

PROPOSAL FOR OVERTIME BREWING INC.

190 E. Elm St.

Fort Bragg, California

Parcel # 008-035-13

June 21, 2015

RECEIVED

JUN 29 2015

**CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPT**

The Overtime Brewing Corporation is to be a brewery serving our craft beer and retail outlet for Overtime Brewing merchandise. In addition, an outdoor event area will be available for music and group gatherings. Our initial brewing system will be 10 barrels with an ultimate brewing capacity of 1500 barrels per year. Of this capacity approximately 50% will be on site sales and 50% wholesale distribution. Overtime Brewing has three owners; Greg Ziemer an RN at Mendocino Coast District Hospital, Stephen Duerr owner of Piaci Restaurant and Dave Simons an employee of Wells Dental.

The parcel at 190 E. Elm is currently zoned Heavy Industrial. We realize that while a brewery is appropriate for the parcel, food, beer and retail sales are not at this time. We have thoroughly searched the city for an appropriate site for our business, and this building is nearly ideal for our needs. We are asking the city for a special use permit for the sale of beer, merchandise and food on site. The reason for this request; by only selling beer wholesale we will not be profitable in our early stages of business development. We need to sell pints of beer as well as growlers on site, in order to increase our profit margin to be successful. In addition we feel that the sale of delicious, high quality food is also needed to compliment our beer. The kitchen will be used for preparing adjuncts for different beer recipes as well as for paring food with our beers. In addition food will be available to go for individuals or for catering purposes. We have secured the site by

signing a one year lease with three, three-year options for renewal.

We have visited with some of our immediate neighbors; Flowbeds warehouse, Calvary Baptist Church and Nello's Market. All three have stated that they have no problem with a brewery going in at this location. The Baptist church has requested that they can continue to use our parking lot on Sunday mornings for their services, to which we have agreed.

We feel that the city of Fort Bragg needs a second brewery and associated event area, and has the population and tourist traffic to support it. Our beers will be different in style to North Coast Brewing. We will have four to six mainstay beers, however we will be constantly experimenting with new beers and will have several new beers each month for our patrons to sample.

By putting another brewery in Ft. Bragg, beer lovers will have an additional reason to visit our town. Overtime Brewing Inc. along with North Coast Brewing will make Ft. Bragg more of a destination. There is a growing group of tourists who travel just to visit breweries, especially in beautiful environments like we enjoy here on the coast.

It is our hope that we can give the city of Fort Bragg another attractive venue where locals and tourists alike will come to enjoy great original craft beers complimented by quality food in a lively atmosphere. We are excited at the possibility of creating something we are all passionate about and becoming successful business owners. We look forward to working with you on our project.

Respectfully Yours,

Greg Ziemer, Dave Simons and

Stephen Duerr