



TITLE: Discuss the Side Street Grill Redevelopment Project

MEETING DATE: March 19, 2013

DEPARTMENT: City Manager's Office
City Attorney's Office
Development Services-Planning

CONTACT: Barry Shelton, Executive Director of Development Services
Kevin Spath, AICP, Assistant Director of Planning

ITEM SUMMARY:

- Staff will provide information on a request by Side Street Grill, a restaurant going into the space formerly occupied by Aparicio's at 216 East Virginia Street, for an economic development grant to assist with the installation of required fire safety improvements.
- The applicant, Gayle Haynes, is in process of renovating the former home of Aparicio's Mexican Restaurant to open her restaurant, the Side Street Grill. The renovation of the property requires that a sprinkler system be installed.
- The applicant is requesting an economic development grant from Reinvestment Zone Number One to assist with the expense associated with making the following improvements:
 - Making a 6-inch tap of the existing water main and extending fifteen feet of 6-inch PVC fire main into the building, with required saw cutting, removal and replacement of the existing paving in the alley east of the restaurant.
- The cost of the fire tap improvements is approximately \$12,500. Ms. Haynes is requesting a reimbursement of funds based on actual construction costs.
- This project has been established as an eligible project under the TIRZ Project Plan under the category of Vacant/Underutilized Sites/Buildings, which is defined as "Relatively smaller projects (under \$5.0 million) for the incremental redevelopment of vacant/underutilized Town Center sites or buildings." Such sites are limited to the area shown as Vacant/Underutilized Building Improvement Area shown on Figure 3 of the TIRZ Project Plan.
- Eligible expenditures for Vacant/Underutilized Sites/Buildings include environmental remediation, interior/exterior demolition, historic façade restoration improvements/easements and fire safety improvements/grants.

