

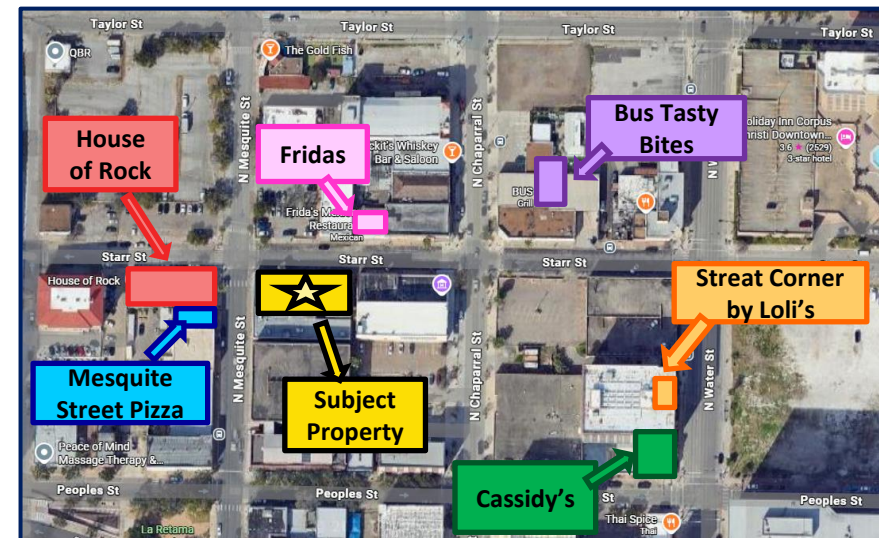


Flanagan's Downtown 419 Starr Street

July 22, 2025

Project Site

Address	419 Starr Street
Description	<ul style="list-style-type: none"> Flanagan's/Graffiti's have been operating their downtown locations since 2010. The owner envisions a complete renovation to the interior and exterior with an expansion into the 12,000 sq ft Bay Jewel event center. Exterior Improvements Include: <ul style="list-style-type: none"> New Lighting New doors and windows Signage and Security cameras Awning repair Fresh coat of paint and a mural Landscaping
Project Cost	\$671,298 *includes interior renovation
Incentive Proposed	Streetscape & Safety Improvement Program \$ 118,649
Completion Date	July 30, 2026



Current Condition (Exterior)



Current Condition (Exterior Aerial View)



- Picture from Light Survey Analysis from 2023

Project Concept (Interior)



- New pop-up Brick & Mortar amenity added to the second floor.
 - Will be a new space for chefs and brand creators to introduce their food and products.

Project Concept (Exterior)





Recommendation

Program	Total
Streetscape & Safety Improvement Program	\$118,649
Total	\$118,649

- Motion to Approve Agreement
 - Completion Date: **July 30, 2026**
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