



CITY OF BEND  
BEND URBAN RENEWAL AGENCY

## **Core Area Revitalization Effort Program**

### **Matching Grant Application**

Greenwood Tavern, LLC dba M&J Tavern  
102 NW Greenwood Ave., Bend, OR

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# 2. Project Summary

Greenwood Tavern, LLC dba M&J Tavern is applying to the Bend Urban Renewal Agency Core Area Revitalization Program for a grant in the total amount of **\$21,400**. This grant would constitute 50% of the total estimated to perform a much needed and long overdue rehabilitation of the exterior the building located at 102 NW Greenwood Ave., where the M&J Tavern has been serving customers since the mid 1940’s.

Specifically, M&J is proposing to (a) remove the aging single-pane aluminum frame windows and door, and replace them with modern dark bronze finished double-pane storefront windows and door; (b) remove the four fading and stained awnings, and replace them with new updated awnings; and (c) repaint the entire exterior of the building. M&J intends to maintain similar color schemes as are currently present on the building. This work is designed to improve the overall exterior aesthetic of the building, which is located along a central arterial in Bend. This is precisely the type of work outlined as the core purpose of this program.

The M&J building stands at the center of the City’s recent significant infrastructure work on the north edge of downtown and a block east of the new courthouse project. The revitalization of the M&J building would continue the substantial progress to improve the area by many neighboring businesses and property owners in recent years. This project will allow one of Bend’s longest standing businesses to operate in a building that will continue to make the city proud.

# 3. Project Description

## Type and Use of the Proposed Project

The M&J’s proposed project is designed to improve the exterior façade of the building and enhance the aesthetic of the area. Currently, the exterior paint is stained, faded,

and chipped; the awnings are soiled and beyond their useful life; and the windows are aging, discolored, and not up to current standards. This project will bring new life to the building with bright paint, colorful awnings, and modern windows. It will not only improve the M&J building, but the project will integrate the building with the improvements made by many of the adjacent buildings in the area.

#### Addressing Goals of the Core Area Tax Increment Finance Plan

According to the application document, the “Purpose” of this program is to assist local businesses in funding projects that will “improve the customer and pedestrian experience and enhance overall area *aesthetic through upgrades to building façades and frontage areas.*” The proposed work in the M&J project—exterior painting, awnings, and windows—fits squarely within this stated purpose. Indeed, each of these work items are expressly listed within the “Eligible Activities” in the application document.

#### Long-Term Impact on the Core Area

We anticipate the M&J project will enhance the local aesthetic experience for at least a decade, if not longer. We intend to use high-quality products to complete the project, so the useful life of the materials will extend as much as possible. We are also working with quality local contractors that will maximize the useful life of the project.

#### Improvements in the Property in Preceding Five Years

The current owners of the M&J purchased the business on September 1, 2022. Since then, much of the work performed on the building has been related to maintenance or operations, as opposed to the exterior aesthetics of the building. For example, over the last several years, M&J has removed and replaced an outdated electrical panel; installed a new A/C unit for the building; and seal coated, re-stripped, and installed new curbs in the parking lot. M&J has also invested significant resources in improving operations of the tavern, such as installing a new tap system and improving the freezer system. Thus, over the last three-plus years, the owners of M&J have poured significant resources into the building and the business. However, these projects have left them without the financial resources needed to perform the exterior improvements outlined in the project set forth in this application.

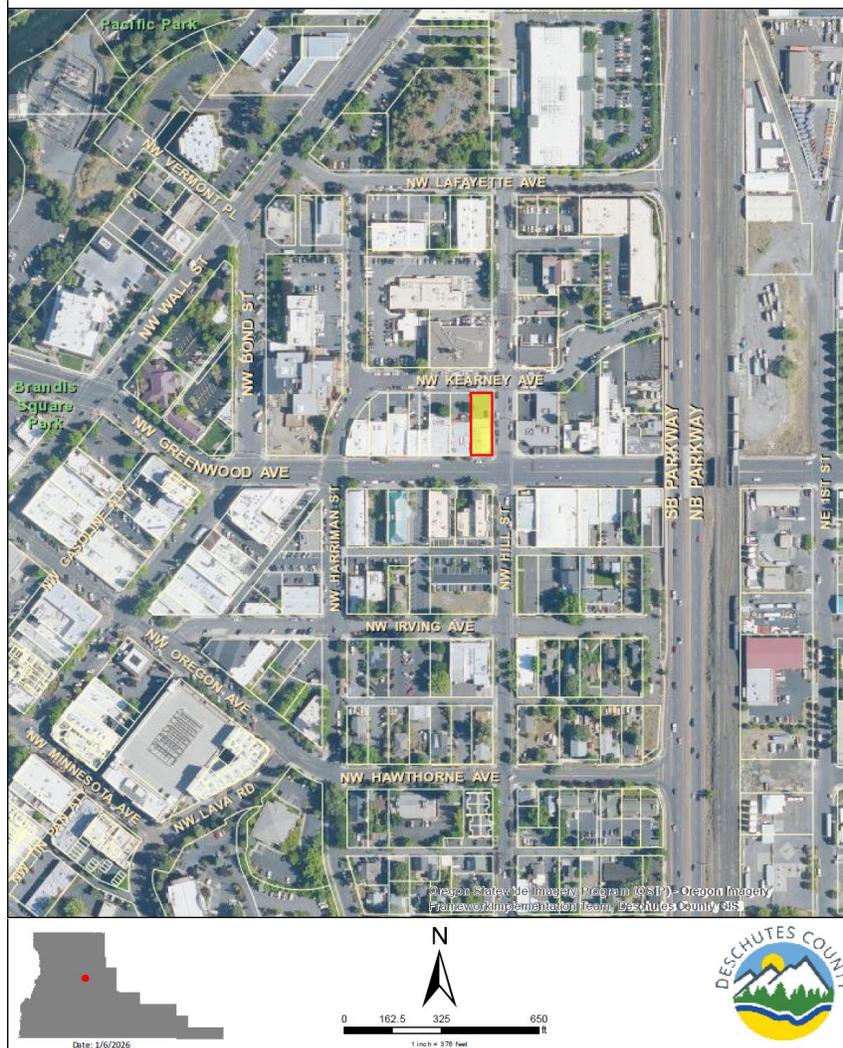
## **4. Project Timeline**

#### Construction Schedule / Phasing

## **5. Property Location**

The Property is located at 102 NW Greenwood Ave. in Bend (on the corner of NW Greenwood Ave. and NW Hill Ave.), as shown in the map below taken from the

Deschutes County Property Information website, which is within the boundaries of the Core Area.



### Ownership Statement

Greenwood Tavern, LLC dba M&J Tavern is owned by members Nicholas A. Thede and Alexander S. Frost. The real estate at 102 NW Greenwood Avenue, where M&J Tavern operates, is owned by an entity titled 102 NW Greenwood, LLC, which is commonly owned by Mr. Thede and Mr. Frost. M&J Tavern leases the real estate and is responsible for maintaining and improving the property. To the extent necessary, 102 NW Greenwood Ave., LLC authorizes and fully supports this application and the projects outlined herein.

## 6. Financial Information

### Line-Item Budget / Total Project Cost

As outlined below, the total anticipated cost of the project is \$42,846.30. The estimated cost is based on estimates obtained from local, reputable contractors that are willing and prepared to perform the work outlined in the respective estimates.

<u>Work</u>	<u>Source</u>	<u>Amount</u>
Awnings	Carlson Sign	\$13,754.00
Exterior Paint	97 Painting	\$10,895.00
Windows	Bend Commercial Glass	\$16,157.00
<i>Contingency (5%)<sup>1</sup></i>		\$2,040.30
	<b>TOTAL:</b>	<b><u>\$42,846.30</u></b>

Each estimate forming the basis for the line-item project cost above is attached as exhibits to the end of this application. The estimates detail the specific scope of work to be completed, along with the contractor's estimated cost for that work. M&J intends to proceed with the work outlined in the estimates, assuming sufficient funding is made available through the program.

### Funding Source Line-Item Form(s)

M&J is not applying for nor relying upon any other federal, state, or local grants or loans to finance this project. Also, M&J is not applying for nor relying on any private loans or other traditional financing to complete this project. M&J is willing, prepared, and able to privately fund all remaining costs necessary to complete the project beyond the grant amount requested through the Core Area Revitalization Effort Program.

### Description of Assumptions

The total project cost was determined based on the estimates obtained from qualified contractors that are willing and prepared to perform the desired work. M&J calculated a 5% contingency into the total project cost to account for unexpected additional costs, along with any increase in material and labor costs that may accrue between the time the estimates were obtained, and when the project may commence. Based on the owners' prior experience with this type of work, M&J believes a 5% contingency is an appropriate assumption of the estimated potential additional cost that may be encountered during the project based on the type of work and the timeline of the project.

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<sup>1</sup> M&J has included a 5% contingency to account for potential unforeseen costs, along with increases in material and labor costs since the estimates were obtained.

## **7. Project Feasibility and Readiness**

In anticipation of this grant program, the owners of the M&J have been working over the last year to set aside sufficient monetary resources to fund the proposed project. Assuming the M&J is awarded the requested grant, the project will proceed as soon as the contractors are available and weather permitting. After consulting with the contractors, we intend to proceed first with removing the old windows and installing new windows. That project will move forward at the contractor's first availability, which we anticipate will be within a couple of weeks to two months after the grant decision, based on our communications with the contractor. This portion of the project can be performed regardless of the weather. The exterior painting and awning removal / installation work will be performed in conjunction. This project is weather dependent, and will be performed in the spring of 2026, assuming we receive the grant decision by that time.

## **8. Applicant Information**

The iconic M&J Tavern has been serving patrons on the corner of NW Greenwood and NW Hill since 1946. The tavern was named after original owners Margaret and Jack Christinson, who owned the business for only one year. Over the last 80 years it has only changed hands seven times but, more importantly, it has become a staple "dive bar" among generations of Bend locals. We have a wide selection of tequila and whiskey, eighteen taps serving local microbrews, and great bar food. We have developed a vibrant live music scene that frequently hosts local bands and a long-standing open mic night. Our patrons enjoy singing karaoke, watching the game, playing songs on the jukebox, and shooting pool.

In addition, the building houses the Downtown Sip 'n Suds Laundromat, which operates adjacent to the tavern. This business includes a number of high-capacity washers and dryers at affordable prices. It also offers folks a chance to enjoy a beverage next door while they wait for their laundry to finish.

The current owners, Mr. Frost and Mr. Thede, took over in 2022. They are proud to carry on the legacy built by Rick and Pam Whittemore, who successfully owned and operated the tavern for 39 years.



Bend OR 97708  
 LIC# 201977

# Estimate

Date	Estimate #
5/28/2025	3349

CCB #201977

Name / Address
ALEX FROST M&J TAVERN 102 NW GREENWOOD AVE BEND OR 97703 PH:503-901-5109

P.O. No.
M&J'S TAVERN

Description	Qty	Rate
PRICE FOR COMPLETE EXTERIOR REPAINT OF M&J'S TAVERN LOCATED AT: 102 NW GREENWOOD AVE		10,895.00
PROCESS: ENTIRE BUILDING TO BE PRESSURE WASHED. FALL PROTECTION TO BE SET FIRST. ALL LOOSE AND FLAKING PAINT TO BE SCRAPED / SANDED AND SPOT PRIMED WITH PEEL BOND PRIMER. ALL FAILING CAULKING JOINTS TO BE REPAIRED AND RECAULKED WITH 50 YEAR BIG STRETCH CAULKING. ALL PROTRUDING NAIL HEADS TO BE RESET.		0.00
ONCE ALL PREP IS COMPLETE, ALL WINDOWS, ROOF LINES, CONCRETE, PORCHES, DECKS, FURNITURE, SHRUBS AND ALL OTHER DECOR TO BE MASKED AND OR COVERED THROUGHOUT THE DURATION OF THE PROJECT.		
FOLLOWING PREP ALL PAINT GRADE SURFACES TO RECEIVE TWO FULL COATS OF FINISH PAINT. INCLUDES CAULKING/PATCH WORK ON STUCCO/CONCRETE.		
INCLUDES LOGO & LINES THAT WRAP AND FRONT PLANTERS.		
PRODUCT: BODY - SHERWIN WILLIAMS DURATION EXTERIOR ENTRY AWNING, METAL SIDE DOOR, BACK FENCE, METAL/SCREEN DOOR - DTM FRONT DOOR - SHERWIN WILLIAMS EMERALD		
COLOR: TBD - 3 COLOR ALLOWANCE		

Thank you for your business!	<b>Total</b>
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E-mail	Phone #	Web Site
Rachel@97painting.com	541-604-5367	www.97painting.com
Estimates@97painting.com		



Bend OR 97708  
 LIC# 201977

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5/28/2025	3349

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Name / Address
ALEX FROST M&J TAVERN 102 NW GREENWOOD AVE BEND OR 97703 PH:503-901-5109

P.O. No.
M&J'S TAVERN

Description	Qty	Rate
<p>ALL 97 STAFF TO BE IN UNIFORM &amp; RESPECTFUL TO OWNERS &amp; THEIR PROPERTY AT ALL TIMES. THERE WILL BE NO SMOKING ON THE PROPERTY OR USE OF FOUL LANGUAGE AT ANY TIME. ALL 97 WORK TO BE DONE IN THE UPMOST PROFESSIONAL MANOR , PRODUCING THE BEST POSSIBLE RESULT.</p> <p>JOB SITE TO BE CLEANED AND ORGANIZED AT EACH DAYS END WITH A FINAL CLEAN UP OF ALL DEBRIS MASKING MATERIALS, PAINT CHIPS, ETC. ON LAST DAY OF WORK.</p> <p>PAYMENT TERMS: 30% DEPOSIT DUE TWO TO FOUR WEEKS PRIOR TO START DATE. FINAL BALANCE DUE UPON COMPLETION AND CUSTOMER SATISFACTION.</p> <p>THANK YOU!</p>		

NOTE: Estimate price is subject to change after 90 days due to cost increases. Thank you for your business!	<b>Total</b>	\$10,895.00
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E-mail	Phone #	Web Site
Rachel@97painting.com Estimates@97painting.com	541-604-5367	www.97painting.com



**BEND COMMERCIAL GLASS**  
 1004 SW Emkay Drive  
 Bend, OR 97702  
 541-585-4527

# SERVICE TICKET

DATE
10/2/2024

JOB NO
54233

**BILL TO:**  
 Greenwood Tavern LLC  
 PO Box 845  
 Bend, OR 97709

**CLIENT CONTACT:**  
 Alex Frost

<b>PHONE / EMAIL:</b> 503.901.5109	<b>CUST P.O.</b>
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**ESTIMATE:**

**SERVICE LOCATION:**  
 M & J Tavern  
 102 NE Greenwood Ave  
 Bend, OR 97701

Rep	<input type="checkbox"/> GO & FIX	<input type="checkbox"/> QUOTE	<input type="checkbox"/> INTERIOR
SGJ	<input type="checkbox"/> EMERGENCY	<input type="checkbox"/> CALL FIRST	<input type="checkbox"/> EXTERIOR

**WORK TO BE DONE:**  
 Assessment: New Store front glass and new door on laundromat side  
 Arrival anytime after 10:30  
 Second Contact: Nick Thede 503.310.0813  
 \*\*This line item is total of \$195.00 and is due approved or not\*\*

Payments made with credit cards are subject to 3.5% processing fee

**CUSTOMER APPROVAL**

NAME : \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE	INITIALS	ON-SITE	TRAVEL	TOTAL	
_____	_____	_____	_____	_____	<input type="checkbox"/> OPEN
_____	_____	_____	_____	_____	<input type="checkbox"/> NO ACTION
_____	_____	_____	_____	_____	<input type="checkbox"/> NO SHOW
_____	_____	_____	_____	_____	<input type="checkbox"/> IN PROCESS
_____	_____	_____	_____	_____	<input type="checkbox"/> COMPLETE
_____	_____	_____	_____	_____	<input type="checkbox"/> ADDED SCOPE ITEMS



**BEND COMMERCIAL GLASS**  
 1004 SW Emkay Drive  
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 541-585-4527

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JOB NO
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**BILL TO:**  
 Greenwood Tavern LLC  
 PO Box 845  
 Bend, OR 97709

**CLIENT CONTACT:**  
 Alex Frost

<b>PHONE / EMAIL:</b> 503.901.5109	<b>CUST P.O.</b>
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**ESTIMATE:** *\$16,157.00*

**SERVICE LOCATION:**  
 M & J Tavern  
 102 NE Greenwood Ave  
 Bend, OR 97701

Rep	<input type="checkbox"/> GO & FIX	<input type="checkbox"/> QUOTE	<input type="checkbox"/> INTERIOR
SGJ	<input type="checkbox"/> EMERGENCY	<input type="checkbox"/> CALL FIRST	<input type="checkbox"/> EXTERIOR

**WORK TO BE DONE:**

Scope of work supplied and installed:  
 LAUNDROMAT SPACE - Remove and dispose of existing dual acting single door  
 - Install new dual acting door with standard push bars on both sides. Glass to be in 1" thickness with LOWE coating  
 - Remove and dispose of existing bay window with the AC unit in place. Install new bay of windows as discussed on site to allow the AC unit to have air space to be set by others prior to install.  
 TAVERN SPACE - Remove and dispose of existing storefront window system.  
 - Install new bay of windows with all new framing and 1" glass with LOWE coating.

\*\*All framing to be in dark bronze finish\*\*  
 \*\*BCG Requires a 50% deposit to proceed with ordering\*\*  
 \*\*Awnings must be removed before install\*\*

Payments made with credit cards are subject to 3.5% processing fee

**CUSTOMER APPROVAL**

NAME : \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE	INITIALS	ON-SITE	TRAVEL	TOTAL	
_____	_____	_____	_____	_____	<input type="checkbox"/> OPEN
_____	_____	_____	_____	_____	<input type="checkbox"/> NO ACTION
_____	_____	_____	_____	_____	<input type="checkbox"/> NO SHOW
_____	_____	_____	_____	_____	<input type="checkbox"/> IN PROCESS
_____	_____	_____	_____	_____	<input type="checkbox"/> COMPLETE
_____	_____	_____	_____	_____	<input type="checkbox"/> ADDED SCOPE ITEMS



# Proposal

mike@carlsonsign.com

1605 NE Forbes Road, Bend, Oregon 97701 (541) 382-2182 Fax (541) 382-2196 CCB# 64549

Proposal Submitted to
<b>M &amp; J TAVERN</b> <b>102 NW GREENWOOD</b> <b>BEND, OR</b> <b>97701</b>

Contact Information
<b>ALEX FROST</b> <b>(503) 901-5109</b> <b>ASFROST@GMAIL.COM</b>

Date
<b>1/6/2026</b>

Order Type
<b>AWNING RECOVER</b>

Job Description: **MANUFACTURE AND INSTALL AWNING COVERS, VINYL LETTERING ON VALANCES.**

STAFF TIME FOR ACQUIRING ROW PERMITS (IF NECESSARY)	\$375.00
MANUFACTURE AND INSTALL (4) NEW AWNING COVERINGS WITH SUNBRELLA FABRIC TO EXISTING AWNING FRAMES. APPLY NEW VALANCES WITH WHITE HP VINYL LETTERING.	\$7,700.00
INITIAL FRAME REMOVAL FROM BUILDING, TRANSPORT, CLEAN-UP, REINSTALL OF FINISHED AWNINGS.	\$5,679.00
ANY STRUCTURAL REPAIRS, SIGN PERMITS, ENGINEERING, OR RIGHT OF WAY PERMIT, WILL BE BILLED IN ADDITION, AT COST.	T+M

*This proposal includes preparation of computer generated colored artwork to full satisfaction of customer for approval prior to production. All of the above is a complete and total job including design, labor, materials, production, and installation. Landlord approvals and primary electrical circuits, if any, to each sign & awning location, are by customer.*

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Thirteen Thousand Seven Hundred Fifty-four And No Cents \_\_\_\_\_ Dollars (\$ 13,754.00 )

Payment to be made as follows: **\$6,877 down, net upon completion**

**ATTORNEY'S FEES:** In the event suit or action be instituted to enforce any of the terms or provisions of this agreement, the losing party shall pay to the prevailing party, in addition to the costs and disbursements allowed by statute such sum as the court may adjudge reasonable as attorney's fees in such suit or action, in both trial court and appellate courts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our Workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature \_\_\_\_\_ **MIKE LORENZINI**

Proposal May be Withdrawn if not Accepted Within \_\_\_\_\_ **30 DAYS**

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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



TAVERN

DOWNTOWN  
SIP N SUDS  
LAUNDROMAT

M & V  
TAVERN



DROMAT  
CLARK WASHERS

TEQUILA BAR  
TEQUILA BAR  
TEQUILA BAR

102

TAVERN  
102

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