



Staff Report

AGENDA ITEM REPORT

DATE: February 23, 2026

SUBMITTED BY: Courtney Sladek, Administration

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Consider approval of CDC funding, in an amount not to exceed \$400,000, for an Infrastructure Construction Grant to Western Smokehouse Partners

BACKGROUND: The City Development Corporation (CDC) is requesting City Council approval of a \$400,000 Infrastructure Construction Grant to Western Smokehouse Partners, the new owners of the former Junior's Smokehouse facility located at 1205 Frank Stubbs Drive in the Meisel Industrial Park.

The CDC Board unanimously approved rescinding the previously authorized grant to Junior's Smokehouse and replacing it with an infrastructure construction grant to Western Smokehouse Partners under the same conditions.

Western Smokehouse Partners has purchased the property and plans to demolish the existing structure and construct a new facility ranging from approximately 60,000 to 100,000 square feet, with an estimated total project investment exceeding \$17 million.

The original Junior's operation has already generated more than 140 jobs locally. Western Smokehouse Partners anticipates continued expansion at the site, including the addition of approximately 15 new full-time employees per year as the facility grows.

The proposed grant will reimburse up to \$400,000 in eligible infrastructure construction costs and will be paid only after issuance of a Certificate of Occupancy and submission of all invoices and proof of payment. This structure ensures the City and CDC do not disburse funds until construction is complete and private investment has occurred.

Under CDC policy, grants exceeding \$25,000 require City Council approval prior to funding. The CDC Board has formally recommended approval of this request.

Fiscal Impact: \$400,000 from CDC economic development funds; reimbursement-based and contingent upon project completion and documentation.

SUGGESTED ACTION:

Approve CDC funding of up to \$400,000 for an Infrastructure Construction Grant to Western Smokehouse Partners.

ATTACHMENTS:

[WesternSmokehousePartners_Agenda Request_City Council_13FEB2026.pdf](#)