

Concept & Feasibility Grant Application: Energize Sandy

This application is for the **Energize Sandy Concept & Feasibility Grant**, which provides up to **\$25,000 in matching funding** for early-stage planning and feasibility work that prepares a project for construction, expansion, or private financing.

Before you begin, please note:

- Your project must be located within the [Sandy Urban Renewal Area](#).
- Grant funds may be used for planning, design, feasibility studies, engineering, permits, and cost estimating.
- Funds cannot be used for ongoing operating expenses.
- You must provide at least a 50% match from non-grant sources.
- You will be asked to upload all required financial documents in a single, multiple-file upload section.

What you will need to complete this form:

- Basic business or organization information
- A clear description of your project and its community benefit
- A project budget and funding sources Recent financial documents (listed in the form)

Please answer all questions completely. Incomplete applications may not be reviewed.

Legal Business / Organization Name *

WRG THREE CREEKS SANDY LLC

DBA (if applicable)

Three Creeks Brewing Co

Primary Contact Name & Title *

Jake Whitney

Business Address *

38015 US-26 Sandy, Or 97055

Phone *

503.998.6685

Email *

jacob6188@hotmail.com

Website (optional)

Entity Type *

- Sole Proprietor
- LLC
- Corporation
- Partnership
- Nonprofit
- Other:

Year Established *

2026

NAICS / Industry *

722511

Number of Employees (including owners) *

3

Project Address / Location *

38015 US-26 Sandy, Or 97055

Project Type *

- Building renovation
- Tenant improvement
- Equipment planning
- Site/design feasibility
- Business expansion
- Tourism/hospitality
- Manufacturing/maker
- Other: Hospitality/Tourism, Business Expansion, and Renovations

Project description (what the project is, what you will do, and why it is needed) *

Our project is the expansion of Three Creeks Brewing Company into a new, family-friendly location in Sandy, Oregon. This effort will involve revitalizing an existing, iconic building by improving both its exterior and interior to create a welcoming, community-centered gathering space. As an established and award-winning brewery, Three Creeks has built a strong reputation for high-quality craft beer, great food, and a warm, inviting atmosphere. This new location will carry that same standard, offering a space where families, locals, and visitors can gather, connect, and enjoy a memorable experience.

This project is needed to support Sandy's growing population and its unique position as a gateway to Mount Hood. There is a clear demand for inclusive, family-friendly spaces where people can come together after a day on the mountain, a long workweek, or a local game. The new location will include thoughtfully designed private spaces that are ideal for community gatherings, celebrations, and team events—something especially valuable for local sports groups and organizations. As someone who lives in the area and coaches local sports teams, I can say there is genuine excitement for a place like this (and yes, I may be slightly biased—but for good reason).

By restoring a well-known local structure and transforming it into a vibrant destination, we aim to contribute to Sandy's economic development while enhancing its sense of place and community identity. The project will also help capture and extend tourism traffic, encouraging travelers heading to and from Mount Hood to stop, stay longer, and engage with local businesses—possibly even long enough for “just one quick stop” to turn into dinner.

In addition to its community and economic benefits, the project will create approximately 30–40 new jobs, providing meaningful employment opportunities for Sandy residents. By investing in both the physical space and the local workforce, this expansion supports long-term economic vitality and reinforces Sandy as a welcoming hub for families, outdoor enthusiasts, and small business growth.

What is the current status of your project? (select one) *

- Pre-planning / Concept stage
- Pre-application meeting completed
- Land use application submitted
- Land use approval received
- Building permit application in process
- Building permits issued
- Construction underway
- Nearly complete (>75%)
- Other:

Energize Sandy priorities supported (Select all that apply) *

- Job creation
- Business expansion
- Downtown vitality
- Tourism
- Fabrication/manufacturing
- Food & beverage
- Technology/SandyNet
- Property activation
- Other:

Briefly explain how your project supports these priorities. *

We basically take spots that aren't living up to their potential and turn them into places people actually enjoy hanging out in. Good food, great hand crafted beer, friendly service, and a vibe that feels local—not corporate. When you do that right, the place gets busy, and that naturally creates jobs—more shifts, more hours, and real opportunities for people in the community.

We also like bringing a little life back into older buildings and local businesses that just need the right attention. Clean it up, run it well, make it consistent—and suddenly it's a go-to again. Then word spreads, people come in from nearby towns (and even out of town), and it turns into a bit of a destination. Nothing fancy—we're just trying to build places where locals want to spend time, employees feel good working, and visitors are glad they stopped in.

Upload a complete, itemized project budget through project completion, including contingency and all funding sources. *

Three Creeks Sa...

Three Creeks Sa...

↑ Add file

Total Project Cost *

\$650,000-\$850,000

Grant Amount Requested *

\$25,000

Matching Funds Amount *

\$25,000

Uses of Funds (Select all that apply) *

- Architectural design
- Engineering
- Feasibility study
- Permits
- Market analysis
- Cost estimating
- Other

Itemized budget description *

The project budget has been itemized into key categories including building improvements, kitchen equipment, bar and refrigeration systems, furniture, décor, and operating setup costs. A detailed line-item budget with estimated ranges for each category is available and can be provided upon request.


Sources of Funds (Select all that apply)

- Owner cash
- Bank loan
- Investor
- Grant
- Other

List funding sources and amounts *

Chase Bank \$785,000

Required Financial and Legal Documents (please upload the following: most recent balance sheet, most recent income statement (P&L), year-to-date financials, proof of matching funds, Sandy business license *

 JP Morgan:Chas...

 BalanceSheet - J...

 ProfitandLoss-3 -...

 Add file

Current cash on hand *

\$1,350,000

Total existing business debt *

\$0

Monthly debt payments *

\$0

Have you filed bankruptcy or have outstanding tax liens?

Yes

No

How will this project generate revenue or savings? *

This project will generate revenue by revitalizing an underperforming location into a high-traffic restaurant and pub with strong food and great hand crafted beer, driving consistent daily sales and higher customer spend. By leveraging proven systems and existing operational experience, the business is designed to produce strong margins and reliable cash flow, while also benefiting from cost efficiencies through shared purchasing, staffing structures, and established vendor relationships.

When do you expect to begin construction or implementation? *

14 Days

Will you seek additional financing after this phase? *

Yes

No

Explanation (If you answered 'Yes' above)

Current number of jobs you provide *

I owe 6 other locations so about 130 in total. But plan to create approx 35 jobs here

How many jobs do you estimate creating in the next 24 months? *

Approx 35

What is the average hourly wage range for these jobs? *

\$19.00-\$21.00

What is the estimated increase in property value (if known)?

\$400,00-\$700,000

Please provide a community benefit narrative that the Urban Renewal Agency can share

This project brings a direct, practical benefit to the community by taking an underutilized property and turning it into a place people actually want to spend time. By investing in a high-quality restaurant and pub with good food and great hand crafted beer, the space becomes a local gathering spot that supports connection, creates consistent foot traffic, and adds energy to the area. It also creates steady jobs with real hours and growth opportunities, giving people in the community a place to work and build experience. Beyond that, the project helps strengthen the local economy by attracting visitors from nearby areas and encouraging them to stay, dine, and spend locally. We focus on running clean, well-managed, and welcoming businesses that reflect the character of the community—not something generic. The goal is simple: take a space that's not reaching its potential, bring it back to life, and create something the community is proud of while supporting long-term economic activity.

Target Date for Grant award *

MM DD YYYY

04 / 01 / 2026

Target Date for Design/feasibility completion *

MM DD YYYY

04 / 15 / 2026

Target Date for Permit issuance *

MM DD YYYY

05 / 01 / 2026

Target Date for Construction/implementation *

MM DD YYYY

07 / 01 / 2026

Target Date for Project completion *

MM DD YYYY

08 / 01 / 2026

Certifications *

- I certify that all information provided in this application is accurate and true to the best of my knowledge.
- I authorize the City of Sandy to verify any information provided in this application.
- I understand and agree that grant funds must be used solely for eligible project purposes as defined in the grant guidelines.
- I agree to comply with all reporting requirements as outlined in the grant agreement.

Electronic Signature (Type your full name) *

Jake Whitney

Name & Title *

Jake Whitney Owner

Date *

MM DD YYYY

03 / 25 / 2026

This form was created inside of Healthy Sustainable Communities.

Google Forms