

APPLICATION #1) 1188 BREWING COMPANY

Context. 1188 originally leased 141 E. Main Street, John Day, Oregon in January of 2013. Since then the company has made significant improvements to the building and has expanded both its physical location and the scope of the business enterprise, investing more than \$700,000 in total improvements. In May 2017, the owners purchased the entire building (139 E. Main Street and 141 E. Main Street). They performed: interior demolition of the newly acquired space to the outside walls, ceiling and floor joists; built a new, full size commercial kitchen with walk in for the kitchen; engineered the building to remove the center wall and put in new concrete footings for support beams for the roof; replaced rotten floor joists and installed new flooring throughout; placed new wiring, plumbing, fixtures, sub-floor, flooring; installed new, full sized ADA accessible, family restroom; built three offices/storage space/employee rooms; expanded the bar; installed new heating & cooling for entire space; installed new brewery equipment where old kitchen had been; took out the middle wall; designed interior and had additional custom furnishings & bar built by the same artist; and installed multiple artistic finishing touches provided by local artists including 1188 business partners (Photo Group 1). 1188 currently employs approximately 13 full time & part time employees during the slower, winter season up to 20 to 24 full and part time employees during the busy season (May – October). These are new jobs that have all been created since they opened. Annual sales growth over the same period increased from \$197,000 (year one) to \$563,000 (last year).

Project description. The owners focused their initial investments on interior tenant improvements that would create jobs and allow their business to continue expanding. This left the exterior of the structure with the appearance of two buildings, one of which is unfinished (Photo 1). 1188 proposes to use the Main Street Revitalization grant to create an integrated façade so that the two sides of the building appear to be one business from the street (Photo 2). This would involve finishing the exterior of the building, including the entire facade, the roof and minimal work in the back of the building.

Financial overview. Requested grant amount (estimate): \$90,860. Match amount: \$23,500. Total project budget of \$115,260.

Budget breakdown includes:

- Contractor labor: \$32,560
- In-kind labor: \$23,500
- Construction Materials: \$51,900
- Design and Engineering: \$6,300
- Approvals and Permits: \$1,000

Project Benefits. The proposed project provides several benefits to the community.

Needs. This proposal will help a successful local small business to continue expanding. The project will complete the renovation that will continue to boost local employment as sales expand.

Retention. Increased business traffic will retain the current workforce and help encourage retention of existing staff.

Preservation. Improves façade and structural condition of a prominent Main Street location.

Value to Community. 1188 is a social gathering place. It creates a huge draw for tourism in John Day. It is also in a growing target industry for Oregon that helps strengthen local retailers along Main Street through positive spillover benefits from 1188 customers visiting other stores. This investment may also lead to increased job growth due to the higher visibility for location for foot traffic and passing motorists.

Photo Group 1. Improvements made to 1188 Brewing to-date.



Photo 2. Current façade for 1188 Brewing, showing expanded storefront (left) with unimproved face.



Photo 3. Conceptual rendering of proposed façade.

