

**TIRZ#3**  
**Produce Art Gallery**  
**419 Peoples Street**



**September 30, 2020**

# 415 Peoples St.



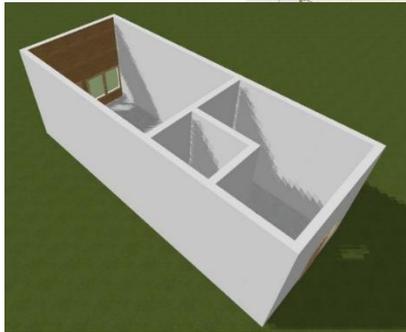
- Currently Vacant (750 Square Feet)
- Formerly Hank's Lounge
- Proposed Development
  - Art Gallery & Studio Space
  - Art Exhibitions & Events
  - Creative Work Space for Artists



# Current Condition



# Floor Plan



# Interior Concept



# Carlos' Recent Exhibition: "The Fruits"





# Recommendation

---

Program	Total	Period
New Commercial Tenant Finish Out Program	Up to \$7,500	1 Year

- Meets Goal of New Commercial Tenant Finish Out Program
- Successful Artist, Professor, and Exhibitioner
- Contributes to the Downtown Art Scene



# Approved Programs

PROGRAM	INCENTIVE	QUALIFYING CATEGORIES	AVAILABILITY
New Commercial Tenant Finish-Out Grant Program	\$10 per sq./ft. Reimbursement	<ul style="list-style-type: none"> <li>Dining, Entertainment, or Mixed Use Development</li> <li>1st Floor, Active Street Location</li> <li>Wall &amp; Floor Finishing</li> <li>Permanent Fixtures</li> </ul>	\$100,000, Annually
Chaparral Street Property Improvement Grant Program	50/50 Reimbursement Grant	<ul style="list-style-type: none"> <li>Building Improvement Costs Related to Occupying a Vacant Structure</li> </ul>	\$200,000, Annually
Downtown Living Initiative	\$10,000 Rebate per Multi-family Unit	<ul style="list-style-type: none"> <li>At Least 10 Unit Development</li> </ul>	100 Units, Annually
Project Specific Development Agreement	75% of 10 Year Tax Reimbursement Grant	<ul style="list-style-type: none"> <li>Environmental Remediation</li> <li>Code Compliance</li> <li>Historic Preservation</li> <li>Structured Parking</li> <li>Urban Design/Landscaping</li> <li>Public Improvements/Utilities</li> <li>Residential Developments over 100 Units (\$10,000 per Unit)</li> </ul>	Based on Project Cost