

TIRZ Projects Update

- RITZ Theatre
- Ward Building
- Limerick Apartments
- 807 N Upper Broadway
- K Space Contemporary
- Americano Properties
- Dusty's Taco Shop
- Aka Sushi
- Downtown Carwash Club
- Muse Bistro
- The Goldfish Bar

RITZ Theatre

- Roof replacement is complete!
- Reimbursement documents are being collected



Performance Deadline

March 31, 2020

Ward Building

- Historic mixed-use redevelopment
- Structure stabilized with roof replacement
- A Phase 1 environmental was ordered based on the lead paint identified
- Final design/construction plans are near completion
 - Will then be submitted for Part II of the Federal & State historic design approval process
- Construction expected to begin May 2020



Performance Deadline

August 28, 2020

Limerick Apartments

- Renovation of a vacant apartment complex with 29 units
- Plumbing re-route is complete
- Electrical, HVAC, and window work is in progress
- Several units have begun with the bathroom remodel



Performance Deadline

August 31, 2020

807 N Upper Broadway



- Renovation of historic building into corporate offices with additional office space for lease
- Windows are being sealed
- Demo of old sprinkler pipes and electrical systems have begun



Performance Deadline

September 30, 2020

K Space Contemporary

- **New Commercial Tenant Program (Interior)**
- K Space expansion for gift & gallery shop
- Temporary CO (TCO) received 1/22/20
 - TCO states fire sprinkler heads need replacement. Parts are on order.

Performance Deadline

February 29, 2020

- **Streetscape Agreement (Exterior)**
- New door has been installed
- Painting prep has begun

Performance Deadline

March 31, 2020



Americano Properties



- Full exterior renovation & sidewalks repairs
- Interior renovation is expected to be complete by March 2020
- Existing businesses also undergoing renovation
 - Produce Retail Shop
 - Americano Label Studio
 - Vino Mio
 - Hanks Lounge
- Façade work will begin March 2020



Performance Deadline

August 31, 2020

Dusty's Taco Shop

- Walk-up Taco Shop & Bakery
- Project is on hold until façade improvements are underway for the Americano Properties project
- Same owner as Americano Properties



Performance Deadline

September 30, 2020

Aka Sushi

- Re-launch of Aka Sushi as a two-story restaurant
- Interior and exterior work has begun



Performance Deadline

April 4, 2020

Downtown Carwash Club

- Membership-only drive-thru touchless carwash
 - Subscription based with RFID vehicle entry
 - Touchless carwash system
 - Longer washing times
 - Longer drying times
- Landlord has removed drive-thru bank deposit concrete islands
- Tenant has begun installation of wastewater lines



Performance Deadline

May 31, 2020

Muse Bistro

- Chic Casual Restaurant
 - Nutritious Food Items
 - Brunch & Evening Tapas
 - Wine & Craft Beer
 - Retail Merchandise
- Interior work has begun

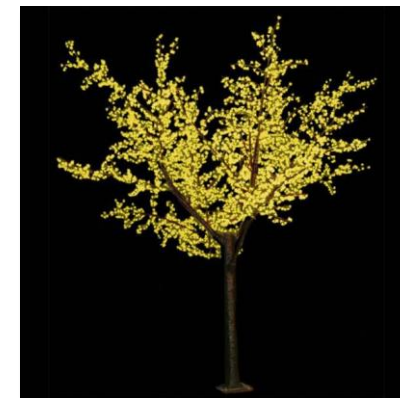


Performance Deadline

May 31, 2020

The Goldfish Bar

- Streetscape Project
- Re-launch of The Goldfish Bar as a “Backyard Feel”
- Improvements include:
 - Landscaping planters
 - Mural
 - LED Blossom Tree
 - Artificial Turf
- Work has begun



Performance Deadline

April 7, 2020