



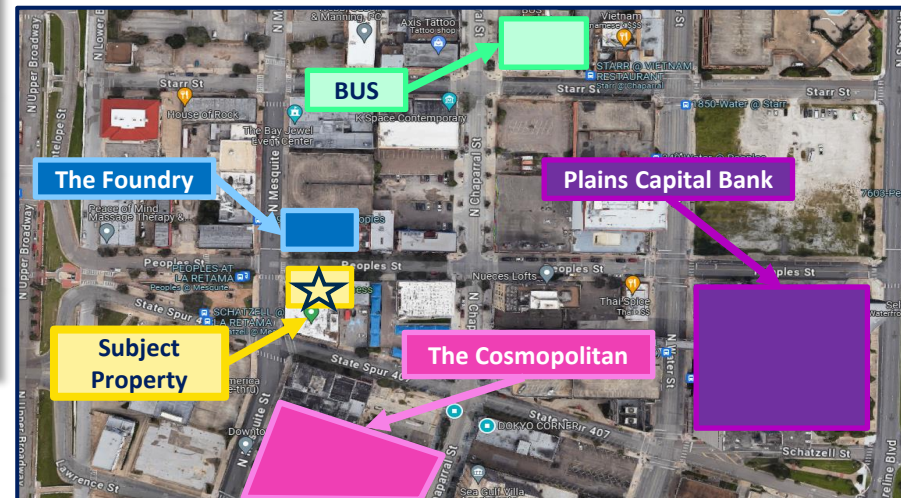
**425 Peoples Street**

**March 26, 2024**

# Project Site



<b>Description</b>	<ul style="list-style-type: none"> <li>• Horacio Ramon “Dusty” Oliveira (Tenant) proposes repairs and maintenance to the façade of the building to help support the businesses within the property.</li> <li>• The scope of work for tenant improvements includes: roof repairs, window replacement, facade repairs, building exterior cleaning, new paint, new exterior lighting, and security cameras.</li> <li>• Scott M. Barker (Landlord) proposes upgrades to the HVAC system throughout the building.</li> </ul>
<b>Project Cost</b>	\$ 182,450
<b>Incentive Proposed</b>	Streetscape & Safety Program: \$72,600 Commercial Finish-Out Program (Landlord): \$18,625
<b>Completion Date</b>	March 30, 2025



# History

1880's: McCampbell Building



17 and 18. William S. Rankin's grocery took in the lower floor of the McCampbell Building, at Mesquite and Peoples, in the 1880s. The upper floor contained law offices for John McCampbell and John S. Givens. Rankin said his store sold "the finest smoke-cured bacon for 15 cents a pound; the best of Wisconsin cheese for 20 cents; and so much fresh country butter I had to tell farmers to take it back home and eat it themselves. Oh, my, those were the days." The two-story brick Seeligson Building (below) was constructed on the site of the old McCampbell building. Various businesses leased space in the Seeligson Building, including Carl Haltom, an optometrist.

Seeligson Building / Current Building at 425 Peoples St



# Current Condition



# Project Concept





# Recommendation

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Program	Total
Streetscape & Safety Improvement Program	\$72,600
Commercial Finish Out (Landlord) Program	\$18,625
<b>Total</b>	<b>\$91,225</b>

- Motion to Approve Agreement
- Completion Date: March 30, 2025