

# SAVE YOUR

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## Filling Empty Buildings and Lots



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Photo by [v2osk](#) on [Unsplash](#)

**Storage, hoarders, taxes, no money**



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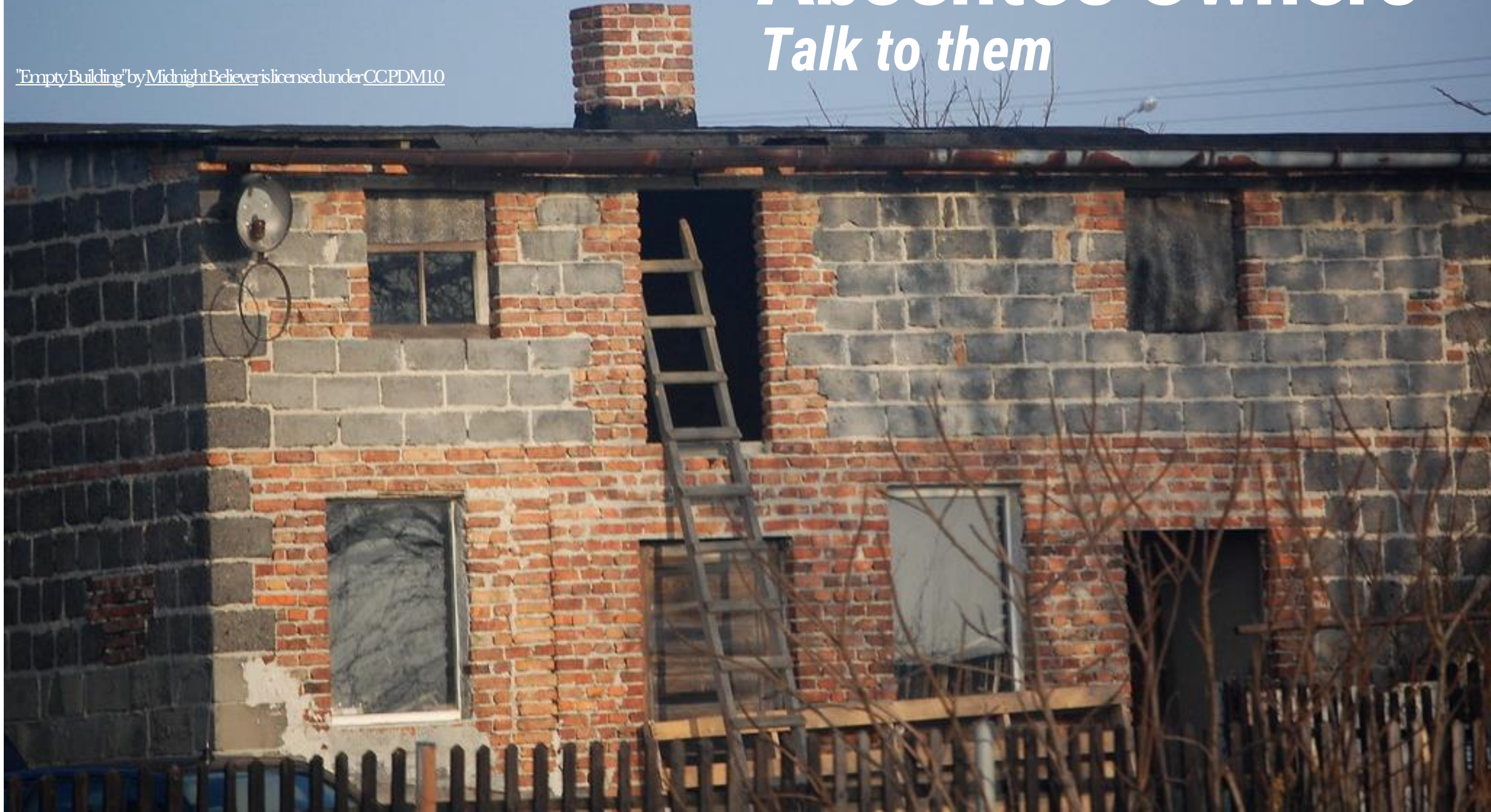
## Solutions to Owner Challenges



"Empty Building" by Midnight Believer is licensed under CC BY-NC-SA 4.0

# Absentee Owners

## *Talk to them*





# Rents Too High

## *Negotiate*





# Vacant Building Ordinance

*And fire department inspections*



Photo from unsplash



# Property Maintenance Codes

Photo by [Hamiltoncountywelcomehome.com](http://Hamiltoncountywelcomehome.com)





# Historic and Adaptive Reuse Codes

*reduce barriers to retrofitting historic buildings*



Photo by <https://www.tucsonaz.gov/pdsd/AdaptiveReuse>



# Incentives

consider incentives  
to address the  
specific costs of  
compliance

Photo by Becky McCray





Potential lost revenue yearly  
**\$221,840.00**

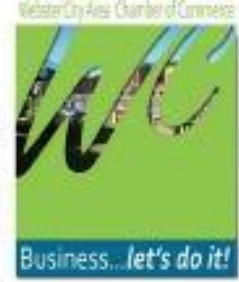
## Cost of a vacant building:

• Local Government	
• Property tax	\$100.00
• Sales tax	\$5,000.00
• Building Owner	
• Rents	\$8,400.00
• Property Value	\$5,040.00
• Banks	
• Loans	\$39,000.00
• Fees & Interest	\$2,200.00
• Deposits	\$17,000.00
• Professional Services	
• Insurance Premiums	\$2,700.00
• Legal & Accounting	\$900.00
• Property Management	\$500.00
• Suppliers	
• M&R	\$1,300.00
• Printing/copying	\$500.00
• Supplies	\$900.00
• Media	
• Marketing, advertising, PR	\$6,200.00
• Workers	
• Business	\$56,800.00
• Owner's Comp & Profit	\$31,500.00
• Outside workers	\$24,100.00
• Utility	



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## "THE TOUR"



# Showcase Those Empty Buildings



# Many people helped

*Realtors, Chamber Champions, Historian,  
Coffee Club, Businesses and more*





A photograph of a street scene during sunset or sunrise. On the left, a building with a large glass window is visible. A street lamp with three globes stands on the sidewalk. The sun is low in the sky on the right, creating a bright glow. The text "Not asking for permission" is overlaid in the center in a large, white, sans-serif font.

# Not asking for permission



# Not everyone plays





# 12 Buildings toured

## 10 filled!!

A new plumbing company

A new health related business

A Hispanic church

Two new clothing stores

A new Mexican grocery store

A vintage store

A tattoo shop

And two new projects came out of the tour



# Why did it work?





# IDEA FRIENDLY

*Gather Your Crowd*

*Build Connections*

*Take Small Steps*



You start with your *big goal* for your community, one that excites people and makes them feel like they can play a role in it.

You use that goal to *Gather Your Crowd* and become a movement that people can get behind.

You turn your crowd into a powerful network by *Building Connections*.

And you and your newly-powerful network accomplish that goal together by lots of you *Taking Small Steps*.





# Incubator Project





# Save the Theater





# Open Call





# Help from many

Photo by Daily Freeman Journal





# Economic Development

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*Bought it, fixed it, added equipment and  
hired people*

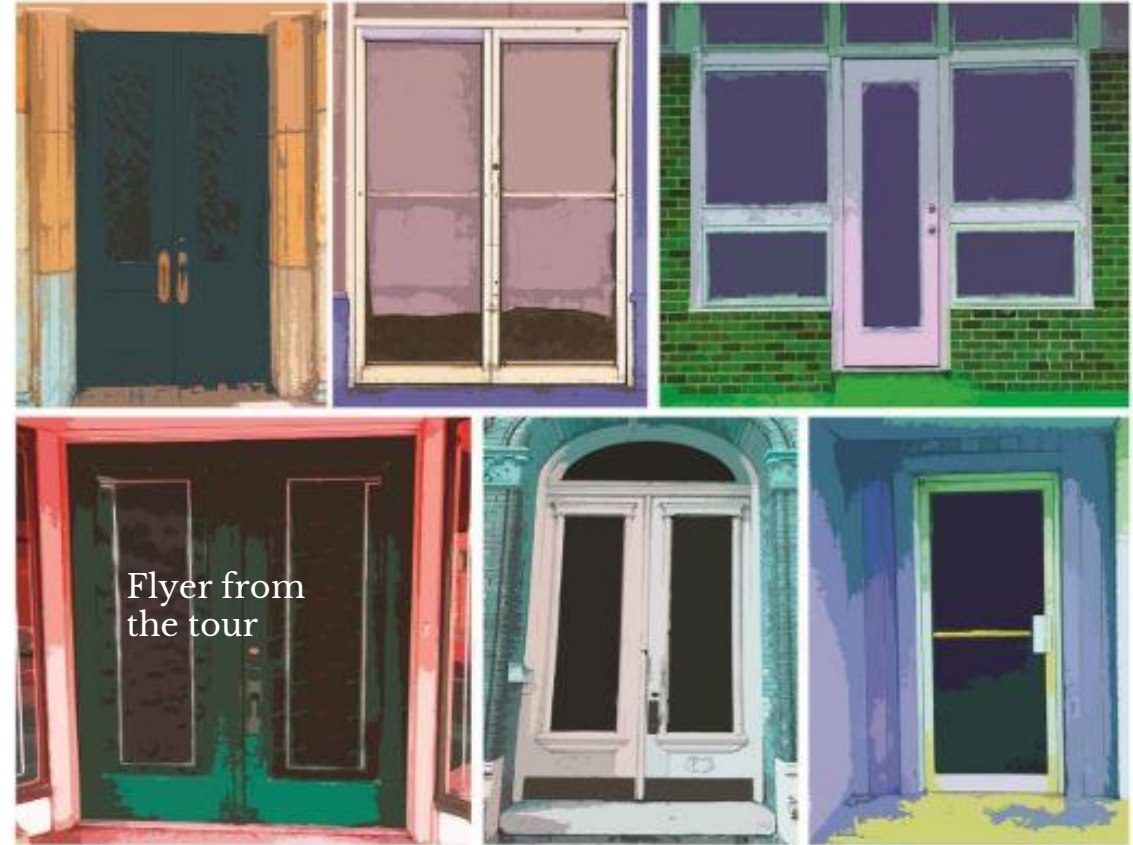




**Natchez, MS**  
**Jewell, Iowa**  
**Fairpoint Harbor, OH**  
**Charleville, AU**  
**Hondo, TX**  
**Henderson, KY**  
**Oglesby, IL**

# THE POSSIBILITIES TOUR

"Turning Deserted Spaces Into Dynamic Places"



Flyer from  
the tour



Showcasing Properties on both sides of the River!



**November 10, 2018**

**1:00 pm - 5:00 pm**



Your next big thing could be happening in Crowsnest Pass, Alberta.

# CROWSNEST PASS EMPTY BUILDING TOUR

Photo from the tour



# Vacancy Tour-Vineland, NJ

Photo by

[https://www.nj.com/opinion/2016/03/towns\\_can\\_learn\\_from\\_vinelands\\_vacancy\\_tour\\_editor.html](https://www.nj.com/opinion/2016/03/towns_can_learn_from_vinelands_vacancy_tour_editor.html)





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## Single Best Strategy for filling large buildings



# Divide and Share

Photo by Cathy Lloyd







# Try it out



Photos by Cathy Lloyd



# Split by time





# Old Geezers Club





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Photo from ArtVee

## Small steps



# Walking tours



Photo by Quality First Antiques, Bennettsville SC



# Pop Ups

*Try your idea*







Use the empty space



# Farmers Market



USDA Crow Creek Fresh Food Initiative employee Wyatt Henry hands Kevin Yellow Bird Steele a bag at Farmers Market, Ft. Thompson, SD



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**Art helps**



# 2<sup>nd</sup> story art





# Is it real?

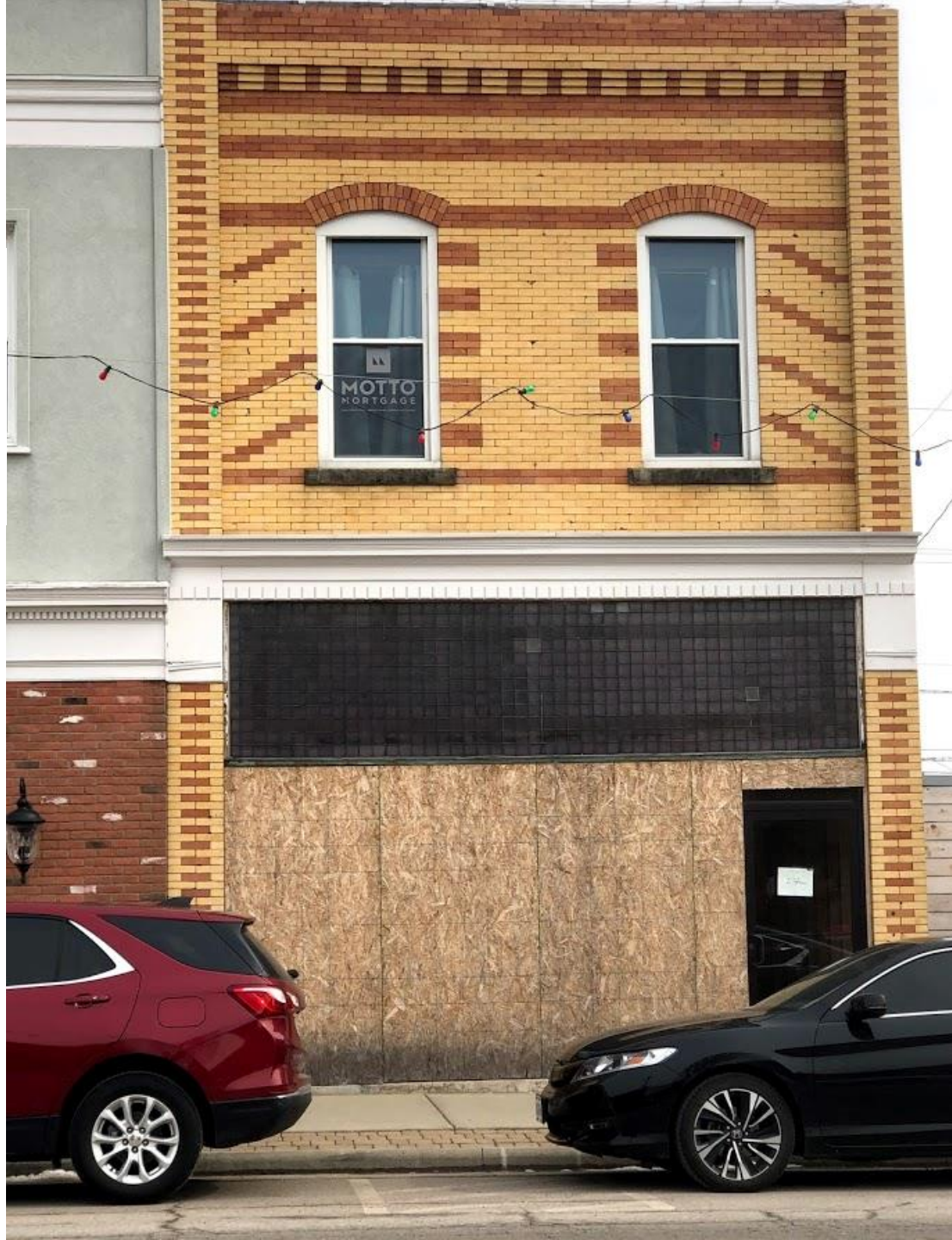
BARBER  
SHOP

Photo via Betty Motley in Hollis, OK





# Columbiana, OH





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Photo by Becky McCray

Empty Lots



# Which ones are not real?

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Photo by Becky McCray



# Porterdale

Photos via Teri Haler





**Same place!**

Photo by Terri Haler





# Public bathroom

Photo by Cara Carson in Tishomingo, OK





# Outdoor museum



Photo (CC) by John shebalso



# Fore!

Photo by Chad Banks, Rock  
Springs, CO





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**Create businesses**





Photo by Cheri Bedford

# Beer Garden in Paris



# Texas that is



Photo by Cheri Bedford



# What's this?



Photos via CFRA



# Lyons, NE

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Photo by Cosmic Films and CFRA



# Neighbors in the Twin Cities

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Photo from [yesmagazine.org](http://yesmagazine.org)



# 22 Local investors

## Adrian, Michigan



Adrian, Michigan

Photo by Dwight Burdette



# Tionesta, PA



Photo by Rowan Rose





# Tionesta Market Village

Photo by Rowan Rose



# Tiny houses



Anchor Square, Pascagoula MS Photo by Rebecca Broyles 8



# Anchor Square



Anchor Square, Pascagoula MS Photo by Rebecca Broyles 8



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*#smalltowncool*

Photo by Tony Ernst Flickr

**What do you already have?**



*Grand  
Marais,  
MN*

# Public Art

## THE BEAR TREE

THE SCULPTURE, TYPIFYING NORTHERN MINNESOTA, DEPICTS ONE OF THE TRAITS OF *URSUS AMERICANUS*. THE BLACK BEAR FOUND HERE. THE MOTHER BEAR SENDS HER CUBS UP A TREE WHILE SHE FEEDS OR IF DANGER THREATENS. THE CUBS WILL REMAIN THERE FOR HOURS OR DAYS UNTIL SHE CALLS THEM.

DEDICATED TO THE TOWN OF GRAND MARAIS  
IN GRATEFUL APPRECIATION OF GENEROUS AND CONTINUING COOPERATION  
EXTENDED TO THE MINNEAPOLIS SCHOOL OF ART IN THE DEVELOPMENT  
OF THE TOWN HALL ART COLONY. ERECTED AND DEDICATED IN 1953  
SCULPTOR. RAYMOND J. GORMLEY





# Shopping experiences

*Watertown, MN*



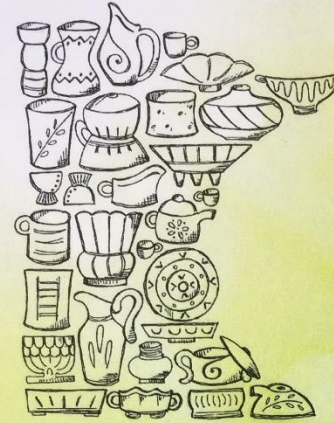
Lights can save an  
empty space

*CEDA Annual Meeting*





# Host a potter in an empty building



**35 POTTERS**  
from Minnesota  
and Beyond!

**MINNESOTA**  
*Pottery Festival*

**6th Annual**

**JULY 29-30, 2017**

**HUTCHINSON, MINNESOTA**

**SATURDAY 10a-5p • SUNDAY noon-4p**

Pottery Olympics Competition

Raku Demonstrations

Kids' Station

Robert Briscoe—Featured Potter

Food Fundraiser by Phoenix Drumline

Crow River Winery Tent

Rain or Shine

[mnpotteryfestival.com](http://mnpotteryfestival.com)





# Look for spaces

*Cold Spring,  
MN*





# Let 'em loose

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**Work to make your small town a better place, not because it will attract some magical solution or people from outside, but because you will be improving your own lives and opportunities.**



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*.town/gift*

**Thank you!**



- [St. Paul Vacant Buildings](#)
- [City Codes Can Be Changed](#)
- [St. Joseph Economic Incentives](#)
- [Innovative Downtown Businesses](#)
- [Bakers and Brewers](#)
- [Brownfield booklet with before and afters](#)
- [Smart Growth](#)
- [Adaptive Reuse from Tucson](#)
- [Fight Blight](#)
- [UMVRDC Survey Results](#)
- [HUD Funded MN DEED SCDP Program](#)
- [Swift County Demolition Case Study](#)
- [Prairie Waters Site Selector](#)
- [Main Street Economic Development Programs](#)

## Links shared

<https://buildingpossibility.com/emptybuildings/>