

August 25 2025

Dear Ms. Hedges,

We respectfully request a six-month extension for obtaining building permits under our Facade Grant to ensure the successful completion of our planned improvements. While we remain fully committed to the project, unforeseen challenges may prevent us from meeting the October 10, 2025, deadline. With no FPRA meeting scheduled in October, we submit this request for consideration at the September 2025 FPRA meeting.

### **Reasons for Extension Request**

- 1. Tenant Transitions:** Our downstairs tenant recently resolved lease and building violations, as noted in our previous extension request. The tenant recently asked to be let out of their lease (terminate it early) without financial obligation. We are now working with multiple prospective new tenants to do so. These tenants are meeting with the building department to discuss their build-out plans, which may impact the facade's design, including window and door placements.
- 2. Homelessness and Safety Concerns:** Our building's alcove has increasingly been used by homeless individuals as a sleeping area and restroom, creating safety and aesthetic issues for tenants, their employees, and downtown patrons. This situation has worsened over recent months, and despite outreach to city, county, and state officials, no immediate solutions are available. We are exploring a redesign of the lower facade to enclose or eliminate the alcove, which, as a locally registered, contributing-historic building, requires approval from the Historical Preservation Board (vs administrative approval by the Historic Preservation Officer). This process may involve presenting at multiple Historic Meetings, if they require changes, necessitating additional time.
- 3. Interdependent Design Considerations:** The minor upper facade improvements, including ordering materials, cannot be completed at this time because they are dependent on finalizing the lower facade's design. Changes to the downstairs layout could affect the overall facade, requiring careful coordination.

### **Ongoing Commitment**

To demonstrate our good faith, we are actively pursuing other building improvements outside the grant scope. These include replicating custom wooden pickets for the back fence (as they are not commercially available) and redesigning the back courtyard. These efforts reflect our dedication to enhancing the property while we finalize the facade design. (*Note:* Fence Final Inspection was on August 6, 2025 & passed)

### **Moving Forward**

We remain enthusiastic about this project and its potential to elevate our building's appearance and functionality. A six-month extension will allow us to:

- Coordinate with new tenants to ensure the space meets their needs and complies with different agencies, including; but not limited to, building and DBPR codes, preventing vacancy or costly retrofits.
- Address the homelessness issue by exploring a secure, visually appealing facade redesign.
- Deliver an exceptional final product, consistent with our history of transformative improvements (as evidenced by our building being featured again on the Facade Grant cover).

- Advance our goal of achieving ADA compliance, a key motivation for pursuing this grant. This requires a comprehensive lower-level renovation to create accessible storefront entrances, an expensive but meaningful upgrade that aligns with our values, though it offers limited immediate return on investment.

Without this grant, the financial burden of maintaining a historic building while keeping rents affordable would make such improvements unfeasible. The Facade Grant enables us to balance fiscal responsibility with our commitment to enhancing our property, benefiting tenants, patrons, and the downtown community.

Should we determine that enclosing the alcove is not viable, we anticipate submitting building plans sooner. However, the extension ensures we have the flexibility to deliver a high-quality, compliant, and impactful project.

Thank you for offering these grant opportunities and for considering our request. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kris Einstein', with a long horizontal flourish extending to the right.

Kris Einstein

Contact info on file

**Attachments:** Photos of alcove condition

2 pictures taken at different dates in our alcove. We can also provide others and videos if needed of our property and others.



