



First City of Kansas

LEAVENWORTH MAIN STREET

2020 YEAR IN REVIEW

MARCH 2, 2021

A YEAR LIKE NO OTHER - COVID-19

A PANDEMIC

- ▶ 2020 was starting out similar to previous years. Marlee and I attended a mini Destination Bootcamp, hosted by Jon Schallert, on March 11/12 in Independence, Kansas and returned ready to infuse excitement into merchants mindsets to encourage them to think “destination” to grow their businesses.
- ▶ On March 13, LMS quickly pivoted to “survival mode”, offering every available resource we could (from our partners at LCDC, Kansas Main Street, Network Kansas, Nat’l Main Street, Secretary Toland plus our own (defer IWW loan payments for a 4 month period, along with GLC’s deferments) to merchants.
- ▶ The office remained on high alert, staying open the majority of the time, while responding to merchants concerns. After the initial shock, sleepless nights and panic by everyone, small businesses do what they do best - they re-invented themselves - pivoted to meet their customers needs while trying to save their bottom line.

EARLY EFFORTS

- ▶ By the end of March/early April, many restaurants were offering carry out/curbside pick up, even delivery within the community and on Fort Leavenworth. Their staff was limited, often to only the owners, yet they worked tirelessly to retain their customer base.
- ▶ Most retailers that weren't deemed "essential" were forced to temporarily close. They took this time to clean, freshen displays, increase their social media presence and plan for reopening soon. Some utilized this time to renovate and/or expand.
- ▶ Easter is typically a very busy and profitable time for restaurants, bakeries and retailers. Restaurants were quick to offer "family meals" to go, including baked goods with all the trimmings. The owners persevered with most paid staff temporarily laid off.

EARLY EFFORTS

- ▶ We pushed out the HIRE & EIDL opportunities, 4 restaurants downtown received HIRE grants, some businesses EIDL funds, many PPP funds.
- ▶ In May we learned from Secretary Toland, that CDBG money could be utilized for small businesses. Since Leavenworth is an entitled city, the process was slow due to federal approval needed, ultimately these grants were offered locally in September.
- ▶ We continued to encourage PPP applications and all additional funding opportunities to small businesses. Information with links were sent immediately.
- ▶ The City's Relief grant was welcomed, we encouraged the city to allow businesses less than 1 year in business to be eligible. The grant ultimately offered funding for many businesses.

LMS PIVOTS TO TOTALLY SUPPORT BUSINESSES

- ▶ IMPERATIVE INITIATIVES DURING COVID-19
 - ▶ SAFETY FIRST
 - ▶ BUSINESS PARTICIPATION AT “NO COST”
 - ▶ EFFECTIVELY ENCOURAGE CONSUMERS INTO THEIR SHOPS
 - ▶ REWARD CONSUMERS FOR SPENDING MONEY
 - ▶ SPREAD THE WORD FAR & WIDE THAT DOWNTOWN IS CLEAN, SAFE & SOCIAL DISTANCING IS EASY

EARLY COVID-19 INITIATIVES

WE'RE OPEN FOR BUSINESS



EARLY COVID-19 INITIATIVES



We're OPEN for Business Signs & Videos



Promotional Videos



Early COVID-19 INITIATIVES



- ▶ GETTIN' BACK ON TRACK/TICKET TO SHOP/UNION PACIFIC GRANT INITIATIVE
- ▶ June 15 - September 15 Shopping Event, 3 Shopping periods, 4 drawings to reward shoppers. \$137,000 spent in downtown participating businesses.



COVID 19 EARLY INITIATIVES



▶ GETTIN' BACK ON TRACK VIDEOS

- ▶ <https://www.facebook.com/66985811235/videos/588505385202241>
- ▶ <https://www.facebook.com/66985811235/videos/2754732238080343>
- ▶ <https://www.facebook.com/66985811235/videos/255622975727767>
- ▶ <https://www.facebook.com/66985811235/videos/2567501563514823>
- ▶ <https://www.facebook.com/66985811235/videos/273848813854862>

▶ PROMOTIONAL VIDEOS

- ▶ TOTO TV Visit Leavenworth Summer 2020 - <https://youtu.be/i4SxJdGJ9x8>
- ▶ 30 Second Promo Video - <https://youtu.be/fPZolLbGS3A>
- ▶ 2 Minute Promo Video - <https://youtu.be/4GeJmgdW6B0>
- ▶ 2020 Awards Video - <https://youtu.be/OQwBslQgblw>

LEAVENWORTH MAIN STREET 2020 BUDGET

- ▶ 2020 Beginning Budget was \$174,200.
- ▶ Due to the Pandemic, with significantly lower fundraising activities, adjustments were made throughout the year to meet actual income from Investors, Grants and COVID-19 Funding opportunities.
- ▶ Ending budget was \$129,656. LMS maintained operations, was able to quickly develop “no cost” events for the merchants/cash register ringing events to bring consumers back safely into their shops.

LMS 2020 YE BUDGET ANALYSIS

Figures reflect 2020 Actuals

▶ Financial, Business & Friend Investors (Dues)	32%	\$ 41,393.00
▶ City of Leavenworth investment	25%	\$ 32,000.00
▶ Program Fundraising	18%	\$ 24,201.00
▶ Grants/CVB, Union Pacific; Donations	11%	\$ 14,000.00
▶ PPP, Sparks/KMS CARES Act	14%	\$ 17,906.00
▶ Miscellaneous Income		\$ 156.00
▶ Program Income	100%	<u>\$ 129,656.00</u>
▶ Program Expense		\$ 116,670.00
▶ Sub Total		\$ 12,986.00
▶ Bldg I & E (rents received, repairs, taxes, loan interest		<u>\$ -12,103.00</u>
▶ Ending Balance		\$ 883.00
▶ City of Leavenworth ROI - 246%		

COVID-19 FUNDING OPPORTUNITIES

LEAVENWORTH MAIN STREET PROGRAM

- ▶ Union Pacific Grant Award, \$3,000
 - ▶ Funded Professional Downtown Videos; Initiated and developed Ticket to Shop; Implemented the 5K History Walking Trail starting at Haymarket Square, continued downtown showcasing 131 buildings/locations histories
- 1st ROUND PPP - Salaries - \$13,106.25
- SPARKS - Via Kansas Main Street, \$4,800 - Salaries

***ECONOMIC DEVELOPMENT* - Active during COVID-19, as LMS continued efforts in KEEPING DOWNTOWN ALIVE, VITAL & VIBRANT**

The Leavenworth Main Street Program Staff and Economic Vitality committee remain active in providing ongoing personal guidance, literature and resources for Downtown growth. The Department of Commerce and Kansas Main Street are actively rolling out programs in 2021.

- ▶ ENTREPRENEURIAL & SMALL BUSINESS CONTACTS: 47+
- ▶ RENOVATIONS, BUILDING PURCHASES, PUBLIC INVESTMENT **\$2.687M + IMAC**
\$3.250M = \$5.937M
- ▶ NEW BUSINESS - 12+ (First City Family Fitness; The Pot Rack & More; First City Realty; Double D's Barber Shop; Tim Buk Tu/Seven; Wildflour Bakery; Freedom Firearmz; Celtic Holsters; The Modern Muse; Wholeness; Frosting House Boutique; The 2nd Look/Physical Therapy; Karisma Photography)
- ▶ BUSINESS EXPANSIONS 6 (Advantage Printing; Reunions; 5th Avenue Frames; Str8Barber; Queens of Clean; Royal Photography)
- ▶ BUSINESS RE-OPENINGS/NEW NAME 2 (Island Spice Jamaican; SAINT Sushi & Sake)
- ▶ BUSINESS CLOSINGS 7+ (MJ Chow Hall; First City Wine & Spirits; Computers R us; DAV; Kansas Embroidery; Golf Shop; Bakery Delicateza)

ECONOMIC DEVELOPMENT - Active during COVID-19, as LMS continued efforts in KEEPING DOWNTOWN ALIVE, VITAL & VIBRANT

- MAINTAINS AVAILABLE PROPERTY LISTING. A valuable tool that we provide frequently.
- MAINTAINS CATEGORIZED LISTING OF ALL DOWNTOWN BUSINESSES
- PUBLISHES BUSINESS GUIDE, SHOPPING/DINING GUIDES & RESTAURANT GUIDE
- Business Resources Provided: Professional Consultations, Business Mentoring, Funding Opportunities, Design Assistance, Destination Bootcamp Active Recruitment, GLC/Network Kansas Low Interest Loan Opportunities & Other Business Educational Opportunities, City of Leavenworth Liaison
- ▶ Resources -National Main Street, Kansas Main Street, Rural Development/Dept of Commerce, Missouri Main Street, KU SBDC, LCDC, Network Kansas, City of Leavenworth, Kansas State Historic Society

ECONOMIC DEVELOPMENT

A SAMPLING OF NEW PROJECTS

FROSTING HOUSE BOUTIQUE - Great addition to downtown offering new womens, childrens and baby clothing and accessories! Stop by and welcome Aleysa.

FIRST CITY FAMILY FITNESS - An opportunity for families to workout together, individuals and groups. The building was purchased, renovated for the fitness studio to open, while the owners continue renovation of additional space in the building for future endeavors. Stop by and welcome Karyn.

FIRST CITY REALTY - Includes a Title Company, Home Renovation & Design Services.

Celtic Holsters, Freedom Firearmz, Tim Buk To/Seven, Wildflour Bakery, The Modern Muse

► **COMING SOON:**

- Distillery
- Micro Brewery
- Eateries, Boutique, Retail

ECONOMIC DEVELOPMENT & LMS IMPACT

UPPER STORY DEVELOPMENT

- ▶ UPPER STORY DEVELOPMENT IS GROWING
- ▶ LMS is actively promoting Upper Story Development with funding sources and resources
- ▶ 618 ½ Cherokee - 2
- ▶ 416 ½ Cherokee - 1
- ▶ 325 ½ Delaware - 1 In Process
- ▶ PLUS SEVERAL READY TO START

- ▶ Many additional small & large projects have been facilitated by LMS as LMS consistently connects building owners, tenants & entrepreneurs

UPPER STORY DEVELOPMENT

- ▶ LMS has identified & is currently working with 6 building owners that desire to renovate & utilize their upper stories. This is an excellent opportunity to increase Mixed Use Development Downtown!
 - ▶ 618 ½ Cherokee - 2 upper story lofts in 2020
 - ▶ 416 ½ Cherokee - 1 upper story loft in 2020
 - ▶ 325 ½ Delaware - 1 large upper story loft in progress
- ▶ Mixed Use Development is a Win/Win for everyone. More residents living downtown, coop/shared space for small businesses, more customers, more foot traffic, more night life, more success for everyone. LMS is listening to City discussions on codes, updates and enforcement while offering information and ideas to increase upper story development.
- ▶ The City, County & State all benefit via increased property & sales taxes, plus the added benefit of a vibrant Downtown, the heart and soul of the community.

Upper Story Development 618 ½ Cherokee

- 2 beautiful new lofts



Upper Story Development 416 ½ Cherokee



Upper Story Development 325 ½ Delaware - In Process



OUTSIDE MARKETING - CHANNEL 5 INTERVIEW



Painter brings art projects to small
Kansas towns amid pandemic |
News | [kctv5.com](https://www.kctv5.com)

INCENTIVES WITHOUT WALLS (IWW)

A Kansas Department of Commerce Program

- ▶ Main Street Programs in Kansas have utilized the IWW revolving loan program since 1985. Developed through the Kansas Department of Commerce in conjunction with Kansas Main Street, it provides “gap” funding for downtown projects to move forward. We maintain an annual Memo of Agreement with the Dept. of Commerce/Kansas Main Street to continue to utilize the IWW revolving loan funds that we’ve built up, \$52,794. It is a great program that allows LMS to invest in downtown buildings and businesses.
- ▶ LMS records indicate IWW loans/grants started with our program in 2002.
- ▶ Since 1995 when LMS was implemented, it has loaned \$248,780 (28 loans) & granted \$103,349 (11 grants) for a total of \$352,129.00 in downtown investment.
- ▶ Currently, the LMS revolving loan fund (we no longer grant) has 4 active loans that total \$55,000; 3 of the loans were deferred for 4 months due to the pandemic, 1 did not want a deferral. This program is a 3:1 match meaning 3 parts private investment, 1 part public investment.
- ▶ IWW funds have been used to support business start up’s, roofs, sewers, brick repair, business growth/expansion to include building purchase, façade & interior renovations, affixed fixtures.

COMMUNITY BENEFIT PROJECTS

CITY OF LEAVENWORTH PARTNERSHIP

COMMUNITY BENEFIT PROJECTS:

- ▶ Banner of Honor Program (Delaware Streetscape Area)
- ▶ American Flags on Delaware, Memorial Day - Veterans Day (Delaware Streetscape Area)
- ▶ Veterans Day VIP Reception - unable to host in 2020
- ▶ Public Art - First City Passageways, 5K History Walking Trail, Shawnee Art Walk, LMS Mural. Message Boards, Municipal Parking Lot Banners
- ▶ Pole Banner Program - This project is winding down after many years due to banner size (sponsor names aren't as visible) & pole attachment guidelines by Evergy, trucks hitting the brackets causing banners to break, bracket & banner replacement costs. (Throughout 28 blocks minus Streetscape Area)

CITY OF LEAVENWORTH PARTNERSHIPS:

- ▶ 2 City appointed board members
- ▶ City Staff participation in economic development, design and promotion committees
- ▶ Representation & Participation on Comprehensive Plan committee, Leavenworth 2030
- ▶ **LMS Destination Based Outside Marketing:**
 - ▶ ToToTV/Mitch Weber professional videos; Josephine/St. Joseph; Discover MidAmerica; Mosemak Creative
- ▶ Educational Opportunities - Quarterly Kansas Main Street training & COVID-19 webinars, Nat'l Main Street webinars relating to COVID-19;

BANNER OF HONOR & FLAGS ON DELAWARE

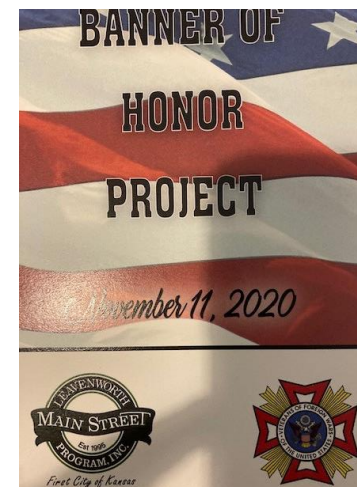
- ▶ The Banner of Honor Program is in its 6th year in 2021, features Veterans from all branches of the service, all wars and conflicts. The program begins in July of each year with 1 year renewal if desired, moves on to applications for new banners, photo's and biographies are collected, Young Sign digitizes and formats each banner, Marlee formats the Banner Booklets, Advantage Printing completes a professional, spiral bound Banner Booklet. Cost is \$200, Banner hangs for 1 year within the 50 locations within the Delaware Streetscape. Banners are installed by LMS volunteers.
- ▶ The flags located in the streetscape area are installed prior to Memorial Day and taken down after Veterans Day by LMS volunteers.



Veteran Banner Placements 2020-2021

Beverfest Community Center

26. Gary D. Powell	27. Donald Murphy
27. De'Este Lombard	28. Robert E. Thomas
28. Norman F. McLeod	29. Francis A. "Black" McCann
29. Donald W. Blazak	30. Herman Woodhull Jr.
30. Charles R. Webster	31. Robert A. Adams
31. Michael F. Koshane	32. Pat Proctor
32. Gregory Huff	33. Glen Parks
33. Donald Shorrock	34. Rodgers Mullinger
34. Steve Kempf	35. Richard S. Visk Jr.
35. David C. Van Robern	36. Wayne Shokren
36. Connor Warren	37. Bill Schulte
37. Harry Cappel Jr.	38. David R. Harsh
38. Cynthia Parnus	39. John Adams
39. Michael Cahn	40. Joseph L. Sevick
40. Edward Gennadi	41. Kenneth M. Williams
41. Charles Hagemaster	42. Roger Dunham
42. Gary Ruby	43. (Internationally Left Blank)
43. Howard Kirk	44. Tab Hauser
44. James Mathison	45. Lucious C. Wagner Sr.
45. John R. Barclay	46. Harold Parham
46. David Unger	47. Ronald J. Ficker
47. Tisha Swart-Earls	48. Peter H. Swale
48. Clarence Johnson	49. Charles Shoemaker
49. James Hubbard	50. James Davis Trimble
50. Neal Hanley	51. Michael Thompson
	52. George L. Stephenson
	53. Street



COMMUNITY ENHANCEMENT FIRST CITY PASSAGEWAYS 2020 - A DESIGN COMMITTEE PROJECT



COMMUNITY ENHANCEMENT - MURAL ON MAIN STREET BUILDING
A DESIGN COMMITTEE PROJECT
Credit: Peggy Bair Photography



COMMUNITY AWARENESS - 5K HISTORY WALKING TRAIL - A DESIGN & PROMOTIONS COMMITTEE PROJECT

- The Trail originates at Haymarket Square with instruction to follow the yellow signs posted in storefront windows, learning histories of the downtown and buildings. 131 stops are located along the trail.



COMMUNITY AWARENESS

MESSAGE BOARDS RENOVATED for SHAWNEE ART WALK SIGNS, GENERAL DOWNTOWN MAP & MORE



COMMUNITY AWARENESS - MUNICIPAL PARKING LOT BANNERS COMING SPRING 2021



ECONOMIC IMPACT EVENTS

- ▶ **Economic Impact Events** (For City & Merchants) All provide increased sales tax.
- ▶ **AA5** - 1st Thursday of Every Month On average, 20 merchants participate monthly, drawing from 60 - 240 attendees to AA5. Business exposure, sales, repeat customers, word of mouth buzz. This event continues to grow. Several months were shuttered in 2020, however with masks & social distancing they continued successfully. Net income supports inside/outside marketing & advertising
- ▶ **Shop Small Saturday** Very successful. \$25 purchase provides customer 1 ticket into the drawing in November; 1,668 tickets received from 34 participating merchants totaling \$41,700. 10 bundles of \$100 Main Street Bucks were awarded. As a result of this success, LMS hosts **Christmas in July**. \$20 purchase provides customer 1 ticket into the drawing in July. Shop Small Saturday During each event, \$1,000 is awarded in 10, \$100 bundles of MS Bucks which re-circulate downtown. COVID-19 affected the outcomes of both events, however still a win/win for all.
- ▶ **Leavenworth City Market** Partnership with LV Farmers Market on 2nd Saturdays, May -October
- ▶ **Sidewalk Sales** Good for merchants & good for those looking for a bargain, plus builds customer base.
- ▶ **Holiday Open House** Encourages holiday shopping downtown. 200 FREE ornaments are given out with a Map
- ▶ **Gettin' Back on Track/Ticket to Shop** A new event developed quickly, fun and successful!
- ▶ **Rockin' Around the Christmas Tree** 445 Money Trees turned in; \$99,053 Spent! The Grand Prize was huge - a Pallet of Gifts totaling \$1,360! \$600 in Main Street Bucks awarded during the 6 weeks.
- ▶ **USD #453 Infusion of \$31,250 Main Street Bucks! This was HUGE! Merchants were very appreciative. To date, \$12,500 MS Bucks have been redeemed. We anticipate they will continue to recirculate through 2021 and beyond.**

ROCKIN' AROUND THE CHRISTMAS TREE

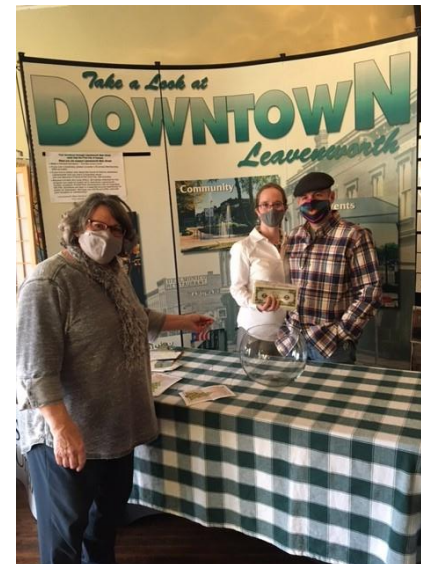
NOVEMBER 8 - DECEMBER 24, 6 DRAWINGS + FABULOUS GRAND PRIZE!



First City of Kansas
Leavenworth, Kansas



CONVENTION AND VISITORS BUREAU



COMMUNITY & MERCHANT AWARENESS EVENTS - FOCUS ON NO OR LOW COST FOR MERCHANTS

- ▶ Sidewalk Sale
 - ▶ Holiday Open House
 - ▶ Leavenworth City Market
 - ▶ Alive After 5 Monthly Themed Events - The majority were held, lower attendance
 - ▶ Gettin' Back on Track/Ticket to Shop
 - ▶ Window decorating Contest
 - ▶ Summer Concert Series - Cancelled in 2020
 - ▶ PAIR Day (targeted military exposure) - Limited, last minute
 - ▶ Veterans Day VIP Reception - Canceled in 2020
 - ▶ First City Spring Tea (exposure for local businesses/individuals, future customers) - Cancelled in 2020
 - ▶ Build a Bouquet - Cancelled in 2020
 - ▶ Loft & Upper Story Tour - Cancelled in 2020
 - ▶ LMS Annual Banquet - Cancelled in 2020 - Check out the LMS Awards Video!
 - ▶ Business Happy Hour - Cancelled in 2020
- Christmas in July
Shop Small Saturday
Rockin' Around the Christmas Tree

TRIED & TRUE MERCHANTS VALUED & STEADFAST

- ▶ We often talk about new businesses, however retaining existing businesses is the Key to Success Downtown. It's proven that retaining existing businesses is less costly and more effective than recruiting new businesses
- ▶ There are approximately 200 businesses downtown. The merchants are friendly, very knowledgeable and a wealth of great information! *We encourage each of you to make it a priority to stop by and say "hi" frequently, tell them they are valued in the community, make purchases frequently and spread the positive word about what Downtown Leavenworth has to offer - the most amazing, talented, creative, innovative and dedicated merchants - anywhere!*
- ▶ WE NEED THEM, THEY NEED US

MAJOR BUILDING CONCERNS....THE SAGA CONTINUES

600 Cherokee

BUILDING KNOWN AS CLUB VENUM - This property is an ongoing nightmare with the building owner obstinate, not willing to recognize and accept the repairs needed and not willing to allow the building to sell. Months have been spent working with the owner, his agent, other agents, prospective tenants to no end. Buyers are available, however not at the \$200,000 Net price (major renovation is needed including a new roof, HVAC, plumbing & electrical) offered by the owner. Other real estate agents have indicated that the building is not sellable. LMS has discussed this property with City staff and will continue to pursue a solution. The building has much potential, good parking, great location.

NW Corner of 5th & Cherokee

BUILDING KNOWN AS LEE'S FURNITURE - The Ettenson Building is a historic and beautiful building, adding character and definition to downtown. However due to current ownership, historic and structural elements have been removed and the sheer size of the open interior space poses issues. LMS continues to contact developers in the regional area to develop this building into a viable and useful anchor building with mixed use in mind. A City of Leavenworth structured marketing plan is encouraged.

CHALLENGES

- ▶ How long can small businesses respond to the pandemic and guidelines with limited staff and occupancy, all the while watching large big boxes remain open with folks spending their dollars there, which by the way, which are generally transferred to another state each day? The Pandemic has accelerated Amazon & on line purchases.
- ▶ As partners, we all must do everything in our power to give small businesses a leg up as they move through recovery and beyond.
- ▶ Because of COVID-19, we are now experiencing many businesses with shortened days/hours of operation during the week. Hobby businesses are a reality that's always a factor. These significantly affect the downtown and those visiting downtown.
- ▶ We must all strive to provide positive experiences, excitement and reasons to visit Downtown.
- ▶ **WE NEED THEM, THEY NEED US**

2020 LMS AWARDS

- ▶ EACH YEAR THE LMS BOARD & COMMITTEES RECOGNIZE VOLUNTEERS AND OTHERS THAT ARE INSTRUMENTAL IN THE PROGRAM. ALTHOUGH NO ANNUAL BANQUET WAS HELD, WE ARE PLEASED TO PROVIDE A GREAT VIDEO, COURTESY OF BRYNNA DARLEY, LOCAL RESIDENT & KU STUDENT.
- ▶ VOLUNTEER OF THE YEAR - **CAROLYN KELLY**, GM HOME2 SUITES, DESIGN CHAIR, BOARD MEMBER
- ▶ PROMOTION COMMITTEE - **KRISTI LEE**, CVB DIRECTOR, ACTIVE VOLUNTEER SUPPORTING PROMOTIONS AND DESIGN PROJECTS
- ▶ DESIGN COMMITTEE - **LISA HAACK**, LCDC, ACTIVE VOLUNTEER SUPPORTING DESIGN PROJECT AND THE ORGANIZATION
- ▶ ECONOMIC VITALITY COMMITTEE - **KEN BATEMAN**, ACTIVE VOLUNTEER, UPPER STORY DEVELOPMENT, BOARD MEMBER
- ▶ ORGANIZATION COMMITTEE - **MIKE GRISWOLD**, MAYOR/COMMISSIONER, ACTIVE SUPPORTER OF THE PROGRAM AND INITIATIVES
- ▶ ORGANIZATION COMMITTEE - SECRETARY **DAVID TOLAND**, DEPARTMENT OF COMMERCE, INSTRUMENTAL IN PROMOTING KANSAS MAIN STREET WHILE ACTIVELY PROVIDING RESOURCES
- ▶ MEMBERSHIP COMMITTEE - **JOSH HOPPES**/MUTUAL SAVINGS ASSOCIATION, SUPPORTING FINANCIAL INITIATIVES

2020 Awards Video



THANK YOU FOR YOUR PARTNERSHIP & INVESTMENT IN THE MAIN STREET PROGRAM

- ▶ A historic downtown, in today's world, must be targeted & marketed, positively embraced by the local community and visitors and showcased consistently via many avenues to retain its character and relevance.
- ▶ It takes consistent personal contact, familiarity with the owners and their products, consistent promotional activities to draw visitors and customers to and into their businesses. That's a huge part of what LMS does.
- ▶ New hotels are greatly appreciated and enhance and build downtown vibrancy. Continued development of upper story and residential development is exciting and increases mixed-use opportunities.
- ▶ Community dedication is essential for local, small businesses.