



**Community Grocery LLC**  
**317 Peoples Street**

**May 23, 2023**

# Project Site

<b>Description</b>	<ul style="list-style-type: none"> <li>Community Grocery will be a new grocery store and local incubator that will provide a culinary platform for local chefs to prepare fresh foods and showcase them in the store.</li> <li>This space is located at Nueces Lofts and was once All Good Fitness. This space has been vacant since</li> </ul>
<b>Project Cost</b>	\$244,402
<b>Incentive Proposed</b>	Commercial Finish Out (Tenant) - \$30,358 Streetscape & Safety – \$23,212
<b>Completion Date</b>	May 31, 2024



# Current Condition (Interior)

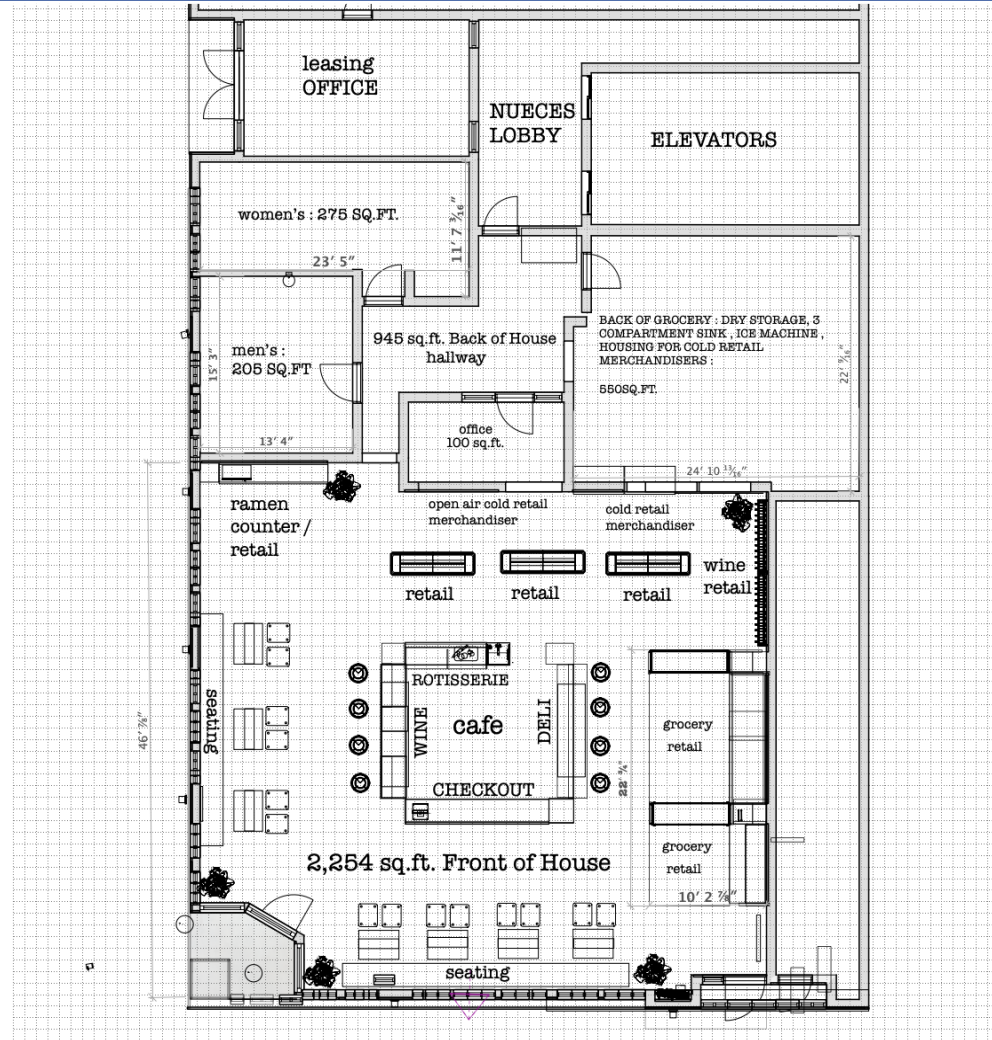




# Current Condition (Exterior)



# Floor Plan





# Project Concept (Interior)



# Project Concept (Exterior)

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# Project Concept

A graphic layout for the Community Grocery project concept. It features a blue header with a white checkered pattern, the 'Community Grocery' logo, and a 'LOCAL CHEFS' badge. Below is a 'MENU' section with text describing the business model. The bottom half consists of a grid of images: a counter area, red shelving, an 'Interior Inspo' badge, a hallway view, the 'Community Grocery' logo, and a full store view with a checkered floor.

**Community Grocery** LOCAL CHEFS

**MENU** First and foremost—Behind Community Grocery's business model is a local incubator that provides a culinary platform for local chefs to prepare fresh foods and showcase them in the micro-grocery

**Interior Inspo**

**Community Grocery**





# Project Cost

Project Costs	
Description	Estimate
Permits	\$1,100
Engineering Fees	\$4,600
Consulting	\$900
Working Capitol/Inventory	\$20,000
Marketing	\$4,700
Furniture	\$32,459
Contingency (10%)	\$22,218
<b>Commercial Finish-Out Costs (Landlord)</b>	<b>\$39,500</b>
<b>Commercial Finish-Out Costs (Tenant)</b>	<b>\$72,500</b>
<b>Streetscape &amp; Safety Costs</b>	<b>\$46,425</b>
<b>Total</b>	<b>\$244,402</b>

**Best Practice Parameters for Commercial Finish Out**

- Area of renovations is 3200 SF.

**Parameters for Streetscape & Safety Improvement**

- Exterior Improvements
- Half of the cost is eligible for reimbursement

**Parameters for Landlord Rehabilitation**

- Additional incentive for LL Up to 50% Reimbursement (\$20,000 limit) for MEP, environmental remediation, or structure
- Tenant must receive 6-month rent abatement

Commercial Finish-Out Costs	
Description	Estimate
Demo	\$5,500
Framing	\$7,500
Concrete/Trench Work	\$6,500
Tile Work	\$11,000
Glass Doors	\$2,500
Paint	\$7,500
Permanent Furniture & Equipment	\$32,000
<b>Total</b>	<b>\$72,500</b>

Streetscape & Safety Costs	
Description	Estimate
Signage	\$10,000
Security Cameras	\$13,500
Window Repairs	\$22,925
<b>Total</b>	<b>\$46,425</b>



# Recommendation

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TIRZ #3 Program	Incentive Total
Commercial Finish Out Grant Program (Tenant)	\$30,358
Streetscape & Safety Improvement Program	\$23,212
Total:	\$53,570

- Reimbursement amount for the tenant is 30% of the total build-out cost
- Motion to Approve Agreement
- Completion Date: **May 31, 2024**