

Eric Baker
July 21st

18155 Dixie Highway Business Proposal

I would like to bid one thousand dollars on the property on 18155 Dixie Highway. My intent for the property is to make it into a soft play for kids 7 and under to be able to come enjoy themselves something that is not currently in Homewood which would bring great business to the city.

A handwritten signature in black ink that reads "Eric Baker". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Soft Play Business Proposal – Summary

Overview

- Session Duration: 2.5 hours
- Pricing: \$20 per child
- Estimated Annual Revenue: \$150,000

Facility Improvements

We plan to make the interior space welcoming, clean, and safe for children and families. Proposed improvements include:

- Replacing carpet and installing padded mats for soft play areas
- Repainting interior walls and potentially the exterior façade
- Power-washing the exterior brick to refresh the building's appearance
- Optional exterior paint, pending zoning approval

Estimated Renovation Cost: \$2,000

Community Art Wall

On the side of the building featuring the current mural, if approved by the Village, we plan to:

- Divide the wall into three sections
- Partner with local artists to showcase new artwork
- Rotate murals every six months, bringing in three new artists regularly
- Celebrate local talent while enhancing the area's visual appeal

Licenses & Permits Required

We anticipate needing the following to operate legally and safely:

- Village of Homewood Business License
- Occupancy and Zoning Approval
- Building Permits (for renovations)
- Fire Safety Inspection
- Health Permit (for pre-packaged snacks or light food service)
- Sign Permit (for exterior signage)

Business Operations

- Hours of Operation: 10:00 AM – 8:00 PM
- Expected Capacity: To be determined upon completion of zoning and occupancy review
- Additional Revenue Streams:
 - Sale of packaged snacks and drinks
 - A small café or concession area for parents and guests

Community Involvement & Local Business Support

We are committed to supporting the Homewood business community. We plan to:

- Establish a partnership with a local pizzeria, potentially Marco's Pizza

- Use this partnership for catering birthday parties and events
- Help increase foot traffic and visibility for smaller local eateries, especially those facing competition from larger chains

What Makes This Proposal Unique?

Homewood currently lacks a dedicated indoor recreation space for younger children. Our soft play business would:

- Fill a significant gap in family-friendly entertainment
- Draw more families into the area, benefitting nearby shops and restaurants
- Serve as a unique cultural landmark through our rotating local art mural program

Timeline & Opening Plans

We estimate that all necessary improvements can be completed within two months, depending on the scope of the renovation and permit approvals. Our goal is to open shortly thereafter, with a focus on ensuring quality and safety in every part of the buildout.

Funding Request

In addition to private investment, we are open to exploring any additional funding opportunities or incentives made available by the Village of Homewood to support small businesses, revitalization efforts, or community development.