

Stir, LLC TIF Narrative 304 N. 19th St.

Considerations for the fencing project request for EBURD TIF dollars.

Criteria for Review Merit List:

- A. EBURD Master Plan
 - a. Economic Growth
 - b. Hospitality Centers
- B. Elimination of Blight
 - a. Property has been vacant for over 16 months. Seeing an increase in vagrancy and graffiti
 - b. Vacant property with an older, unused building
 - c. Fall additional improvements include paint, updated signage, lighting and this spring will be improved streetscape and landscape additions.
- C. Special Use or Unique Opportunity
 - a. Bring in needed food services to the area
 - i. First use will be support of catering services related to the High Horse Saloon on Montana Ave.
 - ii. Second use will be Commercial Kitchen leasing which can support local food trucks and mobile catering businesses. This need has been identified and pursued over the past 18 months by BSED (Kayla Vokral).
 - iii. Eventual potential for an on-site food location which our neighborhood has minimal services.
- D. Timely Completion
 - a. Owner has secured a slot for this fall for fencing installation so that they can begin moving into the space before the end of the year.
- E. Employment Generation
 - a. The High Horse expects to increase their catering through STIR, LLC and looks to add 10-15 new employees for this venture that supports existing demand for catering services.