

## Sample Grant Proposal

The owners of 714 Railroad Avenue, Homestead, Nebraska, 39871, wish to apply for a \$10,000 Facade Enhancement Grant for the renovation of this historic establishment. The business is located in the transitional downtown area of Homestead, a town with a population of around 32,000. The town was established in 1856 and centered around the railroad industry, as well as farming. The town is adjacent to Collegeville, Nebraska, home of Nebraska State University, which boasts an enrollment of over 12,000 students. Homestead's downtown area has seen a major turnaround in recent years, including the opening of several restaurants and boutiques, and the renovation of the railroad depot, which is now occupied by the Chamber of Commerce.

The property at 714 Railroad Avenue is an abandoned pub, turned office building, that sits at the corner of 7th Street and Railroad Avenue on the perimeter of the downtown area. Originally built in 1901, it was used as a saloon for a short time until prohibition interfered. It has also served as a funeral parlor, attorney's office, and most recently storage space for a local manufacturer. It includes a large open main floor and a smaller upstairs space. While the building's structure is mostly intact, with much of its original detail well preserved, it is in major need of renovation.

We purchased the property in the Spring of 2012 with the intention to restore it to its original glory and open its doors again as a cafe and bar, which we have named 7th and Rail due to its location. Our plans for the interior include gutting the space, refurbishing the exposed brick and tin ceiling, constructing a mahogany bar, adding built-in seating, and creating a raised stage in the back on which musical acts can perform. In the upstairs space, we hope to create an elegant space that can be used for private parties, meetings, and other events.

We also have plans for a facade enhancement, for which we could greatly benefit as recipients of the grant. In keeping with the requirements, the facade would be renovated according to the architecture and specifications of the era in which the building was constructed. The existing brick would be refurbished. A replica of the original awning, which has been long since gone, would be installed. Flickering gaslight-style fixtures would light the front entrance, and, as the highlight of the renovation, a small balcony would be built outside the upstairs windows to mimic the original that was torn down sometime in the 1940s.

The community's response to our plans has been outstanding. Many downtown businesses love the idea of having a convenient place to hold meetings and other events. They also welcome a local spot for happy hour or a light dinner after work. Even the nearby college students have expressed an interest in venturing out to 7th and Rail. As its low-key atmosphere would be much more subdued than the bars closer to campus, we are offering something that is unique and different in the area. The proximity to a college town will also assist us in securing musical acts that might be otherwise hard to come by for a small town.

**Our proposed budget is as follows:**

<b>Expenditure</b>	<b>Cost</b>	<b>Grant assistance</b>
Interior demolition	\$2,514	
Interior brick/tin refurbishing	\$4,421	
Interior bar construction	\$7,804	
Interior seating/stage	\$5,104	
Upstairs renovation	\$10,229	
Exterior brick refurbishing	\$2,711	\$2,711
Exterior awning	\$1,478	\$1,478
Exterior lighting	\$1,743	\$1,743
Signage	\$1,227	\$1,227
Balcony	\$6,501	\$3,660
<b>Total</b>	<b>\$43,732</b>	<b>\$10,000</b>

**Our timeline for renovations is as follows:**

Interior downstairs	April 2013
Interior upstairs	June 2013
Facade	August 2013

**We are confident in the success of this establishment. We plan to open the cafe once the downstairs renovation is complete, and we will continue work on the upstairs space and facade. We hope to have all repairs completed by the time school starts and football season begins. We are currently booking events for Fall 2013. Future renovations include plans for an outdoor seating area in the rear of the building and the remodeling of the restrooms on both floors of the building. We hope that the committee will also see the potential that we envision for this business and the value it could bring to what promises to be a thriving downtown area in the coming years.**