



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

Email Address: nick@GeorgiaBoys.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 enhance downtown 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

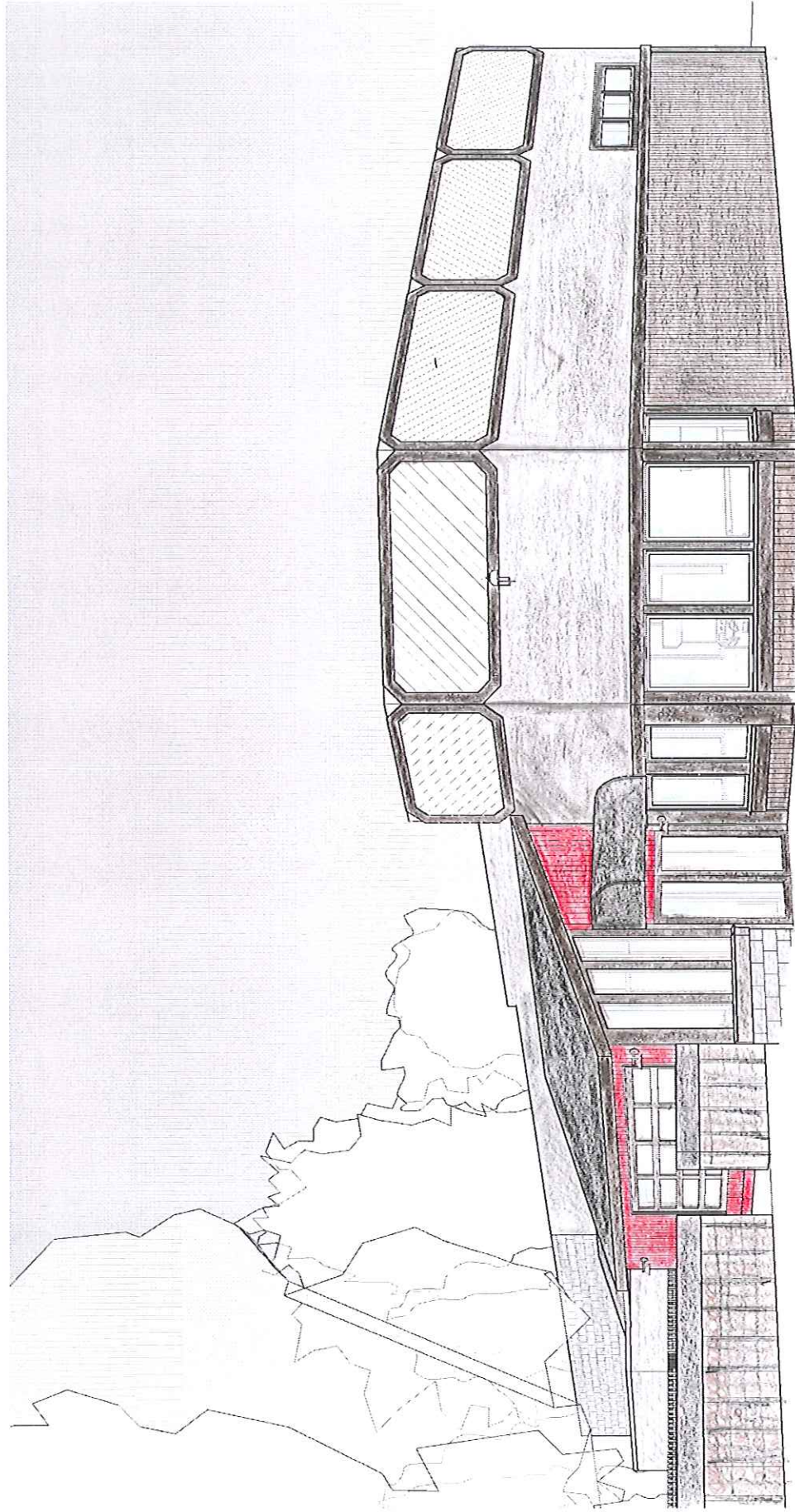
Reference #	Category	High Contractor	Estimate	Low Contractor	Estimate
	Accessibility Compliance				
		Total	\$ 2,600.00	Total	\$ 2,144.00
1	Concrete Walkway/Ramps	R Compos Masonry	\$ 2,600.00	JConcrete	\$ 2,144.00
		Total	\$ 13,427.00	Total	\$ 9,720.00
	Commercial Kitchens				
2	Concrete for Kitchen Floor and Utilities	JConcrete	\$ 2,146.00	R Compos Masonry	\$ 1,960.00
3	Non Combustible Wall Fire Wall: Infill	R Compos Masonry	\$ 1,250.00	Blackfox CMGC	\$ 1,000.00
4	FRP/Stainless	Blackfox CMGC	\$ 5,500.00	Mathew M. Meade	\$ 2,760.00
5	Wipable Dropped Ceiling	Schaffer Drywall Systems	\$ 4,531.00	Blackfox CMGC	\$ 4,000.00
		Total	\$ 23,400.00	Total	\$ 10,808.16
	Outside Seating Area				
6	Concrete	R Compos Masonry	\$ 8,800.00	JConcrete	\$ 4,790.00
7	Railing	Longmont Welding	\$ 14,600.00	Rick Meyer	\$ 6,038.16
		Total	\$ 2,700.00	Total	\$ 2,686.55
	Expansion				
8	Masonry Wall for Meat Room	R Compos Masonry	\$ 2,700.00	Del's Masonry	\$ 2,686.55
		Total	\$ 3,099.69	Total	\$ 3,085.00
	Fire Supression Systems				
9	Fire Doors	Northern Overhead Doors	\$ 3,099.69	DH Pace	\$ 3,085.00
		Total	\$ 14,711.20	Total	\$ 12,380.00
	Flooring				
10	Kitchen/Dining/Bathroom Flooring	S&G Flooring Solutions	\$ 14,711.20	Millie High Flooring	\$ 12,380.00
		Total	\$ 10,000.00	Total	\$ 7,683.00
	Restrooms				
11	Painting	Blackfox CMGC	\$ 10,000.00	Rinard Painting	\$ 600.00
12	Wall Tile	Included in Above		Mathew M. Meade	\$ 3,083.00
13	Concrete Counter Tops	Included in Above		Stone Design Co	\$ 3,400.00
14	Stall Dividers	Included in Above		Rinard Painting	\$ 600.00
		Total	\$ 29,674.00	Total	\$ 22,548.00
	Utility Upgrades				
15	Plumbing	Norstar Plumbing	\$ 25,000.00	Clear Wings LTD	\$ 21,020.00
16	Concrete Cuts	R Compos Masonry	\$ 3,360.00	Concrete Coring	\$ 1,008.00
17	Concrete Cuts Fill	JConcrete	\$ 1,314.00	R Compos Masonry	\$ 520.00
		Total	\$ 78,605.00	Total	\$ 61,354.67
	Other				
	Bar	Keg Whisperer	\$ 29,825.00	Doctor Draught	\$19,556.56
18	- Tap System	Blackfox CMGC	\$ 15,000.00	Stark Fixtures and Millwork	\$ 14,493.00
19	- Construction/Interior and Exterior Walls/Top	Blackfox CMGC	\$ 6,000.00	Stark Fixtures and Millwork	\$ 4,680.00
20	Expo Wall	R Compos Masonry	\$ 5,750.00	Deis Masonry	\$ 3,570.06
21	Smoker Wall Penetrations (So we can Make BBQ)	Hillcrest Glass	\$ 5,020.00	Slade Glass	\$ 3,896.00
22	Vestibule	R Compos Masonry	\$ 14,110.00	Del's Masonry	\$ 13,159.05
	Aestetics	R Compos Masonry	\$ 2,900.00	Blackfox CMGC	\$ 2,000.00
23	Bar Wall Aesthetic	R Compos Masonry	\$ 14,110.00	Del's Masonry	\$ 13,159.05
24	Painting Interior	Rinard Painting	\$ 2,900.00	Blackfox CMGC	\$ 2,000.00
	Total		\$ 178,216.89		\$ 132,409.38

Retail Conversion Grant - Total Work Applicable

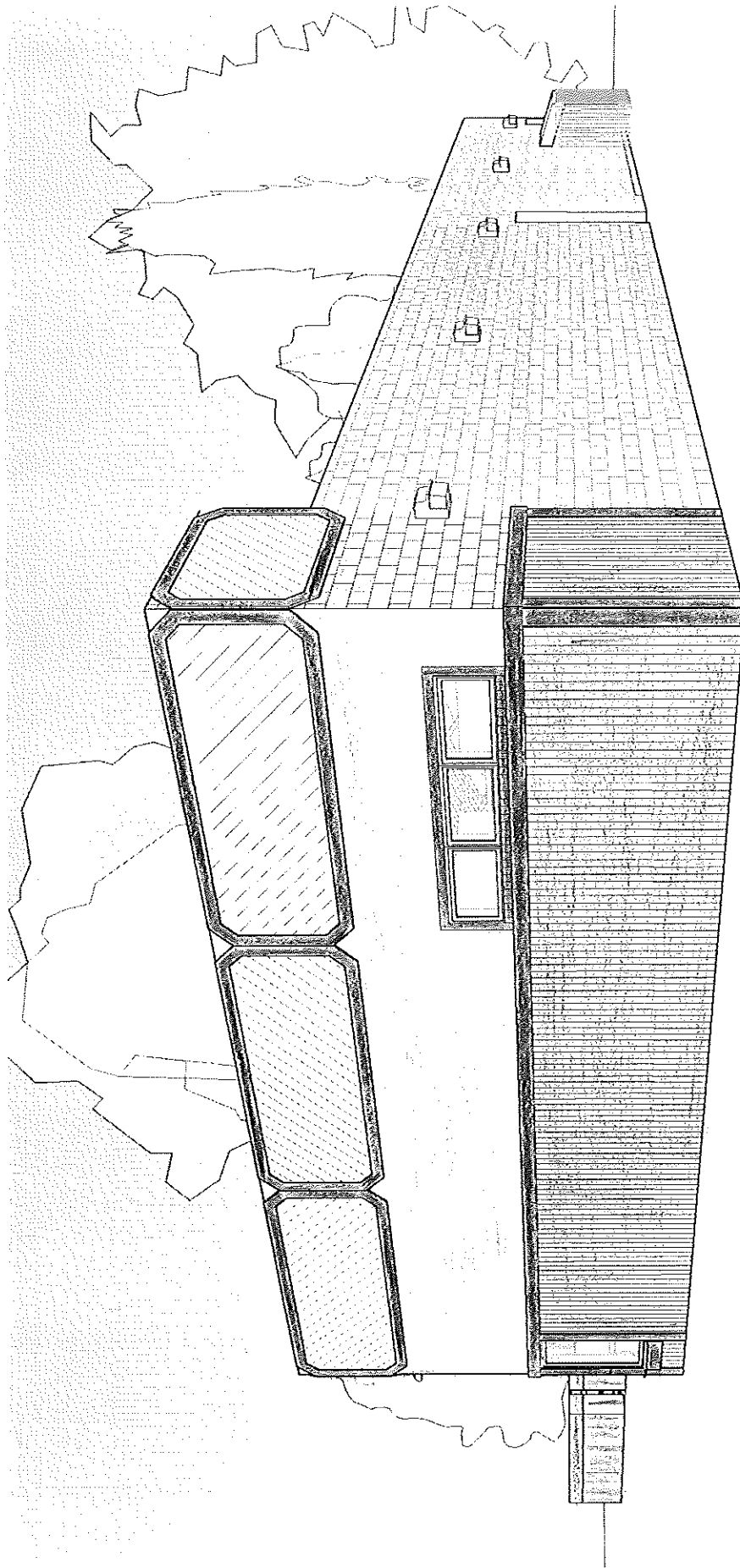
Category	High Contractor	Estimate	Low Contractor	Estimate	Special Notes
Accessibility Compliance					
Concrete Walkway/Ramps	R Compos Masonry	Total \$ 2,600.00	Total \$ 2,444.00		
		\$ 2,600.00	Concrete	\$ 2,444.00	
Commercial Kitchens					
Kitchen Hood System		Total \$ 62,239.00	Total \$ 29,257.00		
- Hood/Scissors/Exhaust/Make up Air	Metech Mechanical (Included Labor)	\$ 43,612.00	Hoodmat	\$ 10,507.00	
- Angel System	FreeStop Technologies	\$ 5,200.00	Simplex Grinnel	\$ 4,710.00	
- Installation/Labor	Metech Mechanical (See Above)		Mountain View Mechanical	\$ 4,320.00	
Concrete for Kitchen Floor and Utilities	Iconcrete	\$ 2,146.00	R Compos Masonry	\$ 1,960.00	
Non Combustible Wall Fire Wall Infill	R Compos Masonry	\$ 1,250.00	Blackbox CMGC	\$ 1,000.00	
FRP/Stainless	Blackbox CMGC	\$ 5,500.00	Matthew M. Meade	\$ 2,760.00	
Wipeable Dropped Ceiling	Schaffer Drywall Systems	\$ 4,531.00	Blackbox CMGC	\$ 4,000.00	
Outside Sealing Area					
Concrete	R Compos Masonry	Total \$ 23,400.00	Total \$ 10,206.16		
Painting	Longmont Washing	\$ 8,800.00	Iconcrete	\$ 4,790.00	
		\$ 14,600.00	Rick Meyer	\$ 6,016.16	
Environmental Remediation					
		Total \$ 50,931.00	Total \$ 50,931.00	Previously Submitted, Not Approved, Completed and Paid.	
Expansion					
Masonry Wall for Meat Room	R Compos Masonry	Total \$ 2,700.00	Total \$ 2,686.55		
		\$ 2,700.00	Del's Masonry	\$ 2,686.55	
Fire Suppression Systems					
Fire Alarm	Trident	Total \$ 45,381.69	Total \$ 40,025.06		
Fire Sprinklers	TBM Fire Protection	\$ 13,132.00	United Systems Fire & Safety	\$ 9,256.06	
Fire Doors	Northern Overhead Doors	\$ 29,150.00	Freedom Fire	\$ 27,684.00	
		\$ 3,099.69	DH Pace	\$ 3,085.00	
Flooring					
		Total \$ 14,711.20	Total \$ 12,380.00		
	S&G Flooring Solutions	\$ 14,711.20	Male High Flooring	\$ 12,380.00	
Restrooms					
Painting	Blackbox CMGC	Total \$ 10,000.00	Total \$ 7,683.00		
Wall Tile	Included in Above	\$ 10,000.00	Rinard Painting	\$ 600.00	
Concrete Counter Tops	Included in Above		Matthew M. Meade	\$ 3,083.00	
Stall Dividers	Included in Above		Stone Design Co	\$ 3,400.00	
			Rinard Painting	\$ 600.00	
Utility Upgrades					
Electrical	Rose Electric	Total \$ 67,432.00	Total \$ 58,048.00		
Plumbing	Norstar Plumbing	\$ 37,758.00	Live Wires	\$ 35,500.00	
Concrete Cuts	R Compos Masonry	\$ 25,000.00	Clear Wings LTD	\$ 21,020.00	
Concrete Curb Fill	Concrete	\$ 3,360.00	Concrete Coring	\$ 1,008.00	
		\$ 1,314.00	R Compos Masonry	\$ 520.00	
Other					
Bar		Total \$ 91,746.00	Total \$ 69,346.43		
- Tap System	Key Whisperer	\$ 29,825.00	Doctor Draught	\$19,556.56	
- Construction/Interior and Exterior Wall/Top	Blackbox CMGC	\$ 15,000.00	Stark Fixtures and Millwork	\$ 14,493.00	
Expo Wall	Blackbox CMGC	\$ 6,000.00	Stark Fixtures and Millwork	\$ 4,680.00	
Smoker Wall Penetrations (So we can Make BBQ)	R Compos Masonry	\$ 5,750.00	Dns Masonry	\$ 3,570.06	
Vestibule	Hilbert Glass	\$ 5,020.00	Stade Glass	\$ 3,896.00	
Acoustics	R Compos Masonry	\$ 14,110.00	Del's Masonry	\$ 13,159.05	
Brick Wall	Rinard Painting	\$ 2,900.00	Blackbox CMGC	\$ 2,000.00	
Painting Interior	Perfection Painting	\$ 6,347.00	Rinard Painting	\$ 4,800.00	
Garage Doors	DH Pace	\$ 2,895.00	Northern Overhead Doors	\$ 2,473.82	
Windows	Slide Glass	\$ 3,899.00	Atrium	\$ 1,217.94	
Total		\$ 377,160.89		\$ 283,807.20	

Façade Renovation Grant - Modified Buckets

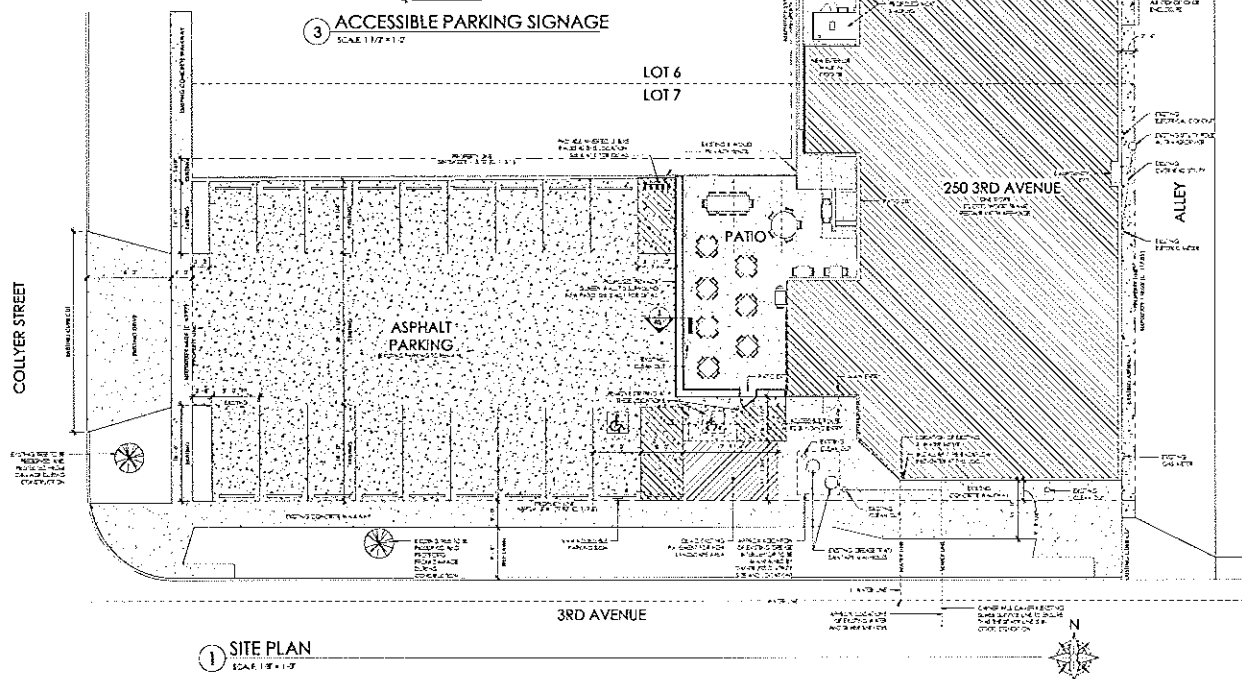
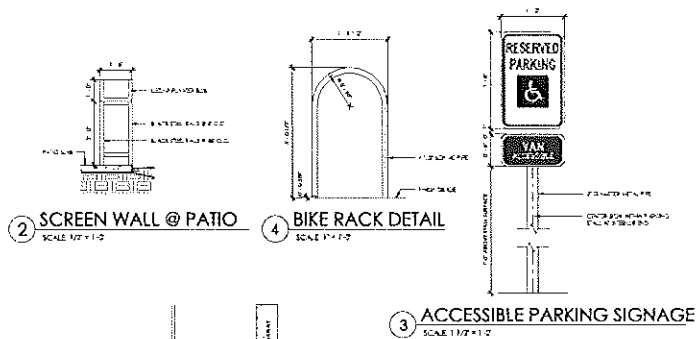
Reference #	Category	High Contractor	Estimate	Low Contractor	Estimate
	Removal of false façade and or restoration of existing	Total	\$ -	Total	\$ -
	Paint	Total	\$ 6,347.00	Total	\$ 4,800.00
25	New Exterior Paint	Perfection Painting	\$ 6,347.00	Rinard Painting	\$ 4,800.00
	Replacement or repairs to doors and windows	Total	\$ 6,794.00	Total	\$ 3,691.76
26	Garage Doors	DH Pace	\$ 2,895.00	Northern Overhead Doors	\$ 2,473.82
27	Windows	Slade Glass	\$ 3,899.00	Atrium Windows	\$ 1,217.94
	Removal/restoration or installation of awnings	Total	\$ 6,224.00	Total	\$ 2,822.85
28	New Awnings	Peterson Canvas	\$ 6,224.00	Ecanopy	\$ 2,822.85
	Alley entry way improvements	Total	\$ -	Total	\$ -
	Interior code updates (example: electrical, restaurant hoods, fire suppression system)	Total	\$ 128,852.00	Total	\$ 91,977.06
	Hood	Mtech Mechanical (Included Labor)	\$ 43,612.00	Hoodmart	\$ 10,507.00
29	- Equipment	Firestop Technologies	\$ 5,200.00	Simplex Grinnel	\$ 4,710.00
30	- Ansel	Mtech Mechanical (See Above)		Moutain View Mechanical	\$ 4,320.00
31	- Labor				
	Fire Supression Systems	Trident	\$ 13,132.00	United Systems Fire & Safety	\$ 9,256.06
32	- Fire Alarm	T&M Fire Protection	\$ 29,150.00	Freedom Fire	\$ 27,684.00
33	- Fire Sprinklers	Rose Electric	\$ 37,758.00	Live Wires	\$ 35,500.00
34	Electrical				
	Total		\$ 148,217.00		\$ 103,291.67



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



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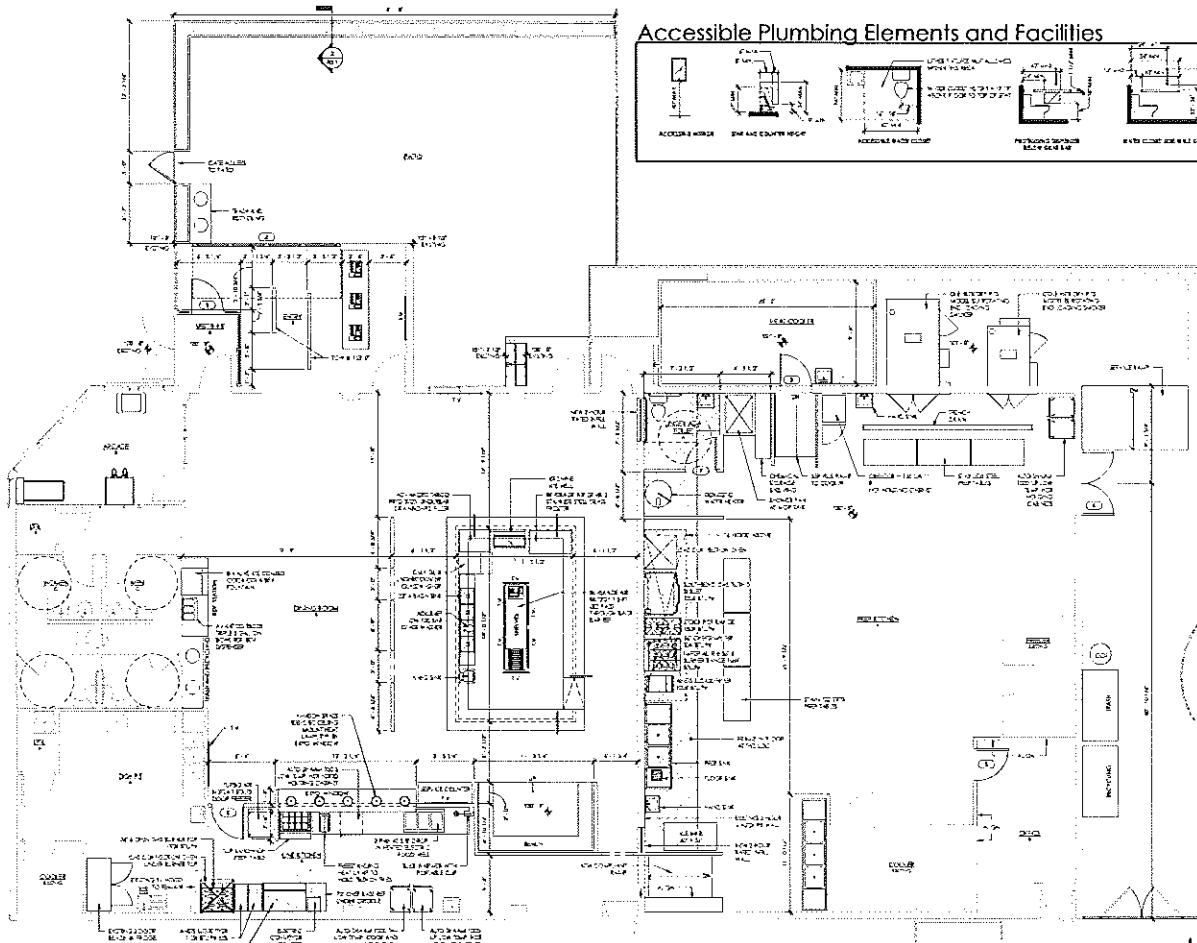


COMMERCIAL REMODEL
GEORGIA BOYS BBQ
250 3RD AVENUE
LONGMONT, CO 80501

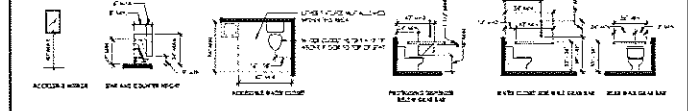
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DATE	10/1/01
DESIGNED BY	CS
CHECKED BY	CS
DATE	10/1/01
REVISION	1
DATE	10/1/01
BY	CS
DATE	10/1/01

LODESTONE DESIGN GROUP

A0.1



Accessible Plumbing Elements and Facilities



① MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

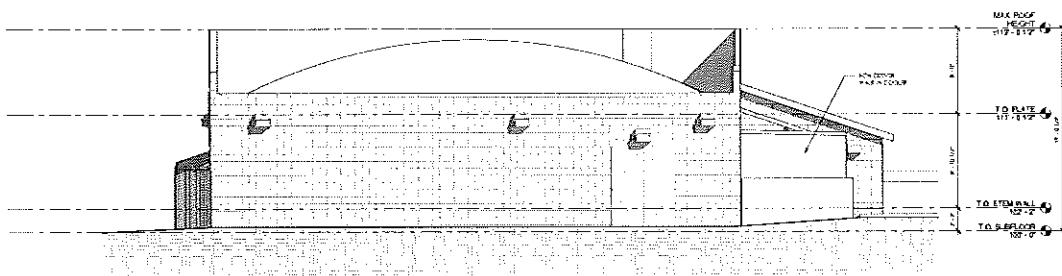


COMMERCIAL REMODEL
GEORGIA BOYS BBQ
 250 3RD AVENUE
 LONGMONT, CO 80501

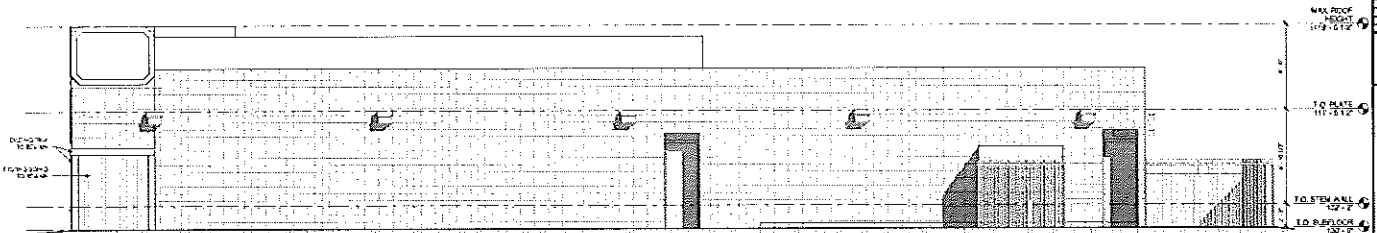
PROJECT NAME	GEORGIA BOYS BBQ
PROJECT TYPE	COMMERCIAL REMODEL
DATE	10/14/14
DESIGNED BY	LODESTONE DESIGN GROUP
CHECKED BY	LODESTONE DESIGN GROUP
DATE	10/14/14
PROJECT NO.	14-001
PROJECT LOCATION	250 3RD AVENUE, LONGMONT, CO 80501
PROJECT OWNER	GEORGIA BOYS BBQ
PROJECT CONTACT	LODESTONE DESIGN GROUP

LODESTONE DESIGN GROUP
 1000 10TH AVENUE, SUITE 100
 LONGMONT, CO 80501
 (303) 779-1000
 www.lodestonedesign.com

A1.1



① NORTH ELEVATION
SCALE 1/4" = 1'-0"



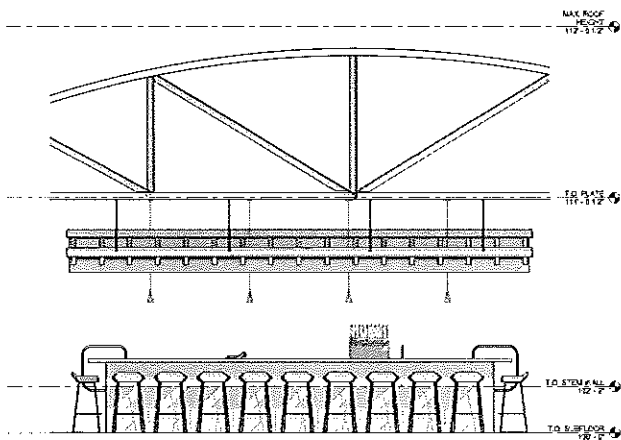
② EAST ELEVATION
SCALE 1/4" = 1'-0"

COMMERCIAL REMODEL
GEORGIA BOYS BBQ
250 3RD AVENUE
LONGMONT, CO 80501

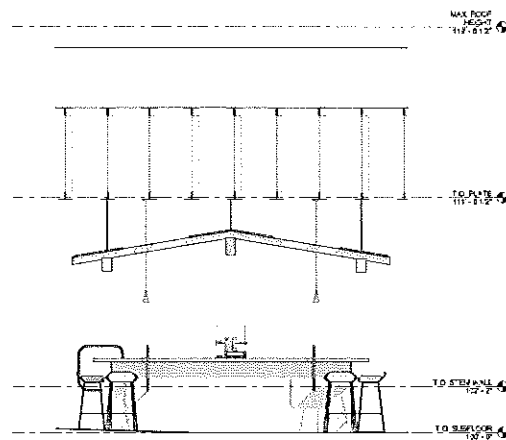
PROJECT # 11287	
CLIENT NAME	
ARCHITECT NAME	
DATE	1/20/14
DESIGNER	LODESTONE DESIGN GROUP
PROJECT NO.	11287
PROJECT NAME	GEORGIA BOYS BBQ
PROJECT ADDRESS	250 3RD AVENUE, LONGMONT, CO 80501
PROJECT PHONE	303.761.1111
PROJECT FAX	303.761.1112
PROJECT EMAIL	info@lodestonegroup.com
PROJECT WEBSITE	www.lodestonegroup.com

LODESTONE DESIGN GROUP

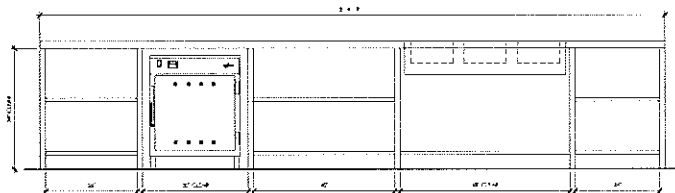
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① BAR ELEVATION - SOUTH
SCALE 1/2" = 1'-0"



② BAR ELEVATION - WEST
SCALE 1/2" = 1'-0"



③ Custom Stainless Expo Table
SCALE 1/4" = 1'-0"

COMMERCIAL REMODEL
GEORGIA BOYS BBQ
250 3RD AVENUE
LONGMONT, CO 80501

PROJECT #	11527
DATE	08/03/17
INTERIOR ELEVATIONS	
SCALE	1/2" = 1'-0"
DESIGNER	CHUCK
DATE	08/03/17
REVISION	DATE
1	
2	
3	

LODESTON
DESIGN
GROUP

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10/18/2016

250 3rd LLC

250 3rd Avenue

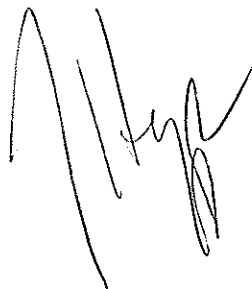
Longmont, CO 80501

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,

 10/18/16

 10/18/16

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 ☐ First
☒ Full

Taxes Due \$6,378.54

Interest Due \$382.71

Total Due \$6,761.25

Update

Value

Area Id	Actual	Mill Levy	Assessed
001018 - 001018		96.0870000	
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.](#)