

February 1, 2022

To: Town of Erie Urban Renewal Revitalization Incentive Grant Program

Re: Narrative about this project

554 Briggs Street is in Historic Downtown Erie. It has been a breakfast and lunch restaurant for the last 14 years. Our plan is for it to continue to operate as a breakfast and lunch restaurant called Lucile's Creole Café.

Brian Heilman currently owns three locations of Lucile's ([www.Luciles.com](http://www.Luciles.com)) and has been running them for 17 years. He's been looking for a space in Erie for a long time and this property will be a great location. The remodel will provide enough indoor seating and the outdoor space will be the most desirable in Historic Downtown. It will truly generate interest and activity for years to come.

Ronda Grassi and Nancy Welch currently own the properties. Brian and I will create a new partnership to own the property together. He will have a long term, vested interest in the success of the restaurant and Downtown Erie.

The building is quite dated and needs to be improved in order to bring in the new operator.

The basic scope of work is primarily the addition of approximately 1,000sf to the west of the existing building to house a new kitchen, restrooms, storage and walk-in cooler. The project also includes the renovation of the existing 1,275sf building to remove the existing kitchen, restrooms etc. and build a new bar, opening up the dining room for additional seating. New electrical, plumbing and HVAC is anticipated. The front facade will include improvements to the windows and front door.

The proposed new connectivity features new openings that will be created on the south side to access the patio area on the adjacent lot. Landscaping improvements are planned for the adjacent lot. It will be the best place to sit outside and enjoy Downtown. The view from the street and curb appeal will be amazing!

Eligible items for the building improvements include:

- Replacement and repair of architectural details
- Gutters and downspouts
- Roof repairs – as well as connection to new roof
- Windows and doors
- New Signage
- Accent Lighting
- Siding replacement – new openings in south wall
- Structural support as needed

- 1) Rose Café did operate in that space for the last 14 years. It had 4 full time employees.
- 2) Lucile's will employ 20 people when the project is complete.
- 3) I've owned the building for just over three years. In my experience, the building needs major work and ongoing repairs are concerning. The former tenant asked me for a three-year lease and said she would be done after that term. COVID was very hard for her business and energy waned. She just closed at the end of January. The building must be updated to continue being a viable restaurant. Brian says owning and running Lucile's has been a fantastic roller coaster ride with more ups than downs. "The real work we do is loving people, but we're fine if people just think we're running a restaurant." He is very excited to be a small part of the great changes happening to Old Town and looks forward to becoming a part of the community.
- 4) We love Historic Downtown Erie! I moved to Erie in 1999 and have my other businesses in Erie. I'm involved in the Downtown Erie Business Association and want our old Town to be the heart and soul of Erie for all our residents.
- 5) This business is not just in Erie. It's in Historic Downtown Erie! We can create magical moments downtown! That unique feeling is infectious and creates great energy. People just want to be here.

Thanks for considering our application.

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