



CITY OF MADISON HEIGHTS

CITY HALL - EXECUTIVE CONFERENCE ROOM, 300 W. 13 MILE RD.

DOWNTOWN DEVELOPMENT AUTHORITY MEETING AGENDA

APRIL 12, 2022 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

1. MHDDA Meeting Minutes 3-8-22

MEETING OPEN TO THE PUBLIC

REPORTS

2. Finance Report & Cash Summary 4-12-22
3. Director's Report

UNFINISHED BUSINESS

NEW BUSINESS

4. Cadillac Straits Sign Grant Memo & Application

COMMITTEE REPORTS

TRAINING & EVENT OPPORTUNITIES

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Special Meeting
 Downtown Development Authority
 Madison Heights, Michigan
 March 8, 2022

A Regular Meeting of the Downtown Development Authority was called to order by Chairman Van Buren on Tuesday, March 8, 2022, at 8:00 a.m. in the Municipal Building at 300 West Thirteen Mile Road, Madison Heights, Michigan.

Present: Chairman Van Buren and Vice Chairman Jarbo. Mr. Busler, Mr. Davignon, Mr. Marando, Ms. Marsh, Ms. Renshaw, Mr. Sheppard and Ms. Zmarzlik.

Also Present: Economic Development Supervisor Tucker and City Clerk Rottmann.

Absent: Ms. Charlebois, Mayor Grafstein, Mr. Keys and Mr. Mancini.

DDA-22-17. Excuse Members.

Motion by Marsh, seconded by Jarbo, to excuse members Ms. Charlebois and Mayor Grafstein from today's meeting due to giving notice.

Yeas: Busler, Davignon, Jarbo, Marando, Marsh, Renshaw, Sheppard, Zmarzlik

Nays: None

Absent: Charlebois, Grafstein, Keys, Mancini.

DDA-22-18. Addition to the Agenda.

Motion by Marsh, seconded by Sheppard, to add under New Business, Discussion of Membership Renewal.

Yeas: Busler, Davignon, Jarbo, Marando, Marsh, Renshaw, Sheppard, Zmarzlik

Nays: None

Absent: Charlebois, Grafstein, Keys, Mancini

DDA-22-19. Minutes.

Motion by Zmarzlik, seconded by Sheppard, to approve the minutes from the January 25, 2022 DDA Special Meeting.

Yeas: Busler, Davignon, Jarbo, Marando, Marsh, Renshaw, Sheppard, Zmarzlik

Nays: None

Absent: Charlebois, Grafstein, Keys, Mancini

Special Meeting
 Downtown Development Authority
 Madison Heights, Michigan
 March 8, 2022

DDA-22-20. Meeting Open to the Public.

There were no public comments.

DDA-22-21. Financial Report.

Mr. Tucker stated that there were no monies spent since the last meeting. He noted that Oakland County Mainstreet will be reimbursing the DDA for \$1,000 for the Street Lighting Painting Project.

DDA-22-22. Director's Report.

Mr. Tucker reported the following: Woodpile restaurant is requesting a Special Approval for outdoor seating at the City Council meeting of March 14th; City Council approved a rewrite of the Zoning Ordinance for the City; members attended the Michigan Downtown Workshop last week; the City is making a grant application for John R improvements; the Green Crawl is upcoming and it has been publicized in the C and G newspaper and on social media; and City Council sunset the outdoor seating resolution that was adopted due to COVID restrictions.

DDA-22-23. DTE Streetlight Outlets 11 Mile Road.

Discussion followed on expanding the street light outlets for holiday decorating and the potential use of the outlets for banners.

Motion by Busler, seconded by Sheppard, to approve an expenditure of \$3,700 for street light outlets on 11 Mile Road.

Yeas: Busler, Davignon, Jarbo, Marando, Marsh, Renshaw, Sheppard, Zmarzlik

Nays: None

Absent: Charlebois, Grafstein, Keys, Mancini

DDA-22-24. Membership Renewal Discussion.

Ms. Marsh noted that Mayor Grafstein requested that DDA board make a recommendation on membership renewals for Council's consideration.

Motion by Marsh, seconded by Sheppard, to recommend the reappointment of Rickey Busler and Gordon Davignon to the Brownfield Redevelopment and Downtown Development Authorities for regular terms to expire 02/28/26.

Special Meeting
 Downtown Development Authority
 Madison Heights, Michigan
 March 8, 2022

Yeas: Busler, Davignon, Jarbo, Marando, Marsh, Renshaw,
 Sheppard, Zmarzlik
 Nays: None
 Absent: Charlebois, Grafstein, Keys, Mancini

DDA-22-25. Committee Reports.

Design

Chairman Van Buren had no report at this time.

Economic Vitality

The committee reported that one idea they are discussing is inviting business owners to show them opportunities in the DDA.

Promotions

Ms. Zmarzlik reported the committee is creating a model for the Promotions subcommittee for the purpose of succession planning. They are working on the Green Crawl for St. Patrick's Day and creating social media for advertising. A video template has been created for participating businesses to use as well as a map to be displayed. They are also discussing an idea that the Rochester DDA uses to encourage patronizing of local restaurants.

DDA-22-26. Training & Events Opportunities.

Chairman Van Buren thanked the DDA for allowing members to attend the MDA Spring Workshop and stated that there were many ideas they got from other communities and presenters such as financing opportunities for redevelopment, redevelopment liquor license program expansions, bike sharing programs, downtown planning and EV charging stations and their limitations. Ms. Zmarzlik added they learned ideas for Small Business Saturday, an annual Downtown Day, and historical highlights in the DDA.

DDA-22-27. Round Robin.

Mr. Bussler stated that the *Run/Walk for the Health of It* is scheduled for April 23rd and is sure to be a fun event.

Chairman Van Buren stated the Chamber of Commerce Draw Down Raffle is being held and tickets are available. In addition, the Chamber's After Hours event will be at Cadillac Straights.

Special Meeting
Downtown Development Authority
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Ms. Marsh announced that the City is moving forward with the Civic Center Complex and Fire Station #2 renovation project. Fire Station #2, which is located in the DDA, is scheduled to begin renovations in September.

Mr. Davignon stated that Cadillac Straights and the Royal Oak Brewery are in a competition for March Draftness. To vote please visit the Better on Draft Facebook page. He also stated that they are now canning and construction is beginning on their expansion.

DDA-22-28. Adjournment.

There being no further business, Chairman Van Buren adjourned the meeting at 9:34 a.m.

Cheryl E. Rottmann
City Clerk

PERIOD ENDING 04/30/2022

Item 2.

GL NUMBER	DESCRIPTION	2021-22	YTD BALANCE	ACTIVITY FOR		AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2022 NORMAL (ABNORMAL)	MONTH 04/30/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000 - NA							
248-000-5008-000	FIXED ASSET CLEARING ACCOUNT	0.00	0.00	0.00	0.00	0.00	
Total Dept 000 - NA		0.00	0.00	0.00	0.00	0.00	
Dept 011 - PROPERTY TAXES							
248-011-4030-000	TAXES REAL OPERATING	40,050.00	58,250.53	0.00	(18,200.53)	145.44	
248-011-4130-000	DELINQUENT/MTT TAX REFUNDS - GENERAL	0.00	0.00	0.00	0.00	0.00	
248-011-4159-000	PPT REIMBURSEMENT - STATE	0.00	0.00	0.00	0.00	0.00	
248-011-4160-000	TAXES PERSONAL OPERATING	2,650.00	2,994.51	0.00	(344.51)	113.00	
248-011-4370-000	TAXES IFT ACT 198	0.00	0.00	0.00	0.00	0.00	
Total Dept 011 - PROPERTY TAXES		42,700.00	61,245.04	0.00	(18,545.04)	143.43	
Dept 023 - STATE SHARED REVENUES							
248-023-5730-000	LOCAL COMMUNITY STABILIZATION SHARING	35,213.00	33,662.36	0.00	1,550.64	95.60	
Total Dept 023 - STATE SHARED REVENUES		35,213.00	33,662.36	0.00	1,550.64	95.60	
Dept 025 - COUNTY SHARED REVENUES							
248-025-5881-000	COUNTY GRANT	0.00	1,000.00	0.00	(1,000.00)	100.00	
Total Dept 025 - COUNTY SHARED REVENUES		0.00	1,000.00	0.00	(1,000.00)	100.00	
Dept 044 - MISCELLANEOUS REVENUE							
248-044-6655-000	INTEREST EARNED	500.00	(6.97)	0.00	506.97	(1.39)	
248-044-6701-000	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	
248-044-6740-000	DONATIONS/PRIVATE CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	
Total Dept 044 - MISCELLANEOUS REVENUE		500.00	(6.97)	0.00	506.97	(1.39)	
Dept 048 - TRANSFERS IN							
248-048-6990-000	TRANFERS IN (FROM GEN FUND)	0.00	0.00	0.00	0.00	0.00	
248-048-6990-244	TRANSFERS IN EDG	0.00	0.00	0.00	0.00	0.00	
248-048-6996-000	TRANSFERS IN (FROM SAD)	0.00	0.00	0.00	0.00	0.00	
Total Dept 048 - TRANSFERS IN		0.00	0.00	0.00	0.00	0.00	
Dept 053 - PRIOR YEARS FUND BALANCE							
248-053-6970-000	USE OF FUND BALANCE	27,608.00	0.00	0.00	27,608.00	0.00	
Total Dept 053 - PRIOR YEARS FUND BALANCE		27,608.00	0.00	0.00	27,608.00	0.00	
TOTAL REVENUES		106,021.00	95,900.43	0.00	10,120.57	90.45	
Expenditures							
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY							
248-863-7290-000	FORMS AND PRINTING	2,000.00	0.00	0.00	2,000.00	0.00	

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PERIOD ENDING 04/30/2022

Item 2.

GL NUMBER	DESCRIPTION	2021-22	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2022 NORMAL (ABNORMAL)	MONTH 04/30/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-863-7300-000	POSTAGE	500.00	0.00	0.00	500.00	0.00
248-863-7660-000	TOOLS AND SUPPLIES	100.00	0.00	0.00	100.00	0.00
248-863-8070-000	AUDIT FEES	1,980.00	1,906.63	0.00	73.37	96.29
248-863-8170-000	EVENTS	500.00	0.00	0.00	500.00	0.00
248-863-8180-000	CONTRACTUAL SERVICES	5,000.00	498.41	0.00	4,501.59	9.97
248-863-8180-001	DDA MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
248-863-8185-000	BLIGHT REMOVAL - SIGN GRANT PROGRAM	5,000.00	0.00	0.00	5,000.00	0.00
248-863-8185-001	BLIGHT REMOVAL - FACADE IMPROVEMENT	10,000.00	5,000.00	0.00	5,000.00	50.00
248-863-8185-002	BLIGHT PROPERTY	0.00	0.00	0.00	0.00	0.00
248-863-8185-003	BLIGHT REMOVAL - PROPERTY ACQUI	0.00	0.00	0.00	0.00	0.00
248-863-8185-004	PERM ID PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-8260-000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
248-863-8262-000	HOURLY RATE-LEGAL	0.00	0.00	0.00	0.00	0.00
248-863-8321-000	MAINTENANCE-BERM AREA	17,500.00	12,883.14	0.00	4,616.86	73.62
248-863-8321-001	MAINTENANCE - ROW TRASH	3,500.00	1,620.00	0.00	1,880.00	46.29
248-863-8640-000	CONFERENCES AND WORKSHOPS	1,500.00	330.00	0.00	1,170.00	22.00
248-863-9210-000	ELECTRIC	518.00	381.04	0.00	136.96	73.56
248-863-9440-000	MOTOR POOL CHARGES	0.00	0.00	0.00	0.00	0.00
248-863-9441-000	DEPT OF PUBLIC SERVICES CHARGES	0.00	0.00	0.00	0.00	0.00
248-863-9570-000	SUBSCRIPTIONS AND MAGAZINES	0.00	0.00	0.00	0.00	0.00
248-863-9580-000	MEMBERSHIPS AND DUES	870.00	860.00	0.00	10.00	98.85
248-863-9810-000	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-863-9870-000	IMPROVEMENTS	0.00	22,550.00	0.00	(22,550.00)	100.00
248-863-9870-001	ALLEY IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-9870-002	PROPERTY ACQUIS/DEMO	35,000.00	0.00	0.00	35,000.00	0.00
248-863-9870-003	PATINA PLACE - BRA STREETSCAPE IMPRVMNT	0.00	0.00	0.00	0.00	0.00
248-863-9870-004	MADISON TOWN CTR - BRA ST IMPROV	0.00	0.00	0.00	0.00	0.00
248-863-9870-006	11 MILE/JOHN R ROAD IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-9870-011	IMPROVEMENTS - BICYCLE RACK PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-9870-012	DDA BUSINESS GRANT	0.00	0.00	0.00	0.00	0.00
Total Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY		83,968.00	46,029.22	0.00	37,938.78	54.82
Dept 965 - TRANSFERS OUT						
248-965-9990-000	PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00
248-965-9991-000	TRANSFER TO MAJOR STREETS	0.00	0.00	0.00	0.00	0.00
248-965-9992-272	TRANSFER TO LOCAL ST	0.00	0.00	0.00	0.00	0.00
248-965-9994-000	TRANSFER TO SAD REVOLVING	0.00	0.00	0.00	0.00	0.00
248-965-9996-000	TRANSFER TO GENERAL FUND	22,053.00	22,053.00	0.00	0.00	100.00
Total Dept 965 - TRANSFERS OUT		22,053.00	22,053.00	0.00	0.00	100.00
TOTAL EXPENDITURES		106,021.00	68,082.22	0.00	37,938.78	64.22
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		106,021.00	95,900.43	0.00	10,120.57	90.45
TOTAL EXPENDITURES		106,021.00	68,082.22	0.00	37,938.78	64.22
NET OF REVENUES & EXPENDITURES		0.00	27,818.21	0.00	(27,818.21)	100.00

CASH SUMMARY BY FUND FOR CITY OF MADISON HEIGHTS
FROM 07/01/2021 TO 04/12/2022
FUND: 248
CASH AND INVESTMENT ACCOUNTS

Item 2.

Fund	Description	Beginning Balance 07/01/2021	Total Debits	Total Credits	Ending Balance 04/12/2022
248	DOWNTOWN DEVELOPMENT AUTHORITY	220,558.48	96,060.48	73,231.37	243,387.59

Downtown Development Authority of City of Madison Heights**Memorandum**

Date: April 12, 2022
To: Downtown Development Authority Board Members
From: Giles Tucker, Community & Economic Development Director
Subject: Director's Report & Training/Event Opportunities

Director's Report & Training/Event Opportunities

- a) **Woodpile BBQ Special Use approved by Council 3-14-22.**
- b) **No news on Boodles/Apartment Development.**
- c) **Zoning Ordinance Rewrite Steering Committee:** We are looking for 1-2 volunteers to serve on the Zoning ordinance rewrite steering committee. This is a total commitment of 3-4 meetings in 2022. The steering committee will help McKenna Associates and staff overhaul our ordinances to be user friendly and to reflect the vision of Madison Heights outlined in the 2020 Master Plan.
- d) **MSOC \$1000 for our streetlight project was received.**
- e) **Joint DDA & Informational Meeting Next Meeting August 9th:** Just a friendly reminder.

Downtown Development Authority of City of Madison Heights**Memorandum**

Date: April 12, 2022
To: Downtown Development Authority Board Members
From: Giles Tucker, Community & Economic Development Director
Subject: Cadillac Straits- Supply House Sign Grant Application

On April 6th staff met with the owners of Cadillac Straits to discuss the expansion of the brewery portion of their business, the relocation of the “Supply House” brewing equipment storefront and the inclusion of outdoor seating including alcohol service. As a part of this move and expansion Cadillac Straits is seeking a sign grant from the DDA for a new illuminated wall sign.

Staff has verified that there are no outstanding code enforcement issues at the property and verified that the property owner is current with all taxes and utility payments. The sign proposed is approximately 30SF, which is in compliance with city ordinances and staff believes that this project meets the guidelines and intent of our sign grant program. Finally, the sign proposed is an attractive/visually appealing sign that helps better denote the retail storefront portion of the business.

The MHDDA has budgeted a total of \$5,000 within the current and future budgets for sign grant requests. The applicant has provided a quote for this sign with a total of \$9,532. The applicant is requesting a reimbursement grant of \$4,766 (50% of the total project).

Staff Recommended Action:

Staff recommends that the MHDDA board approve the sign grant application from Cadillac Straits for a total of \$4,766 to be taken from the “Sign Grant” line item 248-863-8185.



Madison Heights Southend Downtown Development Authority

SIGN GRANT PROGRAM APPLICATION

1. Applicant: GORDON DAVIGNON Title: OWNER
2. Business Name: CADILLAC STRAITS BREWING COMPANY
3. Business Address: 27651 JOHN R RD,
4. Business Phone Number: (248) 850-7673
5. Building Address: 27645 JOHN R RD
6. Building Owner: LAURENCELLE PROPERTIES, INC
7. Building Owner's Address: 44004 WOODWARD AVE, STE 300 BLOOMFIELD TWP 4830
8. Building Owner's Phone Number: (248) 258-6200 Zoning: _____
9. The Following Items Must Be Provided: (check all enclosed items)
 - ☒ a) Contractor's Cost Estimate \$ 9,532.00
 - ☒ b) Sign Design with all Specifications (Total Size, Dimensions, Colors, Materials & Location on Building)
 - ☒ c) Color Photo of the Building Facade or Existing Ground Sign
 - ☒ d) Brief Description and History of Business
10. Sign Type: Category 1 ☐ (Non-Conforming Removal) Category 2 ☐ (Dilapidated/Non-Conforming Removal & Replacement) Category 3 ☒ (Other/New) Category 4 ☐ (Previous Recipient)
11. Total Grant Amount Requested: \$4,766.00 12. Total Investment by Applicant: \$4,766.00

The Undersigned Applicant Affirms and Understands That:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the DDA Sign Grant Program Guidelines and the DDA Business Sign(s) Design Guidelines and agree to abide by these conditions.
- c. I understand that receipt of a Sign Grant Funding Commitment Letter from the DDA does not constitute application or approval for a City of Madison Heights sign permit.
- d. I understand that the proposed sign cannot be installed until the DDA Board and/or staff reviews and acts upon this Sign Grant Program application.
- e. I understand that any changes made to the approved Sign without the approval of the DDA will be cause for the DDA to withdraw its funding commitment.
- f. I understand that once the new signage is installed, it must be properly maintained at all times.

Applicant Signature: [Signature]

Date: 4/6/22

Submit the completed application with items 9 (a), (b), (c), and (d) to:

Madison Heights Southend DDA, 300 W. Thirteen Mile Rd., Madison Heights, MI 4807

Please call 248-583-0831 if you have any questions.

CUSTOMER		LOCATION	QUOTE DATE	SALESMAN				QUOTE	
Cadillac Straits Brewery		27651 John R road Madison Heights MI 48071	2/18/2022	Salesman name:	Nick Hanna				
				Salesman phone #:					
				Contact Name:	Gordie Davignon				
				Customer phone #:				FAX	
				Customer Email:	Gordie@cadillacstraits.com				
ITEM	ITEM DESCRIPTION			SUPPLY EACH	INSTALL ESTIMATE	OTHER	QTY	TOTAL	
A-1	Provide a 4'-0" x 7'-5 5/8" sign with the following characteristics: - 4'-0" x 7'-5 5/8" fabricated aluminum panel 2" deep painted dark brown. - Illuminated top hat with red plastic face. - Illuminated (THE SUPPLY HOUSE) With white plastic face. - Illuminated leaf shapes with golden plastic face. - Non illuminated 1/4" aluminum (AT CADILLAC STRAITS) Letters mounted to panel. - Non illuminated 1/4" aluminum 8 vertical bars mounted to panel.			\$ 6,972.00			1	\$ 6,972.00	
A-2	Travel to location and install sign and connect to existing electrical power.				\$ 2,160.00		1	\$ 2,160.00	
				SUB-TOTAL				\$ 9,132.00	
1. Customer to provide electrical service within 5 feet of sign location(s). The service MUST meet all codes. 2. Customer must provide written authorization if Fairmont Sign Co. is to fabricate signage prior to obtaining permits. 3. Fairmont Sign is not liable for increase cost for excavation due to under earth obstacles or obstructed access. 4. Freight estimate assumes all products ship on same load. 5. Customer must approve Signage Fabrication design prior to permits being released. 6. Terms: 7. Installation quotations are estimates subject to verification of technical survey and confirmed access to signage.				PERMIT FEES				At Cost	
				PERMIT ACQUISITION				\$ 300.00	
				TAXES (6%)					
				FREIGHT				included	
				SITE SURVEY				\$ 100.00	
Quotation prepared by:				Signature / Date		TOTAL		\$ 9,532.00	

To accept this quotation, sign here, date and return:

Gordie's Brewery | The Supply House

NOTE: Renderings below utilize sample dimensions.



EXISTING SIGNAGE



QTY 1: Aluminum Panel with 1/4" Deep Copy
Panel painted to match existing sign

PROPOSED SIGNAGE- NIGHT VIEW



DETAIL VIEW



PROPOSED SIGNAGE- DAY VIEW

Client:



The Supply House

Date:

2/15/22

File:

Accounts/Misc/Supply House

Designer:

RNB

Scale:

NA

Job#

00000

Sheet#

1 of 1

Revision #

0

Date:

00-00

Revision Description:

Customer Approval:

THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF FAIRMONT SIGN COMPANY. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN PART, ALTERED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FAIRMONT SIGN COMPANY. THE EXCEPTION IS ANY PHOTOGRAPHY FOR INFORMATION PURPOSES SUPPLIED BY THE CLIENT. UNLESS OTHERWISE NOTED, ALL COLORS AND MATERIALS ARE REPRESENTATIVE ONLY.

ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

Item 4.

Description and History of Business

The Supply House at Cadillac Straits Brewing company is a retail homebrew and winemaking supply store connected to Cadillac Straits Brewing Company in Farnum Plaza in Downtown Madison Heights. The retail store opened to the public in January of 2019, followed by the brewery/taproom in July of the same year.

Cadillac Straits is Madison Heights' first and only brewery and has quickly become a staple in the neighborhood and community. After a healthy start in 2019, things quickly became much more difficult, as it did for most businesses, during the pandemic and its associated shutdowns. However, the retail store provided the equipment and ingredients that provided so many people, now forced to spend more time at home, a convenient and affordable solution to pursue the hobby of craft beverage making.

Since the resumption of normal operations in the brewery, both sides of the business have seen tremendous growth, leading the owners to exercise the option in their lease to procure the adjacent unit in the plaza. Upon completion of the buildout, the retail portion of the business will move into the newly acquired space and the existing retail area will be converted into additional seating and event space.