



ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	01/05/2026

ITEM:	Façade Improvement Grant Report for The Golden Nuts located at 4801 Central Ave NE.		
DEPARTMENT:	Community Development	BY/DATE:	CD Coordinator, 12/18/2025
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Community that Grows with Purpose and Equity		<input type="checkbox"/> Engaged, Effective and Forward-Thinking	
<input type="checkbox"/> High Quality Public Spaces		<input checked="" type="checkbox"/> Resilient and Prosperous Economy	
<input type="checkbox"/> Safe, Accessible and Built for Everyone		<input type="checkbox"/> Inclusive and Connected Community	

BACKGROUND:

This report pertains to the 2026 Façade Improvement Grant application for 4801 Central Ave NE. This building is occupied by The Golden Nuts, an international sweet store and coffee shop. The tenant is applying for grant funds to replace the glass storefront windows and door on the Central Avenue façade of the structure. A photo of the existing conditions has been included in the packet.

The applicant was able to receive two bids for the work, amounting to \$13,650.63 (GlassSource LLC) and \$14,868.38 (City Wide Glass). This sets them up for a grant amount of \$5,000. Renderings have not been included in the packet because the windows and door will be replaced in-kind, the only change being upgraded glass. Community Development staff recommend funding this project in full as the new windows and door will be more energy efficient and also reduce costs for the tenants.

This is the first Façade Improvement Grant application in 2026. The initial annual budget for the program was \$80,000. The approval of this application would leave \$75,000 remaining in the annual program budget.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2026-03, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-03, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with The Golden Nuts.

ATTACHMENT(S)

1. Resolution 2026-03
2. Sample Façade Improvement Grant Agreement
3. The Golden Nuts Façade Improvement Grant Application