

### TIF Investment Program Application

Property Address: 320 2<sup>nd</sup> Avenue Longmont, CO

Property legal description (or attach): see Attached

**Applicants:**

Applicant name(s): Mass Equities, Inc

Address: 263 2<sup>nd</sup> Ave, suite 105 Niwot, CO

Phone: 415 269-2448 Email: brian@masseg.com

**Property Owner (if not same as applicant)**

Name(s): 320 Ceramary Owner, LLC

Address: 21515 Hawthorne Blvd, ste 200 Torrance, CA 92602

Phone: 415. 269. 2448 Email: brian@masseg.com

Estimated total construction cost: \$ 8mm - 9mm Requested funding from LDDA: \$ maximum allowed

**Project Information (check all that apply):**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> First & Main Transit Area                      | <input checked="" type="checkbox"/> Historic Rehabilitation                    |
| <input checked="" type="checkbox"/> Main Street Corridor                           | <input checked="" type="checkbox"/> Mixed Use Project (commercial/residential) |
| <input checked="" type="checkbox"/> Opportunity Development Site (per Master Plan) | <input checked="" type="checkbox"/> Alley-facing Façade Improvements           |
| <input type="checkbox"/> Coffman Corridor  | <input checked="" type="checkbox"/> Street-facing Façade Improvements          |
| <input type="checkbox"/> 3rd Avenue Corridor                                       | <input checked="" type="checkbox"/> Property Engagement (2 streets, corner)    |
| <input type="checkbox"/> Other District Location                                   |  |

**Proposed construction (check all that apply):**

- building remodel area: 28,000 +/- square feet
- building addition area: 5,000 +/- square feet
- new building(s) area: \_\_\_\_\_ square feet

Existing building area: 16,000 square feet

**Project Uses/Tenant Information:**

Commercial units: existing sq ft: <u>16,000</u>	proposed sq ft: <u>28,000</u>
Residential units: existing sq ft: _____	proposed sq ft: _____
Building floors: existing: <u>3 partial</u>	proposed: <u>3 full</u>
Parking spaces: existing: <u>0</u>	proposed: <u>10</u>

**List any existing or proposed tenant(s) and square footage:**

Existing Tenants: None - vacant Building

Proposed Tenants: Granary Food Hall plus other commercial tenants TBD

Do any tenants need relocated? NO

**Contact Information:**

Identify one person to serve as the contact for the application during the review process. This person will be notified by LDDA regarding comments and meetings and responsible for notifying other parties who may be involved in the project.

Name: Brian Bair

Phone: 415 269-2448

Email: brian@massey.com

**Architect(s) & Firm:**

Name: Tres Birds

Company: David Hoffman

Phone: 561.386.5528

Email: dh@tresbirds.com

**Contractor(s):**

Name: David Hoffman

Company: Tres Birds

Phone: 561.386.5528

Email: dh@tresbirds.com

**Certification**

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application, I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the Longmont Downtown Development Authority and must be submitted prior to having this application processed.

Please also attach/include ALL REQUIRED INFORMATION requested in the TIF Investment Program document.

Applicant Signature

Brian W. Bair, VP

Print Name, Title



Signature

Property Owner Signature (if different than applicant)

Brian W. Bair, Manager

Print Name, Title



Signature

**For Staff Use:**

Date application submitted: \_\_\_\_\_

Date application completed for review: \_\_\_\_\_

This application serves as a TIF and Façade (DIP) application



FAÇADE GRANT (DIP)  
APPLICATION FORM

Applicant

Name of Business Granary Food Hall : Commercial

Contact Name Brian Bair

Address 263 2<sup>nd</sup> Ave N, wof, co 80544

Telephone Work 415 269-2448 Home \_\_\_\_\_

Email brian@masseg.com

Project Information

Building Address 21515 Hawthorne Blvd, ste 200 Torrance, CA 92602

Legal Description See Attached

Year built Circa 1930's Is this a historic property? Yes  No

Is there a formal historic designation of the property? Yes  No

Ownership 320 Granary Owner, LLC

Property Owner (if different from applicant). Please attach property owner permission document to application.

Contact Name Brian Bair, Manager

Phone 415 269-2448

Email brian@masseg.com

Mailing Address 21515 Hawthorne Blvd, ste 200 Torrance, CA 92602

Lease term (if applicable) 15 year Lease expiration date 15 years  
plus 2, 5 year  
Renewal terms

Description of Façade Project (include all work to be completed, even those items not eligible in the Façade Grant, i.e. interior improvements, roofing, etc.)

See Attached Narrative

Briefly describe how your project meets the Goals and Strategies of the Downtown Longmont Master Plan of Development.

See Attached Narrative

Project Schedule (Attach time line for completion, if one exists)

Start Date April 2024 End Date Feb 2025

Source of Funds for the Project (24)

- a. Owner Equity \$ 4,000,000
- b. Commercial Banks \$ 9,500,000

Total Cost of Project (include all improvement costs) \$ 13,500,000

Total Cost of Façade Renovation \$ TBD

Façade Grant (DIP) Request (25% of Façade Renovation cost, \$10,000 maximum) \$ Maximum Allowed

Total Grant Request should be based on bids you plan to use for your project. Applicant is not required to use low bid. If using higher bid, applicant should note on the bid the reason for choosing the high bid.

Applicant, by virtue of signature on this applicant document and upon acceptance of funds provided by the Longmont Downtown Development Authority agrees to the terms and requirements of the Façade Grant (DIP).

Date 12/12/23 Signature [Handwritten Signature]