

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Community Redevelopment Area Advisory Board

Thursday, January 3, 2019 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall

A. Financial Update & Project Tracker*

B. Housekeeping

C. Action Items

1. Old Business
 - i. Meeting Minutes December 6, 2018 (Pg. 5-6)
2. New Business
 - i. Swan Brewing (Pg. 7-22)

D. Discussion Items

1. Update- Lighthouse Ministries Lease Agreement
2. Update- W. Lake Parker Shared-Use Path Project
3. Five-Points Roundabout
4. Housing Initiatives
5. CRA Mass Ave Property Disposition

E. Adjourn

* For Information

NEXT REGULAR MEETING:

Thursday, February 7, 2019 3:00 - 5:00 PM – City Commission Conference Room

Downtown Fund



■ Available	\$218,627
■ Expenses	\$254,694
■ Encumbrances	\$1,908,907

Estimated Income in FY 2020 \$1,554,000

Dixieland Fund



■ Available	\$378,807
■ Expenses	\$10,868
■ Encumbrances	\$676,866

Estimated Income in FY 2020 \$279,000

Midtown Fund



■ Available	\$880,302
■ Expenses	\$879,553
■ Encumbrances	\$5,308,528

Estimated Income in FY 2020 \$3,345,000

* Estimated Income from Lincoln Square Home Sales \$2,619,000

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROJECT PROGRESSION REPORT



STATUS KEY	
RISKS / ROADBLOCKS	
POTENTIAL RISKS	
ON TRACK	

Project	Status	Phase	Funding Allocated	Notes
Food Truck Park	ON TRACK	Lease Agreement	\$250,000	Lease Negotiations
Lincoln Square	ON TRACK	Construction	\$4,268,086	Phase I Closings in Progress Phase II Underway 60% Phase III-IV Commencing
114 E. Parker	POTENTIAL RISKS	Lease Agreement	\$350,000	Pending Renovation Estimate Update and Lease Agreement
Lake Parker Art Path	POTENTIAL RISKS	Pre-Bid	\$700,000	Utility Errors and scheduling conflicts with PCSB
Five Points Roundabout	ON TRACK	Pre-Construction	TBD	
Kettles Ave Sidewalk	ON TRACK	Construction	150,000	
Tapatios	ON TRACK	Construction	\$340,000	Underway
Mirrorton	ON TRACK	Under Contract	\$970,000	Projected Closing March 2019
Providence Rd	ON TRACK	Feasibility Study	\$1,100,000	
Small Area Study	RISKS / ROADBLOCKS	Research		
Second Floor Activation	ON TRACK	Research		Complete

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROGRAM PROGRESSION REPORT



STATUS KEY
RISKS / ROADBLOCKS
POTENTIAL RISKS
ON TRACK

Grants/Programs	Status	Grant Awards to Date	Notes
Alley Vacating	ON TRACK	2	
Affordable Housing Partnerships	ON TRACK	1	LHA/HTG \$426,000 for 320 Units at Twin Lakes Estates. Anticipated Completion 2021
Builder's Line of Credit	ON TRACK	1	703 W 5th Street; Underway
Design Assistance	ON TRACK	4	Active Sites • 711 N. Kentucky • 938 E. Main Street • 1212 E. Main Street • 905 E. Rose Street
Down Payment Assistance	RISKS / ROADBLOCKS	5	All Funding Allocated
Façade and Site	ON TRACK	2	
Fix-It Up	ON TRACK	8	Active Sites • 724 Buena Vista St. • 1200 Lake Parker Dr
Food Related	ON TRACK	1	
Infill- New Construction	ON TRACK	0	6 Proposals Pending
Infill Adaptive Reuse	ON TRACK	3	
Murals / Tapestries	ON TRACK	2	Murals set to be completed by January 2019 Tapestry Installations Complete

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, December 1st, 2018
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Ben Mundy (Chair), Dean Boring , Harry Bryant, Brandon Eady, Brian Goding, Frank Lansford, Commissioner Stephanie Madden, Cory Petcoff and Cliff Wiley

Absent: Pastor Edward Lake (Vice-Chair) and), Zelda Abram

Staff: Alis Drumgo, Valerie Ferrell, Michael Smith, D'Ariel Reed, and Jonathan Rodriguez

Guests: Chuck Barmby (Transportation), Steve Boyington (WMB-ROI), Barry Friedman (Lkld Now), Annie Gibson (Housing), Julie Townsend (LDDA) and Nicole Travis (Director Community and Economic Development)

Packets

- Meeting Minutes dated November 1, 2018
- Financial Update
- Project Progression Report
- Memo- Façade and Site Grant Program Revisions
- Memo- 0 Sidney Ave

Housekeeping

Alis and Nicole reviewed the Heritage Parking Garage Agreement.

On December 3, 2018 the City Commission voted to approve the construction of the 824 space garage with a combination of approximately 35,000 sq. ft. of office space. Per the Downtown Redevelopment Plan, the CRA will examine the subsidization of structured parking case by case in an effort to spur redevelopment in the area. The CRA issued the bond necessary for the acquisition, construction and equipping of the project, but the City Commission ensured the CRA would not incur any expense.

Alis reviewed the Downtown debt service payment options for informational purposes.

Action Items – Old Business

Meeting Minutes dated October 4th, 2018

Cory Petcoff moved approval of the minutes. Brandon Eady seconded the motion which passed unanimously.

Financial Update

Ben Mundy noted the inclusion of the update for informational purposes.

Façade and Site Grant Program Revisions

At its recent November meeting, the Advisory Board held discussion on expanding the façade improvement grant programs to include rear alley improvements in Dixieland as well as the flexibility of adding an art element into the matching grants.

Valerie reviewed the the current program as written for both the Dixieland and Midtown Districts with revisions providing for such improvements. The revisions would be granted under the current administrative and maximum grant award limits established for each district, but meet the intent of the Board's discussion.

Staff is recommending approval of the revisions.

Cory Petcoff moved approval of Staff's recommendation. Dean Boring seconded the motion which passed unanimously.

Action Items – New Business

0 Sidney Avenue

In August, the Community Redevelopment Agency (CRA) purchased the property located at 0 Sidney Avenue on the Southwest corner of Sidney Avenue and 9th Street. The property was purchased through a tax deed sale for the minimum bid of \$3,300. One of the goals of the CRA is to encourage new construction on vacant infill lots throughout the midtown district. The CRA purchased this lot in an effort to avoid possible neglect by the tax deed holder.

In October the owner of the property next door, Audrey Figgs contacted the City about the 0 Sidney Avenue lot. Mrs. Figgs obtained the lot next door through a tax deed sale in 1996. At that time, she thought the corner lot was part of the sale. Mrs. Figgs began to maintain the corner thinking it was part of her property. When she realized she did not own the lot she filed a \$10,000 lien against the property for the mowing and cleaning of the lot. Although nothing came from filing the lien and it has since expired, she continued to maintain the lot and has been mowing and cleaning the lot over the last twenty years. Mrs. Figgs would like to take ownership of the lot from the CRA so she can continue to maintain and use the lot as she has over the past twenty years.

The CRA staff met with Mrs. Figgs to discuss the property and what her intention are for the future use. Mrs. Figgs indicated that she has no immediate plans other than to maintain the lot. The CRA discussed the possibility of a new home being built on the site, Mrs. Figgs was open to the ideas as a possible option for the future. The CRA would like to deed the property to Mrs. Figgs and is confident she will continue to maintain the property in a consistent manner with the CRA goals for this area.

Cory Petcoff moved approval of Staff's recommendation. Harry Bryant seconded the motion which passed unanimously.

Discussion Items

Chuck Barmby provided an update on the South Florida Avenue Road Diet.

Discussion ensued.

Alis recommended the Board approve the allocation of Dixieland funds as follows; \$200,000 toward Small Project Assistance and encumber \$175,000 for the Road Diet.

Cory Petcoff moved approval of Staff's recommendation. Brian Goding seconded the motion which carried unanimously

Adjourned at 4:11 PM

Next Meeting, Thursday, January 3, 2019 3 PM, City Commission Conference Room.

Eddie Lake, Vice Chairman

Date



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
863.834.6011

Memo

To: CRA Advisory Board
From: Alis Drumgo, Interim CRA Manager
Date: December 21, 2018
Re: Swan Brewing

In April 2018, Swan Brewing opened after two years of planning. The venture was totally self-funded with an investment of over \$500,000. Currently, the brewery produces approximately 1,400 gallons of twenty (20) various beer flavors which serves the taproom.

Swan Brewing does not have the capacity to serve beer outside of its walls and has been asked, by other local and regional restaurants, to carry Swan beers on tap. Swan would like to fill the need and expand capacity to meet the distribution demand. To do so, Swan Brewing needs to add cold storage, fermenters, and additional keg cooperage. The breakdown of the cost is below:

NEEDS

- (2) 20bbl (barrel) Uni-tank Fermenters - \$25,750
- 10' x 20' Exterior Cold Storage Room - \$12,480
- Costs associated with installation of new equipment - \$6,150
- Additional Keg Cooperage - \$16,877

Total Investment: \$61,257

The LCRA does not have grant programs in place within the Downtown Redevelopment District to review the grant request administratively, so Staff has brought the request before the Board for consideration.

EXPANSION PROPOSAL

Targeted Distribution

Swan Brewing, LLC

115 W. Pine St
Lakeland, FL 33815

(M) 614-937-9303
dan@swanbrewing.com



Swan Brewing Expansion Proposal

BACKGROUND

Swan Brewing opened on April 20, 2018 after almost two years of planning, permitting and construction. Since then, Swan Brewing has become Lakeland's hub for live music, family gatherings, and of course, locally made craft beer. Getting Swan Brewing off the ground and open was no easy task. The total investment was well over \$500,000 and aside from the property owner receiving the standard LDDA incentives, was completely self-funded by the owners. Swan Brewing continues to incur additional costs including industrial wastewater surcharges not levied upon any other bar or taproom within the city as well as water usage impact fees. Swan Brewing is owned by Dan Thumberg, Christian Hood, Ryan Lewman and Chris Crawford. Dan manages administration, marketing and taproom operations. Christian manages all brewery-side manufacturing operations.

CURRENT OPERATIONS

Swan Brewing produces approximately 45bbls (1bbl = 31 gallons) of beer monthly. All beer currently produced services the attached taproom only. Our brewhouse efficiency is approximately 85%. In short, we produce enough to service our taproom, but do not have the capacity to service any other vendors.

STRENGTHS

Swan Brewing has quickly become "Lakeland's brewery." We are situated perfectly between Tampa and Orlando and have become a destination venue for enthusiasts travelling between the metro areas. We currently produce over 20 flavors and have over 75 recipes in various stages of development. We have six beers ranked in the "top beers of the world" according to beer rating site *Untappd*.

WEAKNESSES

Swan Brewing is still a very young brewery with little name recognition outside of the core market. The Lake Wire area is still extremely blighted. The homeless population and proximity to the bus depot continue to act as a deterrent to many patrons, regardless of steps taken to fortify and insulate the brewery and beer garden. The separation from the Munn Park and Downtown Business districts by the pedestrian hostile S. Florida Ave. has forced us to spend a larger percentage on social and digital marketing than initially anticipated.

OPPORTUNITIES

The locally owned bars and restaurants in Lakeland are extremely interested in carrying locally made beer on tap. Not only can they charge a premium, having locally made beer on tap allows them competitive advantage against the continued influx of corporately owned chain establishments. Swan Brewing is poised to fill the local beer need if we can increase capacity to meet the distribution demand.

THREATS

Grove Roots Brewing Co. (Winter Haven) recently entered into distribution and has already secured tap lines at many of the crafty bars in town as well as a permanent stall at the RP Funding Center. They will continue to expand within Lakeland as their production increases. The re-opening of the old Lakeland Brewing location as currently planned with on-site brewing will cause the already limited craft beer consumer market to split their money between two locations. Swan Brewing will certainly see a 50% decline in taproom revenue as a result. The opening of the planned "Yard on Massachusetts" food truck / live music / craft beer park will certainly pull from the crowd of patrons that currently enjoy the exact same amenities at Swan Brewing and will further reduce taproom revenue. The proposed 25% tariffs on imported steel and aluminum set to possibly take place in Q1 2019 will add additional costs to expansion and production as almost all fermenting vessels, keg cooperage and aluminum cans are produced in China.

SOLUTION

Swan Brewing can combat the threats from outside entities by distributing product outside of the taproom within Polk County. The margins on distributed beer are miniscule compared to serving product on-site, so the breadth and depth of the expansion needs to be sufficiently large. Swan Brewing will sign a contract with a local distribution company with the initial focus on servicing the local Lakeland bar and restaurant demand. In order to produce enough product for distribution, Swan Brewing will need to expand production capabilities and infrastructure in order to do so. Quotes for additional infrastructure are attached.

NEEDS

- (2) 20bbl (barrel) Uni-tank Fermenters - \$25,750
- 10' x 20' Exterior Cold Storage Room - \$12,480
- Costs associated with installation of new equipment - \$6,150
- Additional Keg Cooperage - \$16,877

Total Investment: \$61,257

IMPACT WITHOUT ACTION

If Swan Brewing cannot expand production and enter into distribution, we will be forced to reduce our workforce by approximately half by August 2019. There is a very real possibility that even with workforce reduction Swan Brewing will not be able to cover fixed costs by December 2019 if the current threats continue.

IMPACT WITH ACTION

If Swan Brewing is able to expand production and enter into distribution, we anticipate increasing our workforce by up to 25% to account for additional sales and production staff need. With an additional revenue stream, we will be able to compete with Grove Roots Brewing and stave off any effects from the opening of the old LBC location and the Yard on Massachusetts.

Thank you for your consideration

APPENDIX - UNI-TANK FERMENTERS



Brewery: Swan Brewing
 Owner: Dan Thumberg
 Date: 5/7/2018

Part	Item		Price(Each)	Total
FERMENTATION TANKS- JACKETED				
FT-20	<u>20 BBL Fermenting Uni-Tank</u>	1	\$11,925.00	\$11,925.00
	<u>All Tanks Include:</u>			\$0.00
	Brushed 304 Stainless (11 Gauge Inner & 14 Gauge Outer Shell)			\$0.00
	Dimple Plate Jacketed & Insulated (80mm Thickness)			\$0.00
	25% Headspace			\$0.00
	60 Degree Cone			\$0.00
	CIP Rotating Spray Ball			\$0.00
	Shadowless Side Manway Door			\$0.00
	Pressure & Temperature Gauges			\$0.00
	Sight Tube & 12" Carbonation Stone			\$0.00
	Well less Thermo Probe Port or Thermowell			\$0.00
	Perlick Style Sample Valve/Breather Valve			\$0.00
	Racking Arm with DIN Fitting			\$0.00
	6" Dry Hopping Port			\$0.00
	Ladder Rack			\$0.00
	Adjustable Foot Pads			\$0.00
	Lifting Ears			\$0.00
FT-10	<u>10 BBL Fermenting Uni-Tank</u>		\$8,725.00	\$0.00
				\$0.00
BRIGHT TANKS- JACKETED				
BT-20	<u>20 BBL Bright Tank (Jacketed)</u>	1	\$11,225.00	\$11,225.00
	<u>All Tanks Include:</u>			\$0.00
	Brushed 304 Stainless (11 Gauge Inner & 14 Gauge Outer Shell)			\$0.00
	Dimple Plate Jacketed & Insulated (80mm Thickness)			\$0.00
	25% Headspace			\$0.00
	CIP Rotating Spray Ball			\$0.00
	Shadowless Side Manway Door			\$0.00
	Pressure Gauge & Thermostat			\$0.00
	Sight Tube & 12" Carbonation Stone			\$0.00
	Pressure & Temperature Gauges			\$0.00
	Perlick Style Sample Valve/Breather Valve			\$0.00
	Ladder Rack			\$0.00
	Adjustable Foot Pads			\$0.00
	Lifting Ears			\$0.00
				\$0.00
	Shipping (Dedicated Transport)			\$1,900.00
	<u>24 Month Warranty from date of production on all stainless vessels</u>			
	<u>Total System Price (USD\$)</u>			<u>\$25,050.00</u>

APPENDIX - EXTERIOR COLD ROOM



Date: 4/30/2018
 Contract Number: QUO-21059-V0W4Y6
 1700 Admiral Wilson Blvd.
 Camden, NJ 08109
 800-220-2874 Fax: 856-338-0989
 dbarnett@bushrefrigeration.com

Submitted to:	Swan Brewing
Contact:	Ryan Lewman
Address:	115 West Pine St.
	Lakeland, FL 33803
Phone:	6149379303
Fax:	

Job Name:	Swan Brewing
Contact:	Ryan Lewman
Job Address:	
	Lakeland, FL 33815
Phone:	
Email:	ryanlewman@yahoo.com

EQUIPMENT: Quantity:1 Outdoor Expandable Walk-In Storage Cooler

Dimensions: (WxDxH): 9' 9 3/8" x 19' 6 3/4" x 7'6" high
 (1) Outdoor Expandable Walk-In Storage Cooler / Floorless
 (1) Hinged self-closing access door with light fixture, light switch, digital thermometer & door drip cap
 Dimensions: 34" x 78"
 Flat Membrane Roofcap
 Exterior Finish: Galvanized Steel
 Interior Finish: Galvanized Steel
 R Value 29/ 4" CFC Free Encapsulated Urethane Insulation Never Loses R-Value

Warranty: Customer is responsible for all drainage hook-up
 1 year on parts
 10 years on panels

Electric: Customer is responsible for all electrical hook-up.
 Unit must be direct wired to a 15 amp, 115v. A.C. grounded circuit for light switch and digital thermometer. Please refer to your manual for electrical specifications and consult with your electrician.

Initials: _____ Page 1

EQUIPMENT: Quantity:1 TS020MR404A3-T : 2HP MED 404A 230V 3 Phase OUTDOOR Scroll with Timer

Dimensions: (WxDxH):28.27 x 38.5 x 17.87
 2 HP Scroll Medium Temp, Air Cooled, Outdoor Condensing Unit, R-404A with Defrost Timer, Sight Glass, Drier, Low Pressure Control, Head Pressure Control, Crankcase Heater, and Weatherhood, 230V 3 Phase

Warranty: 1 year on parts
 5 years on compressor

Electric: Customer is responsible for all electrical hook-up. Please refer to your manual for electrical specifications and consult with your electrician.

EQUIPMENT: Quantity:1 ADR163AEM : Low Profile Air defrost evaporator coil

Dimensions: (WxDxH):61 3/8" x 15 1/2" x 15"
 Low Profile Air defrost evaporator coil with solenoid valve, expansion valve, thermostat and EC Motor, 3 fans

Warranty: 1 year on parts

Electric: Customer is responsible for all electrical hook-up. Please refer to your manual for electrical specifications and consult with your electrician.

*Actual dimensions may vary. If critical, notify Bush Refrigeration, Inc.

Bush Refrigeration strives to use the best quality parts and systems available. We reimburse your warranty claims quickly. However product loss remains a potential occurrence with all commercial refrigeration. If product loss occurs, we will not reimburse these expenses. Please discuss this coverage with your insurance carrier. Replacement parts are available to you in an even exchange for faulty parts covered by your warranty. Shipping charges for warranty parts will be sole responsibility of the buyer. If you purchase parts from your local service person, we will reimburse you our cost for said part(s). Any service to be provided under these warranties must be paid to the service personnel by the customer and Bush Refrigeration will reimburse the customer to the extent allowed under these warranties and agreed to, in advance, by Bush personnel. The customer may not deduct service bills from any monies owing and due to Bush Refrigeration, Inc.

Initials: _____ Page 2

EXPRESS WARRANTY

A LIMITED EXPRESS WARRANTY subject to terms & conditions below covers all units sold by Bush Refrigeration. Here under, such warranty shall provide as follows:

No Labor

1 Year Parts (Excluding glass shelves & lamps)

5 Years on Compressor

1. The Warranty period shall begin upon receipt of equipment by consignee. A delay in installation or putting into service does not postpone the start of warranty period.
2. Due to handling of the unit, under normal circumstances, unit can take 48-120 hours for the temperature to regulate. Bush Refrigeration does not recommend putting product into the unit during this time frame.
3. The Warranty is subject to compliance with certain maintenance and usage requirements, which shall include, but not be limited to:
 - a) The power source must be maintained so as to provide the power specified by electrical specifications of the unit.
 - b) The unit must be taken out of service immediately if it malfunctions in any way.
 - c) The unit must not be used for any purpose other than that which was specified at the time of purchase.
 - d) The specified air or water flow to the condensing unit must be maintained at all times while the unit is in operation.
 - e) The cabinet access door must not be permitted to remain open for extended periods of time.
 - f) The condenser coil must be cleaned as often as necessary to prevent any buildup of foreign materials, which will impede or block the required airflow.
 - g) The unit must not be altered or moved from the original place of installation at the job site or moved to another job site.
 - h) The unit must not be subject to abuse in anyway.
 - i) Failure to notify Bush Refrigeration of the service problem prior to repairing, releases Bush from being held responsible for paying the claim.
 - j) Any defective parts, invoices & supply house invoices must be returned to Bush within 30 DAYS of the date of service. Claims (ie parts & invoices) received after 30 days of service call will not be considered.
 - k) All returned parts & invoices must be clearly marked with return authorization number.
 - l) Self contained unit must not be laid down. If you MUST lay a unit down you MUST allow it to stand for minimum of 6 hours before plugging unit. Damage resulting from this action is not covered under warranty.

EXPRESS WARRANTIES:

- a) LABOR WARRANTY-Bush Refrigeration will reimburse the original purchaser reasonable labor cost incurred for the repair or replacement of any parts, which prove to be defective within the first year from date of delivery. The decision to repair or replace any part is solely the option of Bush Refrigeration. Adjustments are not covered by the labor warranty under any circumstances. Holiday, weekend and overtime rates are excluded from the labor warranty.
- b) PARTS WARRANTY – Bush Refrigeration will replace any existing parts to your unit during the period of 1 year from the date of delivery excluding light bulbs & glass shelves. Bulbs & glass shelves are specifically excluded under parts warranty & would be sole responsibility of the buyer. Bush Refrigeration will ship all replacement parts unless specific authorization is given otherwise by an authorized Bush representative. Credit will be issued on approved supply house invoices & parts found to be defective within 30 days of receipt of said parts & invoices.
- c) COMPRESSOR WARRANTY – The compressor is warranted for five (5) years from the date of delivery and subject to following conditions. Compressor tags off failed compressor must be sent to Bush for reimbursement or replacement. Filters/dryers & any other starting components should be considered parts and are not covered under warranty after the initial 1 year parts warranty period.

WARRANTY EXCLUSIONS - Bush Refrigeration hereby specifies that there are certain conditions and/or items which are excluded, but not limited to the following as listed below:

- 1) Bush Refrigeration under no circumstances shall be responsible for any loss of any type of product, including but not limited to any flower, plant and/or food stuff. Loss of business, due to any defect, delay or malfunction of any equipment. Moreover, Bush Refrigeration shall not be responsible for any damage or economic loss resulting from fire, flood, civil disorder, earthquake or any other event not covered under the enclosed warranty.
- 2) Adjustments of any type are not covered under the warranty. This would include but not be limited to: temperature controls, defrost time clocks, doors etc. Adjustments are covered under no circumstances and are the sole responsibility of the buyer.
- 3) Freon / freon leaks, under any circumstances, are not considered parts & will not be covered under any portion of the Bush Refrigeration Express Warranty
- 4) Warranty excludes shipping cost on all replacement parts.

Bush Refrigeration and buyer specifically understand and acknowledge that there are no warranties, either expressed or implied hereunder other than the warranties which are specifically stated herein. Said buyer shall rely on no other assertions, representations or statements, other than those specifically expressed in this warranty and/or attached purchase agreement, or expressed in writing, signed by a duly authorized agent of Bush Refrigeration

WARRANTIES ARE NON-TRANSFERABLE

Initials: _____ Page 3

DELIVERY: Your Equipment will be delivered by a common carrier. You must inspect Crates and/or Boxes for damage before signing for shipment. (Note any damage on freight bill). All equipment received, when damage is not indicated on the delivery slip, will not be repaired or replaced. You are responsible for the unloading (which means removing the equipment from the truck to ground) and installation of your equipment. Regardless of the care and precautions taken by us, damage can occur in shipping. The common carrier is responsible for such damage. It is your responsibility to report and/or be responsible for damage, which is caused by the common carrier. All equipment received, when damage is not indicated on the delivery slip, will not be repaired or replaced. All boxes and packing materials should be saved, as they, along with the damaged merchandise, will need to be inspected by the freight company before a claim is resolved. If you have any questions, please call Bush Refrigeration.

PRICE: \$ 12,480.00 (Includes Shipping)

TERMS: \$ 12,480.00 Payable by CHECK to Bush Refrigeration, due with signed contract.

Customer is responsible for all drainage, if required. Bush Refrigeration is not responsible for any permits or ordinances. Above Pricing is Valid for 30 days.

Acceptance of Contract:

The above prices and specifications are satisfactory and are hereby accepted. Cancellation of contract will subject customer to a restocking charge of 25%-50% of the entire contract price. Any claim or action brought under this Agreement shall be exclusively brought in Camden County or the United States District Court for the District of New Jersey. Each party hereto expressly consents to the exclusive jurisdiction of the State of New Jersey and specifically waives any objection based upon improper venue with regard to any claim or action brought in Camden County or the United States District court for the district of New Jersey. If Bush has not included tax in this contract, customer agrees, in good faith, to self-assess and pay all state, local and city sales and use tax on any product(s) purchased. Please contact your accountant or financial advisor.

Bush Refrigeration Authorization

Customer Authorization

Dave Barnett 4/30/2018

 Dave Barnett

Date: / /

 Sign Name

 Print Name

Initials: _____ Page 4

COOLER SPECIFICATIONS

CHECKED:

- SIZE: 19'-4 3/4" x 9'-9 3/8" x 7'-0"
- PANEL THICKNESS: 4" WALL, 4" CEILING
- EXTERIOR FINISH: (01) 28 GA. STYCOLO QUANUMIZED
- INTERIOR FINISH: (01) 28 GA. STYCOLO QUANUMIZED
- COLOR: TYP. LAB DOWN
- CEILING TYPE: LAB DOWN
- SCREED TYPE: WOOD SCREED
- DOOR DESCRIPTION: 1 QT 24" x 28" OVERLAP SELF-CLOSING DOOR
- 3-ASSED GASKET W/ BOTTOM SWEEP

ACCESSORIES:

- (1) UPPER PROOF LIGHT 115W. (GASKET NOT INCLUDED)
- (1) LIGHT SWITCH AND DIGITAL THERMOMETER 115W.
- (1) COVE MOLDING

NOTES:

- DOOR CAN BE INSTALLED WHERE ANY 4" PANEL OCCURS.

PLEASE CHECK BOX

APPROVED AS SHOWN

APPROVED AS NOTED

BYWAY AND RESUBMIT

PLEASE SIGN & CHECK BOX

PRINTED NAME: _____ DATE: _____

IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL ITEMS ON THIS APPROVAL SHEET AND TO SIGN OFF ON THE APPROVAL SHEET. THE DRAWING AND APPROVAL SHEET WILL BE PROVIDED USING A REVISION APPROVAL SHEET.

ATTENTION PLEASE SIGN

IN ALL RESPECTS THE DRAWINGS PROVIDED BY GENERAL COOLERS ("SELLER") IN CONNECTION WITH THE BUYER'S ORDER, AND/OR THE BUYER'S PURCHASE ORDER, THE BUYER ACKNOWLEDGES & AGREES TO THE BUYER'S RESPONSIBILITY TO VERIFY ALL ITEMS ON THIS APPROVAL SHEET AND TO SIGN OFF ON THE APPROVAL SHEET. THE DRAWING AND APPROVAL SHEET WILL BE PROVIDED USING A REVISION APPROVAL SHEET.

DATE: _____ 2016

BUYER'S SIGNATURE: _____

BUYER'S TITLE: _____

BUYER'S COMPANY: _____

BUYER'S ADDRESS: _____

BUYER'S PHONE: _____

BUYER'S FAX: _____

BUYER'S E-MAIL: _____

BUYER'S WEBSITE: _____

ATTENTION PLEASE SIGN & CHECK BOX

IN ALL RESPECTS THE DRAWINGS PROVIDED BY GENERAL COOLERS ("SELLER") IN CONNECTION WITH THE BUYER'S ORDER, AND/OR THE BUYER'S PURCHASE ORDER, THE BUYER ACKNOWLEDGES & AGREES TO THE BUYER'S RESPONSIBILITY TO VERIFY ALL ITEMS ON THIS APPROVAL SHEET AND TO SIGN OFF ON THE APPROVAL SHEET. THE DRAWING AND APPROVAL SHEET WILL BE PROVIDED USING A REVISION APPROVAL SHEET.

DATE: _____ 2016

SELLER'S SIGNATURE: _____

SELLER'S TITLE: _____

SELLER'S COMPANY: _____

SELLER'S ADDRESS: _____

SELLER'S PHONE: _____

SELLER'S FAX: _____

SELLER'S E-MAIL: _____

SELLER'S WEBSITE: _____

GENERAL COOLERS

4977

10 x 20 x 7-6

CC I

BUSH REFRIGERATION

THANK YOU FOR ORDERING FROM BUSH REFRIGERATION

Please fax to back -856 338-0989

Attn: Dave Barnett

Please print the following information:

Business Name _____

Phone # _____

Fax# _____

PLEASE TAPE CHECK HERE AND FAX TO:

(856) 338-0989

Please sign here to authorize Bush Refrigeration to
Duplicate your check

Signature: _____ Date: _____

The above signature must be an authorized signature on the checking account
above.

APPENDIX - INSTALLATION AND ELECTRICAL



Lewman Electric, LLC.
2930 Barney's Pumps Place

PROPOSAL

DATE	Estimate #
6/5/2018	5104

(863) 398-0495

NAME/ADDRESS
Swan Brewing 115 West Pine Street Lakeland, FL 33815

JOB/LOCATION
115 W Pine St

QTY/EA	DESCRIPTION	U/M	RATE	TOTAL
1	Complete installation of new walk-in cooler		5,600.00	5,600.00
APPROVED BY: _____			TOTAL	\$5,600.00

APPENDIX - PLUMBING INSTALLATION

Centerstate Plumbing Services, LLC

P.O. Box 6951
Lakeland, FL.
33807-6951

Phone #
(863) 669-6008

Estimate

Date	Estimate #
6/6/2018	13728

Name / Address
Swan Brewing, LLC 115 W. Pine Street Lakeland, FL 33811

Ship To
Swan Brewing, LLC 115 W. Pine Street Lakeland, FL 33811

				Project
Description	Rate	Qty	Total	
Hook up additional tank with Glycol lines, including all brass adapters. *Solenoid valves provided by customer.	550.00		550.00	
Phone # (863) 669-6008 Email: Centerstateplumbing@gmail.com		Prices subject to change after 30 days from estimate date.		Total \$550.00

Signature _____

Keg Connect

701 Martin Luther King Jr Street South
St Petersburg, FL 33705

Invoice

Date	Invoice #
12/3/2018	396

Bill To
Swan Brewing LLC 115 W. Pine Street Lakeland, FL 33815

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		12/3/2018			

Quantity	Item Code	Description	Price Each	Amount
100	1/2 Gopher Keg	G4 1/2 Barrel Screened	93.00	9,300.00
100	1/6 Keg	G4 1/6 Barrel Screened	61.00	6,100.00
	Shipping	Shipping	150.00	150.00
	Sales Tax	Sales Tax	1,327.00	1,327.00

Phone #	Total	\$16,877.00
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Phone #
727-692-8809

Web Site
www.kegconnect.com