

January 29, 2024

City of New Port Richey  
Gregory Oravec, Economic Development Director

Re: Missouri Grand LLC Business Improvement Grant Request

Dear Greg:

Missouri Grand LLC acquired the building located at 6220 Grand Blvd in November of 2019. Built in 1991, it had always been a nightclub, restaurant, or both. The interior comprised around 3,900 square feet on the first floor, with a 2,427 square foot second floor mezzanine. At purchase it was fully built out as a restaurant/nightclub, featuring two large bars, and a high-ceilinged dancefloor with stage.

In my view it was simply too large an establishment for this market to support, and that any business would struggle in it. A better use of the building would be to complete the second floor and convert it to office space, and renovate the ground floor to a “right-size” restaurant space of around 3,500 square feet.

Architecturally, the building’s exterior was a detriment to the street. It lacked sufficient windows, had low-quality detailing and stucco, and was painted a drab gray with a deteriorating canvas awning. Given its downtown location the exterior needed substantial storefront glass, upstairs windows, upgraded architectural character, and a new separate entrance and stair lobby for the upstairs offices.

Planning and construction were delayed due to the Pandemic, but construction began in earnest in 2021. The work falls into 3 contracts:

1. Core and Shell: **\$880,000**
  - a. Selective demolition;
  - b. Repaired and extended parapet and all new roof;
  - c. All new stucco and decorative ceramic tile exterior;
  - d. All new storefront glass and entry doors, two glass roll-up doors, upstairs windows;
  - e. New solid-poured reinforced concrete block cells and lintels at all new openings;
  - f. New metal canopies at the entrances and canvas awnings on storefront openings and upstairs windows;
  - g. New decorative exterior lighting
  - h. New custom decorative wood stair with metal railing, new chair lift;
  - i. Additional structural columns and new wood truss floor system to enclose second floor;
  - j. New fire-rated separation between first and second floor;
  - k. New and reconfigured fire sprinklers;
  - l. Additional electrical service and reconfigured panels to serve separate tenant spaces;
  - m. New shared egress corridor and rear exterior doors;
  - n. Downspouts on North side routed directly into the neighbor's parking lot drain.

2. Restaurant Tenant Improvements: **\$497,000**
  - a. Expanded and reconfigured kitchen, dry storage, server/beverage station;
  - b. Relocated, enlarged, and replaced external walk-in cooler;
  - c. Reconfigured dining room seating with booth seating dividers, private dining room;
  - d. Refinished decorative concrete floor;
  - e. Refurbished mens and womens bathrooms;
  - f. Rebuilt bar, built-in arched back bar, and reconfigured bar plumbing;
  - g. All new HVAC, electrical, lighting, built-in speakers, plumbing, plumbing fixtures;
  - h. Acoustic panels in ceiling;
  - i. All new lighting;
  - j. Decorative wallpaper and large original mural painting.
3. Office Tenant Improvements: **\$400,000**
  - a. 12 enclosed offices, 16-seat conference room, large common seating/workspace; large break room/kitchen; 2 unisex bathrooms, printer/copier space, 2 sound-enclosed “zoom rooms;”
  - b. All new drywall partitions with large interior windows and full-lite doors to each office;
  - c. All new HVAC, lighting, electrical, drywall, plumbing and fixtures;
  - d. All new flooring, paint, cabinetry, accessories.
4. Total Investment (not including purchase, or furniture, fixtures, equipment): **\$1,777,000**

Our goal was to convert a box-like windowless building into a visually appealing and activated urban presence. We updated the style while harmonizing with the detail and character of the adjacent historic buildings. Moreover, we introduced a significant amount of Class A professional office space downtown without taking up valuable storefront space.

We believe the project has made a significant positive contribution to the vitality of Downtown NPR.

- With Estuary we introduced a higher-quality restaurant to Downtown, in a category that has been underserved in recent years;
- We currently have the office space listed with a commercial real estate broker to find a high-quality professional office tenant. If we are unable to secure a firm to lease the full space we plan to operate it as executive office suites; renting it by the individual office. We are confident that either scenario will be a viable option, meeting a market need and adding much-needed daytime activity downtown.

My initial request was submitted to Rod Kirk on June 12, 2023. Having invested over \$2.3 Million (including purchase) in this project over several years, I respectfully request the CRA’s prompt consideration of this request. This reimagined and recast building promises to make significant contributions to the tax base and business economy of New Port Richey for decades to come.

Sincerely,



Frank Starkey,  
Owner, Missouri Grand LLC