



**Thunderbird (Landlord)**  
**418 Peoples Street**  
**November 19, 2024**

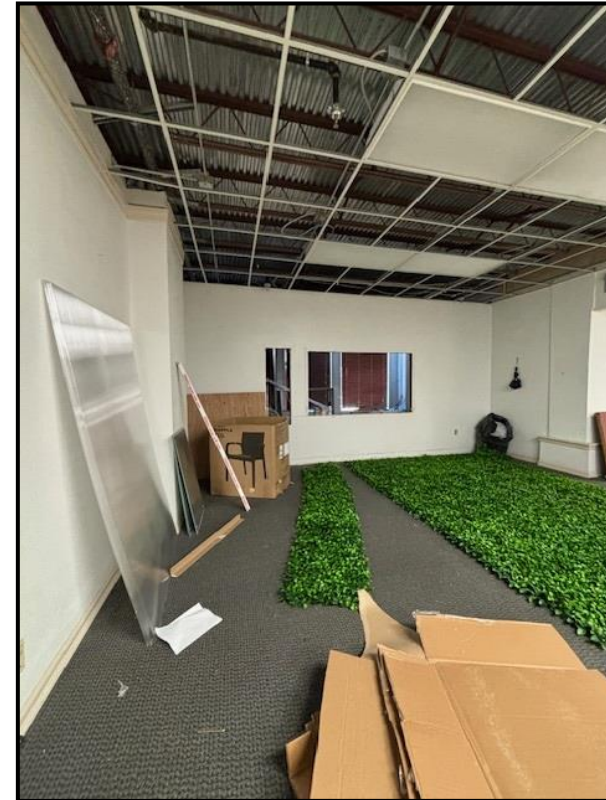
# Project Site

<b>Address</b>	<ul style="list-style-type: none"> <li>418 Peoples Street</li> </ul>
<b>Description</b>	<ul style="list-style-type: none"> <li>Furman Foundry, LLC has developed The Foundry into a mixed-used property offering space for professional, retail, and dining services.</li> <li>On September 17, 2024, Thunderbird Wine and Spirits (Tenant), was approved by the TIRZ board for the following improvements:             <ul style="list-style-type: none"> <li>New Flooring and Ceiling tiles</li> <li>Storage Room</li> <li>Built-In Cabinets and Drywall Repairs</li> <li>Fresh coat of paint</li> <li>New Security Cameras</li> <li>Signage</li> <li>New front entrance</li> </ul> </li> <li>To prepare for their tenant's construction, there are necessary MEP and wall construction repairs to be made beforehand by the landlord including:             <ul style="list-style-type: none"> <li>New mechanical installation</li> <li>Electrical and plumbing installation</li> <li>Wall construction</li> </ul> </li> </ul>
<b>Project Cost</b>	\$ 17,950
<b>Incentive Proposed</b>	<ul style="list-style-type: none"> <li>Commercial Finish Out (Landlord) Program -\$8,975</li> </ul>
<b>Completion Date</b>	September 30, 2025



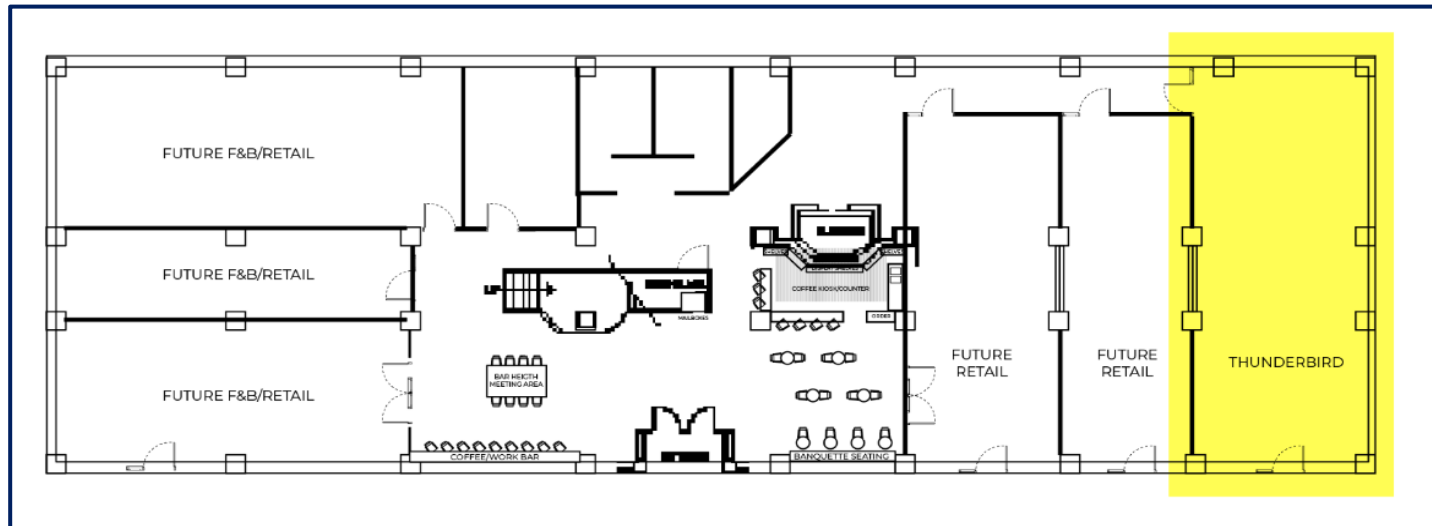
# Current Condition

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# Project Concept





# Recommendation

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Program	Total
• Commercial Finish Out (Landlord) Program	\$8,975
<b>Total</b>	<b>\$8,975</b>

- Motion to Approve Agreement
- Completion Date: **September 30, 2025**
- Landlord reimbursement will be payable upon receipt of future tenant Certificate of Occupancy.