

General Information:
Office: 303-655-2150
Aherrera@brightonco.gov



Authority Members

Chair
Wayne Scott

Vice-Chair
Starr Zweifel

Treasurer
Joan Cox

Commissioners
Candace Werth
Richard Gonzales
Daniel Doherty
Edward Auttersson
Bonnie Charlesworth

City Council
Jim Snyder

Executive Director
Aaron Herrera

City Hall 500 South 4th Avenue
Brighton, CO 80601
BURA Regular Meeting
February 18, 2026 | 4:30 p.m.

AGENDA

Notice of Non-Discrimination

It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, gender, gender identity, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or interpretation, please contact the City's Coordinator at ADACoordinator@brightonco.gov or 303-655-2096. The City will make reasonable accommodations in accordance with Colorado law and the Americans with Disabilities Act (ADA) or will arrange for an interpreter in accordance with Title VI of the Civil Rights Act. Any request for an interpreter must be made by 9:00 a.m. on the Thursday prior to the urban renewal authority meeting.

Si desea traducción o acomodaciones de acuerdo con la Ley de Derechos de Discapacitados ("ADA" en inglés) o Titulo VI, de la ley Dercechos Civiles, por favor comuníquese por correo electrónico a ADACoordinator@brightonco.gov o 303-655-2096. Cualquier petición para un intérprete debe ser pedido antes de las 9 a.m. el jueves anterior de la sesión del urban renewal authority.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF THE URA REGULAR MEETING AGENDA:**
Recommended motion "...to approve February 18th, 2026, Regular Meeting Agenda."
5. **APPROVAL OF January 21st, 2026, BURA REGULAR MEETING MINUTES:**
Recommended motion "...to approve the January 21st, 2026, BURA Regular Meeting Minutes."
6. **PUBLIC COMMENT: Public Comment is reserved for comments on any issues or items pertaining to BURA business except those for which a formal public hearing is scheduled.**
7. **ACTION ITEMS:**
 - A.) Resolution No. 0218-26A Approving the Second Amendment to a Maintenance Agreement with MCC Enterprises, Inc., and the City of Brighton- Aaron Herrera
 - B.) Resolution No. 0218-26B Awarding Façade Grants Pursuant to the Façade Improvement Program Within the Downtown Urban Renewal Area – Yvette Martinez
8. **DISCUSSION ITEMS:**

- A.) Downtown Update- Gary Montoya
- B.) DDA Transition- Gary Montoya & Aaron Herrera
- C.) Grant Clawback Provisions- Aaron Herrera & Yvette Martinez
- D.) Downtown Parking and Pedestrian Improvements- Aaron Herrera
- E.) Brighton Hearts the Arts Grant-Aaron Herrera
- F.) Zero Empty Spaces- Aaron Herrera

8. EXECUTIVE DIRECTOR REPORT:

9. COMMUNICATIONS FROM THE CHAIR AND/OR COMMISSIONERS:

10. NEXT BURA MEETING:

**March 18th, 2026-BURA Regular Meeting
500 S. 4th Avenue
Brighton, CO 80601 | 4:30 p.m.**

11. ADJOURNMENT:



BRIGHTON URBAN RENEWAL AUTHORITY
500 S 4th Avenue, Brighton CO 80601

Minutes from January 21, 2026 BURA Regular Meeting

1. **CALL TO ORDER:**

Commissioner Scott called the meeting to order at 4:30 p.m.

2. **PLEDGE OF ALLEGIANCE:** The Commissioners and guests recited the Pledge.

3. **ROLL CALL:**

Commissioners Present: Wayne Scott, Starr Zweifel, Joan Cox, Daniel Doherty, Edward Autterson, Bonnie Charlesworth and Jim Snyder.

Commissioners Absent: Candace Werth and Richard Gonzales.

Staff Present: Aaron Herrera, Gary Montoya, Yvette Martinez.

Also present, BURA Legal Counsel, Hilary Graham.

Media Present: None

4. **APPROVAL OF THE JANUARY 21, 2026 BURA MEETING AGENDA:**

Commissioner Cox moved to approve the January 21, 2026, regular meeting agenda; second by Commissioner Snyder.

Voice vote: Motion carried unanimously.

5. **APPROVAL OF THE DECEMBER 17, 2025 BURA REGULAR MEETING MINUTES:**

Commissioner Snyder moved to approve the December 17, 2025 regular meeting minutes; second by Commissioner Doherty.

Voice vote: Motion carried unanimously.

6. **PUBLIC COMMENT:** None.

7. **ACTION ITEMS:**

A.) Selection of Officers – Aaron Herrera. Mr. Herrera proposed the slate of officers for 2026 as follows: Chair, Wayne Scott; Vice Chair, Starr Zweifel; Treasurer, Joan Cox.

Commissioner Snyder moved to approve the slate of 2026 officers as proposed; seconded by Commissioner Autterson.

Voice vote: Motion carried unanimously.

B.) Resolution No. 0121-26A Establishing a Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law – Hilary Graham. Ms. Graham

presented the annual housekeeping resolution designating the public location for posting meeting notices in compliance with Open Meetings Law requirements. No changes were proposed from prior years. Commissioner Zweiffel moved to approve the resolution as presented; seconded by Commissioner Cox.

Voice Vote: Motion carried unanimously.

- C.) Resolution No. 0121-26B – 2026 Façade Grant Guidelines Update – Aaron Herrera. Mr. Herrera presented the updated Façade Grant Guidelines reflecting prior board discussions. Key changes include: Executive Director authority to approve façade grants up to \$10,000; Clarified deadlines for agreement execution and project completion (180 days, with board-approved extensions); Removal of surveillance cameras as a consideration.

Board discussion addressed program timing relative to BURA's sunset in 2027. Staff clarified that funds may be budgeted and expended across budget years, allowing continued operation of the program. Commissioner Snyder moved to approve the resolution as presented; seconded by Commissioner Autterson.

Voice vote: Motion carried unanimously.

- D.) Resolution 0121-26C – Approving a Professional Services Agreement with Economic & Planning Systems, Inc. – Aaron Herrera. Mr. Herrera presented a professional services agreement with Economic & Planning Systems to prepare an economic profile and marketing piece for the Adams Crossing Urban Renewal Area. The work will support retail recruitment efforts, particularly in anticipation of the future E-470 interchange.

The agreement cost is slightly above \$15,000. Staff noted prior positive experience with the consultant. Commissioner Snyder moved to approve the resolution as presented; seconded by Commissioner Doherty.

Voice vote: Motion carried unanimously.

8. DISCUSSION ITEMS:

- A.) Downtown Update – Gary Montoya. Mr. Montoya continues to partner with the downtown partnership committee in planning for major downtown events, including the annual 1950s-themed event and Harvest Fest. He mentioned there are several new and forthcoming downtown businesses, including a sushi restaurant, karaoke bar, dessert shop, and Mexican meat market. Mr. Montoya also shared the City Special Events team is bringing three community activities events to Bromley Farm in 2026. In addition, the Special Events team is purchasing a digital event screen and will increase its outdoor movie programming for residents.

- B.) 2025 Live at the Armory Recap – Gary Montoya. Mr. Montoya began by sharing he has nine concerts booked to date for 2026. His report on 2025 recap provided highlights, including: Approximately 2,333 tickets sold (a significant increase from 2024); Brighton residents now account for approximately 38% of ticket sales; 75% of those Brighton residents come from the 80601 zip code. Trends in the past few years indicate visitors and guests prefer tribute shows.

- C.) DDA Update – Gary Montoya and Aaron Herrera. They reported on recent meetings with Adams County, the school district, and the fire district regarding the proposed Downtown Development Authority. Adams County expressed full support. School district and fire district discussions were constructive, with acknowledgement of funding sensitivities. Staff outlined a

proposed funding strategy that would initially rely on sales tax TIF, with property tax TIF beginning after BURA sunsets. Staff is preparing to present at upcoming City Council meetings in February and March. DDA Board formation will begin shortly after that.

D.) 85/7 Overpass Beautification Owner's Representative – Aaron Herrera. Mr. Herrera discussed plans to issue a Request for Proposals for an Owner's Representative to manage the approximately \$3 million overpass beautification project. The Owner's Representative would oversee construction coordination, change orders, and contractor management. He will provide an update at the February meeting.

9. EXECUTIVE DIRECTOR REPORT: Aaron Herrera. Mr. Herrera shared the following: He met with the Cannery owner to discuss progress; He has attended meetings for conditional use permits and liquor license approvals for downtown businesses; He continues outreach to property owners regarding façade improvements. Staff has launched the 2026 Façade Improvement Grant Program. Additional items, working toward downtown flower basket enhancements and coordination with Public Works on potential downtown parking and sidewalk improvements. Mr. Herrera distributed conflict of interest forms to each commissioner for review and signature.

10. COMMUNICATIONS FROM THE CHAIR AND/OR COMMISSIONERS:

Commissioners and staff briefly discussed potential in-kind city support during the DDA's initial years.

11. ADJOURNMENT:

Commissioner Scott adjourned the meeting at 5:17p.m.

NEXT BURA MEETING:

Regular BURA Meeting

Wednesday, February 18, 2026 at 4:30PM

City Hall, 500 S 4th Avenue Brighton, CO 80601

Council Chambers 1st Floor

BRIGHTON URBAN RENEWAL AUTHORITY

A RESOLUTION APPROVING THE SECOND AMENDMENT TO A MAINTENANCE AGREEMENT WITH MCC ENTERPRISES, INC., AND THE CITY OF BRIGHTON

RESOLUTION NO. 0218-26A

WHEREAS, in 2012 the Brighton Urban Renewal Authority ("BURA"), the City of Brighton (the "City") and MCC Enterprises, Inc. ("MCC"), entered into a maintenance agreement regarding irrigation and maintenance of a sign easement area;

WHEREAS, the agreement was amended in 2020 to extend the term of the agreement and to increase payment to MCC; and

WHEREAS, the City and MCC wish to amend the agreement again without altering any duties or obligations applicable to BURA.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Brighton Urban Renewal Authority as follows:

Section 1. The Second Amendment to Maintenance Agreement is approved in substantially the form attached hereto, and the Chair is authorized to execute the same on behalf of BURA.

ADOPTED this 18th day of February, 2026.

**BRIGHTON URBAN RENEWAL
AUTHORITY**

Chair

ATTEST:

Aaron Herrera, Executive Director

SECOND AMENDMENT TO MAINTENANCE AGREEMENT

THIS SECOND AMENDMENT TO MAINTENANCE AGREEMENT is made this _____ day of _____, 2026 (the “Effective Date”), by and between the BRIGHTON URBAN RENEWAL AUTHORITY, a corporate body organized pursuant to C.R.S. § 31-25-101, *et seq.* (“BURA”); the CITY OF BRIGHTON, a home-rule municipality of the County of Adams, State of Colorado (the “City”); and MCC ENTERPRISES INC., a Colorado corporation (“MCC”). These entities are referred to collectively herein as the “Parties.”

RECITALS

WHEREAS, the Parties entered into the Assignment of Easement and Maintenance Agreement (the “Maintenance Agreement”), dated September 28, 2012, for the purpose of assigning the rights and responsibilities of BURA under the Sign Easement agreement to the City and to provide for the maintenance of the Sign Easement Area; and

WHEREAS, the Maintenance Agreement was recorded in the records of the Adams County Clerk and Recorder on November 5, 2012, at reception # 2012000083847; and

WHEREAS, per the Maintenance Agreement, MCC agreed to continue to be responsible for the irrigation and maintenance of the Sign Easement Area; and

WHEREAS, the Parties entered into an Amendment to Maintenance Agreement on July 7, 2020, to extend the term of the Maintenance Agreement until December 31, 2030, and increase the amount payable to MCC to \$3,000 per year; and

WHEREAS, the Parties agree to amend certain portions of that Maintenance Agreement and Amendment and record such instrument with the Adams County Clerk and Recorder.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Capitalized terms used but not otherwise defined in this Second Amendment shall have the same meaning assigned to them in the Maintenance Agreement and the Amendment.
2. Section 3 of the Maintenance Agreement is deleted and replaced in its entirety with the following:

MCC agrees to continue to provide irrigation water for maintenance of the landscaping in the Sign Easement Area through its irrigation system and to weed and otherwise maintain the Sign Easement Area in good and proper order to the satisfaction of the City. MCC shall furnish all labor, materials, equipment, and delivery systems necessary to provide for the irrigation and landscaping maintenance. In return for the provision of water and the maintenance of the Sign Easement Area, the City shall pay to MCC

the sum of \$4,500/year, payable in two equal payments, \$2,250 on July 1 and \$2,250 on November 1.

3. All other provisions of the Maintenance Agreement and Amendment not modified or amended herein by this Second Amendment are hereby ratified in their entirety and remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the Effective Date.

City of Brighton, Colorado

Michael Martinez, City Manager

Attest:

Natalie Hoel, City Clerk

Approved As To Form:

James Gallagher, Assistant City Attorney

BRIGHTON URBAN RENEWAL AUTHORITY, a corporate body organized pursuant to C.R.S. § 31-25-101, *et seq.*

Wayne Scott, Chair

Attest:

Aaron Herrera, Secretary and Executive Director

MCC ENTERPRISES, INC., a Colorado Corporation

Mark C. Cordova, President

Attest:

BRIGHTON URBAN RENEWAL AUTHORITY

**A RESOLUTION AWARDING FAÇADE GRANTS PURSUANT TO THE
FAÇADE IMPROVEMENT PROGRAM WITHIN THE DOWNTOWN
URBAN RENEWAL AREA**

RESOLUTION NO. 0218-26B

WHEREAS, in April of 2023, pursuant to Resolution No. 0419-23, the Authority established the Façade Improvement Grant Program (the "Program"), to provide assistance to property owners and tenants in the Downtown Urban Renewal Area, according to established criteria, as part of BURA's reinvestment in the Downtown Urban Renewal Area;

WHEREAS, the Authority's adopted budget for 2025 includes \$200,000 in funding for the Program, and the Authority sees a continuing need to support property owners and tenants in the Downtown Urban Renewal Area;

WHEREAS, per the adopted criteria, "An owner or tenant of a building within the Downtown Urban Renewal Area may apply for grant funding...";

WHEREAS, by Resolution No. 0115-25B, the Authority adopted updated guidelines for grant awards under the Program; and

WHEREAS, by Resolution No. 0121-26B, the Authority adopted updated guidelines for grant awards under the Program; and

WHEREAS, after review of applications for participation in the Program, the Authority is prepared to make the following grant awards.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Brighton Urban Renewal Authority as follows:

Section 1. Grants are awarded in the following amounts:

- 1.) ReKless Barber Shop, LLC located at 715 E Bridge Street is awarded the following grant amount for 2026: \$11,025.00
- 2.) Main & Egbert, LLC located at 170 S Main Street is awarded the following grant amount for 2026: \$71,374.73

Section 2. The Executive Director is authorized to take such actions as are necessary and appropriate to administer the grants.

ADOPTED this 18th day of February 2026

BRIGHTON URBAN RENEWAL AUTHORITY

Chair

ATTEST:

Aaron Herrera, Executive Director



Façade Improvement Grant Applications

January 2026



Projects

- Eric Williamson, property owner
- Mr. Williamson proposes a new layer of asphalt for their patio
- A new fence for the property
- Grant request:
\$71,374.73





- ✓ Core Downtown Urban Renewal Plan area - Yes
- ✓ Complete Application- Yes
- ✓ In Good Standing with the City of Brighton- Yes
- ✓ Pre-Application Meeting held with BURA staff-
Yes



Projects

- Guadalupe Torres, Reckless Barbershop
- Ms. Torres is proposing a new layer of concrete for the parking area
- Grant request:
\$11,025





- ✓ Core Downtown Urban Renewal Plan area - Yes
- ✓ Complete Application- Yes
- ✓ In Good Standing with the City of Brighton- Yes
- ✓ Pre-Application Meeting held with BURA staff-
Yes



Projects

- Stephanie Cochrum, Pammy's Place
- Ms. Cochrum is proposing a new coat of paint to the exterior of the building.
- Grant request:
\$3,791.25

BURA 





- ✓ Core Downtown Urban Renewal Plan area - Yes
- ✓ Complete Application - Yes
- ✓ In Good Standing with the City of Brighton - Yes
- ✓ Pre-Application Meeting held with BURA staff - Yes







BURA Façade Improvement Grant Application

Thank you for your interest in applying for a BURA Façade Improvement Grant. Once submitted, we will review your responses and get back to you with next steps.

Name of person filling out application and affiliation

Guadalupe Torres



Applicant phone number

 17202335618

Legal name of business

Rekless Barbershop LLC

Doing business as (DBA)

Rekless Barbershop LLC

Business owner/owners name

Guadalupe Torres

Business owner's email address

mac53_jordan@yahoo.com

Business owner's phone number

 17202335618

Brighton business address

715 E Bridge st Brighton Co 80601

[https://brightonura.org/DocumentCenter/View/203/Downtown...
Aerial-1](https://brightonura.org/DocumentCenter/View/203/Downtown...Aerial-1)

[https://brightonura.org/DocumentCenter/View/203/Downtown
URA-Aerial-1](https://brightonura.org/DocumentCenter/View/203/Downtown
URA-Aerial-1)

Date business was established

6th September 2012

Date business licensed with the City of Brighton. If you need to license your business with the City of Brighton, please follow the link provided below:

6th September 2012

Brighton business license number

106673

Is the Business in good standing with the City of Brighton?
Including required licensing, current taxes, and any code violations.

Yes in good standing.

Please provide a detailed summary of your business

Rekless Barbershop, LLC a very friendly, and welcoming Barbershop that loves to serve the Brighton community and stands out as a premier destination for those seeking exceptional grooming services in Brighton, Colorado.

Is space owned or leased?

Owned

Is any portion of the space subleased?

None

Please state the project(s) for which you are requesting funding and why your application should be selected for the grant. The more details you provide, the more likely your grant is to be approved.

I am requesting funding for updated signage on the business, as well as new concrete. I believe, with the opportunity to receive one of these grants that could help the business have a good face lift on the exterior. Rekless Barbershop has been part of the community for many years and could use the grant to make some upgrade changes and make it look beautiful. Rekless Barbershop is located on one of the main streets in the city. Which is Bridge Street. Lots of traffic all day long both through vehicle and foot. I believe the grant will help to make it aesthetically pleasing. Thank you.

Total cost of project

33,000

Total grant amount requested

25,000

APC Services LLC

4876 County Rd 49
Hudson, CO 80642 US
(303) 257-4699
aruby@apchavez.com

INVOICE

BILL TO
Rekless Barbershop LLC

INVOICE 26-4391
DATE 01/22/2026

JOBSITE ADDRESS
715 E Bridge St.

DATE	DESCRIPTION	AMOUNT
	Tear out & replace driveway	14,700.00

Contact APC Services LLC to pay.
Thank you for your business!

BALANCE DUE

\$14,700.00

The applicant shall submit a fully-completed application, along with the following attachments:



Virtus Concrete Proposal - Rekless BarberShop LLC.pdf



Barbershop Signs.pdf



Barbershop signs proof.pdf



IMG_6292.jpeg



IMG_6228.jpeg

IMG_6227.jpeg

image.jpg



IMG_6303.jpeg



State paperwork.pdf

Submitted on Jan 21, 2026



BURA Façade Improvement Grant Application

Thank you for your interest in applying for a BURA Facade Improvement Grant. Once submitted, we will review your responses and get back to you with next steps.

Name of person filling out application and affiliation

Eric Williamson/Owner of building at 174 & 170 S Main S 
(Copper Rail & Floodstage)

Applicant phone number

 19704020583

Legal name of business

Main & Egbert LLC

Doing business as (DBA)

na

Business owner/owners name

Eric Williamson

Business owner's email address

eric@copperrail.com

Business owner's phone number

 19704020583

Brighton business address

170 South Main Street

[https://brightonura.org/DocumentCenter/View/203/Downtown...
Aerial-1](https://brightonura.org/DocumentCenter/View/203/Downtown...Aerial-1)

[https://brightonura.org/DocumentCenter/View/203/Downtown
URA-Aerial-1](https://brightonura.org/DocumentCenter/View/203/Downtown
URA-Aerial-1)

Date business was established

27th April 2016

Date business licensed with the City of Brighton. If you need to license your business with the City of Brighton, please follow the link provided below:

27th April 2016

Brighton business license number

na

Is the Business in good standing with the City of Brighton?
Including required licensing, current taxes, and any code violations.

Yes

Please provide a detailed summary of your business

Own the building that occupies 174 & 170 South Main street.
I am owner/operator of Copper Rail at 174 S Main, and
landlord of 170 which is occupied by Floodstage Ale Works.
Copper Rail is a full service restaurant and Floodstage is a
brew pub.

Is space owned or leased?

owned

Is any portion of the space subleased?

yes, 170 S Main is subleased to Floodstage

If leased, when does the current lease agreement expire?

na

Please state the project(s) for which you are requesting funding and why your application should be selected for the grant. The more details you provide, the more likely your grant is to be approved.

We had a water main bust under the patio at Floodstage back in October of last year. It did a lot of damage to the patio by forcing water under the asphalt and create many trip hazards. We would like to have the entire patio space repaved and a new fence put in on the entire exterior of the patio as some of it is temporary fencing. While we have the asphalt torn up, I will be paying a plumbing company to come in and put a new water main line underneath the existing patio as we found out the current one is attached to an extremely old fire suppression line that can only be turned off when you turn the water main off and this risks more leaks to pop up if we don't put in a new water line and put a shut off at the curb for the fire suppression line and water main line. We will be using part of the old fence, but will need to add additional fencing around the north side of the patio to fully and permanently enclose the patio.

Total cost of project

ballpark is around \$100,000.

Total grant amount requested

ballpark around \$100,000

Submitted on Jan 21, 2026

Phone Direct: 720-276-5194
 Email: rfisher.gatorfence@comcast.net
 Sales Rep: Ryan D. Fisher



Address: P.O. Box 938 Eastlake CO, 80614.
 WEB: www.Gatorenterprises.net



Customer Contact Info:	
Name:	Floodstage Ale Works
Address:	170 S Main St
City:	Brighton
Phone:	970.402.0583
Email:	
Today's Date:	2-6-2026

Fence Material:				
Cedar:	Vinyl:	ChainLink:	Rod-Iron:	Other:
			XXXXXXX	

Fence Height:			
4ft:	5ft:	6ft:	Other:
XXXXXXXXXX			

Line:	Quantity:	Item:	Description:	Rate:	Cost:
1.)	126ft.	44in Tall Iron	Install a 44in tall black powder coated Rod Iron fence		
2.)		Fence	Around the new outdoor patio. 2x2 Steel post are		
3.)			Installed 8ft on centers and 24in deep into 4000psi		
4.)			Concrete mix. Section panels are a 3 rail closed picket		
5.)			Top design. Pickets are 5/8 x5/8. Sections are secured		
6.)			To post with black hardware and post brackets.	\$52.00	\$6552.00
7.)					
8.)					
9.)	2ct.	Walk gate	Install a 42in wide walk gate with black gate hardware.	\$480.00	\$960.00
10.)					
11.)	2ct.	Double Gate	Install a 10ft wide double drive gate with a center drop		
12.)			Rod to secure gate. Will Include a location for a key lock	\$480.00	\$960.00
13.)					
14.)					
15.)					
16.)					
17.)					
18.)					
19.)					
20.)					

To accept this quote and terms, please sign below and email back to rfisher.gatorfence@comcast.net.

X _____

Subtotal:	
Discount:	
Total:	\$8472.00

NOTES: Price shown includes all labor and materials. We require \$0.00 to start and an email confirmation to schedule work. Once completed we will bill you electronically and balance is due **within 2 days** of completing the installation. Price shown is valid for 5 days from date of estimate ONLY, we reserve the right to rebid at time of project if material pricing has changed during the 5 days. It is the responsibility for homeowners to verify the neighbors are willing to split the cost of the fence. A \$150 late fee will be added to invoices that are 5 business days past due. An install date will NOT be scheduled without a signed contract. Signed contracts can be texted to 720.276-5194. By signing this estimate you are agreeing to the terms of service and payment for services. Homeowner will be back charged for any none payment charges occurred. Thank you, we are determined to keep the best pricing we can, but it is first come first serve on installations and pricing. If you are planning on having neighbors split cost please create a group text with the above number so I can better serve each grouping of homes. Please do NOT backfill rock up against the fence. If you schedule the work on the fence it is your responsibility for FULL payment once the work has been completed.



February 6, 2026

170 s main st. Proposal

Submitted to

Eric Williamson
Copper Rail Bar & Grill
(303) 655-9987
eric@copperrail.com

Contact

Drew Mohatt
(720) 557-4610
drew@abcasphaltco.com



Submitted to
Copper Rail Bar & Grill
Eric Williamson
(303) 655-9987
eric@copperrail.com

Proposal Date 1/29/2026
Project ID 26-0015
Job Site 170 s main st.
brighton, co

Contact
Drew Mohatt
(720) 557-4610
drew@abcasphaltco.com

Services

FLOODSTAGE ALE WORKS			
MOBILIZATION	3 ea	\$2,000.00 / ea	\$6,000.00
3 mobs assumed for this project. Additional mobs will be \$2,000, if needed. <i>(1 mob per discipline, per occurrence)</i>			
ASPHALT REMOVAL 4"	218 sy	\$49.92 / sy	\$10,882.10
ASPHALT REMOVAL AREA, TO BE REMOVED AT A DEPTH OF 4"			
ASPHALT REMOVAL (Hand Work)	153 sy	\$66.34 / sy	\$10,150.00
REMOVE PAVEMENT <i>(HANDWORK ASPHALT)</i>			
ASPHALT PAVING (FD Assumed at 4")	218 sy	\$106.87 / sy	\$23,297.20
STRIPING (NEW LAYOUT)	1 ea	\$2,500.00 / ea	\$2,500.00
Specialty Striping			
INSTALL 4" CONCRETE PAVEMENT	153 sy	\$221.34 / sy	\$33,865.00
			Total: \$86,694.30

Standard Notes & Exclusions

The following are excluded from ABC's scope unless specifically listed in the proposal:

- ABC Asphalt Inc., **is not responsible for damaged concrete or hardscape areas accessed or crossed to perform our scope of work.**
- Surveying, engineering, testing, QC/QA reporting unless specified
- Permits, bonds, and utility coordination
- Traffic control, erosion control, saw cutting, sweeping (unless line-itemed)
- Final grade adjustment or utility structure adjustment (unless line-itemed)
- Subgrade preparation unless explicitly listed
- Treatment of subgrade, stabilization, dewatering, or winter protection
- High early concrete, colored or decorative concrete, pattern finishes



- Concrete pumping or access delays caused by other trades
- Steel reinforcement beyond what's stated in proposal
- Joint sealants or fiber mesh unless noted
- **Crackfill - services including crackfill do not include alligatored areas**
- Night work unless specified

Additional Notes:

- ABC Asphalt, Inc. is not responsible for trench settlement that effects the asphalt integrity.
- ABC Asphalt, Inc. does not guarantee drainage in areas with less than 2% slope/fall.
- Reduction in scope or quantities may result in price adjustments
- Access to the job site for operations to be made available by the Contractor/Owner Rep.
- Pricing does not include overages resulting from actual installed depths exceeding those specified in the proposal
- Contractor/Owner must provide an on-site water source.
- For final adjustment of structures add: \$800.00/Manhole and \$400/Valve Box, unless otherwise stated
- Add 2% to pricing if a performance/payment bond is required
- Pricing is based on continuous access and production. Demobilization/Remobilization fees will apply for interruptions

Acceptance

By signing below, the undersigned represents that they are either the Owner of the property where the work is to be performed or an authorized representative of the Owner, and hereby grants ABC Asphalt, Inc. full permission to perform the work described. By authorizing work to commence, the Owner acknowledges receipt and acceptance of these Terms and Conditions.

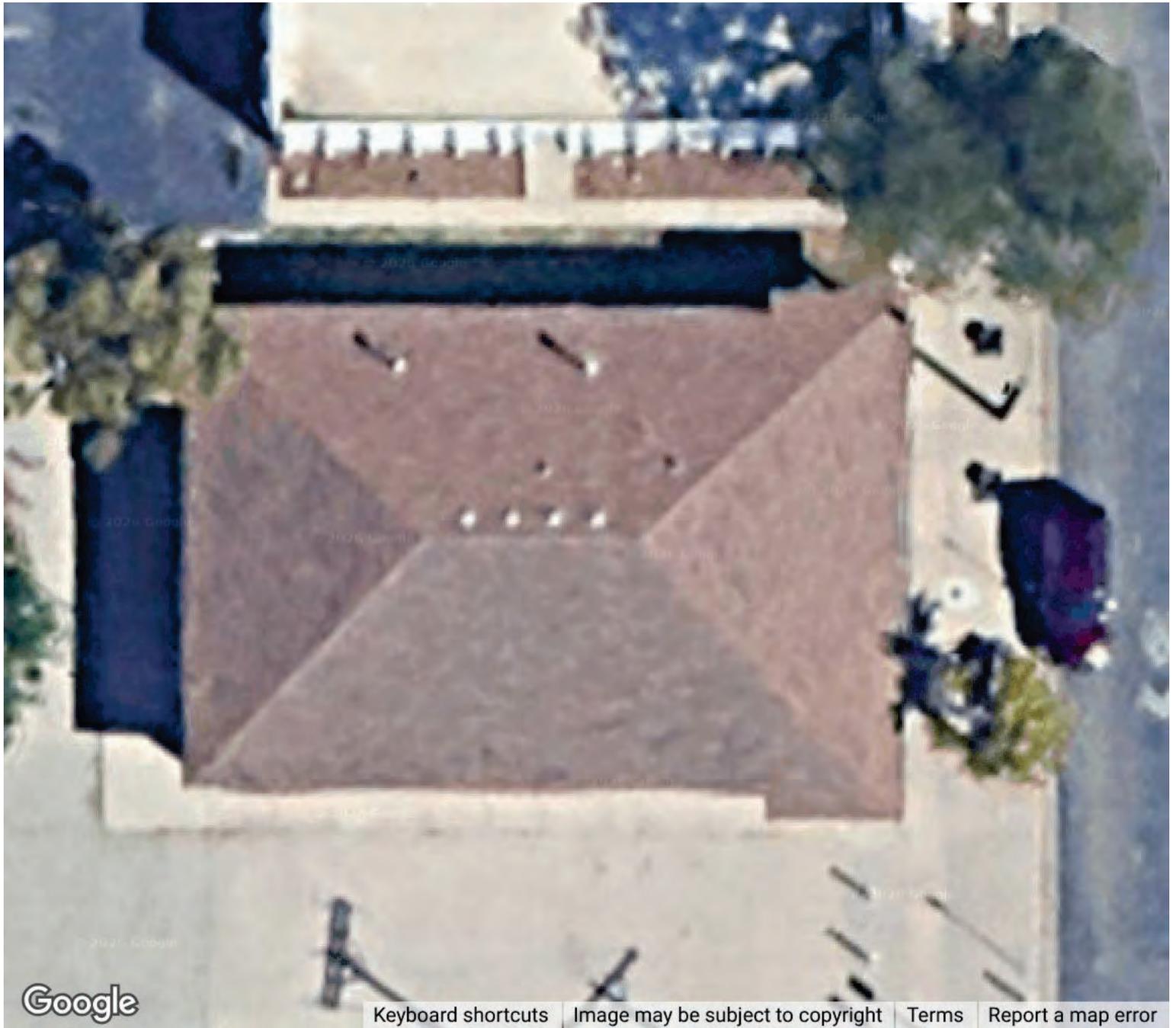
 Eric Williamson
 Copper Rail Bar & Grill
 eric@copperrail.com

 Date

 Drew Mohatt
 ABC Asphalt, Inc.
 drew@abcasphaltco.com
 (720) 557-4610



Project Map



[Keyboard shortcuts](#) | [Image may be subject to copyright](#) | [Terms](#) | [Report a map error](#)

About us

Based in Colorado, we are a premier paving company with over 35 years of experience in the asphalt and concrete industry. We are licensed and insured with an experienced and well-equipped team of paving professionals. Our team has an unrivaled commitment to quality and customer satisfaction, which makes us the ideal choice when you require any pavement construction or repair work done on your property.

We believe communication is the key. That's why our professionals work diligently with our clients on project specs, timelines, material selections, and more before starting, so you know exactly what to expect each step of the way! Additionally, we have developed innovative processes that



allow us to deliver top-quality results while still providing our clients with competitive pricing.

Our team takes pride in working on residential and commercial projects in the greater Denver, CO, metro area, including constructing and repairing parking lots, driveways, sidewalks, and walkways. We promise to meet your requirements while closely following industry standards to protect you against any liabilities or premature repair work.



ABC Asphalt Inc.
P.O. BOX 1226
Brighton, CO 80601
(303) 659-3706
info@abcasphaltco.com

Terms and Conditions

1.) SCOPE OF WORK / CHANGES

ABC Asphalt, Inc. ("ABC") shall furnish all labor, materials, and equipment necessary to complete the work described in the attached proposal.

- Any **changes** in the scope of work must be authorized in writing via change order form.
 - However, if immediate approval is necessary to avoid delays while work is in progress, written confirmation via **email or text message from the Owner or their authorized representative** will be accepted as temporary approval, with the understanding that a formal change order will follow.
- If the Owner or their authorized representative requests deletion of work, ABC shall be entitled to compensation for partially completed work and materials ordered.
- Additional or extra work, including overruns for materials necessary, due to site conditions (e.g. soft or unstable subgrade), will be billed on a time, material, and equipment basis.

2.) PRICE & VALIDITY

- Quoted prices are valid for **30 calendar days** from the date of proposal unless otherwise noted.
- ABC's typical paving season is May through September, weather permitting
 - Pricing may be adjusted for work delayed beyond this window, or in the event of material price increases, especially for petroleum-based products (e.g. asphalt).
- ABC will notify the Owner or Owners Representative of any prices changes. The Owner or Owners Representative may terminate the contract at least 5 business days, prior to the commencement of work, by written notice, in which case ABC will be paid for all work performed to date and ABC shall have no further obligation to perform any additional work or any further liability
 - ABC, at its option, may elect to proceed with and complete the work at the contract prices herein provided.

3.) SUBSURFACE CONDITIONS & UTILITY DISCLOSURE

- The Owner shall provide accurate maps, surveys, and drawings identifying all property boundaries, and the locations, depths, and types of all underground utilities, sprinkler systems, wires, valves, or obstructions not visible.

- Including any approvals that may be required by utility companies or others having easements or right-of-way, which may be affected by the work.
- ABC is not liable for damages to any unmarked or inaccurately disclosed subsurface utilities or improvements.
- The Owner agrees to indemnify, defend and hold harmless ABC, its employees, and subcontractors from any and all claims, damages, losses or expenses, including reasonable attorney's fees, arising out of or related to such undisclosed or inaccurate conditions, except to the extent caused by ABC's sole negligence.

4.) GRADING, DRAINAGE, & SITE PREPARATION

- Unless otherwise specified in this proposal, the Owner is responsible for site preparation, including grading, compaction and drainage, prior to the commencement of work.
- ABC is not responsible for drainage performance or any damage where there is less than 2% slope
- ABC will not be held liable for issues resulting from ponding, poor subgrade compaction, frozen ground, or excessive moisture beneath paved areas.

5.) SCHEDULING AND DELAYS

- ABC's work is weather-dependent and subject to material availability, crew scheduling, site readiness.
 - ABC makes no guarantee as to specific start or completion dates. However, ABC will make reasonable efforts to coordinate scheduling with the Owner or their authorized representative to minimize disruption and maintain progress.
 - Demobilization and remobilization due to site conditions or Owner-caused delays may result in additional charges
- ABC shall not be liable for delays caused by weather, labor shortages, material supply disruptions, inspection hold-ups, equipment failure, regulatory delays, or any event beyond its control.
- If a delay exceeds 60 days, either party may terminate the contract with 7 days written notice. ABC will be entitled to payment for work completed to date.

6.) ACCESS & SITE OBSTRUCTIONS

- The Owner is responsible for ensuring clear, unobstructed access to the worksite on scheduled workdays.
 - ABC can provide a template of Notice of Construction for Tenants/Businesses, upon request.
- ABC is not liable for delays or costs incurred due to vehicles, gates, materials, or other obstacles impeding access on scheduled dates.

7.) SOIL STERILIZATION (IF APPLICABLE)

- If soil sterilization is included, it is performed as a preventative measure against weed growth through asphalt.

- No guarantee is made or implied regarding its effectiveness. ABC is not responsible for future vegetation or cracking caused by regrowth.

8.) WARRANTIES & LIMITATIONS

- ABC warrants workmanship and materials for one (1) year from the date of substantial completion.
- This limited warranty excludes failure due to poor or unstable subgrade, excessive or repetitive loading, trench settlement, expansive or saturated soils, third-party damage or work performed in adverse conditions (e.g., cold temperatures, frozen ground, excessive moisture)
- ABC does not warrant drainage performance on surfaces with less than 2% slope or areas not designed for stormwater management.
- **For utility, storm water, and sewer installations:** ABC provides a one (1) year limited warranty on workmanship and materials in accordance with governing municipality standards. This warranty excludes failures caused by unsuitable soils, groundwater, trench settlement, third-party damage, infiltration/inflow, surcharge of municipal systems, or other conditions beyond ABC's control. See **Terms & Conditions: Supplement I** for additional limitations.

9.) PAYMENT TERMS & LATE FEES

- Invoices are due within 30 days from the invoice date unless otherwise agreed
 - Invoices may be issued monthly for work completed during that month.
- Payments may be made via check, ACH transfer, or credit card:
 - **Credit Card:** Accepted with a 3.2% processing fee per transaction.
 - **ACH Transfer:** Available at no additional cost.
 - **Check:** Please remit to:
ABC Asphalt
P.O. Box 1226
Brighton, CO 80601
- Overdue invoices will incur interest at 1.5% per month (18% annual)
- If legal action is required to collect payment, the Owner agrees to pay reasonable attorney's fees and court costs.

10.) FINANCIAL ASSURANCE

- ABC reserves the right to evaluate the creditworthiness or financial responsibility of the Owner or contracting entity prior to commencing work.
 - This may include a review of public credit records or business credit profiles. Any such evaluation will be used solely for the purpose of determining the Owner's ability to meet the agreed payment obligations.
- ABC may require a deposit, payment in advance, or other financial guarantees at its discretion.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CRS Insurance Brokerage 9780 S Meridian Blvd Suite 400 Englewood CO 80112	CONTACT NAME: Scott Anderson, CIC PHONE (A/C, No, Ext): 303-996-7833 E-MAIL ADDRESS: sanderson@crsdenver.com		FAX (A/C, No): 303-757-7719
	INSURER(S) AFFORDING COVERAGE		
INSURED ABC Asphalt, Inc. PO Box 1226 Brighton CO 80601	INSURER A : Pinnacol Assurance		NAIC # 41190
	INSURER B : Selective Ins. Co. of America		12572
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER: 24453814

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		S 2504937	2/3/2025	2/3/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			S 2504937	2/3/2025	2/3/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			S 2504937	2/3/2025	2/3/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	4175290	7/1/2025	7/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased & Rented Equipment			S 2504937	2/3/2025	2/3/2026	Limit 100,000 Deductible 500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Informational Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Customer Information

ABC Job Name and/or Number

Company Name: _____

Address: _____

Phone #: _____ Email: _____

Email Invoices to: _____

Email and Phone numbers:

Project Information Contact: _____

Email: _____ Phone: _____

Accounts Payable Contact: _____

Email: _____ Phone: _____

Collections Contact: _____

Phone #: _____ Email: _____

Billing Type: Your Company Invoice AIA General invoice

Online System: _____

If company billing form is required for invoicing all projects, please send us a master form for our records and to avoid invoicing delays in the future.

Purchase Order required: _____

Billing Due Date: _____

Do the invoices require specific information to be included? If yes what is needed

Does the above information change by project? Yes No





BURA Façade Improvement Grant Application

Thank you for your interest in applying for a BURA Façade Improvement Grant. Once submitted, we will review your responses and get back to you with next steps.

Name of person filling out application and affiliation

Stephanie Cochrum

Applicant phone number

 13039953789

Legal name of business

Pammy's Place

Doing business as (DBA)

Pammy's Place

Business owner/owners name

Stephanie Cochrum

Business owner's email address

rocknroll_steph@yahoo.com

Business owner's phone number

 13039953789

Brighton business address

743 E. Bridge St. Brighton CO 80601

[https://brightonura.org/DocumentCenter/View/203/Downtown...
Aerial-1](https://brightonura.org/DocumentCenter/View/203/Downtown...Aerial-1)

[https://brightonura.org/DocumentCenter/View/203/Downtown
URA-Aerial-1](https://brightonura.org/DocumentCenter/View/203/Downtown
URA-Aerial-1)

Date business was established

2nd December 2025

Date business licensed with the City of Brighton. If you need to license your business with the City of Brighton, please follow the link provided below:

20th November 2025

Brighton business license number

120320

Is the Business in good standing with the City of Brighton?
Including required licensing, current taxes, and any code violations.

yes

Please provide a detailed summary of your business

Woman owned retail store, selling antique and vintage items.

Is space owned or leased?

owned

Is any portion of the space subleased?

no

If leased, when does the current lease agreement expire?

n/a

Please state the project(s) for which you are requesting funding and why your application should be selected for the grant. The more details you provide, the more likely your grant is to be approved.

I am requesting funding for painting of the exterior of the building. I believe my application should be selected because the building is free standing and sits at a very busy corner on Bridge Street. I will be doing a lot of community events throughout the year, which will bring more people to Brighton. I will also be hiring employees to help with work in the shop and to help with marketing the business and the city of Brighton.

Total cost of project

5055.00

Total grant amount requested

3,791.25

The applicant shall submit a fully-completed application, along with the following attachments:



Imperial Painters | Estimate.pdf



Image.jpeg



Image 1.jpeg



Image 2.jpeg



Deed of Trust.pdf

Submitted on Jan 30, 2026

Exterior Project

743 East Bridge Street
Brighton, CO 80601



Imperial Painters
480 S Holly St
Unit B
Denver, CO 80246
720.507.9058

Devin Martinez
303.253.5622
devin.imperialpainters@gmail.com

Estimate

Contact	Job Address	Estimate ID	Date
Stephanie Cochrum 743 East Bridge Street Brighton, CO 80601 rocknroll_steph@yahoo.com 303.995.3789	Stephanie's Address 743 East Bridge Street Brighton, CO 80601	1218	Jan 27, 2026

Item \$

Job Details

- We work on consecutive days, weather permitting (may exclude weekends and holidays).
- Before we start work, an initial walk-around will be done to confirm the job details and final colors.
- After we finish painting, we will do a final walk-around that the homeowner must attend. We will complete any touch-ups found at this time.
- We require a 25% deposit to purchase materials and schedule the job. The remaining 75% will be collected after work is completed. A 50% deposit is required for jobs over \$10K.
- We accept electronic payment through our billing system. If you prefer a Credit or Debit Card, a 2.9% convenience fee will be added.
- Only items/work listed in the contract will be completed. If items must be added, a "change order" will be created, and the additional cost will be added to the total balance.
- Standard Pricing includes Sherwin-Williams paint

Pictures

See pictures below

Timeframe

The timeframe for painting is: Flexible in Spring

Exclusions & Clarifications

Exclusions:

- Concrete
- Vinyl
- Front door
- Handrail

Clarifications:

- Painting stucco siding
 - Painting wood siding an accent color
 - Painting soffits the trim color
 - Painting corbels the trim color
 - Replacement of one corbel top
-

Prep Work for Exterior Painting

Pressure Cleaning

- We will pressure wash all areas to be coated before painting to remove dirt, debris, chalking, and peeling paint.

Caulking

- We will fill cracks around the home in wood areas as needed with silicon & acrylic latex caulk.

Scraping and Sanding

- We will scrape and sand all wood areas that are peeling on the home.

Priming

- We will spot-prime all bare wood areas on the home before painting.

Masking

- We will mask areas that are not being painted around the home.

Painting

- We will paint to cover. We will spray all larger areas and brush and roll all trim areas on the house.

Notes for Brick, Stucco, and Concrete

- We will not caulk cracks in the brick, stucco, or concrete.
 - This must be done by a professional mason or stucco contractor before painting and is not included in this estimate.
-

Changing Colors - Exterior

- Colors will be changed from what they are currently.
 - The estimate includes the use of 3 colors/sheens.
 - Body: Color TBD (Maybe Oakmoss SW6180, Artichoke SW6179, Green Onyx SW9128)
 - Trim: Color TBD (Maybe Dover White SW6385, Creamy SW7012, Loggia SW7506)
 - Accent: Color TBD (Maybe Sturdy Brown SW6097, Urbane Bronze SW7048)
 - Additional colors/sheens or changing the placement of colors will incur an extra charge.
 - The customer will provide their Sherwin-Williams Color selections.
 - The customer is responsible for all color choices and matches. Please take your sample to the closest Sherwin-Williams Store. They can lighten or darken the color based on your preference, free of charge.
 - Should the selected colors be changed for any reason following the purchase and/or application of materials, the resulting additional material and labor costs will be added to the final balance.
 - Our Production Team will confirm your final color choices multiple times before purchasing and applying products to ensure correct details.
-

Stucco (Spray and Backroll)

Full House

Fascia (Including Gutters)

Full House

Soffits/Eaves (Body Color)

Full House

Downspouts

Full House (3)

Window Trim
Full House (14)

Door Trim
Full House (2)

Back Door(s)
Full House (1)

Posts/Pillars (Single Color)
Full House (2)

Corbels
Full House (12)

Unpainted Brick (Spray and Backroll)
Full House

Siding
Full House

Porch Ceiling
Full House

Options Added

Item \$

Handyman Repairs Trim Boards - Exterior \$160.00
Repair or replace 1 boards [Remove](#)

- Location(s): corbel top on left elevation

Flexibility Discount -\$432.00
Discount for being flexible with scheduling, or filling one of our earliest available spots once your colors are finalized. This may include working into a weekend if needed. [Remove](#)

Book Today Discount -\$432.00
Book with us today and save! [Remove](#)

Sherwin Williams "Loxon XP" Waterproofing Masonry Coating \$300.00

- Loxon XP Masonry Coating is a direct-to-concrete and masonry high-build coating. Offers maximum performance in one less coat compared to conventional, and there is no need for priming. [Remove](#)

Sub Total	\$5,459.00
Options Added	-\$404.00
Total	\$5,055.00

Media

Pictures



image.jpg



image.jpg



image.jpg



image.jpg



image.jpg



image.jpg



image.jpg



image.jpg



image.jpg



image.jpg

THREE DAY RIGHT TO CANCEL

You, the customer, may cancel this transaction at any time prior to midnight of the third day after the date of this transaction. If you choose to cancel this contract after three days, you will be charged a Cancellation Fee of 12% of Contract Price. This contract is considered your receipt, invoice, and warranty/certificate of the work. We are not liable for any fees or charges from your HOA, Covenant or Metro District. If an architectural review form/color form is required, it is up to the homeowner to submit this form. Your estimate is valid for 6 months. After a 6 month period a new estimate will need to be created.

COLOR CHANGES

All paint colors must be chosen by the Owner before any work is done. If a color change is requested after the work begins, Owner will be charged on a time and materials basis plus a standard markup for overhead and profit. A color change may affect the original contract price. I understand that jobs where colors are matched will not be perfect without the paint color code and name. We will get the match as close as possible. When changing colors we paint to cover and will apply the correct amount of paint to cover old colors. Amount of coats necessary to be determined by contractor.

OTHER CONDITIONS

If, after beginning work, defects or other unforeseen conditions are discovered which could not reasonably have been discovered by Contractors agent upon first inspection (invisible defects, hazardous materials, etc.) Owner will be charged on a time and materials basis plus a standard markup for overhead and profit on the additional costs incurred as a result of such conditions. We have professionals who know how to work safely on tile roofs however we do not perform a roof inspection prior to painting therefore we cannot be liable for damage.

MOVING ITEMS IN THE HOME

We do not move furniture, appliances, curtains or blinds. We will not be liable for any damage or lost items. (ex: screws) We are not liable for damage on hardwood floor, carpet, laminate or tile.

If clients are not prepared and furniture still needs to be moved upon arrival, an additional charge of \$65 an hour will be added to the final price.

PUTTYING AND CAULKING

These two operations are very time consuming and therefore costly. When these services are included in the agreement, the procedures taken by the Contractor are limited to replacement of missing material and cracking caulking only – more extensive putty and caulking work will require special notation on the agreement with the additionally charge included in the given estimate price.

HAZARDOUS MATERIALS

Owner shall disclose any knowledge of hazardous materials (as defined by law) known or suspected. Should hazardous materials be disclosed or discovered after this agreement is signed, then Contractor may, at its sole option, terminate this agreement and Owner agrees to pay for all labor or materials expended plus overhead and profit.

LIMITED WARRANTY

Warranty work happens in the spring and fall depending on when request is made. The Contractor's work is warranted to be free of material defects as to materials used or workmanship performed for a period of (5), (6) or (7) years after Completion, dependent on contract, unless expressly excluded below and claims by Owner under the above warranty shall be delivered to Contractor in writing within sixty (60) days of discovery but in all cases not later than two, five, or six years after the date of Completion of the Project, whichever comes first. This warranty is not effective until Contractor has received payment in full from Owner under this agreement. If the homeowner cannot make the scheduled final walk around a \$150 return trip fee may be added to the final price.

SPECIAL DISCLAIMERS

Contractor warranty does not apply when the following conditions are present: Breakdown of any previously applied materials or workmanship, (e.g., intermediate coat peeling); when Owner supplies own paint or chooses to have the job performed with MINIMAL prep work and extraneous factors arise (e.g., roof leaks, hail damage, moisture damages, substance settling, etc.). Galvanized metal areas (e.g., flashing, rain gutters), horizontal surfaces, decks, fences, and mildew formation and basic touch up work is not warranted.

WOOD REPAIR AND CARPENTRY DISCLAIMER

Imperial Painters provides all woodwork services for cosmetic purposes only, specifically focusing on face-level preparation, patching, and minor filling of existing surfaces. Our core service is painting. This contract is based on the visible condition of the substrates. If, during preparation (e.g., after scraping or removing old materials), we discover underlying damage, rot, or defects that could not have been reasonably known or anticipated prior to the start of work, we will immediately halt work in that area. We will bring this to your attention for a review of the necessary repairs if the work is outside the original scope. At that time a formal Change Order detailing the additional labor, material costs, and schedule adjustment will be created for your approval. We will prioritize sourcing replacement wood, trim, or siding from readily available suppliers (e.g., Lowe's, Home Depot, or standard lumber yards). However, if matching the existing profile or material requires a Special Order from a specialty mill or supplier, this will result in additional costs (including premium material costs and potential shipping/delivery fees) and may extend the project timeline. These special order costs will be included in the Change Order presented for your approval.



Estimator Signature

Date

Customer Signature

Date

Estimate #1218 for Stephanie Cochrum

Total value: \$5,055.00

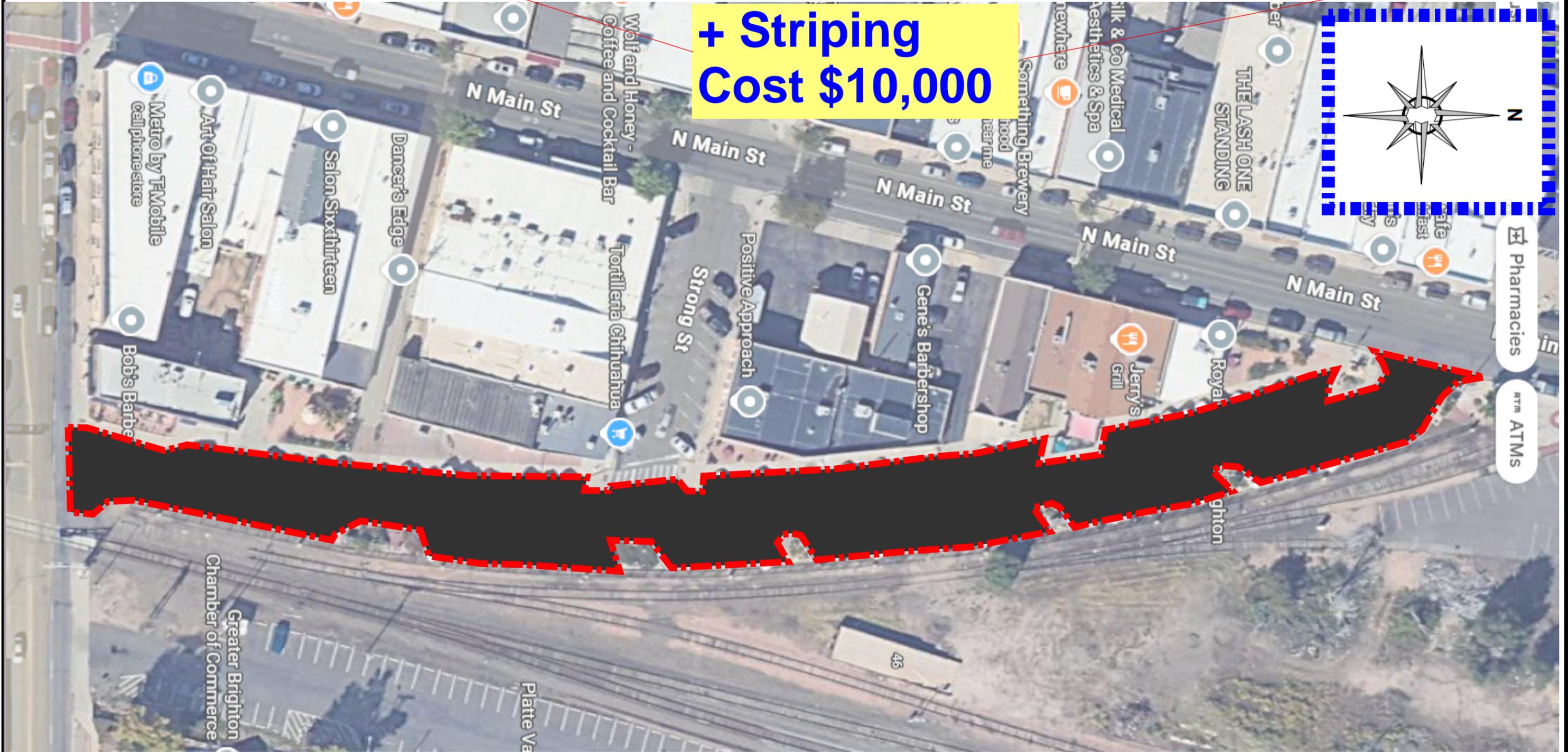
Hot Chip (1 inch)

\$70,000

Asphalt Paving (2 inches Approx) - HMA

\$140,000

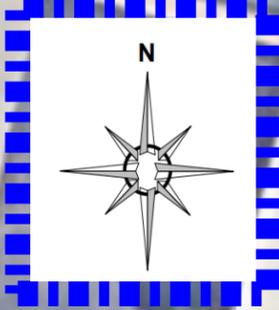
+ Striping
Cost \$10,000



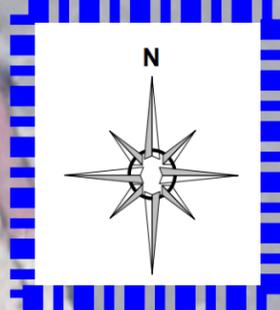
N Main Crossroads



N Main St & Strong St



N Main St & N Cabbage Ave



N Main Crossroads



N Main St & Freedoms Way



N Main St & Penny Lane



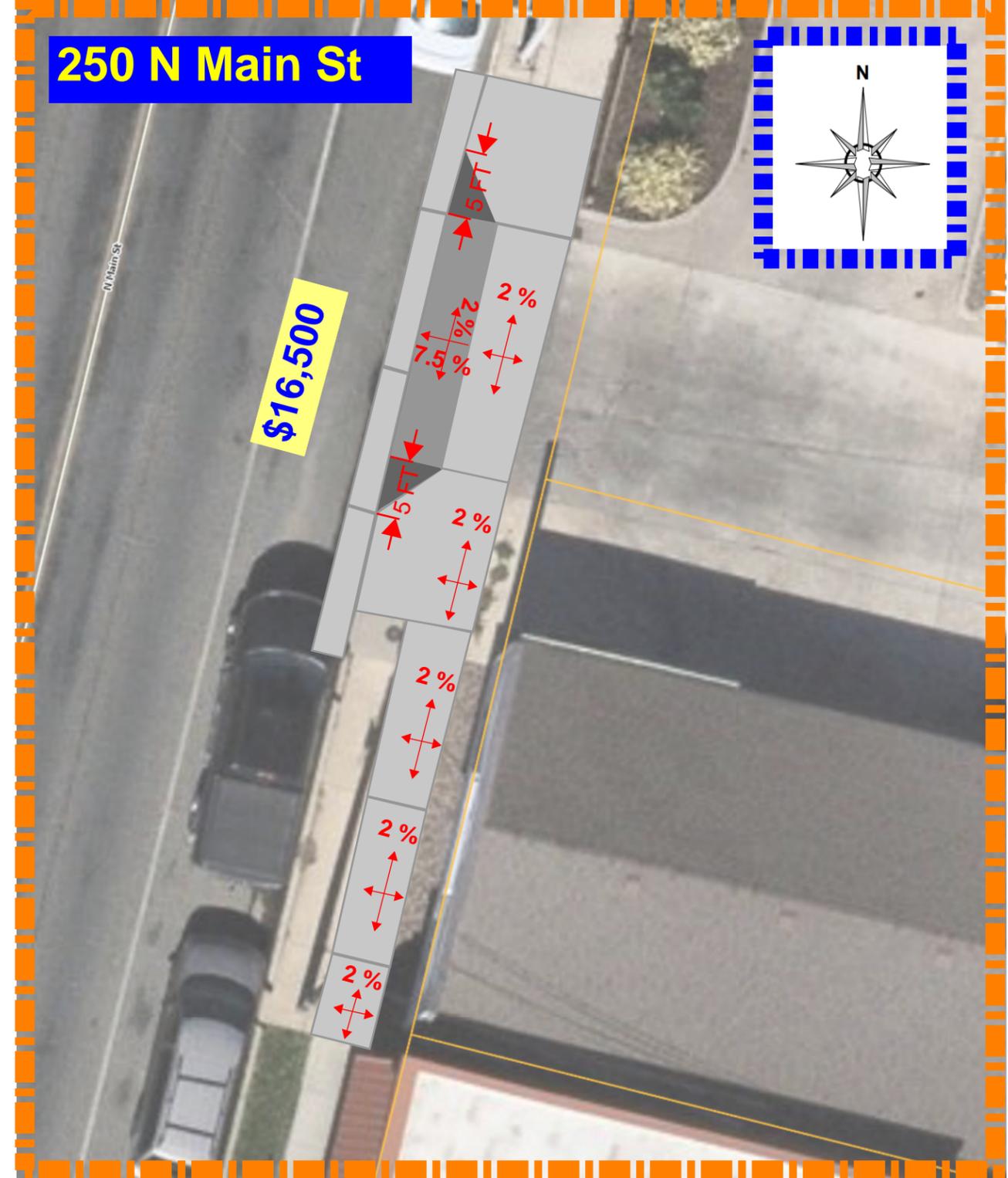
N Main Crossroads & Sidewalk



N Main St & W Longs Peak St



250 N Main St

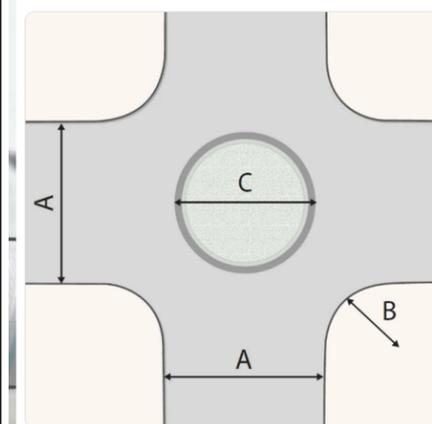


N Main Mini-Roundabout

N Main St & E Longs Peak St



Street Width (A)	Curb Return Radius (B)	Center Island Diameter (C)
20 ft (6 m)	15 ft (4.5 m)	9 ft (7 m)
20 ft (6 m)	20 ft (6 m)	11 ft (3.3 m)
20 ft (6 m)	25 ft (7.5 m)	12 ft (3.6 m)
25 ft (7.5 m)	15 ft (4.5 m)	15 ft (4.5 m)
25 ft (7.5 m)	20 ft (6 m)	16 ft (4.8 m)
25 ft (7.5 m)	25 ft (7.5 m)	18 ft (5.4 m)
30 ft (9 m)	10 ft (3 m)	19 ft (5.7 m)
30 ft (9 m)	15 ft (4.5 m)	20 ft (6 m)
30 ft (9 m)	20 ft (6 m)	22 ft (6.6 m)
30 ft (9 m)	25 ft (7.5 m)	24 ft (7.2 m)
40 ft (12 m)	10 ft (3 m)	30 ft (9 m)
40 ft (12 m)	15 ft (4.5 m)	32 ft (9.6 m)
40 ft (12 m)	20 ft (6 m)	34 ft (10.2 m)
40 ft (12 m)	25 ft (7.5 m)	38 ft (11.4 m)



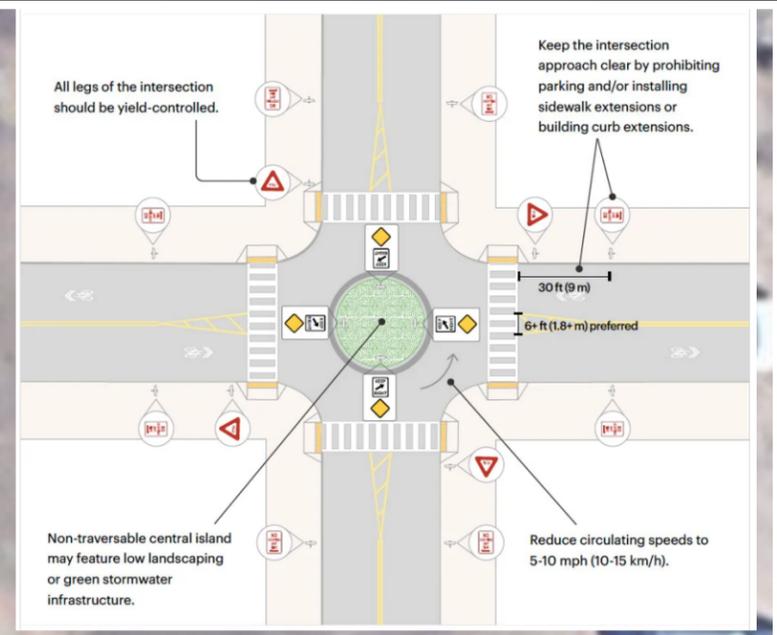
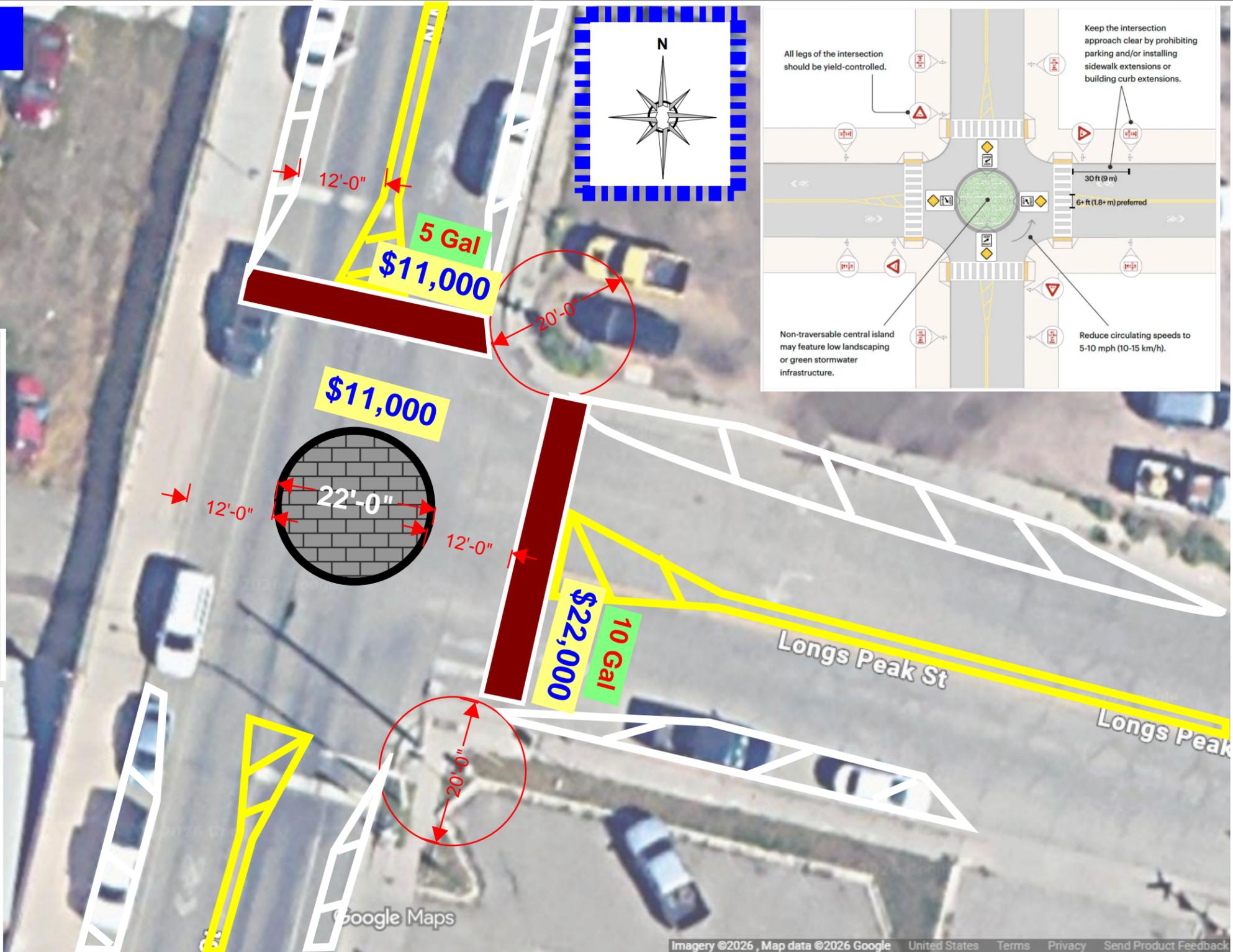
Apex curb ramps may need to be reconstructed with the installation of a neighborhood traffic circle. Curb extensions may provide additional space necessary for perpendicular curb ramps.

Use SHARED-LANE markings in the circulating lanes, placed in the middle of the lane, typically 5-6 ft (1.5-1.8m) from the curb.

All legs of the intersection should be yield-controlled. Place YIELD (MUTCD R1-2) signs on each approach.

KEEP RIGHT (MUTCD R4-7b) and OBJECT MARKER (MUTCD OMI-3) signs within the island are optional.

Consider placing CIRCULAR INTERSECTION (MUTCD W2-6) signs with TRAFFIC CIRCLE (MUTCD W16-12P) plaques before neighborhood traffic circles.



Asphalt

**Mill & Overlay
(2 inch)**

\$140,000

**Hot Chip
(1 inch)**

\$70,000

Concrete

\$ 90,000

Striping

\$ 147,500

MMA 54 Gal

ZERO
EMPTY
SPACES

MISSION

Zero Empty Spaces (ZES) is dedicated to transforming vacant properties into vibrant, productive environments that support creative and entrepreneurial endeavors. Through our innovative model, we temporarily sublease underutilized spaces—ranging from street-level retail and in-mall storefronts to restaurant kitchens and commercial offices—for use as Working Artist Studios, Online Art Spaces, Commissary Kitchens, Mixology Labs, and Co-Retailing Hubs, empowering artists, food entrepreneurs, mixologists, and small retailers with affordable, flexible space.

In addition to our activation programs, (ZES) provides Art Leasing & Advisory services, connecting businesses, property owners, and municipalities with curated local artwork to enhance placemaking, support working artists, and elevate the visual appeal of public and private spaces.

To further serve our partners, we offer a Vacancy Management Advisory, guiding landlords, developers, and cities in creating short- and long-term strategies for activating and monetizing vacant properties while strengthening community engagement and local economic ecosystems.

Together, these efforts ensure that once-dormant spaces become hubs of creativity, commerce, and culture—fueling vibrant neighborhoods while supporting sustainable growth.

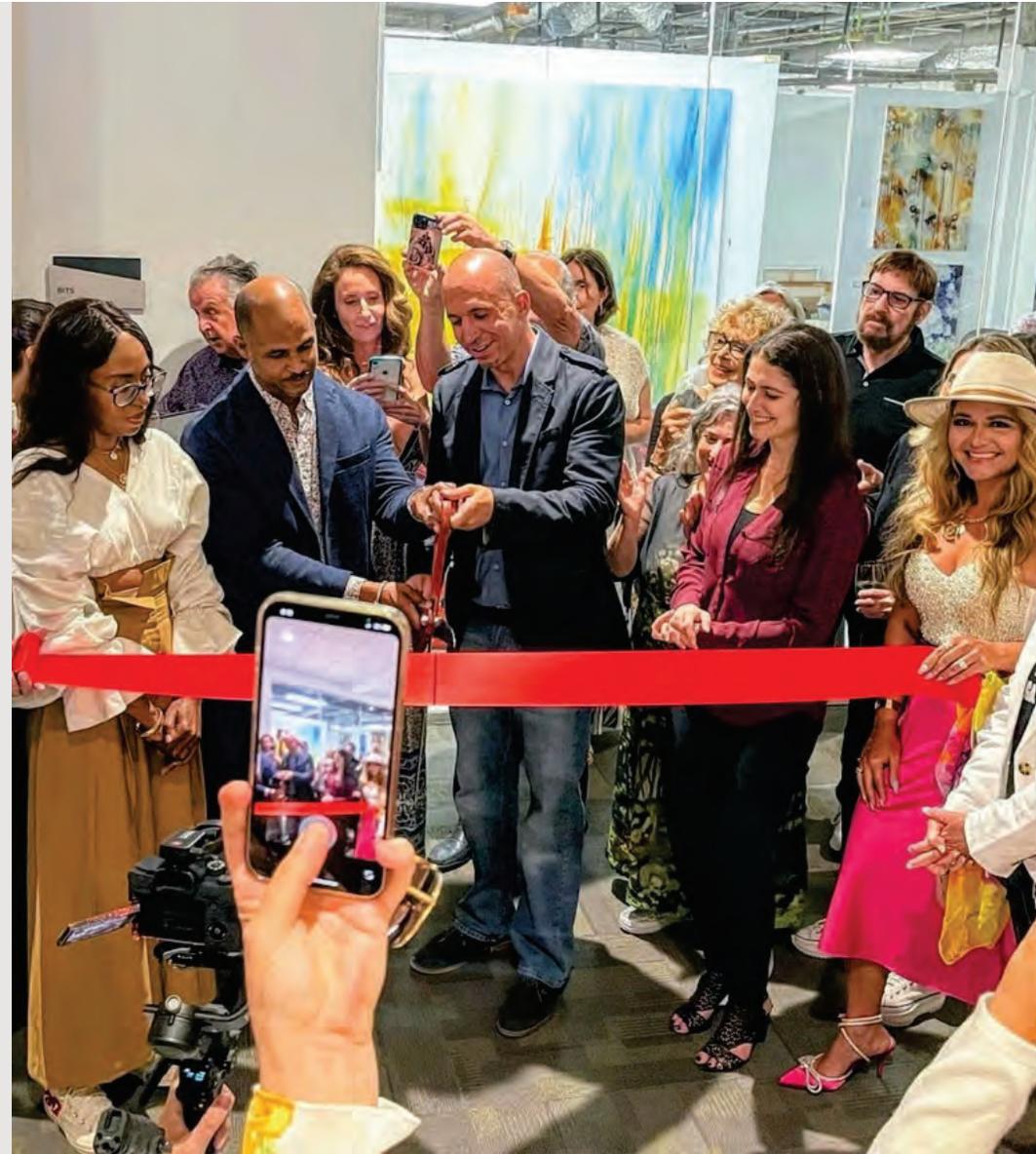


VISION

To redefine the potential of dormant real estate and catalyze a new era of community-driven growth—where every vacant storefront, kitchen, or office can spring to life as a thriving creative or entrepreneurial hub. We aspire to be the trailblazers who bridge the gap between underused spaces and untapped talent, forging ecosystems that celebrate artistic innovation, culinary discovery, cocktail craft, and retail ingenuity.

Imagine neighborhoods transformed by a tapestry of activity: painters and sculptors collaborating in sunlit studios; ambitious chefs and food artisans energizing kitchens with culturally inspired menus; visionary bartenders experimenting in dedicated mixology labs; and emerging brands curating unique retail experiences. Through our seamless blend of temporary subleases and strategic partnerships, these pop-up incubators become permanent fixtures of economic vitality and cultural exchange.

Looking ahead, we see a nationwide network of Zero Empty Spaces—each location a beacon of possibility and inclusion. By championing flexible, affordable access to space and expertise, we empower creators and entrepreneurs to grow, collaborate, and give back to their communities. In doing so, we not only fill empty buildings but spark lasting connections, fuel local economies, and shape cities where creativity and commerce flourish side by side.





DIVISIONS



A national initiative that transforms vacant commercial spaces into affordable artist studios, fostering creativity and revitalizing communities.



A scalable solution that converts underutilized restaurant kitchens into commissary kitchens for food entrepreneurs, supporting culinary innovation and reducing vacancy.



A co-retailing model that reactivates empty storefronts by providing shared, affordable space for emerging brands, makers, and small businesses.



A creative platform that turns unused bar and event spaces into cocktail labs and experiential training grounds for bartenders and spirit professionals.



A curated eCommerce marketplace that connects emerging artists with global buyers, expanding visibility and income opportunities beyond the studio walls.

ART LEASING & ADVISORY



ARTIST STUDIO VISITS IN A CITY NEAR YOU

We have a wide selection of Paintings, Mixed Media, and Sculpture by over 100 artists in Working Artist Studios in cities around the United States.



ART LEASING

Our Art Leasing Program is a convenient, flexible and economical way for clients to enjoy fine art in their homes and offices starting at \$300/mth.



NO ADVISORY FEES

Our complimentary art advisory service gives you access to our co-founder/curator, who has an intimate relationship with all our artists.



ORIGINAL ART FROM LOCAL ARTISTS AT AFFORDABLE PRICES

Zero Empty Spaces features works at a wide range of prices to suit all budgets and projects.



GLOBAL SHIPPING

We handle all aspects of international shipping and customs for a completely hassle-free delivery.



VACANCY ACTIVATION ADVISORY



VACANCY ASSESSMENT AND STRATEGY DEVELOPMENT

- Analyze vacant properties and surrounding areas
- Develop tailored activation strategies
- Create short-term and long-term utilization plans



COMMUNITY ENGAGEMENT

- Facilitate workshops and focus groups
- Conduct surveys and gather local input
- Build partnerships with community organizations



CREATIVE PROGRAMMING

- Design pop-up events and temporary installations
- Curate art exhibitions and performances
- Develop maker spaces and collaborative workspaces



ECONOMIC REVITALIZATION

- Attract and support local businesses and entrepreneurs
- Implement "lighter, quicker, cheaper" interventions
- Advise on adaptive reuse and mixed-use development



WELLNESS IN THE WORKPLACE PROGRAM



BENEFITS FOR PROPERTY OWNERS & LEASING TEAMS

- Unique Amenity that differentiates your property
- Boosts tenant attraction & retention
- Reduces vacancy with low-maintenance activation
- Generates positive PR & increased foot traffic



BENEFITS FOR TENANTS & EMPLOYEES:

- Daily exposure to art supports mental wellness
- Creative break opportunities (studio tours, workshops)
- Stronger sense of community & connection
- Engaging workplace experience that boosts morale



WHY IT WORKS:

In a post-pandemic landscape where employee experience and workplace culture are more important than ever, the Wellness in the Workplace Program provides a cost-effective, high-impact way for office buildings to reimagine space—not just as places of work, but as living, creative ecosystems.





HOW IT WORKS

We activate vacant commercial spaces across the country through flexible, short-term lease agreements, subleasing them at accessible rates starting at just \$2.50 per square foot. These rates include utilities such as electricity and water, helping to lower operational costs for tenants. We require a six-month guarantee from Property Owners before we transition to a month-to-month lease with a 30-day notice to vacate.

Through our core divisions—**Artist Spaces**, **Culinary Spaces**, **Mixology Spaces**, and **Retail Spaces**—we transform underutilized storefronts, vacant offices, idle restaurants with existing kitchen infrastructure, and unused bar spaces into vibrant hubs of creativity, culture, and commerce. These spaces are designed to serve as affordable working environments for artists, chefs, mixologists, and retail entrepreneurs, helping to revitalize neighborhoods, attract foot traffic, and stimulate local economic activity.

In addition to space activations, we offer Vacancy Management Advisory Services for property owners, developers, and municipalities. This includes strategic consulting on how to repurpose and reactivate underperforming commercial properties, leveraging our proven model to drive interim use, attract new tenants, and reduce long-term vacancy.

We also provide Art Leasing & Advisory Services, offering curated art programs for offices, hotels, municipalities, and real estate partners. By connecting them with artists from our nationwide network, we help integrate high-quality, rotating artwork into their spaces, generating income for artists while enhancing the aesthetic value and cultural vibrancy of commercial and public environments.

Together, these efforts create a full-spectrum solution that not only supports creatives and entrepreneurs but also delivers measurable value to property owners, city leaders, and communities seeking inclusive, innovative pathways to economic and cultural revitalization.



AFFORDABLE ARTIST SPACES

EXPANDING CREATIVE ACCESS NATIONWIDE

A national initiative that transforms vacant commercial spaces into affordable artist studios, fostering creativity and revitalizing communities.

Current Footprint: To date, we've launched 33 Affordable Artist Studio locations across the country, with 11 currently operational and thriving. These creative hubs have transformed underutilized commercial real estate into vibrant, accessible workspaces that empower local artists.

Sustainable Revenue Model: Artists pay a modest monthly fee for their studio space, creating a self-sustaining ecosystem that keeps costs low, minimizes barriers to entry, and reinvests directly into the creative community—while also offering opportunities for exposure through our Art Leasing and Advisory services, which connect artists with businesses, collectors, and institutions seeking curated artwork for display or acquisition.

Ambitious Expansion Plan: Over the next two years, we aim to grow by 50%, reaching 45 operational artist studios nationwide by targeting high-potential markets, building strategic partnerships, and scaling our proven model for affordable creative space.

Visionary Goal: Our long-term goal is to create the largest decentralized network of affordable artist studios in the U.S.—fostering cross-cultural collaboration, economic opportunity, and creative placemaking in cities large and small. Each new studio represents a step toward reimagining what inclusive, community-driven development can look like.

Measurable Impact: Scaling our network empowers hundreds more artists with space and resources to thrive—revitalizing vacant properties, boosting local creative economies, and transforming cities through innovation, inclusion, and cultural vibrancy.



AFFORDABLE COMMISSARY KITCHENS

EMPOWERING CULINARY ENTREPRENEURS

A scalable solution that converts underutilized restaurant kitchens into commissary kitchens for food entrepreneurs, supporting culinary innovation and reducing vacancy.

Current Footprint: Piloting in key cities with select short-term activations of vacant restaurant spaces outfitted with existing kitchen infrastructure. These kitchens serve as interim homes for chefs, caterers, food truck operators, and culinary startups.

Sustainable Revenue Model: Food entrepreneurs lease licensed kitchen space on a monthly or hourly basis at below-market rates, creating pathways to sustainability and growth.

Ambitious Expansion Plan: Within the next two years, our goal is to scale to 20 operational commissary kitchens—a mix of temporary bridge locations and permanent installations on city-owned property leased at deeply discounted rates.

Visionary Goal: We aim to build the first nationwide network of modular, mobile, and fixed commissary kitchens, providing affordable culinary infrastructure in historically underserved food deserts and startup hubs.

Measurable Impact: Our expansion will support hundreds of food entrepreneurs, reduce kitchen startup costs, foster culinary diversity, and reactivate dormant commercial assets in every community we enter.



AFFORDABLE CO-RETAILING SPACES

REDEFINING ACCESS TO THE MARKETPLACE

A co-retailing model that reactivates empty storefronts by providing shared, affordable space for emerging brands, makers, and small businesses.

Current Footprint: Launched in select retail corridors and commercial properties, our pilot co-retailing spaces host emerging brands, makers, and online-first businesses in shared storefronts.

Sustainable Revenue Model: Participants pay a monthly fee or revenue share to access retail space, with flexible leasing options and shared operational costs.

Ambitious Expansion Plan: Expand to 15 co-retailing hubs in high-foot-traffic locations, including malls, vacant downtown storefronts, and lifestyle centers. These spaces will serve as retail incubators for underrepresented entrepreneurs.

Visionary Goal: To build a scalable national model for collective retail—making brick-and-mortar accessible to small businesses, artists, and independent brands priced out of traditional leases.

Measurable Impact: This expansion will allow hundreds of entrepreneurs to gain retail visibility, build customer bases, and test physical retail without the risk. It also reactivates stagnant retail zones with vibrant, local energy.



AFFORDABLE MIXOLOGY SPACES

CRAFT CULTURE, ONE POUR AT A TIME

A creative platform that turns unused bar and event spaces into cocktail labs and experiential training grounds for bartenders and spirit professionals.

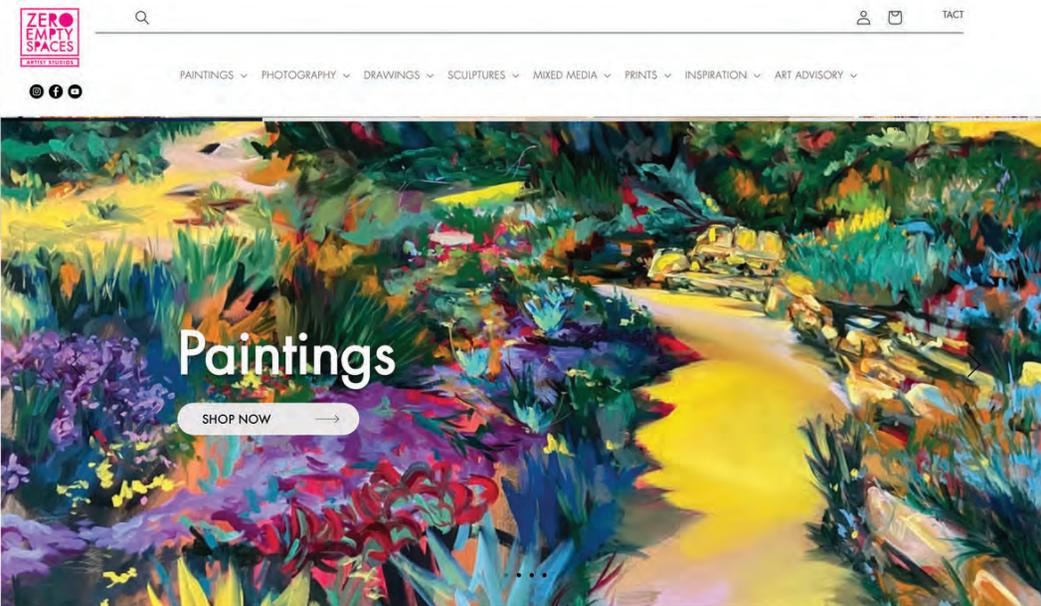
Current Footprint: Pop-up activations at cultural festivals and bars have tested the viability of dedicated cocktail labs and training spaces for bartenders and spirit educators.

Sustainable Revenue Model: Bartenders and beverage professionals pay a subscription fee for use of bar space, tools, and event-hosting capabilities. Spaces are also monetized via workshops, brand partnerships, and ticketed tastings.

Ambitious Expansion Plan: Launch five flagship mixology studios in partnership with nightlife districts, beverage distributors, and property owners—bringing educational, experiential cocktail culture to cities across the country.

Visionary Goal: To create the first national network of bartender-led R&D spaces, cocktail labs, and spirit education hubs—elevating the profession while democratizing access to the tools of the trade.

Measurable Impact: This model will offer aspiring and veteran mixologists a place to hone their craft, incubate new cocktail concepts, and host community-forward events—strengthening the bridge between hospitality, culture, and economic development.



DISCOVER ART & SUPPORT LOCAL ARTISTS
FROM THE WORLD'S FIRST ONLINE GALLERY
WITH ARTIST STUDIOS IN CITIES AROUND THE WORLD



ZERO EMPTY ONLINE ART SPACES

A DIGITAL MARKETPLACE FOR EMERGING ARTISTS

A curated eCommerce marketplace that connects emerging artists with global buyers, expanding visibility and income opportunities beyond the studio walls.

Current Footprint: A curated digital platform that showcases work from artists across the Zero Empty Spaces network and beyond—making high-quality, original art accessible to collectors, designers, and everyday buyers worldwide.

Sustainable Revenue Model: Artists list their works for sale at no upfront cost. Zero Empty Online Art Spaces earns a commission on each sale, supporting both the platform and artist visibility initiatives.

Ambitious Expansion Plan: In the next 12 months, scale to feature 500+ artists with a rotating inventory of 2,000+ original works, including paintings, prints, sculptures, and mixed media from around the country.

Visionary Goal: To become the largest online art platform dedicated to underrepresented and independent artists—bridging the gap between physical studio access and global digital discovery.

Measurable Impact: A curated eCommerce marketplace that connects emerging artists with global buyers, expanding visibility and income opportunities beyond the studio walls.

WE CREATE WIN-WIN-WIN OUTCOMES

PROPERTY OWNERS

- Activates vacant spaces with reliable, short-term tenants.
- Generates income while reducing holding costs and property deterioration.
- Enhances property visibility and marketability for future long-term leasing.
- Improves neighborhood perception, driving interest from new tenants and investors



CITIES & MUNICIPALITIES

- Reduces commercial vacancy and brings new life to underused areas.
- Promotes local entrepreneurship in arts, food, retail, and mixology.
- Drives foot traffic and increases vibrancy in downtowns, malls, and corridors.
- Aligns with public goals for economic development, placemaking, and cultural inclusion.



RESIDENTS & COMMUNITIES

- Provides access to affordable space for artists, chefs, mixologists, and small businesses.
- Fosters a sense of community through public engagement, pop-ups, and cultural events.
- Improves safety and walkability in once-dormant neighborhoods.
- Expands cultural and economic opportunities at the hyperlocal level.



ZERO EMPTY SPACES PROCESS

PHASE 1

Communication with interested landlord / property owner or broker is made. Photos, videos and floorplans are received.

PHASE 3

Zero Empty Spaces (ZES) Management visit's location to gauge feasibility and meets with local stakeholders.

PHASE 5

Zero Empty Spaces (ZES) Management applies for Business License and Certificate of Occupancy. Build out of space commences.

PHASE 7

Interested tenants sign up after Open House Preview + Info Session and begin moving into the space the following week.



PHASE 2

Standard Commercial LOI and COI requirements are provided by landlord.

PHASE 4

Zero Empty Spaces (ZES) Management provides landlord with Certificate of Insurance listing Property Owner as Additional Insured, and signs lease.

PHASE 6

Zero Empty Spaces (ZES) Management schedules an Open House Preview + Info Session for potential tenants to learn about the opportunity and select their spaces.

COMMUNITY CONNECTIONS

ZERO EMPTY (ARTIST SPACES)

- Open Studio Events: Residents can meet artists, view work-in-progress, and engage in creative dialogue.
- Workshops & Classes: Artists host public workshops for all ages, building skills and interest in the arts.
- Local Exhibitions & Pop-Ups: On-site and off-site shows connect artists with local collectors, businesses, and nonprofits.
- Public Art Collaborations: Artists partner with community groups to co-create murals and installations.

ZERO EMPTY (CULINARY SPACES)

- Tasting Events & Pop-Ups: Chefs and food entrepreneurs host public tastings, community dinners, and cultural food nights.
- Job Training & Apprenticeships: Culinary spaces can offer hands-on experience for local residents, including youth and returning citizens.
- Food Equity & Access: Support for small-scale food producers who bring culturally relevant, affordable food to underserved areas.
- Partnerships with Local Farmers & Markets: Builds local food ecosystems and supports regional supply chains.

ZERO EMPTY (MIXOLOGY SPACES)

- Cocktail Labs & Tastings: Mixologists host community cocktail events, spirit education sessions, and pairing experiences.
- Industry Nights & Storytelling Series: Opportunities for residents to meet and learn from local bar professionals and beverage makers.
- Bar Takeovers & Cultural Events: Activations that bring in diverse voices and celebrate regional and global drink traditions.
- Alcohol-Free Mixology Events: Inclusive events for non-drinkers, teens, or wellness-focused communities.

ZERO EMPTY (RETAIL SPACES)

- Local Maker Markets & Launch Events: Gives residents a chance to support and meet local brands and makers.
- Community-Driven Retail Concepts: Stores reflect local needs and interests, from handmade crafts to culturally significant goods.
- Youth Entrepreneurship Programs: Hands-on training for students and aspiring entrepreneurs.
- Retail as Community Space: Events, performances, and pop-ups foster neighborhood pride and social gathering.

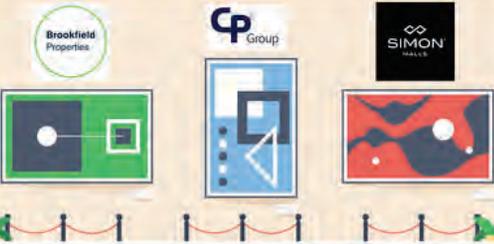
ZERO EMPTY SPACES

WORKING ARTIST STUDIOS

IMPACT



We've had **OVER 700 ARTISTS** come through the program in 5 years



Have activated **32 SPACES** with **22 DIFFERENT REAL ESTATE COMPANIES**



PRESENTATIONS TO MULTIPLE LOCAL CITIES including Boston, Chicago, San Francisco, Los Angeles, San Diego, Plantation FL, Coral Springs FL, Hollywood FL, Sarasota FL, Boynton Beach FL, and Port St. Lucie FL.



OVER 105,000 SQFT of Commercial Real Estate activated across 32 spaces. Spaces were vacant on average between 6-12 months before we activated them.



OVER \$1.4M+ in total sales generated between 700 artists. Average sales per artist during their residency = \$2,000



575,000+ media impressions/engagement on Instagram
 7k 5.3k 90

675,000+ media impressions/engagement on Facebook
 5.9k 2.2k 31

Over 2,100,000 media impressions/engagement on social media
 1.9k 1.2k 25



64 PODCASTS produced telling local artists stories



31 ARTISTS COLLABORATIONS successfully completed



Average number of attendees to grand openings - **125**



Average number of news stories in the press for each location opened - **4**

NON-PROFIT COLLABORATIVE FUNDRAISERS AND SUCCESS STORIES

WPTV
 World's 500th Companies • The Business • Health Care • Housing South Florida • Preparing Florida
 Hurricane Links • Back to School • Sports • News and More • See Us Live • Traffic • Contact

Start advertising where business is done.

NEWS > REGION N PALM BEACH COUNTY > PALM BEACH GARDENS

Nonprofit partnering with art studio to help bridge the gap between law enforcement and at-risk youth

UNDERSTANDING CONFLICT RESOLUTION

LinkedIn Marketing Solutions
 Targeted ads. Built for you.
 Learn more

citybiz

SOUTH FLORIDA // GENERAL BUSINESS

Palm Beach Symphony and Zero Empty Spaces Collaborate To Present Musical Masterpieces

SEPTEMBER 9, 2021

Anthony Burks and Faith Schwack

Artworks created using instruments will be auctioned online to benefit both non-profit organizations

wlrn
 DONATE

ARTS & CULTURE

Artist collective in Palm Beach Gardens raises money to support mangrove health

By Wilkine Brutus
 Posted 13 hours ago

An artist collective in Palm Beach Gardens is paying homage to the ocean this weekend on World Oceans Day.

Zero Empty Spaces has over two dozen resident artists, a group of whom are hosting an ocean-themed exhibit that speaks to protecting our coastlines and marine ecosystems.

The exhibit is raffling art pieces. Twenty percent of all sales will go toward an organization that plants mangroves, which play a crucial role in the health of the ocean and protects people against extreme weather events, like storm surge.

SUCCESSSES

Our presence in commercial properties has consistently proven to be a powerful catalyst for revitalization and long-term leasing success. On average, property owners secure permanent tenants within just six months of us activating their vacant spaces—dramatically shortening the vacancy period and increasing the property’s market appeal. In one standout example, a space that had been vacant for over five years landed a long-term lease shortly after we brought it to life with vibrant, community-driven programming.

Beyond transforming vacant properties, our impact extends deeply into the lives of the creatives we serve. Artists have been able to leave second jobs to pursue their practice full-time, while others have seen their work acquired by museums, secured gallery representation, or generated additional income through workshops and teaching opportunities. These outcomes not only validate the creative economy as a sustainable career path, but also build stronger, more engaged cultural communities.

Neighboring tenants benefit from increased foot traffic, visibility, and collaboration opportunities, as our activated spaces become magnets for creativity and community engagement. By turning underutilized storefronts into vibrant hubs of artistic and entrepreneurial energy, we enhance the entire commercial ecosystem—bringing life, innovation, and inspiration back to once-dormant areas.

Our efforts have garnered positive media coverage in every city we’ve entered, with features on local and regional TV, print, and digital platforms. Many locations have enjoyed multiple stories and editorial spotlights, further raising the profile of our partners and amplifying the impact of our work. This consistent media attention drives traffic, celebrates cultural vitality, and positions property owners and cities as leaders in creative placemaking and inclusive economic development.



PRESS



WLRN/NPR

'Zero Empty Spaces' Keeps Opening Artist Studio Spaces During Pandemic — And Artists Keep Coming



LOOPNET

Have Empty Commercial Space in 2024? Consider 10 of 2023's Most Notable Alternative Uses



BOCA MAGAZINE

Vacated Boca Raton retail space now home to artists.



NEXT CITY

Next City's Top Urban Arts and Culture Stories of 2024



BIZ BASH

7 Tips for Transforming Underutilized Spaces for Events



PALM BEACH ILLUSTRATED

"Musical Masterpieces" On Display at Zero Empty Spaces

OUR REAL ESTATE PARTNERS



LOCATIONS



FLORIDA

- HALLANDALE BEACH (Villages at Gulfstream)
- DANIA BEACH (Design Centers Of The Americas)
- BOCA RATON (Boca Raton Innovation Campus)
- PALM BEACH GARDENS (Legacy Place)
- FORT MYERS (Bell Tower Shops)
- ST. PETERSBURG (Tyrone Square Mall)
- FORT LAUDERDALE (Galleria Corporate Centre)
- JENSEN BEACH (Treasure Coast Square Mall)



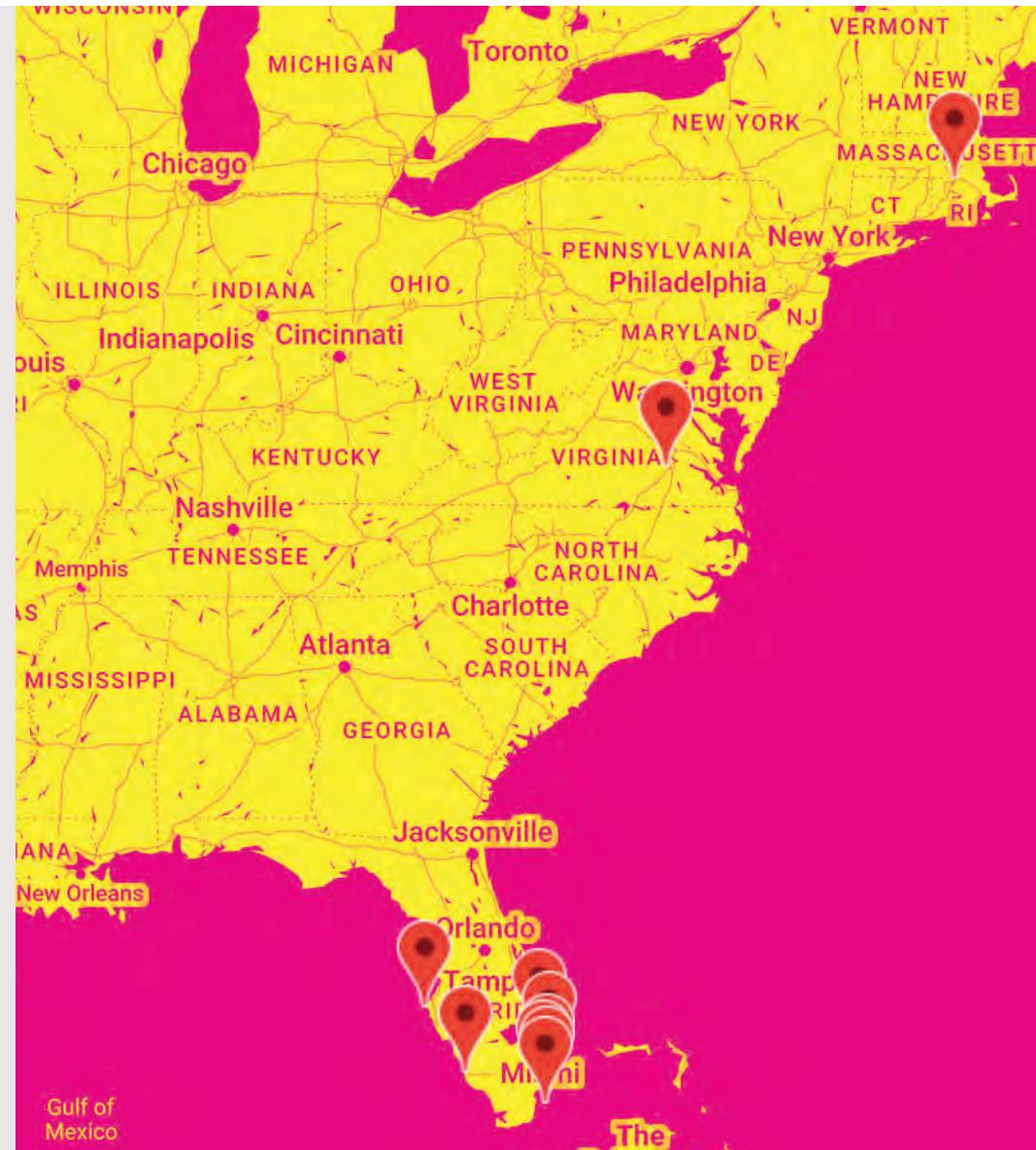
MASSACHUSETTS

- NATICK (Natick Mall)



VIRGINIA

- RICHMOND (Stony Point Fashion Park)



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