

### **Market and Financial Feasibility of Project/Business**

Frios we believe is the BEST popsicle you have ever tasted. The product is unique and creates a fun environment for all ages. We believe the Stillwater Community will love the outdoor atmosphere that we are creating and a great tasting Pop.

### **Provide financial information, including developer participation, and public and private funding.**

Currently we have 100% personal Equity/Cash invested in the improvements and business. We have obtained SBA backed LOC for \$145,000 if we desire to use. No funds have been used as of 9/29/20.

### **Written perspective of the developer's company or corporation, principals, history, and past projects.**

Brett McKee) am a Principal for McKee Construction Inc. I have full level construction background in Residential and Commercial construction. A couple Commercial developments that we have completed in Stillwater are Coney Island and Starbucks Coffee (Hall of Fame).

### **Description of the Need for Public Assistance**

We desire TIF to assist to make our facade become more cohesive with Downtown. With this desire we believe this creates a "Small Town Charm", a small piece of land that is not commercialized and developed. TIF would make Our large outdoor space a better customer experience with games, entertainment, and social interaction.

### **Impact of project on applicants existing business**

This is business is unrelated to either Principals' current employment. This is a new business created for Stillwater and Downtown.

### **Impact of project on existing businesses in the project area/community.**

We believe that we are unique to Downtown and is going to offer a NEW experience to Stillwater.

### **Statement identifying the public benefits of the proposal including estimated increase in property valuation, new jobs to be created and other community assets**

This will serve our customers better, create a better experience generating more revenue. Creates value on a vacant lot and creates an attraction for Downtown. The increased property value could be seen in property tax, ad valorem tax, etc. We also are creating jobs with Teenagers, College, and Adults.

**Present schedule showing dates for design, construction, and occupancy of the project**

Bathroom currently under construction. Expected completion date 10/18/20. A/V & Landscape work is determined by TIF.

**Provide the qualifications of developer, including prior experiences in similar or other developments. Qualifications of principal member of development team, including architect, construction company, and financial advisor**

McKee Construction has been in business for 17+ years. Commercial development/construction projects include but not limited to Starbucks Coffee (Stillwater, Tulsa, & Ponca City), Coney Island, Small Cakes (Stillwater), Five Below (Stillwater), and numerous OSU Stillwater Campus projects