

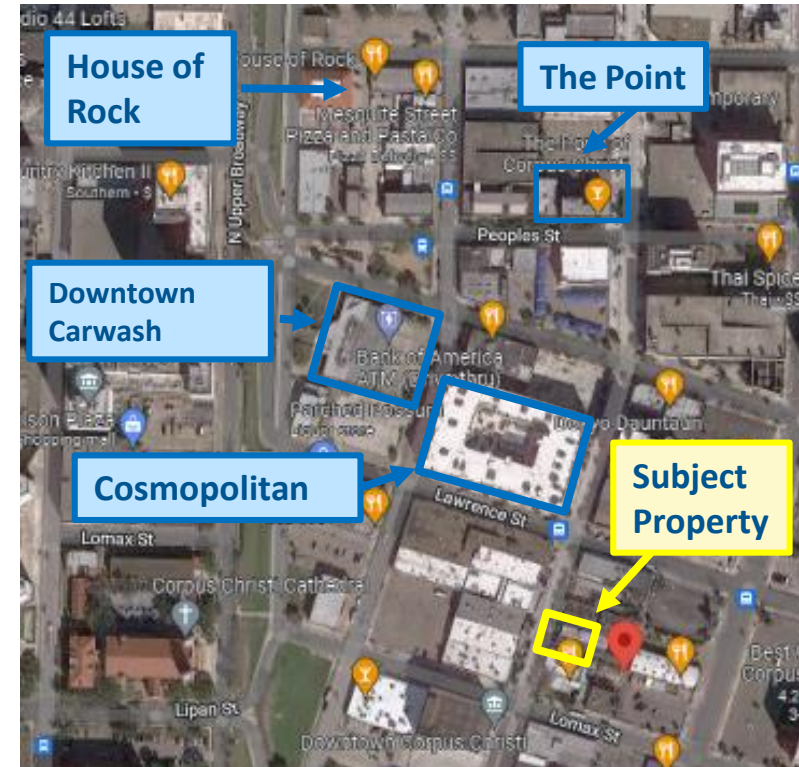


Lazy Beach Brewing Tap Room
312 N Chaparral Street

March 28, 2023

Lazy Beach Brewing

Description	<ul style="list-style-type: none"> • Lazy Beach wants to expand from their current location in the South Side, to include a second location in Downtown. • Will serve their craft beers, hard seltzers, and non-alcoholic beverages
Project Cost	\$59,200
Incentive Proposed	<ul style="list-style-type: none"> • Commercial Finish Out: \$21,070 • Streetscape & Safety: \$4,225
Completion Date	June 30, 2024



Current Condition



Project Concept (Interior)

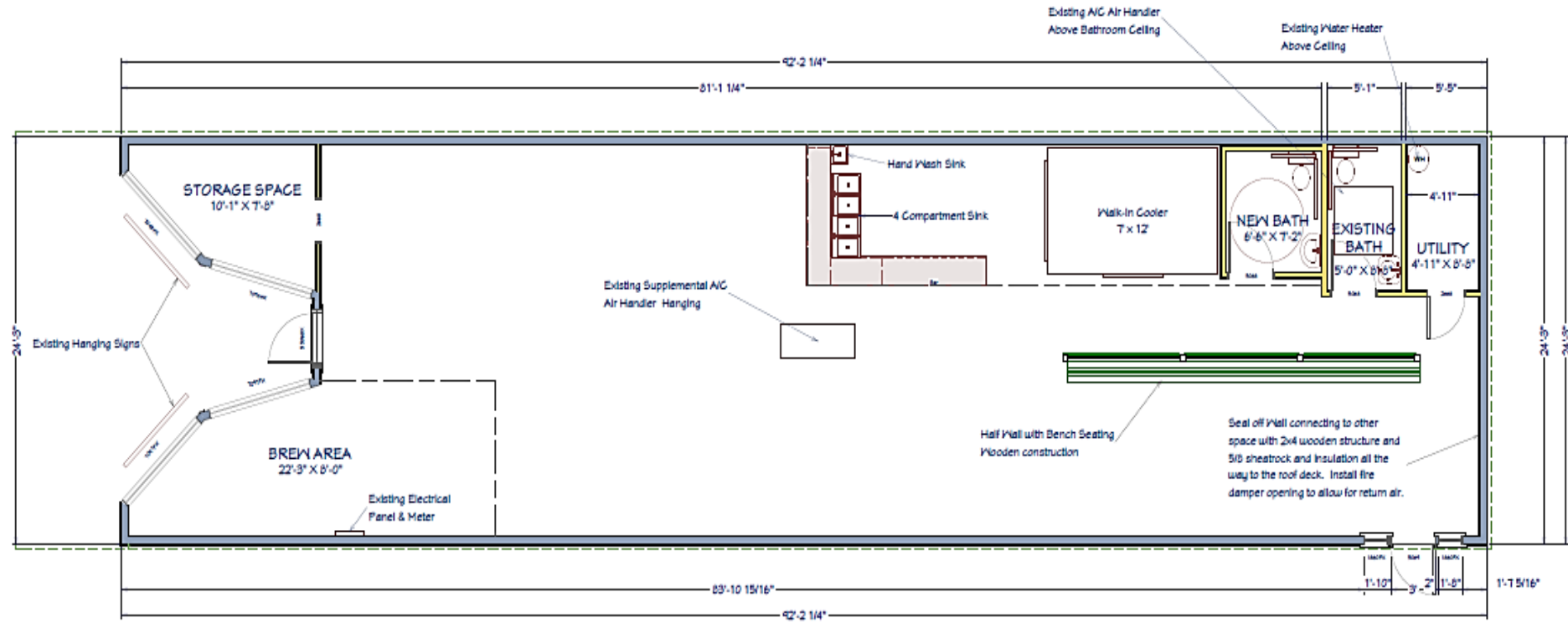


Project Concept (Exterior)



*signage

Floor Plan





Project Cost

Project Costs	
Description	Estimate
Commercial Finish-Out Costs	\$50,750
Streetscape & Safety Costs	\$8,450
Total	\$59,200

Commercial Finish-Out Costs	
Description	Estimate
MEP	\$23,750
Flooring	\$2,500
Interior Build-out	\$22,500
Finishes	\$1,500
Permits	\$500
Total	\$50,750

Streetscape & Safety Costs	
Description	Estimate
Signage	\$3,000
Security Cameras	\$1,000
Doors	\$3,000
Window Display	\$750
Outdoor Lighting	\$700
Total	\$8,450

Best Practice Parameters for Commercial Finish Out

- Up to \$10 per SF. for reimbursement
- Area of renovations is 2107 SF.

Parameters for Streetscape & Safety Improvement

- Exterior Improvements
- Half of Cost is Eligible for Reimbursement



Recommendation

TIRZ #3 Program	Incentive Total	Period
<ul style="list-style-type: none">• Commercial Finish Out Grant Program• Streetscape & Safety Improvement	<ul style="list-style-type: none">• \$21,070• \$4,225	FY 24
Total:	\$25,295	

- Motion to Approve Agreement
- Completion Date: **June 30, 2024**