

B-7 | Renovate the Façade at BRIX

DRI Funding Request/Total Project Cost
\$50,000/\$159,800

Project Description

This project will allow for the installation of floor-to-ceiling glass doors at BRIX, a popular downtown restaurant, to provide a connection between the interior and exterior seating areas. The new design would open up the existing brick wall and give the business an atmosphere that will increase business during a normal slower time and will enable BRIX to hire additional employees.

Project Location/Address
58-60 Main Street

Sponsor
Chris Calabro

Strategies

- Invest in downtown destinations for residents, workers, and visitors, and to attract new businesses and residents; and
- Create an identity that will appeal to current and future generations.

Public Support

The project is well supported by the public since BRIX is an established business. The project will enhance all of downtown with the façade improvement and the enjoyment of a new unique space that does not currently exist in Cortland. Current customers have had an overwhelmingly positive reaction to the proposed project. A post on social media describing the project was also received with overwhelming support. Market trends continue to show that these types of enhancements made at established businesses are visually appealing to consumers and foster curiosity that may result in potential new customers.

Jobs Created (does not include construction jobs)
2 full-time, 6 part-time

Ownership of Property

Sponsor-owned (member of 91-101 Main LLC).

The sponsor has an extensive successful resume of projects including 91-93 Main Street and 99-101 Main Street - both complete façade projects and interior build outs. The sponsor has also overseen several housing redevelopment projects at 64 Tompkins Street, 22 Owego Street, and 127 Tompkins Street, as well as Port Watson Commons, a 72 residential unit property. Most recently, the sponsor built a new building for Summit Bank and AT&T in Cortlandville.



Existing building

Acquisition of Real Property

N/A

Anticipated Revitalization Benefits

The proposed improvements will enhance the esthetics of a corner building located in the heart of downtown Cortland. These improvements will attract more customers to the downtown and will help the business grow and create the need for new employees.

Future Use of Structure

Existing restaurant tenant will remain.

Project Budget

\$159,800 - Sponsor will provide remaining \$109,800.

- Architect/Engineering/Permitting - \$17,500
- Demolition - \$15,000
- Structural - \$16,800
- Doors, windows, and roof modifications - \$38,500
- Entrance and exterior construction - \$12,000
- General interior construction (flooring, electrical, HVAC, etc.) - \$41,500
- Misc. - \$18,500

Feasibility and Cost Justification

The proposed design enhancement to BRIX conforms to the current trend of indoor-outdoor dining in contemporary food and beverage establishments located in major cities all over the world. This proposal aligns with these trends, while preserving the beautiful historical district where it is located. The proposed design will certainly be an attraction that will bring in more business and attract more visitors downtown. The byproduct of the increase in sales at this establishment and others will be job creation and increased tax revenue.

Regulatory Requirements

Building permits and local Board approval (planning and historical)



Rendering of façade improvements

Timeframe for Implementation and Project Readiness

- Design/Architectural/Structural (5 weeks);
- Planning and Historical Board Approvals (6 weeks);
- Building Permit Approval (2 weeks);
- Materials Doors/Hardware (6-8 weeks);
- Commence construction on June 1, 2018 (4 weeks).

Project Reporting

Sponsor will provide comparable sales at Brix to calculate the impact of improvements.