



Authority Members

Mark Allen
Ian Coats
Lexie Newhouse
Nimesh Patel
Mary Jo Groeneveld
David Lyons
Leslie Patton

**Kennesaw Downtown Development Authority
Meeting Agenda
May 9, 2025 7:30 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

- 1. Call to Order / Roll Call**
- 2. Approval of the Meeting Minutes**
 - A. Draft meeting minutes - 4.11.25 meeting
- 3. Financial Report**
 - A. Financial Report as of 4.30.25
- 4. Old Business**
- 5. New Business**
 - A. Accept Conflict of Interest statement from Mark Allen
 - B. CBD Project Application: Lazy Guy; 2960 Keene Street
 - C. Consideration of purchase of new folding chairs
- 6. Main Street Program Updates**
- 7. Public Comments**
- 8. Board Comments**
- 9. Economic Development Director Comments**
- 10. Executive Session**
 - A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A 50-14-3(6).
- 11. Adjourn**

- A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

**MINUTES OF KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 14, 2025
7:30 AM**

Present	Chair Mark Allen Vice Chair David Lyons Secretary Mary Jo Groeneveld Lexie Newhouse Ian Coats Nimesh Patel
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1. Call to Order / Roll Call

The meeting was called to order at 7:30 am by Mark Allen, KDDA Chair.
KDDA members present: Mark Allen, Mary Jo Groeneveld, Ian Coats, Nimesh Patel, Lexie Newhouse, David Lyons
KDDA members absent: Leslie Patton
Staff members present: Luke Howe, Miranda Taylor

4. Old Business

A. Discussion only: Update on status of Lacy Phase 2 project (South Main).

This item was taken out of order, following the Call to Order. Elliot Van Dyke (Highpoint) provided a brief update on the planning for their phase 2 project across from The Lacy on South Main Street. Elliot shared the site plan for the development and pointed out that they would build the restaurant space shown on the plan concurrently with the rest of the development. They'll build it as a shell to start, and then will do tenant improvements when a lease is signed with the eventual user. They are doing this to hopefully alleviate some of the concerns over the status of delivery of commercial buildings in mixed-use development. David Lyons asked if there would be outdoor seating for this restaurant space, and Elliot confirmed there would be outdoor seating. He also pointed out that they've added 18 slanted on-street parking spaces along South Main and 7 spaces inside the entrance to the development to support the restaurant space. The additional parking will also support the traffic-calming measures they are including (raised medians, pedestrian crossings with beacon lighting, and reduced roadway width).

There is no action required on this item today, this was a discussion only update.

2. Approval of the Meeting Minutes

A. Draft minutes - 2.14.25 meeting

The board reviewed draft minutes from the 2.14.25 meeting. David Lyons made a motion to approve the minutes as presented. Lexie Newhouse seconded the motion.

The motion passed unanimously.

3. Financial Report

A. Financial Report as of 2.28.25

Lexie Newhouse presented the financial report as of 2.28.25 with an ending cash balance of \$106,779.03. David Lyons made a motion to approve the financial report as presented; motion was seconded by Nimesh Patel. The motion passed unanimously.

B. Review open invoices

The board reviewed one open legal invoice, and David Lyons made a motion to approve the invoice for payment. Lexie Newhouse seconded and the motion passed with a vote of 6-0.

5. New Business

A. Discussion of RFP response for Drinks at the Depot event

The board discussed the RFP process, but several members had not had an opportunity to read/score the response due to email access issues. The board expressed concern about there being 18 firms who received the RFP packet but only 2 firms that submitted proposals. The board requested that staff ask the Clerk's office if they could send a question to all firms that received the packet to request feedback on why they declined to submit a proposal. This information would help the board with future planning. The board chair requested that everyone read the response and send scores back to Miranda Taylor no later than 3/28 so that the board can have a full review of the response at the April KDDA meeting. David Lyons made a motion to table a review of the RFP response to the April 11 KDDA meeting. Lexie Newhouse seconded the motion. The motion passed unanimously.

6. Main Street Program Updates

A. Completed Placemaking Projects

Miranda Taylor updated the board on the most recently completed placemaking projects in downtown: the plaza lighting and storyboards. Both have been well received and we look forward to doing more projects like this. Miranda also shared the success of the recent Mardi Gras pop-up event, and reminded the board that there is a Pi Day pop-up event today at Depot Park from 11am - 1pm. Based on the success of/interest in these pop-up events, we will consider doing more events like this to activate downtown spaces.

7. Public Comments

No public comment

8. Board Comments

David Lyons stated that he was pleased with the direction we are going with the placemaking and events, and hopes to see more good things like this in the future.

9. Economic Development Director Comments

There were no Economic Development Director comments today.

10. Executive Session

- A. Pursuant to the provisions of O.C.G.A. 50-14-3, the KDDA could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under O.C.G.A. 50-14-2(1); and/or personnel matters as provided under O.C.G.A. 50-14-3 (4) and/or real estate matters as provided under O.C.G.A. 50-14-3(6).

11. Adjourn

With no further business, Ian Coats made a motion to approve, seconded by Nimesh Patel. The motion passed unanimously and the meeting was adjourned at 8:09 am.

- A. NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the KDDA's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: May 9, 2025
TITLE: Accept Conflict of Interest statement from Mark Allen

Summary:
Board chair, Mark Allen, has submitted a CBD project application for the expansion of his business, Lazy Guy Distillery. As such, he submits the required Conflict of Interest statement and will recuse himself from any and all deliberations regarding the project application.

Recommendation:

Fiscal Impact:

Attachments:
1. ConflictofInterest-Allen-050125

CONFLICT OF INTEREST

5.1.2025
Date


Lea Alvarez
City Clerk
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

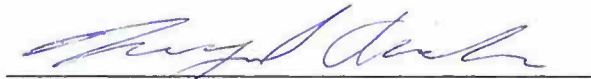
In reference to the agenda of Kennesaw Downtown Development Authority, May 9, 2025 for the item relating to CBD Project Application: Lazy Guy 2960 Keene Street

submitted by Mark Allen

I must excuse myself from any action or proceedings for the following reason(s):

- I am the primary applicant for the CBD Project application and owner of Lazy Guy Distillery. I have vested financial interest in the project.


Signature


Witness

Received by: 



Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: May 9, 2025
TITLE: CBD Project Application: Lazy Guy; 2960 Keene Street

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. LGD.KDDACDB Project-050925



CENTRAL BUSINESS DISTRICT PROJECT APPROVAL

Date Received _____
Staff's Initials _____

Is this property located within the Kennesaw Historic District (yes) _____ (no) **XX** ?

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received _____ Staff's Initials _____

Procedures for filing for CBD Approval:

1. Original application completed, signed and notarized
2. Application must be filled out completely, signed and returned to the Zoning Administrator
3. Copy of Business Plan
4. Copy of warranty deed that reflects the current property owner
5. Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines
6. Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format

CBD Approval Process:

1. Submittal to KDDA for review and comment
2. Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC
3. Review/ Approval by Mayor and Council

PROPERTY ADDRESS 2690 KEENE STREET, KENNESAW GA 30144

Land Lot 167 Tax Parcel 20016700640 Lot Size 0.61 AC Present Zoning CBD

Proposed Project for Property
LAZY GUY DISTILLERY RELOCATION. MANUFACTURING, STORAGE AND HOSPITALITY.

Add additional sheet if necessary _____

APPLICANT MARK ALLEN

APPLICANT EMAIL [REDACTED]

Applicant address 2950 MOONSTATION ROAD NW, KENNESAW GA 30144

(Fax #) _____ (Work #) _____ (Cell #) [REDACTED]

Applicant Signature _____

Signed, sealed and delivered in presence of: _____
Notary _____ Date _____

TITLEHOLDER: 2690 KEENE STREET LLC Telephone: [REDACTED]

Address: 2950 MOONSTATION ROAD, KENNESAW GA 30144

Signature [Handwritten Signature]

Signed, sealed and delivered in presence of: Miranda Taylor
Notary _____





CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

Darryl Simmons, Planning & Zoning Administrator

Date: _____

- APPROVED
- REQUIRES KDDA APPROVAL
- REQUIRES HPC APPROVAL
- MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

NO

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 25 day of April, 2025

[Signature]
Applicants Signature

¹ If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.



CENTRAL BUSINESS DISTRICT PROJECT

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

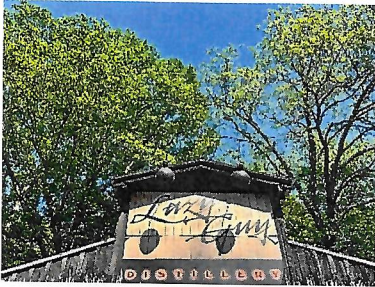
**United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530**



2690 Keane Street Property

Project Summary – KDDA CBD - **CONFIDENTIAL**

March 2025



Summary

Lazy Guy Distillery has operated from a leased property in downtown Kennesaw GA since 2013. Over the years the property has been leveraged in various ways to increase sales and growth for the company however in the last several years we feel we have maximized the growth potential of the property. Therefore, we are seeking to relocate to a property that will house a purpose-built manufacturing, storage, and hospitality location. The purpose of this document is to detail how these changes will impact our business from a cost, revenue, and operations perspective.

Existing Costs, Revenue & Business Model

Our current operational model focuses on providing world-class cocktails in a relaxed and inviting venue with the operating hours of Thursdays 5-8p, Friday 5-9p and Saturdays 2-9p. NOTE: As of 2/16/2025 Lazy Guy will open on SUNDAYS from 2p-6p (4 hours). Currently, Lazy Guy is open 14 hours weekly (56 hours monthly). Considering the additional hours of Sunday, the number of hours open during the week will increase to 18 hours (72 hours monthly). Our venue operates with no indoor seating; approximately 70% of our seating is outdoors and 30% is covered decks. The outdoor seating area is open to the environment while the deck seating is covered and somewhat regulated during warmer summer months with circulation fans. During cooler winter months, the decks are enclosed with vinyl panels and heaters are used to maintain acceptable temperatures. The environment is relaxed and has an extremely pleasant 'charm' appeal – however we are subject to the heat, cold and rain of Georgia's weather.



Noteworthy is that when COVID-19 hit in early 2020 the hospitality industry faced significant challenges with countless employees furloughed and many businesses closing never to re-open. During this downturn Lazy Guy adjusted our business model in response to the challenges COVID presented. Doing so ultimately led to a more profitable and efficient operational model.

Operational & Manufacturing Costs

The distillation of spirits occurs during all calendar months and is not seasonal. Cost to manufacture include purchase of grains, barrels, bottles, labels, etc. Historically we have limited production due to the limited storage space we have on-site. Recognizing we needed more storage space we have added additional on-site storage as well as offsite locations to accommodate our storage needs.

Payroll & Employee Costs

The owner operates as the only full-time employee and there are two W-2 employees who handle all FOH operations and split customer tips.

Insurance & Bond Costs

Lazy Guy is responsible for all insurance costs such as general liability, property, bond and liquor liability insurance. General liability and property insurance averages around \$1200/month. Liquor liability is based on sales and is currently approximately \$7000/yr. Surety bonds average \$250/year.

Rent/Lease Costs

The two properties Lazy Guy operates from are leased and have yearly escalation. One property is leased as triple-net so all property taxes are the responsibility of Lazy Guy. Below are the 2024 lease rates for both Lazy Guy properties:

Location #1 MoonStation Road \$43,513
Location #2 MoonStation Road \$36,926
TOTAL LEASE PAYMENTS (2024 \$80,429.00

Property Taxes

The 2950 MoonStation lease is a triple-net lease. Below are the property tax expenses or the 2024 calendar year:

City of Kennesaw + Cobb County	\$3662
Personal property	\$3712
TOTAL PROPERTY TAXES	\$7374.00

Excise Tax Costs

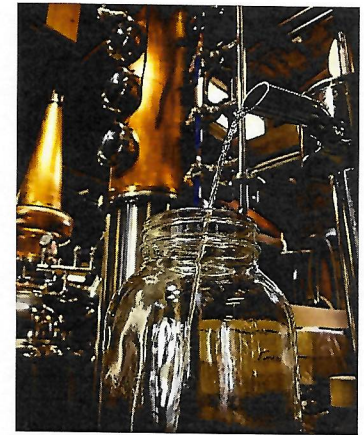
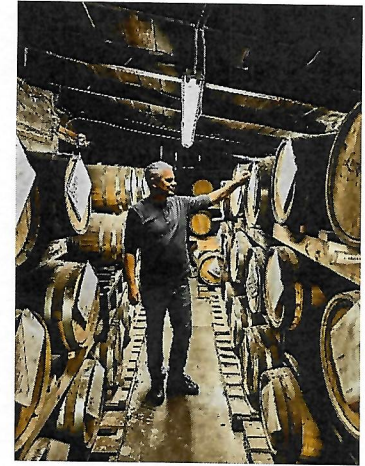
Excise taxes are calculated at fixed rates based on the amount of alcohol sold in both packaged (off-site) and consumed (on-site) sales as well as sales via distribution. Excise taxes are paid at the Federal rate of \$2.70 per Proof Gallon, State rate of \$0.50 per Liter, and City rate of \$0.22 per liter. These same rates will apply in the new location.

Changes in Operational Models

Looking toward the future in the new location we are planning some changes which deviate from our current business model. We will continue to focus on production of spirits and delivering an exceptional cocktail experience. Additionally, we plan to offer a limited food menu, increase 'open' hours and employ additional personnel. The revenue estimates for the new location take into consideration how we currently operate with existing metrics and extrapolate those with the anticipated operational changes.

Menu & Food Items

New for Lazy Guy will be the introduction of prepared food items (vs. pre-packaged snacks). The menu will focus on 'sharable' foods and small plate options that are intended to pair with our existing cocktail offerings. Additionally, adding a prepared food menu will allow for events such as 'whiskey diner pairings,' VIP events, etc. With no historical cost/revenue model for a food menu we have taken industry standard best-practices for menu costing as a basis for future estimates. Like costing cocktails, food cost target is 30% (ingredients/labor/overhead) or less to achieve a profitable food offering.

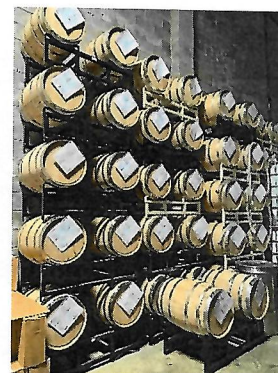


Using the same approach we already employ regarding cocktail costs will apply to food costs as well. Food sales will focus on dinner Wednesday thru Saturday, late lunch on Saturday with a brunch and early dinner on Sundays.

Menu items are expected to carry a price between \$12 and \$25 (food cost between \$3.60 & \$7.50). Considering that kitchen staff would carry a weekly labor cost of approximately \$1080, factoring food cost and overhead, we would need to realize around \$3000 in weekly gross food sales.

Operational & Manufacturing Estimates

Manufacturing operations are estimated to increase 10-20% over current levels, With the increase in storage space an increase in production is anticipated but will be scaled over the first 12 months of operation in the new facility. The single most expensive manufacturing component are oak barrels; currently \$563 for a single 53-gallon barrel and \$425 for a single 30-gallon barrel. Expending costs for manufacturing components are calculated against revenue so as not to stress cash flow. This will continue to be a governing factor for future manufacturing levels.



Operational Hours

Current open hours (as of 4/20/25) are 18 ‘open’ hours weekly. In the new facility there will be an increase in open hours due to 1) additional parking, 2) new food offerings and 3) additional seating. We are currently estimating the following open hours in the new future location:

Monday	Closed	
Tuesday	Closed	
Wednesday	5-9	(4 hours)
Thursday	5-9	(4 hours)
Friday	5-10	(5 hours)
Saturday	2-10	(8 hours)
Sunday	12-6	(6 hours)



Total open hours ‘to the public’ is initially projected to be 27 hours weekly. Each workday will also consist of approximately 1 hour of setup/prep & (possibly) :30 minutes of cleanup for certain staff. This will add an additional 5-8 hours for staff totaling approximately 32-36 weekly hours (per worker). It is anticipated that there will be variations in staffing requirements based on the day of the week and hours of the day. Using known customer trends, the busiest days are Friday & Saturday with the busiest hours of ‘5pm to close’. Therefore, staffing requirements on Wednesday, Thursday & Sunday will be less demanding than Friday & Saturday. During the less demanding hours, staff count is anticipated to be 3 people. During more demanding hours, staff requirement is expected to be 4-5 people.

Labor Costs

Controlling labor costs will continue to be a primary focus. We do not plan to have a traditional hospitality pay schedule for server staff. Traditionally servers in the hospitality industry in the United States are paid a lower base wage and tips would comprise the remainder of their total take home pay. Contrary to this common practice Lazy Guy will offer a higher base wage PLUS dedicated tips. Depending on experience the entry-level wage for servers/bartenders/staff will earn \$15/hr plus applicable tips (depending on job role). The goal of this approach is to minimize employee turnover while attracting reliable talent that best represents Lazy Guy Distillery.

The estimate job roles are noted below:

- Bartender \$15/hr + tips
- General Manager \$20/hr + tips (likely salary)
- Server \$15/hr + tips
- Kitchen Cook/Manager \$15-\$20/hr
- Kitchen Prep/Expediter \$10-\$12/hr

Staffing costs during low-demand hours (3-4 people) is estimated to range between \$45-\$60/hr. Staffing costs during high-demand hours (5-6 people) is estimated to range between \$75-\$90/hr.

Staff Cost Estimate		
	Low-Demand Hours	High-Demand Hours
Avg. Staff Hourly Labor Cost	\$50	\$62
# of OPEN Hours each Week	15	14
# of LABOR Hours Each Week	45	56
Mean Weekly Staff Cost	\$750	\$868
Total est. weekly staff cost	\$1618	
Labor Cost (cost / by hours worked)	16%	

Future Cost & Revenue & Operational Models

Considering the new location, we estimate the following changes in our costs, revenues and operational models:

- Operating & Manufacturing Costs
 - Manufacturing and Operating costs are estimated to increase by approximately 10-15%.
- Payroll & Employee Costs
 - It is estimated that labor costs will increase due to 1) the increase of open hours, 2) the addition of food items and 3) indoor seating.
 - The current labor cost model affords relatively low labor costs coming in at under \$350 per week.
 - Future labor costs are expected to be under \$3000 per week.
- Insurance and Bond Costs
 - Bond costs will remain fixed and we do not expect any increase in bond expenses.
 - Insurance costs will likely be elevated as the building will be larger and newer than our current facility.
 - Liquor liability is expected to be comparable to prior years as that cost is based on gross sales. However, as sales increase, we do expect liquor liability insurance costs to rise.
- Rent & Lease Costs
 - Rent costs are expected to drop as we will no longer have multiple locations for lease.
 - Rent costs will be replaced with mortgage/loan payments for the new facility.
 - We do expect the mortgage/loan payment on the new facility to be higher than our current combined rent payments.
- Property Taxes
 - We expect property tax to increase due to the value of the new construction. It is unclear at this time what that property tax amount will be.
 - One of the existing Lazy Guy properties is a triple-net lease, so that amount will be converted into the amount of property taxes on the new location once we vacate the existing property.

- Excise Taxes
 - The amount of excise tax paid is expected to increase in relation to the amount of alcohol sold and is not expected to be any more burdensome than what currently exists.
- Revenue Stream: On-Premise/Off-Premise sales
 - Revenue from alcohol sales is expected to increase as we will increase the amount of parking, seating and be adding indoor seating.
- Revenue Stream: Food Sales
 - Lazy Guy has no significant history selling food items beyond pre-packaged chips and snacks. Therefore, the estimate we are targeting is based on the labor costs for food service operations. Based on the number of staff required to operate the kitchen it is estimated to carry a weekly labor cost of approximately \$992. Factoring labor costs are typically 30% of food sales, the number of sales needed from food would total \$3306 weekly. Based on 1) anticipated client traffic and 2) number of open hours each day, the daily food sale requirements are noted below:
 - Wednesday 15% of weekly food sales
 - Thursday 15% of weekly food sales
 - Friday 19% of weekly food sales
 - Saturday 29% of weekly food sales
 - Sunday 22% of weekly food sales
- Revenue Stream: Distribution Sales
 - Sales via distribution are expected to have nominal growth. Restrictive laws, low margins and distributor sales staff turnover are challenges which restrict sales via distribution. Therefore, sales via distribution are not expected to increase beyond 10% over 2024.
- Revenue Stream: Contract Distilling & Consulting
 - Contract Distilling & Consulting will continue to be a focus and is expected to increase 5-10%.

Job Creation

Currently Lazy Guy has one full time (W-2) employee and two part-time (W-2) employees. Looking toward the future in our new location we estimate to have one full-time (W-2) employee and up to seven part-time (W-2) employees. We do not expect to utilize 1099 contractors unless a specific need arises.

Source of Funding

This project is estimated to cost between \$1.6M-8-\$2.2M based on anticipated construction costs and FFE buildout. After several revisions to our building design we are estimating that the build square footage will total around 6000-7000 sq/ft with approximately 2000 sq/ft devoted to hospitality and the remaining 4000-5000 sq/ft dedicated to production and storage. After initial talks with General Contractors, we have an approximate per-square-foot build cost for the hospitality area between \$275-\$310. For the production area we are estimating a per-square-foot cost between \$225-\$250.

Hospitality	2000 sq/ft @ \$292 (averaged) sq/ft = \$584K
Production/Storage	4000-5000 sq/ft @ \$237 (averaged) sq/ft = \$948K-\$1.185M
<i>Total est. build cost</i>	<i>\$1.49M-1.76M.</i>

NOTE: Until final architectural plans are designed, we are unable to refine these costs further due to volatility in the construction material markets. Expediting architectural plans to help refine these costs are a top priority. Noteworthy is that the land upon which the building will be built (Cobb Co. Parcel ID #20016700640) has been purchased as of 3/31/2025 and is unincumbered as this was a cash purchase. The land will be collateralized as needed to secure building finances. The plan for financing is to leverage as much as possible with the lowest interest rates using the State Small Business Credit Initiative (SSBCI) program or other such programs. The remainder of financing will likely be from a traditional bank lender. Currently, we have open dialogue with several funding sources.

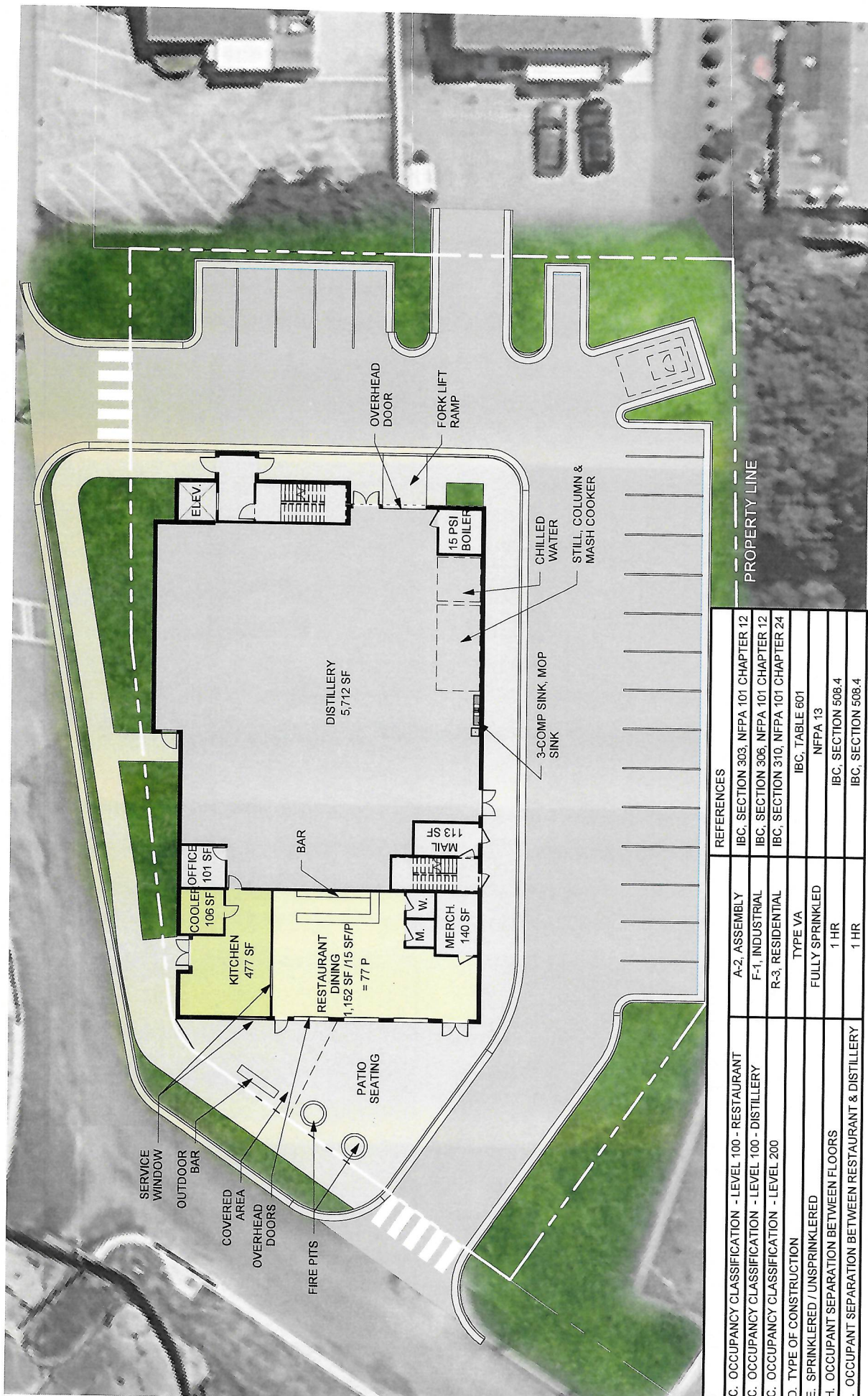
Summary

After 12 years of operation in the same (leased) building, Lazy Guy Distillery has built strong relations with our community and is recognized as an award-winning distillery capturing over 21 industry awards since 2014. The next evolution of Lazy Guy Distillery is best realized in a larger facility that allows for expanded manufacturing operations, food offerings, increased storage space, additional seating, and more customer parking. Although we have exploited the charm and limits of our existing venue it has become evident that these limitations have and will continue to restrict the evolution of Lazy Guy Distillery. Securing a larger facility is the next logical step in growth of our company and we are eager to start our next chapter.

Mark Allen

Owner / Lazy Guy Distiller





REFERENCES	
C. OCCUPANCY CLASSIFICATION - LEVEL 100 - RESTAURANT	A-2, ASSEMBLY IBC, SECTION 303, NFPA 101 CHAPTER 12
C. OCCUPANCY CLASSIFICATION - LEVEL 100 - DISTILLERY	F-1, INDUSTRIAL IBC, SECTION 306, NFPA 101 CHAPTER 12
C. OCCUPANCY CLASSIFICATION - LEVEL 200	R-3, RESIDENTIAL IBC, SECTION 310, NFPA 101 CHAPTER 24
D. TYPE OF CONSTRUCTION	TYPE VA IBC, TABLE 601
E. SPRINKLERED / UNSPRINKLERED	FULLY SPRINKLERED NFPA 13
H. OCCUPANT SEPARATION BETWEEN FLOORS	1 HR IBC, SECTION 508.4
I. OCCUPANT SEPARATION BETWEEN RESTAURANT & DISTILLERY	1 HR IBC, SECTION 508.4

LAZY GUY DISTILLERY - FEASIBILITY STUDY

LEVEL 100 - DISTILLERY | S-2

12/02/24

SCALE : 1" = 20'-0"

CDH ARCHITECTURE

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LAZY GUY DISTILLERY - FEASIBILITY STUDY

LEVEL 200 - RESIDENTIAL | S-3

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12/02/24





CEMETERY STREET

SHEILDED EXHAUST

COVERED AREA

OPEN ROOF DECK

SHEILDED AC UNITS

DUMPSTER

PROPERTY LINE

AFTER RECORDING, PLEASE RETURN TO:
Meyer Closings, LLC
750 Hammond Drive, Bldg 2
Sandy Springs, Georgia 30328
imiller@ihmlegal.com
File No.: I25-1090S

Parcel ID #: 20016700640

LIMITED WARRANTY DEED

THIS INDENTURE made this 31st day of MARCH 2025 between **Arris Kennesaw, LLC**, a Delaware limited liability company (hereinafter called "Grantor"), and **2690 Keene Street, LLC**, a Georgia limited liability company (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all Grantor's right, title and interest in and to all that tract or parcel of land lying and being in **Land Lots 138 and 167** of the **20th District, 2nd Section, Cobb County, Georgia**, and more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof, subject only to claims arising under or by virtue of the matters (hereinafter "Permitted Exceptions") set forth in **Exhibit "B"** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor hereby covenants with Grantee that Grantor will forever defend the right and title to the property described herein, unto Grantee against claims of all persons claiming by, through or under Grantors, subject to claims arising under or by virtue of the Permitted Exceptions. No other covenants or warranties express or implied, are given by this Limited Warranty Deed.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

Arris Kennesaw, LLC, a Delaware limited liability company

[Signature]
Unofficial Witness

By: [Signature]
Name: Josh Miller
Its: vice president

[Signature]
Notary Public

[NOTARY SEAL]

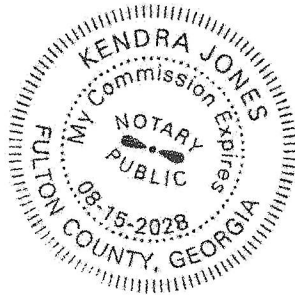


EXHIBIT "A"

LEGAL DESCRIPTION

2690 Keene Street

All that tract or parcel of land lying and being in Land Lots 138 and 167 of the 20th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the northeasterly right-of-way line of Burrell Court, f.k.a. Spring Street, also f.k.a. Summer Street (having a 40' right-of-way width) with the southeasterly right-of-way line of Keene Street, f.k.a. Dobbs Street, also f.k.a. School Street (having a 40' right-of-way width); thence run northeasterly along said southeasterly right-of-way line of Keene Street along the arc of a curve to the left, an arc distance of 62.54 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"), said curve having a radius of 213.85 feet and being subtended by a chord bearing N38°00'44"E and a chord distance of 62.32 feet, said iron pin set being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run northeasterly along said southeasterly right-of-way of Keene Street the following courses and distances: along the arc of a curve to the left, an arc distance of 88.66 feet to a point, said curve having a radius of 213.85 feet and being subtended by a chord bearing N17°45'24"E and a chord distance of 88.02 feet; N05°52'48"E a distance of 62.25 feet to a point; along the arc of a curve to the right, an arc distance of 114.80 feet to a point, said curve having a radius of 130.15 feet and being subtended by a chord bearing N31°08'53"E and a chord distance of 111.12 feet; N56°25'13"E a distance of 41.05 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave said southeasterly right-of-way line and run S33°07'35"E a distance of 148.35 feet to a nail found; thence run S55°30'55"W a distance of 132.15 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S56°23'28"W a distance of 116.52 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the southeasterly right-of-way line of Keene Street, f.k.a. Dobbs Street, also f.k.a. School Street, said iron pin set being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.559 acre.

Said property is the same as shown on that certain ALTA/NSPS Land Title Survey, originally dated July 11, 2019, revised November 26, 2019 and January 23, 2020 and last revised _____, 2020, prepared for CPC Real Estate Acquisitions, LLC, Arris Kennesaw, LLC, Fidelity National Title Insurance Company, and First American Title Insurance Company, by Carol Anne Martin, Georgia Registered Land Surveyor #2544 of Gunnin Land Surveying.

(Legal continued on following pages)

EXHIBIT "A" (continued)

2690 Keene Street

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 5/8" rebar found at the northeast corner of "Tract 1" as shown on the Minor Plat of 2601 Summers Street, recorded in Plat Book 279, Page 175, thence S43°53'11"E a distance of 133.99 feet to a 1/2" rebar found; thence S43°48'39"E a distance of 40.12 feet to a 1/2" rebar set; thence N46°06'49"E a distance of 73.66 feet to a 1/2" rebar set; thence N41°12'31"W a distance of 189.51 feet to a point; thence along a curve to the right for an arc distance of 382.93 feet, said curve having a radius of 630.00 feet, and being subtended by a chord of N23°47'44"W, 377.07 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said southerly right of way along a curve to the left for an arc distance of 94.38 feet, said curve having a radius of 200.24 feet, and being subtended by a chord of N36°52'40"E, 93.51 feet to a 1/2" rebar set; thence leaving said right of way 12.71 feet along the arc of a curve to the right, said curve having a radius of 570.00 feet and being subtended by a chord of N01°07'04"E, 12.71 feet to a point; thence N01°45'25"E for a distance of 17.57 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence N01°45'25"E for a distance of 89.33 feet to a point; thence 12.65 feet along the arc of a curve to the right, said curve having a radius of 15.00 feet and being subtended by a chord of N25°54'55"E, 12.28 feet to a point; thence N50°04'26"E for a distance of 19.47 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said right of way the following courses and distances: 34.37 feet along the arc of a curve to the left, said curve having a radius of 423.70 feet and being subtended by a chord of S08°06'13"W, 34.36 feet to a point; S04°10'45"W for a distance of 52.12 feet to a point; 27.52 feet along the arc of a curve to the right, said curve having a radius of 200.24 feet and being subtended by a chord of S10°20'33"W, 27.50 feet to a 1/2" rebar set; thence leaving said right of way N88°40'30"W for a distance of 9.46 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.035 acres.

(Legal continued on following page)

EXHIBIT "A" (continued)

2690 Keene Street

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 167 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 5/8" rebar found at the northeast corner of "Tract 1" as shown on the Minor Plat of 2601 Summers Street, recorded in Plat Book 279, Page 175,

thence S43°53'11"E a distance of 133.99 feet to a 1/2" rebar found; thence S43°48'39"E a distance of 40.12 feet to a 1/2" rebar set; thence N46°06'49"E a distance of 73.66 feet to a 1/2" rebar set; thence N41°12'31"W a distance of 189.51 feet to a point; thence along a curve to the right for an arc distance of 382.93 feet, said curve having a radius of 630.00 feet, and being subtended by a chord of N23°47'44"W, 377.07 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said southerly right of way along a curve to the left for an arc distance of 94.38 feet, said curve having a radius of 200.24 feet, and being subtended by a chord of N36°52'40"E, 93.51 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said southerly right of way 12.71 feet along the arc of a curve to the right, said curve having a radius of 570.00 feet and being subtended by a chord of N01°07'04"E, 12.71 feet to a point; thence N01°45'25"E for a distance of 17.57 feet to a point; thence S88°40'30"E for a distance of 9.46 feet to a 1/2" rebar set at the southerly right of way of Keene Street (f.k.a. Dobbs Street; f.k.a. School Street; f.k.a. Broad Street) (right of way varies); thence along said right of way 31.79 feet along the arc of a curve to the right, said curve having a radius of 200.24 feet and being subtended by a chord of S18°49'38"W, 31.75 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 0.004 acres.

EXHIBIT "B"

Permitted Title Exceptions

1. All taxes for the year 2025 and subsequent years which are liens, not yet due and payable.
2. Liens for unpaid water bills, sewer, solid waste, sanitation bills and other sums outstanding and owed to a government or governmental authority where no notice thereof appears in the public record.
3. Rights of Tenant's in possession under unrecorded leases.
4. No insurance is afforded as to the exact amount of acreage contained in subject property.
5. Easements and Infrastructure Development Agreement between Keene Street JV, LLC and Arris Kennesaw, LLC recorded in Book 15714, Page 3087, Cobb County, Georgia records.
6. Easement from Arris Kennesaw, LLC, to Georgia Power Company, dated April 27, 2021, recorded November 3, 2021, in Deed Book 15989, Page 619, Cobb County, aforesaid records.
7. Grant of Easement between Comcast Cable Communications Management, LLC, and Arris Kennesaw, LLC, dated August 15, 2021, recorded June 25, 2022, in Deed Book 16019, Page 5269, aforesaid records.

AFTER RECORDING, PLEASE RETURN TO:

Meyer Closings, LLC
750 Hammond Drive, Bldg 2
Sandy Springs, Georgia 30328
imiller@ihmlegal.com
File No.: I25-1090S

Parcel ID #: 20016700640

QUITCLAIMDEED

THIS INDENTURE made this 31st day of MARCH 2025 between **Arris Kennesaw, LLC**, a Delaware limited liability company (hereinafter called "Grantor"), and **2690 Keene Street, LLC**, a Georgia limited liability company (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have QUITCLAIMED, and by these presents do QUITCLAIM unto the said Grantee, all Grantor's right, title and interest in and to all that tract or parcel of land lying and being in **Land Lots 138 and 167** of the **20th District, Cobb County, Georgia** and more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tracts or parcels of land, so that neither Grantor nor their heirs, nor any other persons claiming under Grantor, shall at any time, by any means or way, have, claim or demand any right or title to the aforesaid tract of parcel of land or appurtenances, or any rights thereof.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

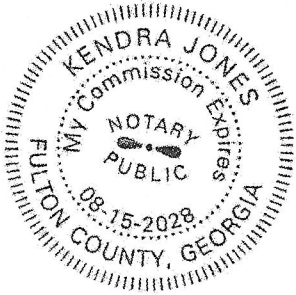
Arris Kennesaw, LLC, a Delaware limited liability company

[Signature]
Unofficial Witness

By: *[Signature]*
Name: Josh Klear
Its: Vice President

[Signature]
Notary Public

[NOTARY SEAL]





Item Report

TO: The Kennesaw Downtown Development Authority
FROM:
DATE: May 9, 2025
TITLE: Consideration of purchase of new folding chairs

Summary:

A quote summary for the purchase of new folding chairs to support KDDA events is attached for review. All quotes are for a similar style chair, which is a heavy-duty plastic folding chair. Purchasing new chairs would refresh the look of events and ensure that all chairs match and are in good working order. The attached summary outlines the price per unit as well as any shipping/freight charges. These chairs would be used for First Friday concerts, Farmers Market, and any other events sponsored or supported by KDDA in downtown Kennesaw.

Recommendation:

Fiscal Impact:

Attachments:

1. QuoteSummary-Chairs

Chair Type	Vendor	Total Units	Per Unit Price	Shipping	Other fees	Total (w/o shipping)	Notes
Chairs with Dolly	EventStable.com	1	\$ 1,908.00	\$ -		\$ 1,908.00	1 package includes 100 chairs, 2 dollies, and 2 straps
TitanPRO Folding Chair	EventStable.com	120	\$ 17.49	\$ -		\$ 2,098.80	Site says free shipping but also shows freight charge up to 157.00
Plastic Event Chair	Uline.com	120	\$ 21.00	\$ 101.00		\$ 2,520.00	
Hercules Plastic Folding Chair	FoldingChairs4Less.com	120	\$ 13.49	\$ 183.27		\$ 1,618.80	
Plastic Folding Chair	GlobalEventSupply.com	120	\$ 14.99	\$ 146.18		\$ 1,798.80	



100 TitanPRO™ Plastic Folding Chairs with 2 Folding Chair Dollies and Straps Bundle

Wholesale From \$1,908.98 Regular Price \$2,058.96

[Features](#)

[Specifications](#)

[FAQ](#)

[Reviews Q&A](#)

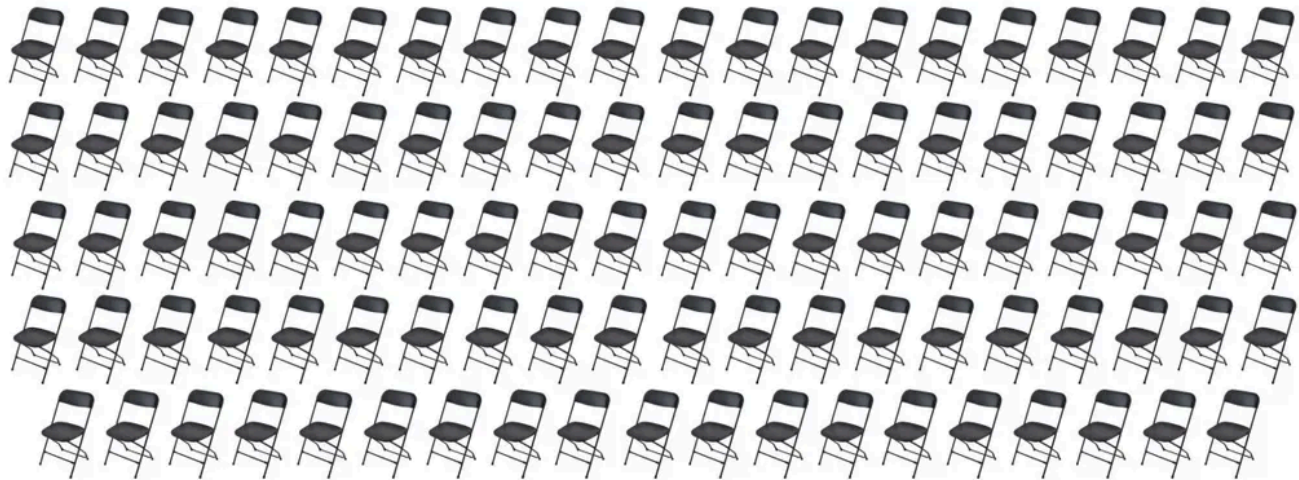
[Shipping & Returns](#)

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[Home](#) > [View More](#) > [Bundle Packages](#) > [Chair Packages](#) > [Folding Chair Packages](#) > [Plastic Folding Chair Packages](#) > 100 TitanPRO™ Plastic Folding Chairs with 2 Folding Chair Dollies and Straps Bundle

Buy today - pay later. Net 30 terms at 0% or extend payments up to 60 months. [Learn more](#)



ON SALE



TITAN EVENT FURNITURE™

100 TitanPRO™ Plastic Folding Chairs with 2 Folding Chair Dollies and Straps Bundle


★★★★★ 60 Reviews Write A Review Ask A Question

Wholesale From **\$1,908.98**

Item # PFC2BDL100

Chair Color

TitanPRO™ Plastic Folding Chair - White (In Stock) +\$16.62

100  **PFC2WH**
TitanPRO™ Plastic Folding Chair - White (In Stock)

Dollies

2  **FC75DOLLY**
Folding Chair Dolly (In Stock)

Straps

2  **ELR1x15**
Endless Loop Ratchet Strap-1"x15' (In Stock)

Stack Covers

Choose a selection...

0



QTY

1

\$1,908.98

ADD TO CART

ADD TO QUOTE

 [Add to Wish List](#)  [Add to Compare](#)

Streamline your event setup with our 100 TitanPRO™ Plastic Folding Chairs, featuring 2 Dollies and Straps for hassle-free transport. Perfect for large gatherings, these sturdy chairs ensure comfort and durability.

- [Features](#)
- [Specifications](#)
- [FAQ](#)
- [Reviews Q&A](#)
- [Shipping & Returns](#)



TitanPRO™ Plastic Folding Chair

\$17.99

[Features](#)

[Specifications](#)

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Qty

ADD TO CART

ADD TO QUOTE



[Home](#) > [Chairs](#) > [Folding Chairs](#) > [Plastic Folding Chairs](#) > TitanPRO™ Plastic Folding Chair

Buy today - pay later. Net 30 terms at 0% or extend payments up to 60 months. [Learn more](#)

5K



Got any questions? I'm happy to help.
Powered by AI





TITAN EVENT FURNITURE™

TitanPRO™ Plastic Folding Chair - Black

★★★★★ 60 Reviews Write A Review Ask A Question

\$17.99

IN STOCK

Item # PFC2BK

Wholesale Pricing

100+ **\$17.49** each (3% savings)

200+ **\$16.99** each (6% savings)

Large order?

[Ask for a wholesale quote.](#)

Shipping deals apply!



Free Shipping on Tables and Chairs Over \$5k

Free Shipping on 50 or more

Color Black



QTY

\$17.99

[Calculate Shipping.](#)

ADD TO CART

ADD TO QUOTE

♥ [Add to Wish List](#) || [Add to Compare](#)

Professional grade TitanPRO™ Plastic Folding Chairs feature a durable, powder coated frame with a comfortable, contoured backrest and seat. Party rental tested and event venue approved. Suitable for outdoor and indoor use. Multiple color variations to fit any graduation, ceremony, concert, party, or social function.

Lightweight and easy to clean. Safely stack up to 50+ chairs high.

[Features](#)

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EVENT CHAIRS

Classic choice for outdoor weddings, receptions and hospitality tents.

- Lightweight for easy handling, storage and transit.
- Contoured polypropylene seat and back.
- Sturdy powder-coated steel frame.
- **Dolly** - Speedy setup and takedown at your next event.



EVENT CHAIRS

SOLD IN CARTON QUANTITIES

MODEL NO.	DESCRIPTION	SEAT DIMENSIONS W x D	CAPACITY (LBS.)	SEAT HEIGHT	QTY./ CTN.	WT. (LBS.)	PRICE PER CHAIR		ADD TO CART
							4	60+	
H-8200	Plastic	16 x 16"	275	18"	4	6	\$22	\$21	Specify Color

EVENT CHAIR DOLLY

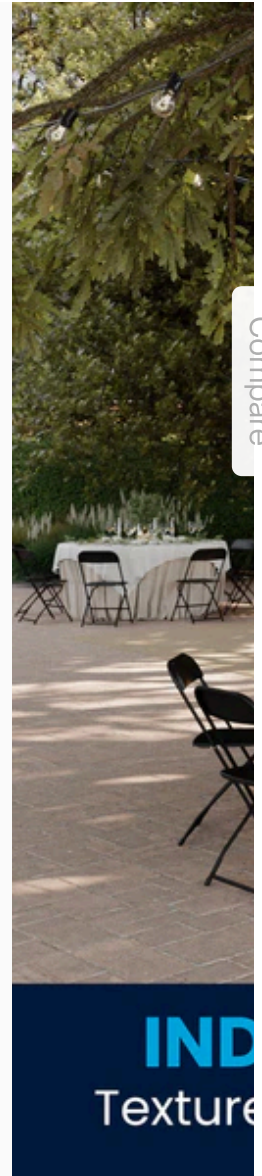
MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	CHAIR CAPACITY	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-8201	Dolly	38 x 19 x 78"	60	43	\$185	\$175	1 <input type="button" value="ADD"/>

SHIPS UNASSEMBLED VIA UPS

Hablamos español y estamos listos para ayudarte.



Folding / Folding Chairs / Plastic Folding Chairs / Hercules Series Plastic Folding Chair - 650LB Weight Capacity



Hercules Series Plastic Folding Chair - 650LB Weight Capacity

\$14.49



Unlock \$25 Off

Hablamos español y estamos listos para ayudarte.



--	--	--	--	--	--	--

Quantity

-	1	+
---	---	---

[Folding Chair Buying Guide](#) >


Buy More, Pay Less!

50-99 units	_____	\$13.99	3% Off
100-199 units	_____	\$13.49	7% Off
200+ units	_____	\$12.49	14% Off

ADD TO CART

Compare

 **In Stock. Usually ships in 24 - 48 business hours**

 **Large order? Call 1-855-307-3861 for a custom quote.**

Description	+
Why Buy	+
Features	+

Product Specifications ▾

Unlock \$25 Off



Plastic Folding Chair

Volume Price From \$15.99

Qty

ADD TO CART

[Home](#) > [Chairs](#) > [Folding Chairs](#) > Plastic Folding Chair



Plastic Folding Chair-Black

\$15.99

IN STOCK

★★★★★ 7 Reviews

VOLUME PRICING

- 100+ \$14.99 ea. (save 6%)
- 200+ \$13.99 ea. (save 13%)

Color Black



QTY

\$15.99

Calculate Shipping

ADD TO CART

From \$1.59/month with Credit Key [Apply Now](#)
BUY NOW, PAY LATER FOR BUSINESS

[Add to Wish List](#) [Add to Compare](#)

[Lowest Price Guarantee](#)

Accessories



Spandex Folding Chair Cover

Volume Price From: \$1.99

ADD TO CART



Replacement Foot Caps for Plastic Folding Chairs - 100 ct

\$49.65

ADD TO CART

Product Overview

The polypropylene commercial-grade folding chair is a durable and functional seating solution designed for events, weddings, and gatherings. Constructed from high-quality polypropylene material, it's made to withstand heavy use and folds compactly for easy storage, with dimensions of 2.5" x 17.5" x 38".

With an overall height of 31.5", width of 18" and length/depth of 19", The seat height of 17.5" provides a comfortable and supportive seating experience. Each chair ships fully assembled and is stackable up to 50 chairs high, making it easy to store and transport.

Product Details

Can this Ship Fedex?	Yes
Country of Manufacture	China
Material	Polypropylene
Commercial-Grade?	Yes
Folded Dimensions	2.5" x 17.5" x 38"
Overall Height	31.5"
Overall Width	18"
Overall Length / Depth	19"
Seat Height	17.5"
Seat Material	Polyurethane
Ships Assembled?	Yes
Stackable?	Yes
Has Arms	No
Product Warranty	1 Year Warranty
Item Weight	6.4 lbs.
Static Weight Capacity	683 lbs. i
Dynamic Weight Capacity	250 lbs. i
Prop 65 Message	Click here for Proposition 65 warning

Product Reviews and Q&A

Reviews Verified by **RAVECAPTURE**



7 Reviews

5 STAR	7
4 STAR	0
3 STAR	0
2 STAR	0
1 STAR	0

[ASK A QUESTION](#)

[WRITE A REVIEW](#)

[Product Reviews \(7\)](#)

[Company Reviews \(62\)](#)

SORT BY: Most Recent

Filter Reviews

- chairs
- price
- services
- company
- nice
- workers
- buying
- stack
- luck
- deal

John Bock

03/21/2025

✔ Verified Buyer



Been buying these chairs for over 10 years. Great deal for the price stack. Great luck together great.

🔗 SHARE

Was this review helpful? 0 0

Roberto Hurtado López

07/07/2023

✔ Verified Buyer



Good services good company and very nice workers 🙌

🔗 SHARE

Was this review helpful? 0 0

Lauren Morales

03/03/2023

✔ Verified Buyer



A lot more durable than I thought they would be!!

🔗 SHARE

Was this review helpful? 0 0

Raul Aguilera

02/28/2023

✔ Verified Buyer



Great value Easy to rent and clean Highly recommend Allstar Party Rentals

🔗 SHARE

Was this review helpful? 0 0

Ricardo

01/20/2023

✔ Verified Buyer



Good purchase experience

🔗 SHARE

Was this review helpful? 0 0

Derick

01/17/2023

✔ Verified Buyer



Great!

SHARE

Was this review helpful? 0 0

RUDY

01/17/2023

✔ Verified Buyer



Chairs are great

SHARE

Was this review helpful? 0 0

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FACTORY DIRECT PRICES

Global Event Supply, with over 20 years in the industry, offers unmatched value in event and party supplies. Our direct-from-factory sales remove the middleman, ensuring top-notch products like Folding Chairs and Tables at the best prices. With warehouses in Los Angeles and Houston, we provide efficient, nationwide service, focusing on the specific needs of rental companies and event venues. Trust us for reliable, affordable event solutions.

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