



APPLICATION



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

All Applications

- Pre application meeting with City of Longmont 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: 3/28/16 Date Submitted: 4/12/16

Sales & Use Tax License No: 2-05901-1148 Date Issued: 12/8/15 No. of Employees 2

Business Owner/Operator: (Please include names of all owners/partners of the business)

Cindy Landi
DEAN LANDI

Business Name: St. VRAIN Ciderery

Business Address: 350 Terry St, Ste 130, Longmont CO Zip Code 80501

Note: Only businesses in the LDDA are eligible for this grant program.

Business Phone: (303) 258-1810 Alternate Phone: (303) 847-7658 (Cindy Cell)

Email Address: info@stvrainciderery.com

Description of type of business and products or services provided: See Attached

Description of conversion improvements to be reimbursed (attach additional sheets/plans and architectural renderings if applicable):

See Attached

Total Project Cost: \$ 89,000 (approx.) Grant Request: \$ 22,000 (approx.)
(LDDA - \$15,000, LEDP - \$7,500)

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) See Attached



APPLICATION



Program Eligibility Guidelines (Please read carefully.)

1. The business is located within the Longmont Downtown Development Authority (DDA) district within the City of Longmont.
2. The space being converted must be an existing non-retail space or be vacant for at least 30 days to be considered for the grant.
3. The business generates sales tax within the City of Longmont and the DDA (more than 50% of sales are sales taxable transactions).
4. The business must attend a pre application conference with City of Longmont and DDA staff to discuss grant requirements.
5. The business is located in a storefront on the ground floor of a building with an outside entrance accessible to the public.
6. The business must be active and generating sales tax revenue at the time of reimbursement.
7. All requirements, including proof of payment, must be submitted within 12 months (1 year) of applying for the grant.
8. The business owner must prepare an acceptable business plan that contains specified core elements. (See Attachment B - Business Plan Core Elements.)
9. The business has an unrevoked, unsuspended City of Longmont sales and use tax license and is in compliance with all City codes and regulations.
10. The maximum grant is 25% of eligible project cost up to \$7500.00 per business.
11. Additional matching funds may be provided by the DDA. The DDA may provide up to a 2 to 1 match for qualified projects (not to exceed \$15,000 from the DDA). The total combined grant amount may not exceed 50% of the total project. The DDA requires at least 2 contractor bids for the work and requires proof that property taxes are paid and up to date. Financial statements are also required. Also, match funds will only be considered for uses that are compatible with goals in the Longmont Arts & Entertainment District plan or the LDDA Master Plan of Development.
12. The business owner must submit proof of payment to the City for all approved eligible costs. (See Attachment A - Eligible Use of Funds.)
13. If the business owner is a tenant of a property owned by another party, the application must be submitted jointly. Reimbursements will be made to the party paying for the improvement.
14. If other City programs are being used to fund the improvement, only costs not covered by other programs will be eligible for reimbursement.
15. The business owner will allow access by the City and its employees, as the City deems necessary, for audit purposes and to assess the benefits derived from participation in the Retail Conversion Grant program. The City may also include the business in promotional materials and other public communications about the program.
16. Funding is not transferable. Other restrictions or requirements may apply.

NOTE: Any violation of the program guidelines will result in the business owner being obligated to promptly repay the amount paid pursuant to this Agreement.

Applicant Certification: I acknowledge and agree to the above eligibility requirements and certify that all information provided herein is true and complete to the best of my knowledge and belief. Verification will be provided, if requested.

Cindy Laodi
Business Owner/Operator (Print or Type)

[Signature]
Business Owner/Operator Signature

4/11/16
Date

Property Owner Certification: I acknowledge and agree to the above eligibility requirements and certify that all information provided herein is true and complete to the best of my knowledge and belief. Verification will be provided, if requested. (Required only if property owner and applicant are different).

Terry LLC
Property Owner (Print or Type)

[Signature]
Property Owner Signature

4/11/16
Date



Description of type of business and products or services provided:

St. Vrain Cidery will be a manufacturer, wholesaler and local distributor of hard cider. We will also operate a Colorado cider taproom at 350 Terry Street offering ciders made by other Colorado cider makers like Stem Ciders, Wild Cider, Scrumpy's, The Old Mine, etc; we'll have 24 to 30 taps total.

We will offer food trucks on certain days and are working with several local restaurants to work out a delivery/pick up option as well as allowing people to bring in their own food.

Description of conversion improvements to be reimbursed:

The St. Vrain Cidery location, 350 Terry St, Ste 130, is the former warehouse and printing space for the Daily Time-Call newspaper. This building is being converted to a multi-use multi-tenant space and St. Vrain Cidery has secured 2,300 sq ft of this space.

The conversion includes cutting in two 8' roll up windows that will allow for indoor/outdoor seating, a patio added on the west side of the building, replacing existing garage door with an all glass roll-up door, adding a new man door, as required by the city for an additional exit, replacing two entry doors with metal framed glass doors, moving and adding utilities and plumbing where needed, fill holes in cinder walls and floors, drains installed and concrete pour at sites were we will have tanks, bar and cooler.

Attachment 1 – shows the building in it's current state as of 3/15

Attachment 2 – shows the architectural drawings for our build out.

Attachment 3 & 4 –two construction bids on the build out.

Description of how the proposal is compatible with the Longmont Arts & Entertainment District Plan and/o the LDDA Master Plan of Development:

St. Vrain Cidery (SVC) will add a first-of -t's-kind Cidery to Boulder County and the Downtown Longmont business community. A destination for Colorado made hard cider, SVC will be carrying their cider as well as cider made from other Colorado based cideries. We will be working in collaboration with local restaurants and cafes to have them not only carry our cider but offer their foods and services to our patrons. We will be working with other local businesses like, The Art of Cheese doing cheese making/paring workshops at the cidery, an art studio to do paint and sip classes a few times a year and yoga instructors to offer morning yoga classes at the cidery. The cidery will also develop and teach workshops to the community on how to make cider, the history of cidery and other workshops and classes. SVC is a hub of community activity in the Longmont area.



Estimate

Estimate Date: 4/18/2016

Project:

St Vrain Cidery
Dean & Cindy Landi

Description	Est. Hours/Qty.	Rate	Total
NO Architect		500.00	500.00
NO Building permit package		450.00	450.00
Demo		2,500.00	2,500.00
Interior stairs M&L		1,850.00	1,850.00
Framing materials		500.00	500.00
Framing labor		1,250.00	1,250.00
OH garage doors		5,800.00	5,800.00
Undergrounds		1,500.00	1,500.00
Rough in - electric		1,500.00	1,500.00
Finals - electric		2,000.00	2,000.00
Rough in&final - plumbing		3,500.00	3,500.00
Rough ins - plumbing		5,500.00	5,500.00
Stone work S&I		3,500.00	3,500.00
All trim materials		750.00	750.00
Trim labor		1,250.00	1,250.00
Railing S&I		3,500.00	3,500.00
Hangback material		250.00	250.00
Hangback labor		500.00	500.00
Cabinets S&I		650.00	650.00
Counter tops laminate/wood/misc S&I		4,500.00	4,500.00
Ensuite skirt - bar front		1,850.00	1,850.00
Interior		6,500.00	6,500.00
NO Misc		3,500.00	3,500.00
Other flooring		7,500.00	7,500.00
NO Lighting & Fans		2,500.00	2,500.00
NO Appliances		750.00	750.00
NO Garage prep&finish		2,250.00	2,250.00
Equipment rentals		450.00	450.00
Final clean		500.00	500.00
On site laborer		2,000.00	2,000.00
NO Construction insurance		300.00	300.00
NO Contingency costs		4,500.00	4,500.00
Project management		12,500.00	12,500.00

Total \$86,850.00

- fence design

allowed = \$72,100

#1

Attached read of



Josh Williams
1213 Spruce Avenue
Longmont, CO 80501
(303)485-3959
c-303-596-6920
wilwoodworking@yahoo.com

Estimate To:

St. Vrain Cidery
Longmont, CO

Residence:

Same

Estimate Date: 4/11/16

no

no

no

Work type:	Location:	Rate	Total:
Blueprints/Architectural	Architectural fees		1250.00
Permit	Permit		550.00
Demo	Cut in new overhead doors, ceilings, misc.		8500.00
Framing	Frame stairs, cooler, bar, loft		7800.00
Windows/Doors	New windows, doors		9500.00
Plumbing	Drains, underground, finish bar		7500.00
Electrical	Lighting, cooler, office, bar		7800.00
Concrete	Fill plumbing cuts		3500.00
Wall Finish	Drywall, cooler walls/ceiling, bar front		4200.00
Bar carpentry	Bar top, front, rail		5400.00
Paint/Stain	Paint walls, ceiling, stain bar		9500.00
Flooring	Grind and stain floor		12000.00
Lighting	Lighting for bar area, cooler		4200.00
Appliances	Bar appliances		4000.00
Cabinets	Cabinets, Bar basin area		7000.00
Cleaning	Clean site during and following construction		950.00
Management fee	Supervisory/coordination fee		12000.00

Total:

105650.00

#2

Attachment 1

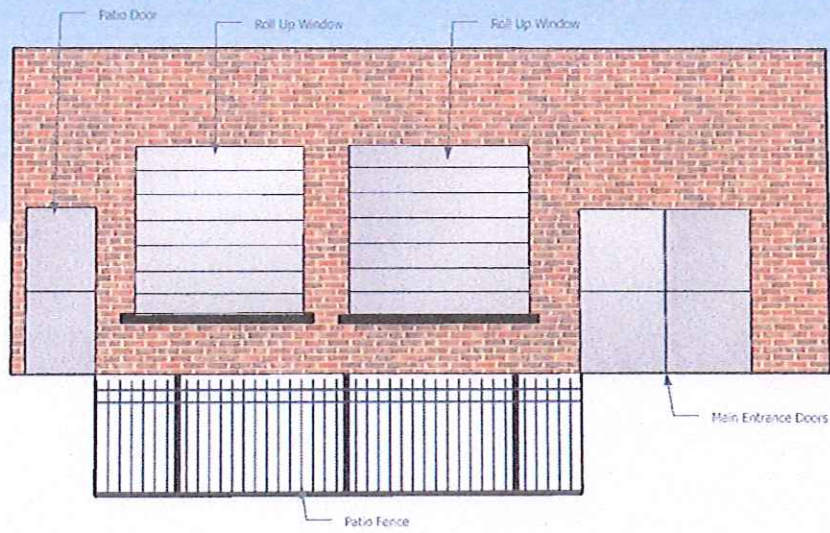


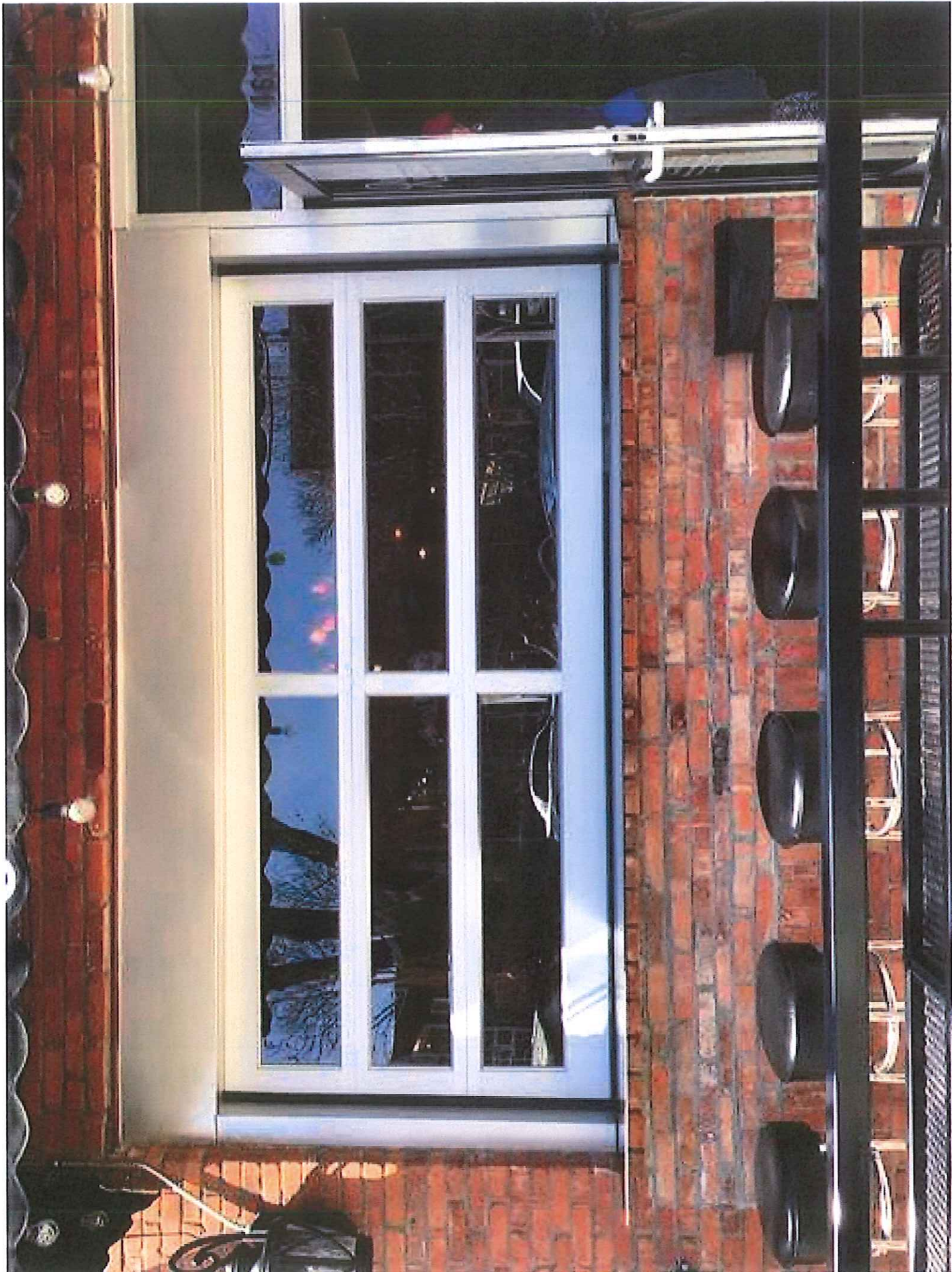
East facing wall, double doors will be replaced with glass doors, new roll up windows cut in, new man door (as required by the city) cut in, roll up garage door replaced with all glass door.



North facing where a wall will be built to separate this suite from the next

St. Vrain Cidery - Main Entrance On Alley Side







CITY OF LONGMONT, COLORADO
 DEPARTMENT OF FINANCE
SALES AND USE TAX LICENSE

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

No. 2-05901-1148

DATE
 ISSUED 12/09/15

ONLINE SALES

NATURE OF BUSINESS

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 4.04 AND CHAPTER 6.08
 OF THE LONGMONT MUNICIPAL CODE.

NAME ST VRAIN CIDERY

BUSINESS ST VRAIN CIDERY

ADDRESS 224 LINCOLN ST

LONGMONT CO 80501-0000

NOT TRANSFERABLE

James M. Golden, Director of Finance



Statement Of Taxes Due

Account Number R0046857
Assessed To

Parcel 131503311002
ST JOHN JAMIE
8471 TURNPIKE DR SUITE 222
WESTMINSTER, CO 80031

Legal Description
LOTS 1 & 2 & N 40.79 FT LOT 3 BLK 62 LONGMONT O T

Situs Address
350 TERRY ST LONGMONT 80501

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2015	\$57,917.88	\$0.00	\$0.00	\$0.00	\$57,917.88
Total Tax Charge					\$57,917.88
Grand Total Due as of 04/15/2016					\$57,917.88

Tax Billed at 2015 Rates for Tax Area 001018 - 001018

Authority	Mill Levy	Amount	Values	Actual	Assessed
BOULDER COUNTY GENERAL OPER	17.7190000*	\$10,680.40	2120 - offices land	\$839,328	\$243,405
BOULDER COUNTY ROAD & BRIDG	0.1860000	\$112.11	2220 - offices- improvement	\$1,239,172	\$359,360
BOULDER COUNTY PUBLIC WELFA	0.9750000	\$587.70			
BOULDER COUNTY DEVEL DISABI	1.0000000	\$602.76	Total	\$2,078,500	\$602,765
BOULDER COUNTY CAPITAL EXPE	1.0760000	\$648.58			
BOULDER COUNTY REFUND ABATE	0.1600000	\$96.44			
BOULDER COUNTY HEALTH & HUM	0.6080000	\$366.48			
BOULDER CO TEMP HS SAFETY N	0.9000000	\$542.49			
ST VRAIN REIJ GENERAL OPERA	24.9950000	\$15,066.11			
ST VRAIN REIJ BOND REDEMPTI	14.8000000	\$8,920.92			
ST VRAIN REIJ OVERRIDES	13.5900000	\$8,191.58			
ST VRAIN REIJ ABATEMENT REF	0.5020000	\$302.59			
CITY OF LONGMONT GENERAL OP	13.4200000	\$8,089.11			
NORTHERN COLO WATER CONTRAC	1.0000000	\$602.76			
ST VRAIN LEFT HAND WATER GE	0.1560000	\$94.03			
LONGMONT DOWNTOWN DEVEL GEN	5.0000000	\$3,013.82			
Taxes Billed 2015	96.0870000	\$57,917.88			

* Credit Levy

This information does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance. **TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.**

Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

PAUL WEISSMANN
BOULDER COUNTY TREASURER
PO BOX 471
BOULDER, CO 80306-0471
(303) 441-3520