

1505 North College Avenue

Property Improvement Grants Request



Remediate blight next to former Budget Host motel, spark private investment, & prevent return of blight with neighborhood-serving uses

- ✓ One-time storefront façade reimbursement
- ✓ Support improvements visible from the College Avenue
- ✓ Multi-year reimbursements to support programming and community uses
- ✓ Promote local food systems, creative ventures, and the circular economy, while engaging the neighborhood



Current Uses



- 4.16-acre urban farm property owned by the same family since 1945
- Back Gate Farm (CSA) on west portion of the property
- Compost Queen on the property
- East portion of the property is largely vacant, underutilized, and in poor condition with only a few accessory uses
 - *Budget Host problems: trespassing, vandalism, theft, etc.*



- Bakeshop/Café/Retail
- Outdoor Patio
- Food Truck(s)
- Teaching/Incubation Kitchen
- Commercial Kitchen
- Food Storage/Prep/Processing
- Offices & Shared Services
- Meeting Space



- **\$950,000** adaptive reuse & rehabilitation project next to former Budget Host
 - ✓ Improve property, emphasis on façade & public view from North College
 - ✓ Community hub for food system, creative ventures, & circular economy
- **\$285,000** total request from URA, in two parts
 - ✓ \$85,000 grant for public elements of property
 - ✓ \$200,000 grant for improvements to support programming and uses

- **Grant A (up to \$85,000)**
 - ✓ One-time storefront façade reimbursement
 - ✓ Support improvements visible from the College Avenue
 - ✓ Demolition, façade revitalization, landscape/flatwork, & removal of overhead utilities
- **Grant B (up to \$200,000)**
 - ✓ Multi-year reimbursements to support programming and community uses
 - ✓ Promote local food systems, creative ventures, and the circular economy, while engaging the neighborhood

Project Ongoing Public Benefit

Property Condition and Blight Elimination

“Property is well-maintained, free of visible blight, and consistent with completed improvements”

Active Use and Occupancy

“Site is actively occupied and in regular use”

Project Purpose

Community gathering and engagement

“Operations generally support gathering and community engagement opportunities (event specific or on-going business operations)”

Agriculture/food systems/Value Added Production

“Operations generally support food systems”

Creative economy activities

“Operations provide space for individual and/or collective expression”

Sustainability or circular economy practices

“Project provides visible practices and results that align with the circular economy”

History & Previous Projects

- North College Urban Renewal Plan (2004)
- Storefront Improvement Grant Program (2013)
- Sample Projects:

<i>Project</i>	<i>Year</i>	<i>Nature</i>	<i>Amount</i>
302 Conifer	2025	Development-Housing	\$3.22 M + \$100k
Lyric Theater	2017	Development & Economic	\$252,650
Hickory Commons	2016	Development	\$74,953*
Feeders Supply	2014	Adaptive Reuse	\$74,055
Aspen Heights	2013	Development-Housing	\$792,166*
Jax	2010	Improvement & Economic	\$172,757
Kaufman & Robinson	2009	Improvement & Economic	\$192,890
Valley Steel	2006	Development	\$150,000

**approved but never funded*

Public Benefits Summary:

- *Blight Remediation*
- *Catalyzing Private Investment*
- *Strengthening the Tax Base*
- *Improving the Public Realm*
- *Encouraging Additional Reinvestment*
- *Strategic Urban Renewal Value*

Questions?

