

A street scene in a city with brick buildings and a restaurant named 'The Pantry'. The image is overlaid with a white rectangular border. The text '214 E. Louisiana' is centered in the upper half, and 'Restaurant Renovation 2024' is centered in the lower half. The background shows a street with brick buildings, a restaurant named 'The Pantry', and a person walking on the sidewalk. The sky is overcast.

# 214 E. Louisiana

Restaurant Renovation 2024

# Agenda

- Needs of the Building
- Current Scope of Work
- Fire Suppression
- Opening Plans



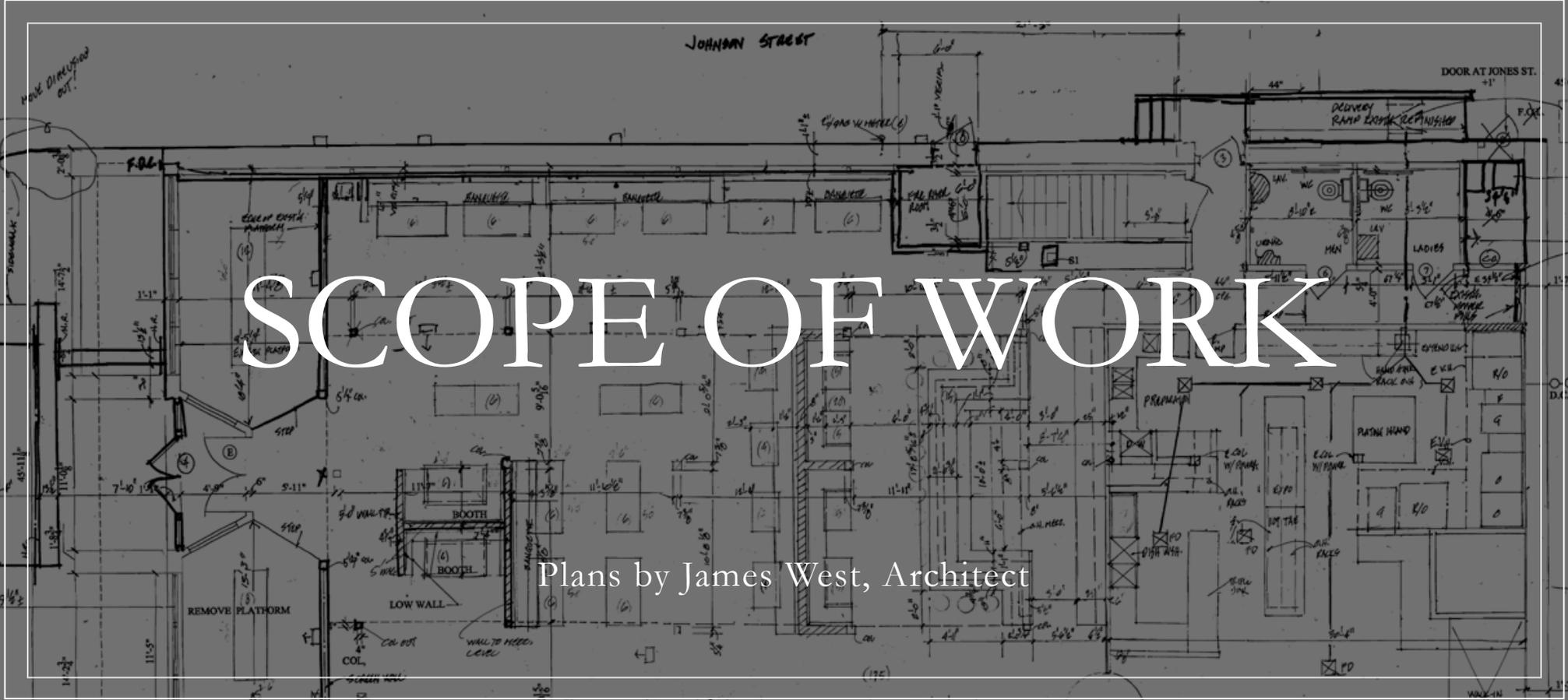
New Concept:  
Aguasal  
Mexican-  
Caribbean Dining





# Building History

- The Pantry Restaurant
  - Operated at 214 E Louisiana for 22 years
- Next Generation Restaurant
  - Major Renovation Needed:
    - Fire Safety
    - Structural
    - Consumer Health



# SCOPE OF WORK

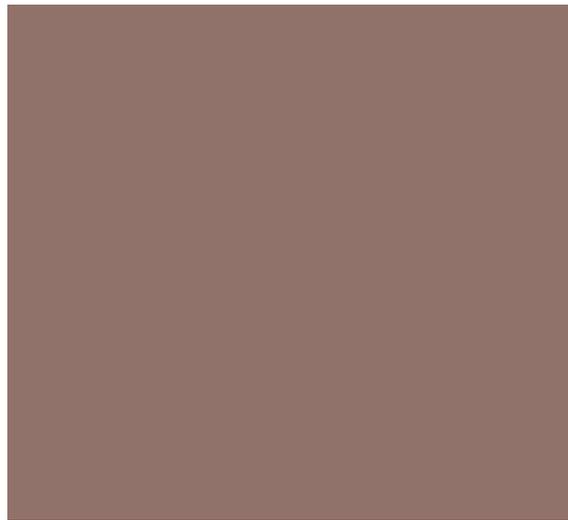
Plans by James West, Architect

RYE RESTAURANT  
214 E. LOUISIANA STREET  
MCKINNEY, TX

TEXAS ARCHITECTURAL COLLABORATIVE  
JAMES T. WEST A.I.A., ARCHITECT & PLANNER  
BOX 806 MCKINNEY, TEXAS 75070 (972) 562-3501

TAC

DATE



Current Historic  
Floor Repair  
Progress

## Seeking TIRZ Funds, MCDC Funds

- New Fire suppression system & alarms
- New 600 A power service
- Grease trap & sanitary sewer repairs
- Mezzanine overhead beam replacement
- Floor decay, column decay replacement
- Service ramp & step repair
- Historic restoration of windows
- Historic masonry restoration

# Fire Suppression Scope & Cost

6" Underground service to the building, extend main from Louisiana St.

\$25k

Interior Fire Alarms

\$25k

Fire Riser Room

\$25k

Fire Suppression Springs throughout first floor, above and below the mezzanine

\$125k

EST. 2024

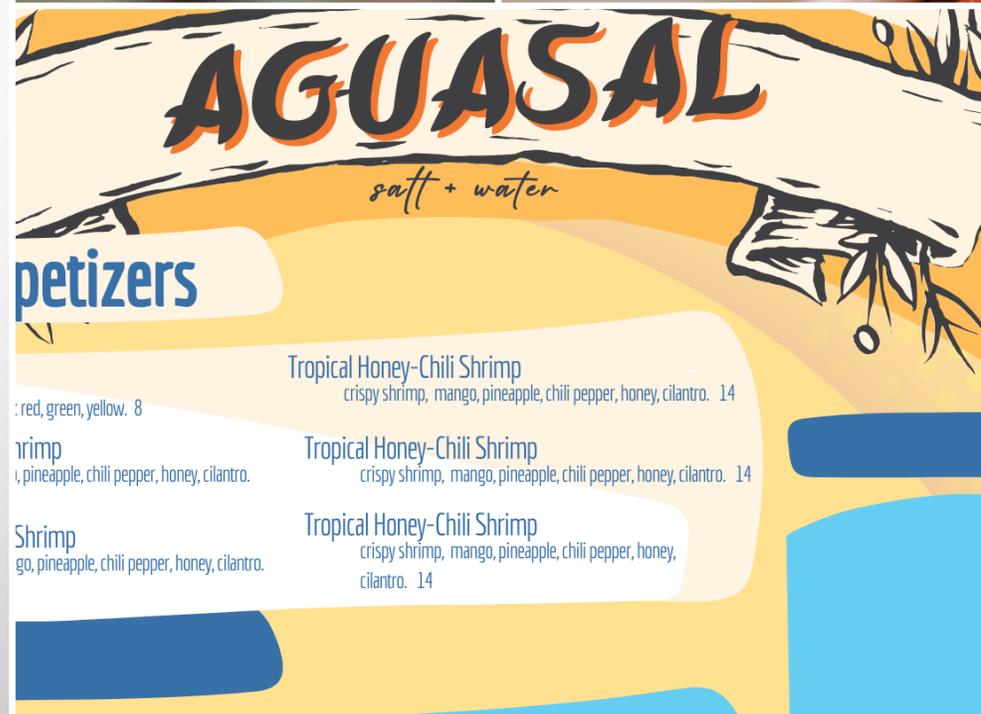
# AGUASAL

## OPENING APRIL/MAY

30 Jobs

2.5 MM in Revenue

Coastal – Mexican – Agave & Rum



# Summary

## So What?

- Seeking MCDC grant for Fire Suppression as part of larger renovation scope
- Needed to occupy for the next-generation restaurant

## Who Cares?

- Historic preservation
- New revenue creation
- Unique concept fit into downtown
- Job creation

## Why Us?

- Already began repairs, investing LL / Tennant money into the project, seeking assistance
- History of restaurant success

