

# EMERGING SANDUSKY BUSINESS GRANT INITIATIVE

## Proposal Due Dates:

Application Period

August 1 - September 15

- Applications due by September 15 at 5:00 pm
- *Additional rounds will be announced as necessary.*

## Return Completed Proposals To:

H2 Property Holdings  
Attn: Meghan & Rick Hogrefe  
5235 Castle Hills Drive  
San Diego, CA 92109

Email:  
mhogrefe@h2productions.co  
rhogrefe@h2productions.co



### Schmidt Building

246 E. Market Street

(3) Spaces on street  
2,300 sq ft each

Available 10/1/2018



### Cooke Building

154-162 Columbus Avenue

(5) Spaces 2<sup>nd</sup> floor interior  
1,100 - 3,400 sq ft each

Available Q1 in 2020



### Marketplace at Cooke

121-125 E. Market Street

(2) Spaces on street  
1,600 & 2,400 sq ft

(4-10) Spaces ground floor  
500 - 3,000 sq ft each

(2-4) Spaces basement  
2,000—4,000 sq ft each

Available by 11/1/18



### Lea Building

172-186 E. Market Street

(2) Spaces on street  
1,500 sq ft each

Available Now

# Emerging Sandusky Business Grant Initiative

## About the City of Sandusky

The City of Sandusky, as it celebrates its bicentennial in 2018, is experiencing momentum including a reemerging destination downtown being driven by an influx of entrepreneurs, ideas and activity. In recent years over 30 new innovative businesses have opened downtown, joining existing downtown anchors. These entrepreneurs include a beauty bar, art galleries, a downtown hotel and a paddle and climb outdoor store and more. Several buildings are in the process of being renovated, including a new city hall, the relocation of the county's convention and visitor's bureau, Lake Erie Shores & Islands, and over 100 new residential units are underway or set to begin construction within the next year.

Additionally, unique partnerships are unfolding around the city. A new university program will boast 200 students living and studying resort management in downtown Sandusky, part of a unique collaboration between Cedar Fair and Bowling Green State University. The Sandusky Bay Pathway, a multimodal pathway, is being developed and will be hubbed out of Downtown Sandusky and connect the eastern and western portions of the city and take a scenic journey along Sandusky Bay, with plans to expand the trail throughout the region.

The city will remake its waterfront with a major transformation of the Jackson Street Pier and Shoreline Drive into a community gathering space and waterfront boardwalk. A new public art program will showcase the diversity and vibrancy of the community.

Sandusky is a city on the rise. We would like to invite you to be part of this downtown revitalization, and put your own mark on Sandusky.

## About the Emerging Sandusky Business Grant Initiative

The Emerging Sandusky Business Grant Initiative will offer \$450,000 in grant funding and is a collaborative effort between grant partners and H2 Property Holdings (H2). H2 is in process of reconstructing several sites in Sandusky: the Huntley (now Marketplace at Cooke), the Cooke Building and the Schmidt Building. During the renovation process, H2 received a construction grant from the City of Sandusky, and in turn would like to pay it forward to emerging business owners, further spurring innovative business in the downtown district. These grant dollars will allow emerging businesses to grow their potential, by helping with rent expenses, tenant improvements and securing a physical space through the signing of a lease.

## Grant Specifics

Grants will be offered for up to \$45,000 each, which can be given as a combination of discounted rent or tenant improvement funds to local businesses, existing or new, who want to be located in the downtown district. These grants apply to leases in the following buildings:

- Cooke Building (154-162 Columbus Avenue)
- Schmidt Building (246 E. Market Street)
- Marketplace at Cooke (121-125 E. Market Street)
- Lea Building (172-186 E. Market Street)

Each grantee will receive a package of subsidized rent and tenant improvements based on their needs.

***Note: Leases must be for a minimum of three years and must include a personal guarantee from the tenant for the remainder of the rent.***

Each grantee will be allowed a maximum total in \$36,000 in rent abatement with additional grant dollars being used for tenant improvement and furnishings, totaling the \$45,000 grant. Rent abatement is as follows:

- In the first year of the lease, the grant can cover up to \$8/square feet (sf) of the rent, to a maximum of \$16,000/year.
- In the second year of the lease, the grant can cover up to \$6/sf of the rent, to a maximum of \$12,000/year.
- In the third year of the lease, the grant can cover up to \$4/sf of the rent, to a maximum of \$8,000/year.
- The full rent for the spaces that will be included in the program will run from \$10/sf for lower level space at the Marketplace, to \$12/sf for interior spaces in the Marketplace, to \$14/sf for street frontage.

The Grantee may request additional funds for tenant improvements. Additional funds for rent abatement will be on a case by case basis.

### **Admission Criteria:**

- Looking for creative, fun, and interactive businesses for retail, food, beverage and entertainment

### **Exceptions:**

The following business types will not be accepted:

- No tobacco or vape supplies
- No guns or firearms
- No pawn shops, thrift stores or “eBay” stores
- No adult or pornographic stores
- No existing downtown businesses (*unless the business can show need for additional space and plan for growth*)
- No chain fast food

### **Application Instructions**

Please submit the following required documents:

- One (1) completed application
- One (1) business plan containing financial forecasting (*contact ECEDC for assistance: [eriecountyedc.org](http://eriecountyedc.org)*)
- Lease information can be found online at: [www.h2property.com](http://www.h2property.com) (*An applicant must be willing to sign a three year lease, minimum, if application is approved by committee.*)

To: H2 Property Holdings  
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San Diego, CA 92109

Email: [mhogrefe@h2productions.co](mailto:mhogrefe@h2productions.co) // [rhogrefe@h2productions.co](mailto:rhogrefe@h2productions.co)

All materials must be received by 5PM on the due date.

### **Application Process**

A completed application and business plan containing financial forecasting will go to a committee for review, ranking and selection. The committee is composed of six (6) individuals from area organizations: Lake Erie Shores & Islands, Erie County Chamber of Commerce, Erie County Economic Development Organization, the City of Sandusky and H2 Property Holdings. In all cases, Meghan and Rick Hogrefe of H2 will have the final decision on whether to accept the lease application.

- The committee will review and contact applicants by November 15 at the latest
- Additional rounds will be announced as necessary

# Emerging Sandusky Business Grant Initiative Application

Date: \_\_\_\_\_

Applicant name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Business name: \_\_\_\_\_ Tax ID#: \_\_\_\_\_ # of employees: \_\_\_\_\_

Type of business: \_\_\_\_\_ Proposed location: \_\_\_\_\_

Company Owner(s):

Name	Title	Phone	% Ownership

Grant Needs:

*\*Any request submitted for funds (tenant improvements, equipment, etc.) must be accompanied by price quotes. Requests for rent assistance can be found in the "About Emerging Sandusky Business Grant Initiative" section. Rent prices vary on building and space.*

Item	Expense

Total Amount of Request: \_\_\_\_\_

Estimated open date: \_\_\_\_\_ Requested square feet \_\_\_\_\_

Anticipated hours of operation:

Monday: \_\_\_\_\_ Tuesday: \_\_\_\_\_ Wednesday: \_\_\_\_\_  
 Thursday: \_\_\_\_\_ Friday: \_\_\_\_\_ Saturday: \_\_\_\_\_  
 Sunday: \_\_\_\_\_

References: *Please include at minimum, two (2) references*

Name	Company	Phone

Names (if any) of persons your business will be working with in the capacities of:

Attorney: \_\_\_\_\_ CPA: \_\_\_\_\_ Bookkeeper: \_\_\_\_\_

By signing below, I/we certify that all information in this application is a true representation of the facts pertaining to the proposed business for the purpose of approval of the Emerging Sandusky Business Grant Initiative. I/we acknowledge and understand that any misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds to be repaid in full to H2 Property Holdings. If a determination is made by H2 Property Holdings that program funds have not been used for eligible program activities, the Applicant agrees that the proceeds shall be returned, in full, and acknowledges that, with respect to such proceeds so returned, he/she shall have no further interest, right, or claim thereto. It is understood that all H2 Property Holdings funding commitments are contingent upon the availability of program funds.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*As a reminder, please submit your other required documents as noted in "Application Process" for a complete submittal.**