown Longmont, this is a location ripe for instant success which will surpass our original opening 6 years ago. There is also parking for 15 vehicles on property which most LDDA business including our current location can't claim. The success of recent additions to our neighborhood (Wibby Brewing) along with our continued success speaks to the viability of this section of Longmont and the greater Downtown.

One of the big changes will be the expanded indoor dining option. The dining area for this location is around 2500 sq ft with seating for around 80. Of this 80 people around 50 seats will be general dining with an additional 30 around the bar. We are going to be continuing our community forward approach with big long tables to share between different groups.

This location will also have a full bar with at least 20 beers on tap and an extensive whiskey/bourbon selection. Longmont has shown itself time and again to be a town that appreciates and supports a good adult drink selection. Some established downtown restaurants claim upwards of 35% of sales are alcohol related. As part of our community first approach we will be highlighting our local distilleries, breweries, and ciders. This will

also be a round "island" bar that encourages meeting your neighbor and interacting with the people across from you.

We will be enhancing our current menu slightly with the addition of some fried foods and other additions. These include favorites such as house cut French fries, smoked and fried chicken wings, and fried okra. Other additions will be loaded baked potatoes, BBQ nachos, and special grilled sandwiches.

As part of our family friendly side of our business we will be managing our hours to reflect the neighborhood that we are located in. It will be a rare occasion that we are open past 9pm. Our typical hours Sunday, Tuesday through Thursday will be 11 – 8 and Friday and Saturday open 11 – 9. We will also have a kids menu and a kid friendly patio.

Also, keeping with our prior location theme of mostly outdoor seating we will have an excellent outdoor patio area combining both seating and outdoor games suitable for all ages. There will be seating for at least 40 people mixed between community seating and family tables.

As part of our marketing we will be releasing photos of our progress through social media channels. Another part of keeping with community involvement will be "putting it to the public" to help decide the final paint scheme for the exterior of the building which we imagine will only help hype this expansion and relocation. Potential advertisement in publications is also a possibility. As a company philosophy we have tended to put or advertising dollars to community projects and causes and not paid for traditional advertisement.

Since opening 6 years ago, we have seen Longmont and the greater downtown grow with other restaurants and even other BBQ joints. When we opened there was two other BBQ joints with one of them closing shortly thereafter. Since then one other BBQ place has opened up on Ken Pratt with another place opening up on North Main shortly. As far as other

restaurants opening in the Downtown District, it can only help bring more people to our area. With the addition of such places as Samples, Longs Peak Pub, The Roost, and Heffes there has been considerably more foot traffic Downtown. The more food options Downtown with the amount of people that both live close and drive through will continue the trend of successful businesses.

We will be running this concept similar to our current location as in ordering at the counter and we will bring it to you. With the bigger size and enhanced menu we will be needing a bigger crew to run it. We are expecting to have a standing crew of around 12-20 people which will double our current staffing needs. We will have a General Manager which will handle day to day operations who will be assisted by at least 3 additional managers. With a bar and bigger seating we will have at least one floor manager working during business hours.

To make this all happen we are expecting to put at least \$175,000 into tenant improvements in this building. The majority of this funding will be financed through three sources. The first being a bank loan from Home State Bank. The second being Colorado Business Fund and the third being intercompany loans from Georgia Boys BBQ, Inc. and The Smokehouse, Inc. There is a chance that the first two sources will actually be combined into one single source.

With this cost and all the added sales and advantages to the Downtown, we are looking to take full advantage of the grant programs that Longmont and the LDDA have to offer. Maximizing these grants will refund an estimated \$32,500 of applicable project cost.

Retail Conversion Grant - Modified Buckets

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Retail Conversion Grant - Total Work Applicable

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Façade Rennovation Grant - Modified Buckets

Reference #	Category	High Contractor	Estimate	Low Contractor	Estimate
	Removal of false façade and or restoration of existing	Total	. \$	Total	- \$
	Paint	Total	\$ 6,347.00	Total	\$ 4,800.00
25	5 New Exterior Paint	Perfection Painting	\$\\ 6,347.00	6,347.00 Rinard Painting	\$ \\4,800.00
	Replacement or repairs to doors and windows	Total	\$ 6,794.00	Total	\$ 3,691.76
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2	27 Windows (1) 24 SU	Slade Glass	\$ ~ 3,899.00	らいて3,899.00 Atrium Windows	\$ 1,217.94
	Removal/restoration or installation of awnings	Total	\$ 6,224.00	Total	\$ 2,822.85
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m	31 - Labor	Mtech Mechanical (See Above)		Moutain View Mechanical	\$ \(\ 4,320.00
	Fire Supression Systems				
m	32 - Fire Alarm / O// O O () () () () () () () () ()	Trident	\$ 713,132.00	\$ /13,132.00 United Systems Fire & Safety	\$\100256.06
m	33 - Fire Sprinklers /	T&M Fire Protection	\$/29,150.00 Freedom Fire	Freedom Fire	\$ 127,684.00
ň	34 Electrical	Rose Electric	\$\sqrt{37,758.00} Live Wires	Live Wires	\$√35,500.00
	Total		\$ 148,217.00		\$ 103,291.67



LODESTONE DESIGN GROUP 825 DELAWARE AVENUE #304
LONGMONT, CO 80501
[303] 800-8633
www.lodestonedesigngroup.com

LODESTONE DESIGN GROUP 825 DELAWARE AVENUE #304.
LONGMONT, CO 80501
(303) 300-6633
www.lodestonedesigngroup.com

GEORGIA BOYS BBQ

250 3RD AVENUE, LONGMONT, CO 80501

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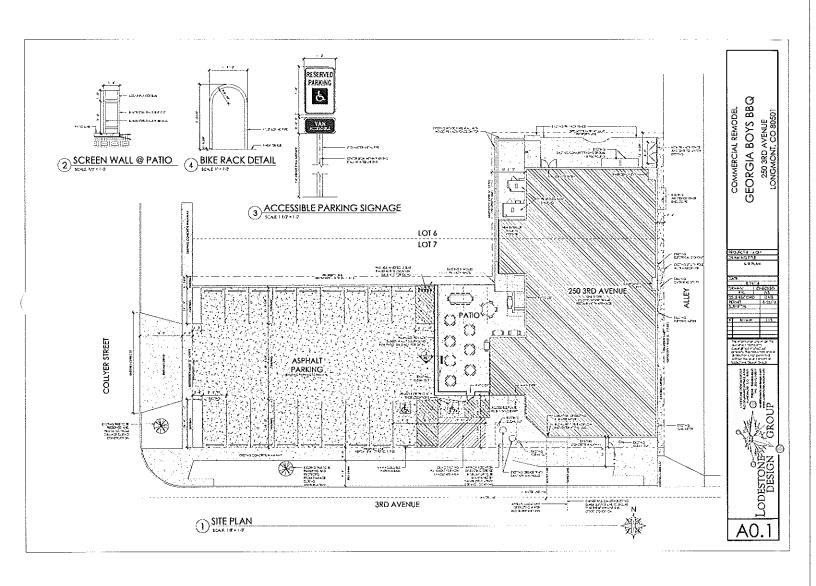
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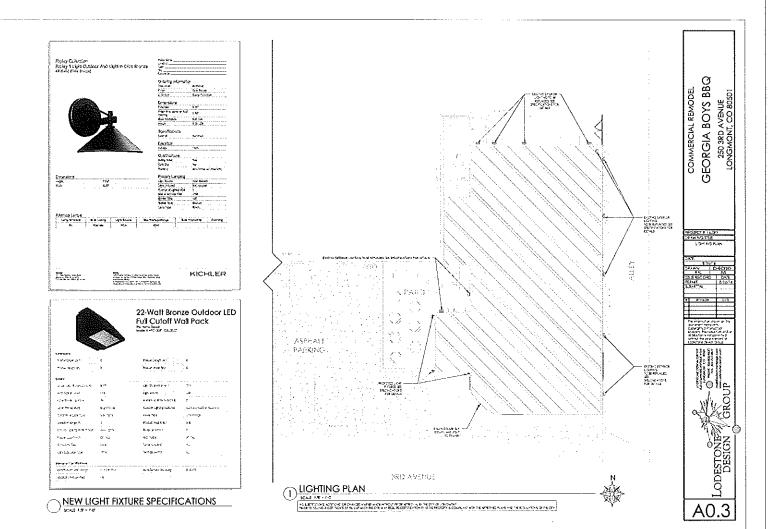
GEORGIA BOYS BBQ

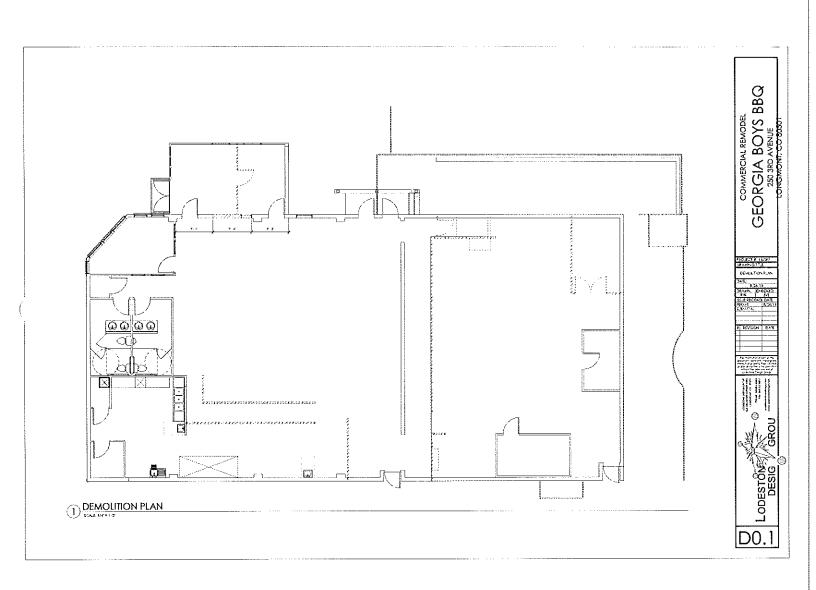
250 3RD AVENUE LONGMONT, CO 80501

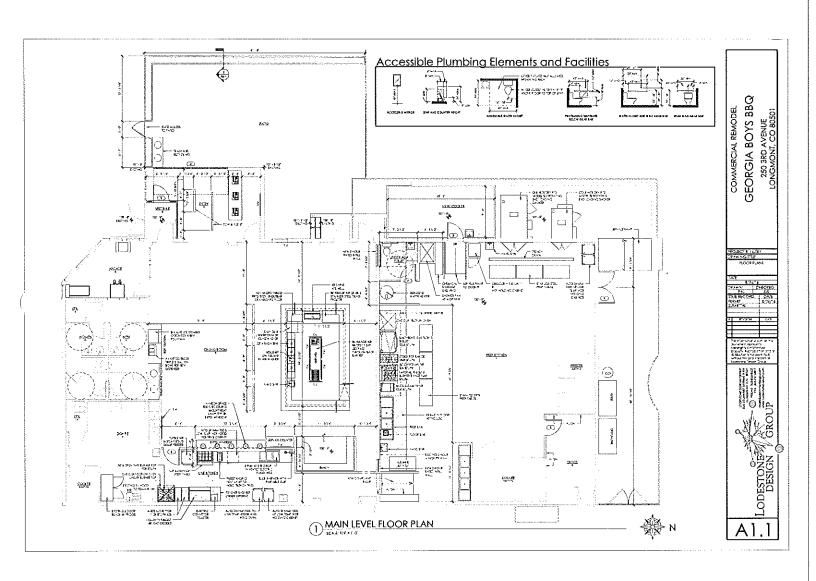
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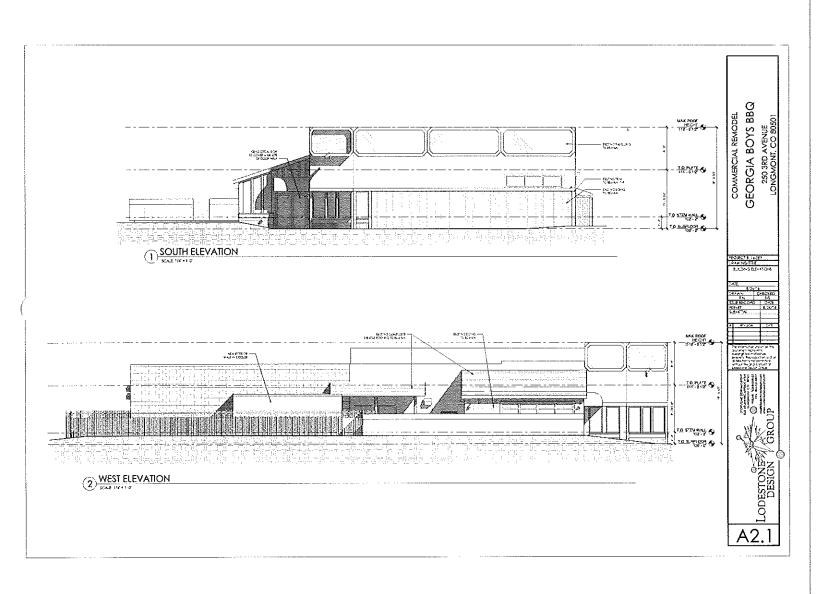
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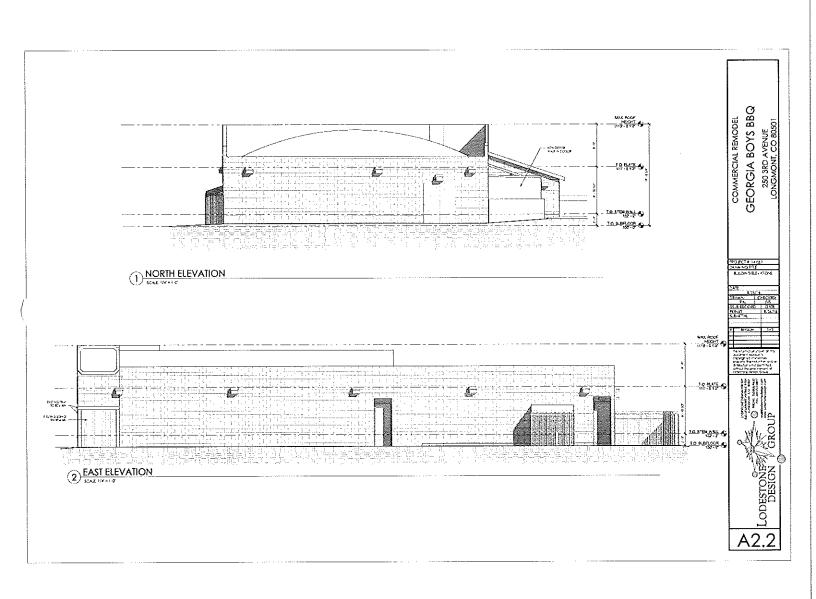


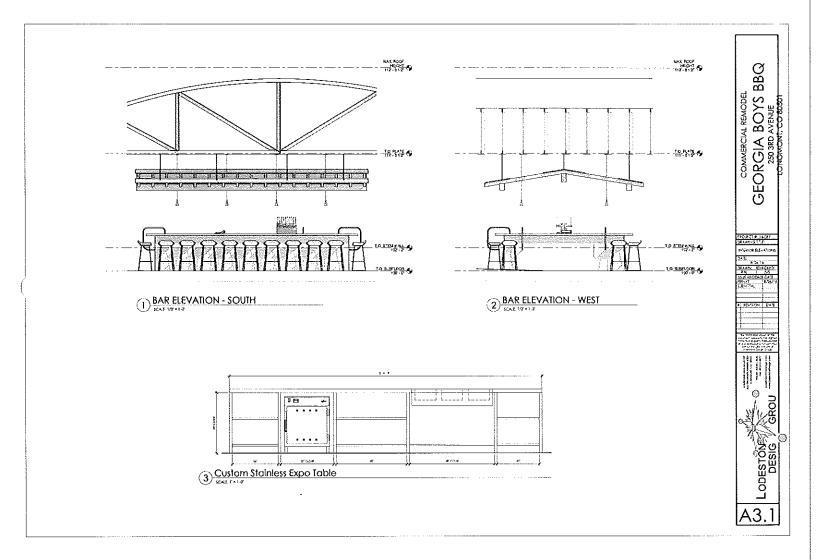












10/18/2016

250 3rd LLC

250 3rd Avenue

Longmont, CO 80501

To Whom it may Concern:

As the owners of 250 3rd Avenue, we give Georgia Boys BBQ, Inc. permission to renovate and update the property. We are working together to make this project a success. All proposed plans have been included in this packet.

Thank you,

Mill ly (10/18/10

My 10/16

250 3rd Ave, LLC

PO Box 209 Hygiene, CO 80533 Phone: 303.902.5302 E-Mail: Jason@bregllc.com

October 19, 2016

To whom it may concern:

This letter is written to accompany our application for the Façade and Retail Conversion Grant opportunity for 250 3rd Ave in Longmont Colorado for the Georgia Boys BBQ project.

Upon creating the submittal we learned that Boulder County has taken the position that there are property taxes currently due on the property. They made this determination and posted an amount (see attached) due on October 18, 2016. Up until this date the county had shown that there weren't any taxes due and thus we never have received a bill to date. The Our Center has occupied this facility and since 1996 and has never paid property taxes due to their tax-exempt status. Per the attached lease they continued to occupy the property until September 2016. The lease is a NNN lease that requires them to pay any and all taxes due. Please see the attached email from Boulder County stating their reasoning for this sudden change and the process we must take to get these taxes abated. We will work diligently with the Edwina Salazar (Executive Director) and the Our Center to make sure that this misunderstanding is taken care of as soon as possible. We would greatly appreciate your understanding on this issue and hope that you are willing to allow us the time needed to resolve this issue, meanwhile still considering this application. Of course we would expect that before any of our expenditures are reimbursed and as a condition we will have to prove this issue's resolution. Thank you for your thoughtful consideration and we are so excited to be a productive part of this great Downtown Community.

Sincerely,

Jason Hepp

Matt Alexander

Tax Account

Summary

Account Id R0044219

Parcel Number 131503410012

Owners

250 3RD AVE LLC

Address

PO BOX 209

HYGIENE, CO 80533

Situs Address 250 3RD AVE LONGMONT 80501

Legal

S 1/2 LOT 6 LESS W 113.1 FT & LOT 7 LESS W 113.1

FT OF N 14.64 FT BLK 67 LONGMONT O T

2015 TAX PRO-RATION TAXABLE 8/8/15-12/31/15

Inquiry

As Of

10/19/2016

Payment Type O First

Full

Taxes Due \$6,378.54

Interest Due \$382.71

Total Due

\$6,761.25

Update

Value

Area Id 001018 - 001018	Mill Levy 96.0870000		
	Actual	Assessed	
2112 - merchandising land - 2112	71,448	20,720	
2212 - merchandising- improvements - 2212	157,458	45,663	
9179 - charitable exempt - 9179	105,956	30,727	
9279 - charitable personal property - 9279	233,508	67,717	
Total Value	568,370	164,827	
Taxes		\$6,378.54	
Original Taxes		\$0.00	
Adjustments		\$6,378.54	
Total Billed		\$6,378.54	

The amounts of taxes due on this page are based on last year's property value assessments. For current year values visit the Boulder County Assessor's site.