



**BEND URBAN RENEWAL AGENCY**

[corearea@bendoregon.gov](mailto:corearea@bendoregon.gov)

**710 NW Wall Street Bend, OR 97703**

Please email your application and attachments to [corearea@bendoregon.gov](mailto:corearea@bendoregon.gov)

## **CORE AREA BUSINESS ASSISTANCE PROGRAM APPLICATION**

*Only Permitted Land Uses identified in Bend Development Code are eligible for grants unless other terms apply. Note that some uses may not be Permitted in all Zoning Districts, and this form may not reflect those unique instances. Refer to Title 2 of the Bend Development Code for additional information or contact [corearea@bendoregon.gov](mailto:corearea@bendoregon.gov) with questions.*

1. Business/Organization Name: (DBA) THE DOGWOOD COCKTAIL CABIL
2. Applicant Name: FARM TO SHAKER LLC - DOUG & PHOEBE PEDERSEN AS OWNERS
3. Applicant Email: thedogwood@gmail.com
4. Applicant Phone Number: 503-757-6677 & 503-804-2660
5. Property Address (where proposed improvements are to take place):

821 NE 2ND STREET

6. How are you (Applicant) involved in this project?
  - Applicant is a business owner, and leases their space from someone else
  - Applicant is both the property owner and business owner, and their business occupies the entire building
  - Applicant is both the property owner and a business owner who occupies one space in the building, and leases the other space(s) to other business(es)
  - Applicant is the Property Owner, and leases all spaces in the building to businesses

*Note: If Applicant/Business is not the sole property owner, you are required to upload a completed Owner Authorization Form in the Attachments section of this application.*

7. Property Owner Name: 2ND & HAWTHORNE LLC / KURT ALEXANDER

8. Property Owner Email: kapetrich@gmail.com
9. Property Owner Phone: 410-404-9092
10. Please describe nature of the Applicant's business and business operations:  
SEE ATTACHMENT

11. Applying for:

- Design Assistance
- Construction Assistance

12. Funding Request in \$ (for Construction Assistance only)

- \$10,000 or less: \_\_\_\_\_
- \$10,001-\$25,000: \_\_\_\_\_
- \$25,001-\$50,000: \_\_\_\_\_

13. Business Tenancy demonstrated by the following documentation (please upload selected documentation):

- Ownership of site
- Current Lease
- Letter of Intent to Lease

14. Does the business where proposed improvements are to take place provide one of the following services (check all that apply):

- Customer-facing (ie. retail; not office)
- Food and/or beverage
- Entertainment/art
- Childcare
- Makers (art, craft, design, or production related businesses including but not limited to artisanal foods, baked goods, brewing, decorative arts, glassblowing, pottery, printmaking, textiles, traditional crafts, reuse, and woodcrafting)
- Other. If so, please describe: HOST COMMUNITY EVENTS

15. Is your business any of the following (check all that apply)

- Local (headquarters are, or will be located in Core TIF Area)
- Business has been in Core Area for 5 or more years
- Business ownership includes 50% or more ownership by a person or people that identify as one of the following identities:

- Lower socioeconomic status (<80% Area Median Income, 2023)
  - <\$53,312 (1-person household)
  - <\$60,928 (2-person household)
  - <\$68,544 (3-person household)
  - <\$76,160 (4-person household)

- Woman
- Black, Indigenous, and/or Person of Color (BIPOC)
- Lesbian, Gay, Bisexual, Transgender, Queer and/or Questioning, Intersex, Asexual, Two-Spirit (LGBTQIA2S+)
- Veteran
- Person with a disability
- Non-English Speaking
- Non-citizen(s)

16. What are the intended use of requested funds (check all that apply)?

- Building façade or exterior upgrades (doors, windows, lighting, signage, siding, awnings, paint, murals)
- Frontage improvements (sidewalks, landscaping, signage, accessibility upgrades pedestrian amenities and utilities including utility undergrounding)
- Internal or external building renovations (accessibility upgrades, improvements to older building to meet current codes, mechanical/electrical or building safety upgrades such as fire suppression/seismic upgrades, energy efficiency improvements)
- Permit fees
- Design services such as design, architectural or engineering services

17. Please provide description of proposed improvements and the need or problem your project will address: *SEE ATTACHMENT*

*Note: if applying for Design Assistance, please describe desired improvements. NA*

18. Help us understand why a grant is needed on this project?

- I have funds to do this project without a grant, but I would prefer to use those funds for other expenses. *GRANT FUNDS WOULD BE DEDICATED TO THE UPFRONT FEES PRIMARILY.*
- I would do a small version of this project without a grant, but a grant will help me complete the full project.
- I cannot do any version of this project unless I receive a grant.



19. Please further describe your need for funding assistance, why are funds needed to support these improvements? I.e. Is your business undercapitalized (ie unable to access equity and/or traditional debt resources); at risk of leaving the Core Area; won't be able to start operations in the Core Area if improvements aren't made.

SEE ATTACHMENT

20. What types of funding will you use to match funds provided by the City of Bend (check all that apply):

- Loan from Bank or Credit Union
- Business Savings
- Personal Savings
- Loan from Friend or Family Member
- Grant Funding from Another Source
- Gift
- Other

If you are applying for funding above \$10,000, it requires a cash match, how will you pay for the rest?

AS OF NOW, OUR BUSINESS & PERSONAL SAVINGS ARE SUFFICIENT TO MATCH A GRANT WITH A 50K MAX. CONTINUED CONSTRUCTION & BUILD OUT FINANCED BY SHORT TERM INVESTORS AS TRADITIONAL OPTIONS TAKE CONSIDERABLE TIME TO SECURE.

21. Describe the ways in which your proposed project will have a long-term impact on the need or problem being addressed? What is the intended life span of the improvements

(ie number of years)?

SEE ATTACHMENT

22. Will improvements be on a street-facing location or visible from the street or public sidewalk:

- Yes
- No

23. For projects applying for construction assistance, have you progressed on any of the following to support your intended improvements?

- Design concept
- Completed design
- Architect secured
- Contractor secured
- Permit(s) secured

24. For projects applying for construction assistance what is your anticipated start and end date for improvements (month and year)?

- Anticipated Start date: 3 | 1 | 24
- Anticipated Completion date: 6 | 1 | 24

## ATTACHMENTS

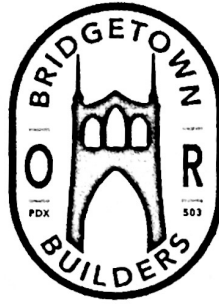
Please verify that you have the following documentation to support your application.

### For All Applicants

- Map of Project Location
- Property Legal Description
- Proof of Ownership, Copy of Lease, or Letter of Intent to Lease
- Owner Authorization Form (only if applicant is not the property owner)
- Photos of Existing Conditions. Include 3-4 current photos of the building or tenant space focusing on areas you want to improve as part of the project.

### For Construction Assistance Applicants Only

- Detailed Project Budget including required match if applicable
  - Please provide a detailed project budget for the proposed improvements including a description of the assumptions used to determine total project cost including funding sources and a statement regarding your organization's ability to proceed without your requested funds.
- Plans, Elevations, Renderings, and/or Sketches (optional)
- Site Plan, Design, and/or Construction Drawings (optional)



Dogwood at The Pine Shed : Renovation

1. **\*\*Space Renovation\*\*** - Demolition \$5,000  
Framing and Drywall \$20,000  
Flooring \$12,000  
Ceiling \$8,000

2. **\*\*Plumbing and Electrical\*\***  
Plumbing installation \$15,000  
Electrical work \$12,000

3. **\*\*Bar Setup\*\***  
Bar construction \$30,000  
Bar equipment \$20,000

4. **\*\*Seating and Furniture\*\***  
Tables and chairs \$18,000  
Booths or additional seating \$15,000

5. **\*\*Décor and Aesthetics\*\***  
Lighting fixtures \$8,000  
Decorative elements \$8,000

6. **\*\*Permits and Licenses\*\***  
Building permits \$8,000  
Liquor license \$12,000

7. **\*\*Technology\*\***  
POS system \$8,000  
Audio/visual equipment \$8,000

8. **\*\*Contingency (20%):\*\***  
\$42,000 (20% of \$210,000)  
**\*\*Total Estimated Budget (including 20% cushion):\*\* \$252,000**

Kevin Pedersen - Bridgetown Builders - CCB# 202170

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#10. Please describe the nature of the Applicants business and business operations.

The Dogwood Cocktail Cabin, which opened in Bend in 2014, is a craft cocktail bar and restaurant which hosts DJ's, live music and local events. From our outset, The Dogwood community- staff and guests, have been diverse, inclusive, and advocates of local small business' in our region; hosting and sponsoring events & activities for Art Walk, BendFilm, the LGBTQIA+community, Locavore, and local charities. Our attention to detail of space and experience has made us a place that is a beloved here in Bend and its reopening anxiously awaited.

Farm to Shaker LLC is composed of the wife and husband team of Phoebe and Doug Pedersen whose first bar endeavor was in a historic miner's shack in Crested Butte, Colorado, and received the Historic Remodel of the Year award for their restoration of an iconic structure in the community.

17. Please describe proposed improvements and the need or problem your project will address.

The relocation of The Dogwood business to The Pine Shed building will require substantial upgrades both internal and external on our end (reference attached breakdown). We have the background knowledge, creativity, and passion to successfully renovate this historic space for our business and the community. What The Dogwood represents and the goals we have for our business' participation with the community make The Catalyst Project our ideal; specifically in regards to arts, entertainment, and community events and the creation of an area focused on localized concepts, involvement and accessibility.

#19. Please further describe your need for funding assistance, why are funds needed to support these improvements? Is your business undercapitalized; at risk of leaving the Core Area; or won't be able to start operations in the Core Area if improvements aren't made?

We, Farm to Shaker LLC, are seeking these funds to address some of the upfront professional and required permitting fees. As business operations are on pause until build-out and permitting are complete, our business reserve has had to cover considerable costs already for moving, storage, and initial rents. Such funds would assist with the TI and TIA permitting fees and professional costs (architectural and legal). Once permits have been secured, it will place us in a more solid position as we move forward with funding options for construction and buildout.

#21. Describe how your proposed project will have a long-term impact on the need or problem being addressed. What is the intended lifespan of the improvements (ie number of years)?

The Dogwood Cocktail Cabin has become a mainstay of the Bend community and beyond. When we opened in 2014, as an unknown business from another mountain town, we needed to be in the downtown area. We made a marvel out of a shell, and while we loved what we created at the Minnesota address, after ten years it was time for a rebirth. Now that we are an established and known entity, we can be more "adventurous " with both design and location.

Our home is situated in midtown and we've always had an interest in the industrial areas. We currently have a small bar inside The Campfire Hotel, Canteen. The Canteen has been an amazing experience to be involved in the Core Area on a small scale while we had the downtown location as a mainstay. This is not to say that situating there has not had its fair share of issues, but the potential for this area is exciting and energizing. We have made Bend our home, and so we want to be a part of something more than just our business address and lease term. The Catalyst project is providing us with that opportunity.

## Dogwood Cocktail Cabin Eligible Expenses-Business Assistance Program

Demolition	\$	5,000.00	
Framing Drywall	\$	20,000.00	
Flooring	\$	12,000.00	
Ceiling	\$	8,000.00	
Plumbing	\$	15,000.00	
Electrical	\$	12,000.00	
Bar construction	\$	30,000.00	
Lighting fixtures	\$	8,000.00	
Permits	\$	8,000.00	
TOTAL	\$	118,000.00	
Contingency	\$	23,600.00	20% of total
<b>TOTAL</b>	<b>\$</b>	<b>141,600.00</b>	

Items from budget that are not eligible for program include:

Seating & furniture

Decorative elements

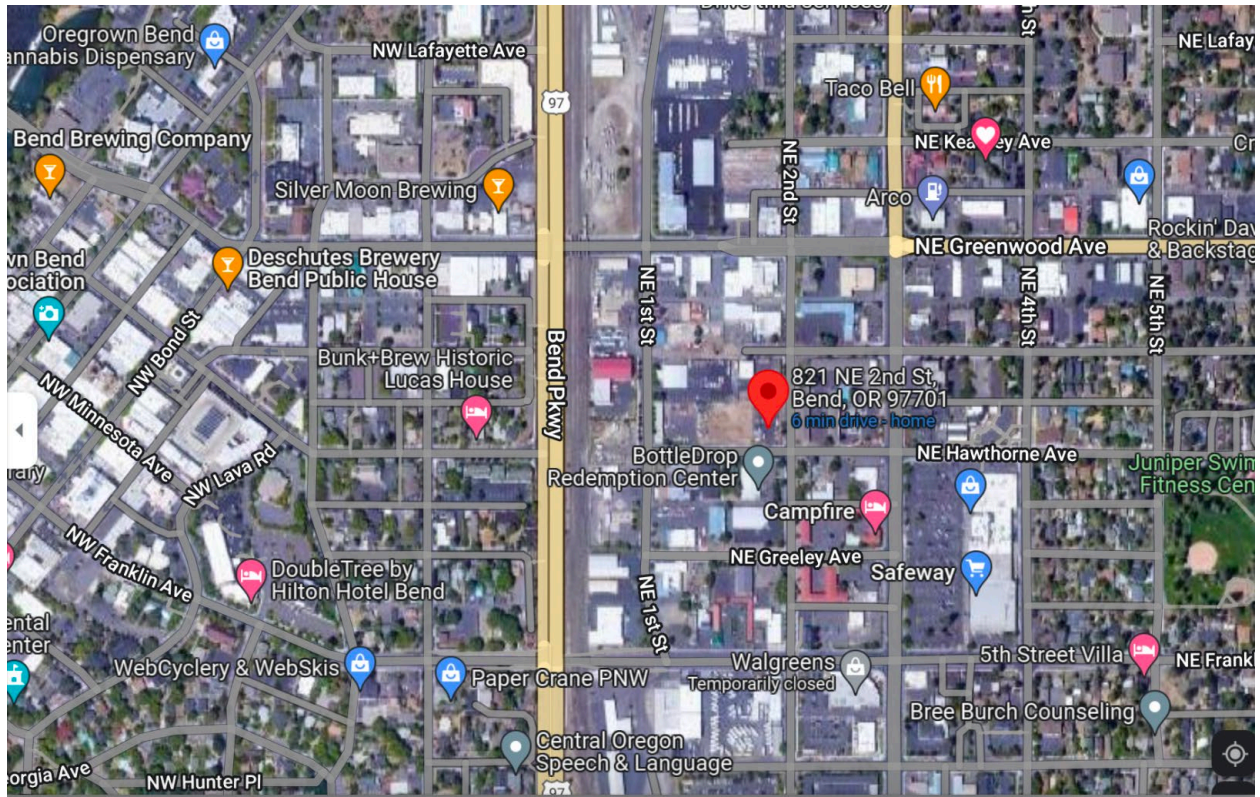
Liquor license

Technology system & audio/visual equipment















**Owner Authorization Form**

This form is required when the Applicant is not the Property Owner

**Core Area Business Assistance Program**

**PROPERTY INFORMATION:**

Property Owner Name: 2nd & Hawthorne LLC (Kurt Alexander)

Phone: (410) 404 - 9092 Email: Kapetrich@gmail.com

Building Address: 821 NE 2nd Street

Tenant Space Address (If Different): \_\_\_\_\_

When was the building originally built?: 1942

Has this property received funds from the Building Improvement Program, Storefront Improvement Program, or Tenant Improvement Program in the last 5 years? Yes  No

**GRANT APPLICATION DETAILS:**

My tenant intends to apply for the following grant through the City of Bend's Core Area Business Assistance Program:

- Design Assistance:** In-kind architectural services to create a new design concept.
- Construction Assistance:** A cash matching grant to support improvements.

**AUTHORIZATION, CERTIFICATION, AND CONSENT OF OWNER:**

I, Kurt Alexander, certify that I am the property owner (Owner) of the building located at 821 NE 2nd Street in Bend Oregon (Building).

I authorize Farm to Shaker LLC, the business that is housed in my building (Business), to apply for and accept grant funds from the City of Bend's grant program identified above.

I understand that if the Business is awarded a grant, I may be required to additionally sign a Grant Agreement in order for the grant to be finalized.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Kurt Alexander  
Printed Name of Owner

  
Signature of Owner

10/20/2023  
Date