

Hodges Run - Incubators & Park Project

Overview

Request Owner	Josef Kurlinkus
Est. Start Date	03/01/2025
Est. Completion Date	10/01/2025
Department	Hodges Run Incubator Project
Request Groups	Park Improvements, Main Street Project, Committed
Form Type	Capital Improvement
Request Type	Building and Facilities

Description

This project aims to transform a 28,000-square-foot vacant lot in Downtown Roscoe into a vibrant community hub. The development will feature pop-up retail shops for local entrepreneurs, a natural playscape, pedestrian-friendly spaces, and various amenities to revitalize this key downtown main street location.

The project includes fourteen pop-up retail pods, a 5,000-square-foot central plaza, a 3,480-square-foot natural playscape, green spaces with walking paths, parking areas, and public amenities.

The goal is to entrepreneurs and small businesses by providing physical space to start, scale, and/or grow in downtown Roscoe, social interaction, provide a safe environment for families, and enhance the overall vitality of Downtown Roscoe.

Images

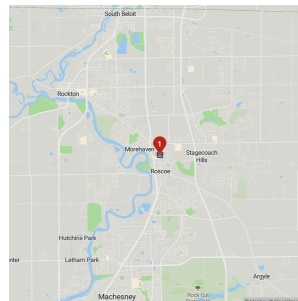


Details

Type of Project New Construction

Location

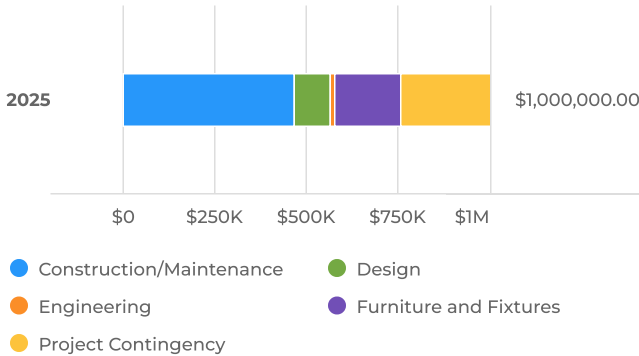
Address: 5459 Hodges Run



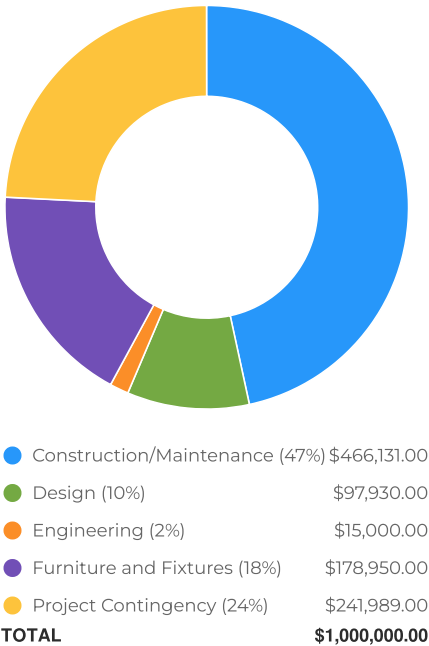
Capital Cost

FY2025 Budget	Total Budget (all years)	Future	Project Total
\$1,000,000	\$1M	\$561.909K	\$1.562M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown			
Capital Cost	FY2025	Future	Total
Design	\$97,930	\$0	\$97,930
Engineering	\$15,000	\$0	\$15,000
Construction/Maintenance	\$466,131	\$561,909	\$1,028,040
Furniture and Fixtures	\$178,950	\$0	\$178,950
Project Contingency	\$241,989	\$0	\$241,989
Total	\$1,000,000	\$561,909	\$1,561,909