

APPLICATION Retail Conversion Grant

Date application submitted: 3/27/23
Date of pre-application meeting with LDDA/LEDP: 4/26/23
City Sales & Use Tax License No: 0103 011120 Date issued: 03/03/23
No. of existing employees (in Longmont, and globally if applicable): 1
No. of additional employees added as a result of this project (if applicable): 0
Business owner/operator: (Please include names of all owners/partners of the business)

Yadira Lerma
Business name (with dba if applicable): Royalty Arrangements
Business address: 723 Main Street
City/state/zip code: Longmont, CO 80501

Note: Only businesses located in the LDDA are eligible for this grant program.
Year business was established: 2023

Business phone: (720) 589-0662 Alternate phone: (720) 261-1614
Email address: floral @ royaltyarrangement.com

Description of type of business and products or services provided:
Floral Arrangements, gifts and more

Number of square footage to be occupied at conversion location: 2082 SF
Percent of products sold outside Boulder County, if applicable: N/A

Description of eligible conversion improvements (attach additional sheets if needed)
The improvement for this location is by having a retail store location has been vacant for over 5 years, with this store front location/conversion will generate revenue that converts to local taxes feeding the local economy to create a better business within the community.

Description of how the project is compatible with the Downtown Longmont Master Plan of Development and/or the Advance Longmont Strategic Plan (documents on-line, <http://www.downtownlongmont.com/about/master-plan>, <http://www.longmont.org/Advance-Longmont.aspx> or on request).

Royalty Arrangements will be compatible with the Master Plan for the city in the sense that it will support the city's economy and bring to downtown Longmont a business that we don't see many of in the city and will attract consumers to come here instead of having to go outside of the city to look for it.

Total Project Cost (approximately): \$ 46,317.21

(Include all eligible grants costs and ineligible costs for the entire conversion project.)

If applicable, how much of this project cost is for equipment (approximately)? \$ 24,000.00

Total Retail Conversion Grant Costs \$ 29,133.21

(Include only project costs eligible in the grant.)

Total Grant Request: \$ 7,283.30

(25% of eligible project costs, maximum \$22,500)

Business Owner Applicant Name (Print or Type): Yadira Leima

Business Owner Signature: *Yadira Leima*

Date: 3/27/23

If applicable:

Property Owner Applicant Name (Print or Type): Curtis Kosteck

Property Owner Signature: *Curtis Kosteck*

Date: 4.21.23

Submit completed application to the LDDA. Incomplete applications will not be accepted.
Hard copy or electronic copy is allowed.

Del Rae Heiser, Downtown Specialist
Longmont Downtown Development Authority
320 Main St., Longmont, CO 80501
Email: delrae.heiser@longmontcolorado.gov / Phone: (303) 651-8586

723 Main St. Current Pictures
Royalty Arrangements Retail Conversion Grant, April 2023







CITY OF LONGMONT, COLORADO
DEPARTMENT OF FINANCE

SALES AND USE TAX LICENSE

This License does not entitle Licensee
to make tax exempt purchases.

Account No.: 0103011120

Filing Frequency: Monthly

Date Issued: 03/03/2023

NAME: ROYALTY ARRANGEMENTS LLC

BUSINESS: ROYALTY ARRANGEMENTS

ADDRESS: 723 MAIN ST
LONGMONT, CO, 80501

THIS CERTIFIES THAT THE LICENSEE IS
AUTHORIZED TO COLLECT SALES TAX FOR
THE CITY OF LONGMONT, COLORADO, OR
REMIT USE TAX IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 1.01 AND
CHAPTER 6.08 OF THE LONGMONT
MUNICIPAL CODE.

A handwritten signature in black ink, appearing to read "James M. Golden", is written over a horizontal line.

James M. Golden, Director of Finance

FLORAL

NATURE OF BUSINESS

- Cut along line -

March 7, 2023

Del Rae Heiser
Downtown Specialist
320 Main Street
Longmont, CO 80501



Reference: 723 Main Street, Unit 1
Royalty Arrangements Construction

Dear Del Rae:

Royalty Arrangements, owned and operated by Yadira Lerma, proposes a flower shop to be located at 723 Main Street, Unit 1. I, Curtis Kostecki am the managing partner of 723 Main 80501 LLC. The Plans dated 3.7.2023 as presented have been reviewed by 723 Main 80501 LLC and I hereby authorize Royalty Arrangements to proceed forward with plan review and grants with LDDA for the purposes of completing and funding the proposed florist shop improvements.

Very Truly Yours,

Curtis Kostecki
Managing Partner
723 MAIN 80501, LLC
723 Main Street, Suite 2
Longmont, Colorado 80501
m: 303-910-5848

Del Rae Heiser

From: Curtis Kostecki <curtisk@creativecivil.com>
Sent: Friday, April 21, 2023 9:03 AM
To: Del Rae Heiser
Cc: Kimberlee McKee; Yadira Lerma; Gabe Garcia; Scott Cobb
Subject: RE: [External] RE: Retail Conversion Grant
Attachments: 2023-04-21 Retail Conversion Grant Application.pdf; Roofing 2 Rev 1.pdf

The humidity control fan is because the amount of standing vase water in the shop can raise humidity levels such that it can damage paint, door finishes, wood and the structure according to both our mechanical and structural engineers. To protect framing at the connections to foundation, 2021 IBC Section 2304.12 requires that specific wood framing members of a building *be protected against decay* and termites.

While a fan is not specifically IBC code required for this particular business use, code does require engineering designs protect the structure itself from decay (aka humidity) and with high humidity levels there also becomes environmental concerns for formation of black mold. .

Hence Engineers required a fan to vent excess humidity for the space for the tenant.

Delete Drywall 1 & 2, I bid 15 drywall suppliers to get that data over to the bidders for low bid.

Price shopped for them. Prices ranged from \$16.xx / sheet to 23.xx/sheet!!!

We handed over our bids to installers for inclusion. Sorry for the confusion and redundancy, Drywall 1 & 2 were NOT in the spreadsheet..

Two small roof patches were \$125 total, quick, easy simple, Columbine updated the bid broken out (Attached).....

Retail Conversion Grant Application signed / Attached

Very Truly Yours,
Curtis Kostecki, Managing Partner
723 Main 80501 LLC

p: 303.910.5848
www.723Main.com

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From: Del Rae Heiser <DelRae.Heiser@longmontcolorado.gov>
Sent: Friday, April 21, 2023 8:24 AM
To: Curtis Kostecki <curtisk@creativecivil.com>
Cc: Kimberlee McKee <Kimberlee.McKee@longmontcolorado.gov>; Yadira Lerma <floral@royaltyarrangement.com>; Gabe Garcia <gabe@garciacontrolsllc.com>; Scott Cobb <scott@coloradoconstruction.org>
Subject: RE: [External] RE: Retail Conversion Grant

Thanks Curtis! I greatly appreciate the detailed worksheet and the bids being in order of the worksheet! 😊