



February 23, 2022

Mr. David A. Sorrell, P.E.
Director of Utilities
City of Columbia
PO Box 6015
Columbia, MO 65205

Mr. Sorrell,

As you know, Logboat Brewing Company is undergoing an expansion at their flagship location located at 504 Fay Street in northeast downtown Columbia. As part of this expansion project it is necessary for Logboat to expand and improve the parking situation on Fay Street which will have a significant public benefit. Logboat and White Oak Investment Properties (partner of Logboat) have committed to a significant financial investment of nearly \$350,000 into the betterment of this area which will inherently benefit the City of Columbia through improved parking, the widening of Fay Street for on-street parking (for which White Oak is giving the land to the city), improved lighting, new sidewalks, and a new crosswalk. These physical improvements will generate increased sales tax revenue, property tax revenue, real estate tax revenue, utilities revenue, and the creation of more high quality jobs to the area. Not only do these improvements benefit the residents of Columbia, but also the numerous visitors to our area.

Logboat has engaged the City of Columbia in a mutually beneficial long-term land lease for a piece of land currently leased by the Colt Railroad. The legal description of the proposed leased area is attached as prepared by Crockett Engineering (see attachment).

Logboat proposes the following terms for the lease: \$1.00 per year for 50 years

The budget estimate and specific improvements made to the area have been outlined by Coil Construction, who will be leading this development (see attachment from Coil).

Logboat is committed to the long-term viability, safety, security, and betterment of Columbia and has demonstrated great community stewardship over the past eight years since we opened our doors. Logboat also appreciates the great sense of collaboration between local businesses in the Fay Street and Hinkson Avenue area. The improvements we are committed to making will ultimately make this part of Columbia a much safer, more accessible, and enjoyable part of town.

We appreciate your consideration and are happy to answer any questions or concerns you may have.

Sincerely,

Tyson Hunt, Captain
Logboat Brewing Company
504 Fay St.
Columbia, MO 65201

Logboat Brewing Co.

Logboat Brewing Co.
504 Fay Street
Columbia, Mo 65201



209 East Broadway, Columbia, MO 65203
573.874.1444 coilconstruction.com

February 2, 2021

Logboat Brewing Co.
504 Fay Street
Columbia, MO 65201

Re: Logboat Brewing Expansion Budget Estimate - Fay Street Parking Improvements

To whom it may concern:

The following is a prepared budget estimate on behalf of Logboat Brewing/White Oak Investment Properties, LLC. based on schematic designs from Crockett Engineering, site investigations, and owner meetings. The plan as budgeted is to develop the property at 509 Fay Street replacing a gravel surface with a new, 52 stall parking lot, sidewalks, storm sewer, lighting, and landscaping.

The proposed improvements are designed to add viable parking, address ADA accessibility, provide storm water management, and improve sightlines for an area that is currently lacking in these aspects. The development of this property will abate and demolish an unoccupied structure, improve dust control, add greenspace, and increase safety.

The physical and financial benefits of this investment by Logboat/White Oak will be enjoyed by the community and encourage continued investment in this area

Budget Estimate for Fay Street Parking Improvements

Logboat Parking Area (26 Parking Stalls) _____ \$175,350

- Erosion Controls, Construction Entry, Temp Fence
- Import Base Rock & Grading
- Curb & Gutter, Standard Duty Asphalt Paving
- Signage & Accessories
- Storm Sewer Boxes & Piping
- Inlet Filters
- 4 Pole Lights
- Top Soil & Landscaping

Fay Street Sidewalk & On-Street Parking (4 Parking Stalls) _____ \$78,300

- Sawcut, Demo, & Haul off existing paving
- Import Base Rock & Grading
- Curb Walk/Sidewalk, ADA Ramps & Crosswalk
- Asphalt Paving along Fay
- Storm Sewer Boxes & Piping



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Colt Right of Way (22 Parking Stalls) _____ \$88,185

- Demo & haul off structure
- Import Base Rock & Grading
- Curb & Gutter
- Asphalt Paving
- Storm Sewer
- Top Soil & Landscaping

We appreciate your consideration of these budget items and please feel free to contact us should you have any questions or concerns.

Respectfully,

Donald Prose, PE

Project Manager
Coil Construction