

Print

Economic Development Grant Application - Submission #729

Date Submitted: 9/29/2019

Title of Project*

Gilchrist Mall Resortation and Improvement

Funds Requested*

30,000.00

Grant Manager/Contact*

John Ernst/Stacey Allen

Organization Applying*

Ernst Family Foundation dba Gilchrist Mall

Applicant Type*

Please check one

Non Profit

Private Business

Public Body

Other

Tribe

Phone Number*

541-931-7966

Email Address*

dernst1954@gmail.com

Address

138333 Highway 97 N., Gilchrist Mall, PO Box 637,

City

Gilchrist

State

OR

Zip Code

97737

Brief Description of Project*

The Mall Restoration and Improvement project will commence with the expansion of the Mall's parking lot, Other phases of the Mall Restoration and Improvement project include shingle replacement, rock replacement and siding improvement. A program of aggressive marketing for the Mall will commence with the completion of the parking lot expansion

Also provide a project schedule if possible.

Explain the source of all funds for this project*

In addition to the grant, The Ernst Family Foundation, dba Gilchrist Mall, will use its cash reserved to accomplish the parking lot expansion and gutter replacement.

In addition to this answer, a project budget is necessary. A detailed budget is not required; in the box below provide a general financial description. Identify how this project would be modified if only partial funding from the County is obtained. Be sure to include the required 30% cash match in your budget

Explain what exactly the project funds (and especially the county funds) will pay for*

The County Funds will apply to the parking lot expansion. The parking expansion will create more space for customers for existing tenants and will serve businesses that it is anticipated will move in following the completion of the Crescent Sewer System. Subsequent phases of the Mall Restoration and Improvement project will make the Mall attractive and suitable for new tenants as well as functioning as a draw for visitors.

Identify how this project would be modified if only partial funding from the County is obtained. Be sure to include the required 30% cash match in your budget

Identify the specific economic development benefits from this project*

There is currently a shortage of retail businesses in north Klamath County. This shortage will grow more acute with the completion of the Crescent Sewer System and with steady increase in visitor traffic to the north end of Klamath County. At present much of the spending by the area's residents and visitors is flowing into Deschutes County. Further complicating this situation is the limited number of areas in the north end of the county that are zoned for commercial activities. The Gilchrist Mall is one few existing facilities in the county's north end that has the potential to quickly accommodate new retail businesses. The improvements the Gilchrist Mall will use the grant to accomplish will position the Mall to quickly bring additional retail space on to the market. The businesses that occupy these spaces are likely to create 20-30 new jobs in retail and food services.

The Gilchrist Mall has the potential to become a draw for visitors to north Klamath County. The Gilchrist Mall was designed by renowned Oregon architect Hollis Johnston (University of Oregon School of Architecture, class of 1919). It is the first mall built in Oregon east of the Cascades and is the location of the last remaining two-lane bowling alley west of the Mississippi. Approval of this grant will help position the Gilchrist Mall attract new job creating businesses at the start of an increase in growth that is likely to result from the completion of the Crescent Sewer System.

Reference to economic development objectives in section 5 in grant memorandum

Identify how this project is consistent with regional or local economic development plans*

The Gilchrist Mall Restoration and Improvement project, once fully completed, will complete 20-30 more jobs in north Klamath County. The project will contribute to the economic vitality of north Klamath County. The businesses established there will keep in the Klamath County dollars that are currently going to Deschutes County

<http://www.scoedd.org/docs/2013%2020CEDs%20Final.pdf>

Describe the prospective applicant's experience in administering and/or delivering similar types of projects*

Members of the Ernst Family (Gil, Jan and John) has been operating the Gilchrist Mall since 1984. Stacey Allen has been serving at Office Manager since 1986

Describe how the prospective applicant intends to publically acknowledge the assistance received from the County:*

Upon approval of the Grant, in addition to social media posts, the Gilchrist Mall Manager will announce the grant on north Klamath County's community radio station. Press releases will go out to The Herald and News, The Newberry Eagle, the Bend Bulletin and the other radio and television stations that reach Klamath County

At a minimum, the applicant will provide a press release to local media

Let us know of any questions, comments or concerns that you would like to give us about the Economic Development Grant Program or any feedback you would like to offer

The Ernst Family Foundation owns and operates the Gilchrist Mall to generate income that is used to fund scholarships for Gilchrist School's students, to fund their trips and to support local churches and community service organizations

Supporting Docs (put them all in one file)*

Gilchrist Mall - supporting documents and endorsement letters.pdf

Proof of federal tax id (if one is issued, do not upload docs for SSN) ***Entity's W-9 form (omit SSN) ***Grant Budget - Use the grant budget template provided ***Support letters - All entities are required to obtain support from 3 businesses/organizations ***If your grant project involves signage of any kind, you are required to gather and submit letters from all required local, regional or state sign authorities involved demonstrating approval to place signage on their land/property during the timeframe of the grant ***If your grant project involves infrastructure development/construction you must include plan drawings and approval from permitting authorities if required locally ***These documents must be uploaded as ONE pdf document.

Insurance Requirements

Insurance Acord 25-S with County required minimums, Klamath County as additional insured, additional insured endorsement, proof of workers comp and auto coverage (if needed). If no employees or autos will be used for grant fulfillment, a document on letterhead stating no employees or autos will be used for grant fulfilment must be submitted.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature

John Ernst

**Klamath County Economic Development Grant Application
Project Budget**

	Committed	Pending	Total	Actual	Comments/Explanations
INCOME					
County Grant Request		\$30,000.00			
Cash Revenues -		\$19,760.00			Cash Down
Source: Gilchrist Mall (Ernst Family Foundation)					
Source:					
Source:					
Total Cash Revenues	-	-	-	-	
In-Kind Revenues:					
Source:					
Source:					
Source:					
Total In-Kind Revenues	-	-	-	-	
Total Revenue	-	\$49,760.00	-	-	
EXPENSES					
Cash Expenses -					
Personnel costs					
Travel costs					
Materials and supplies					
Professional services					
Other: Parking Lot Expansion	-	\$35,000	-	-	
Other: Gutter Repairs		\$4,200.00			
Other: Replace flooring and ceiling times in banquet room.		\$10,000.00			
Other:					
Total Cash Expenses	-	\$49,200.00	-	-	
In-Kind Expenses					
Labor					
Other:					
Total In-Kind Expenses	-	-	-	-	
Total Expenses	-	\$49,200.00	-	-	
Net Income<Expense>	-	-	-	-	

NOTES

Be as specific as possible; provide explanation to help clarify budget items
Use the "Actual" column when preparing your final report; submit this form with the final report
Use additional space or lines if necessary to provide complete information
Value all volunteer labor at \$12.50 per hour for in-kind revenues and expenses.



**Ernst Family Foundation
Gilchrist Mall
13833 Highway 97 N, P.O. Box 636
Gilchrist, OR 97737**

September 28, 2019

No Employees or Automobiles will be used for Grant Fulfillment.

WGC Wayne G Ernst

Wayne G. Ernst
Manager



September 27, 2019

Board of Klamath County Commissioners
305 Main Street
Klamath Falls, Oregon 97601

Dear Commissioners:

This letter provides an endorsement to **The Gilchrist Mall** for its Economic Development Grant.

As we all know, there is a shortage of retail businesses in north Klamath County. This shortage is likely to grow more acute with the completion of the *Crescent Sewer System* project, and, with the steady increase in visitor traffic along Highway 97 in the north end of our county.

As you would expect, a lot of retail spending by residents and visitors flows north into Deschutes County, resulting in lost revenue and income to Klamath County. Further complicating this is the limited number of areas in the north end of the county zoned for commercial activities. **The Gilchrist Mall** is one of the few existing facilities in the county's north end with the potential to almost immediately accommodate new retail businesses.

That said, the Mall needs some work to spruce up its curb appeal in order to attract both retailers and more foot traffic. Improvements being proposed to **the Gilchrist Mall** will be focused against the objective of quickly bringing additional retail space onto the market. As a side benefit, new businesses likely to occupy these retail spaces will create 20-30 new jobs.

Additionally, **The Gilchrist Mall** has the potential to become a draw for visitors to north Klamath County. As you may know, **The Gilchrist Mall** was designed by renowned Oregon architect Hollis Johnston (University of Oregon School of Architecture, class of 1919). It is the first mall built in Oregon east of the Cascades and is the location of the last remaining two-lane bowling alley west of the Mississippi.

In sum, your approval of this economic development grant request will help position the **Gilchrist Mall** to attract new businesses and new jobs in what is likely to be increased interest in the area following completion of the Crescent Sewer System.

A handwritten signature in black ink, appearing to read "Jim Chadderdon".

Jim Chadderdon
Executive Director



September 27, 2019

To Whom It May Concern,

The Gilchrist Mall has served North Klamath County for many years. It was the first mall built in Oregon east of the Cascades. The mall served the citizens of Gilchrist and Crescent as well as the many tourist traveling north on Highway 97. Over the years the mall has fell into disrepair and as a result many tenants moved on. The owners of the mall are working on plans to repair and modernize the mall to attract new businesses to North Klamath County. The mall is an already existing facility in the North Klamath area that can accommodate new retail businesses.

As representatives of the Crescent Sanitary District we are planning for community growth due to the building of the Crescent Wastewater Treatment Facility. The Wastewater Project is under construction and is slated to be completed in June 2020. There have already been many interested investors in the area as a result of the new infra-structure. The close proximity of Crescent and Gilchrist will also bring renewed interest in the mall. The renewed development of the mall will attract more tourists to shop in North Klamath County. The new businesses will bring much needed employment opportunities for our residents.

We the undersigned strongly recommend that the owners of the Gilchrist Mall be awarded an Economic Development Grant in order to aide them in the improvement of the mall facilities. By attracting new businesses the mall will bring many opportunities to the citizens of North Klamath County.

Respectfully Submitted,


KIM MATHERS

President of the Board

Crescent Sanitary District


CHUCK LAWRENCE

Project Manager

Crescent Sanitary District

Gilchrist Grocery & Deli

138303 Highway 97 N

PO Box 820

Gilchrist, OR 97737

September 24, 2019

Klamath County Economic Development
305 Main Street
Klamath Falls, OR 97601

As the Manager of the Gilchrist Grocery and Deli. I am writing to express my support for the Gilchrist Mall's grant application. I anticipate that the improvements the Gilchrist Mall's management will use the economic development grant to accomplish will bring in additional traffic to the mall that will increase my business. My expectation is that I will hire three additional employees to serve my store's increased customer traffic.

Approval of this grant will benefit all north Klamath County.

Best Regards



Rick Ward

Manager, Gilchrist Grocery & Deli

Interceptor King Auto Sales

1383312 Michigan Ave
Gilchrist, OR 97737

September 25, 2019

Klamath County Economic Development
305 Main Street
Klamath Falls, OR 97601

I am writing to express my support for the Gilchrist Mall's grant application. The improvements the Gilchrist Mall's management will use the economic development grant to make will bring in more traffic to the mall which will increase my business. My expectation is that the improvements this grant will help make possible, will justify my hiring another full time employee.

Approval of this grant will benefit all north Klamath County.

Best Regards

Jason Carrington, Owner
Interceptor King Auto Sales

A handwritten signature in black ink, appearing to read 'Jason Carrington', is written over the typed name.

Sept. 25, 2019

To whom it may concern:

I'm writing to endorse The Gilchrist Mall's application for an economic development grant.

I support the project because there is currently a shortage of retail businesses in north Klamath County, and the need for retail space can be expected to become more acute with the completion of the Crescent wastewater system. Visitor traffic to the north end of Klamath County continues to increase. The Gilchrist Mall is one few existing facilities in the county's north end that has the potential to quickly accommodate new retail businesses. These news businesses will create new jobs.

The Gilchrist Mall is obviously a draw for visitors to north Klamath County, with both historical and architectural significance that attracts the attention of motorists passing by on Highway 97. The Gilchrist Mall was designed by renowned Oregon architect Hollis Johnston, a graduate of the University of Oregon's School of Architecture in 1919. It was the first mall built in Oregon east of the Cascades, and is the location of the last remaining two-lane bowling alley west of the Mississippi.

Approval of this grant will help revitalize a building that is significant to the history of the county and state, as well as positioning it to attract new job-creating businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Kepple", with a long horizontal flourish extending to the right.

Todd Kepple
P.O. Box 1675
Klamath Falls, Oregon 97601