



Tenant  
Improvement  
Grant

# Sandy Underground

Urban Renewal Board  
February 20, 2024

# Subject Building



# Background

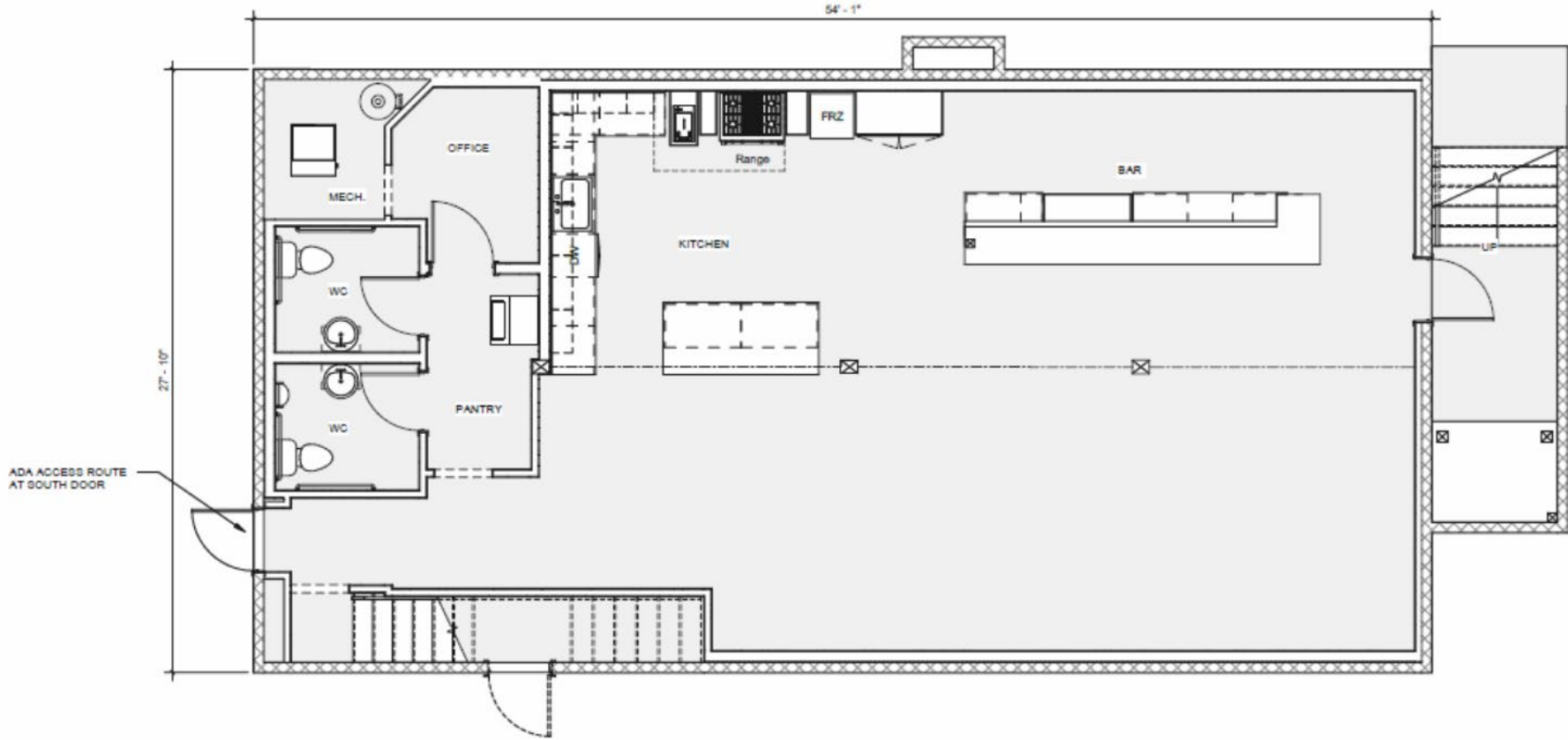
- The subject building used to be the Sandy VFW.
- The property was purchased by a private property owner and the exterior of the building was remodeled. The Urban Renewal Board provided a grant totaling \$27,850.
- The property currently does not have a tenant.

# Proposed Tenant Improvements

- Demolition of the existing residential cabinetry, the existing porous wood surfaces at the bar, and the existing laminate flooring.
- Refinish the concrete flooring once the laminate flooring is removed.
- Refinish the walls in the kitchen area with a non-porous surface and installing stainless steel behind the cooking equipment.
- Installation of a wall to enclose the kitchen.
- Installation of a commercial hand sink, dishwasher, dish sink, and prep sink in the kitchen.

# Proposed Tenant Improvements

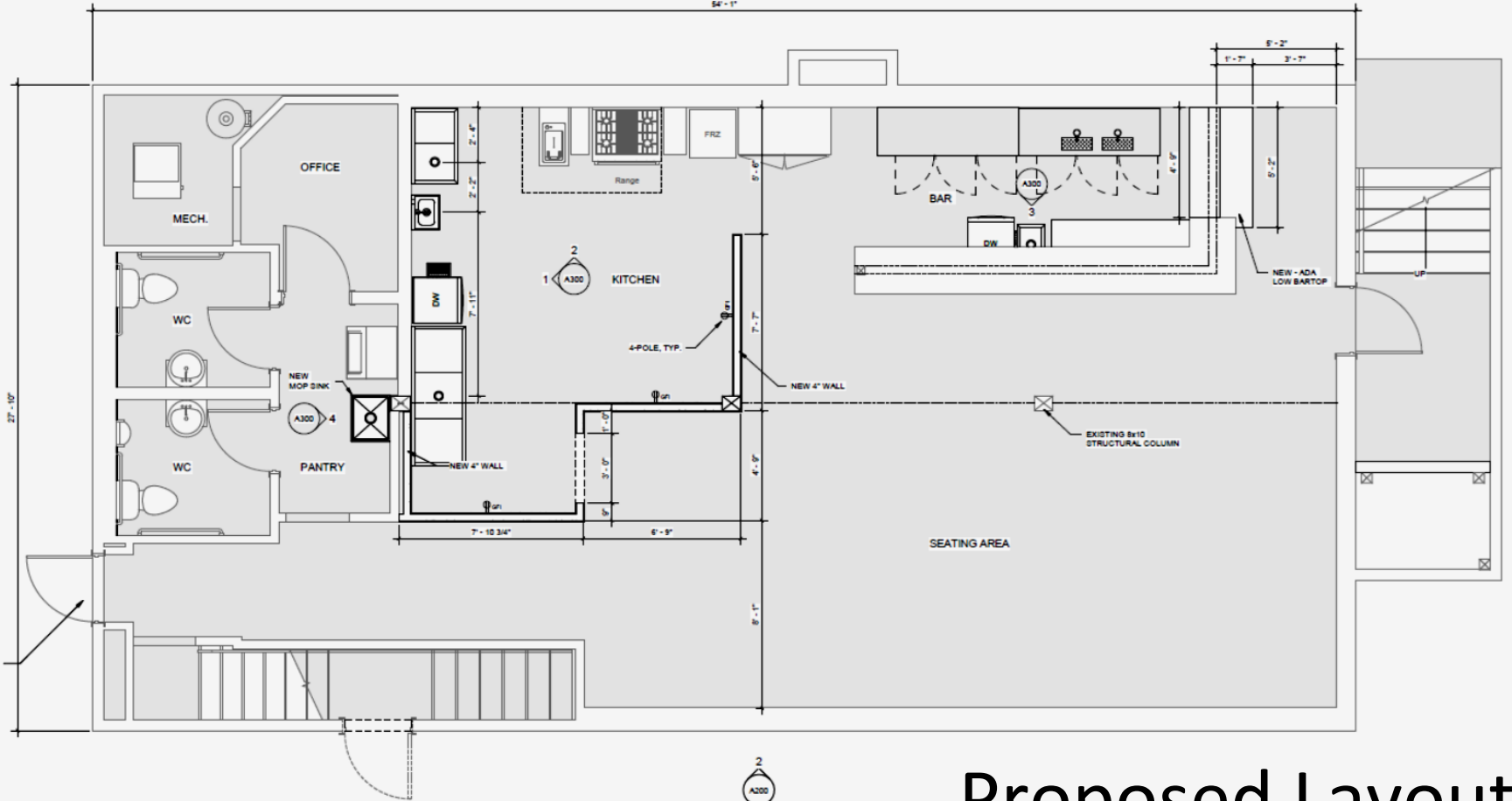
- Installation of a mop sink in the pantry.
- Installation of a hand sink, dish sink, dish sink, prep sink, and ice well in the bar.
- Installation of two floor drains.
- Installation of a grease trap interceptor and plumbing to the sinks and floor drains.
- Installation of a new and functional back-bar.
- Installation of a new bar surface, including an ADA accessible area at the bar.
- Repaint the interior, including all walls and the ceiling.



① EXISTING - FIRST FLOOR - BAR  
1/4" = 1'-0"

# Existing Layout

54'-1"



# Proposed Layout

① NEW - FIRST FLOOR - BAR  
3/8" = 1'-0"



# Request

**\$30,000** (44.8 percent of the total project cost of \$66,977)

The biennium budget for 2023-2025 allocated \$400,000 to grant programs.

To date, the Sandy Urban Renewal Board has allocated **\$76,190.16** this biennium.



# Recommendation

Staff recommends approval of this tenant improvement grant for Sandy Underground as it creates another dining option for Sandy residents and visitors.