

SAVE YOUR

.town



Filling Empty Buildings and Lots

SAVE YOUR

.town



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

Storage, hoarders, taxes, no money

SAVE YOUR

.town

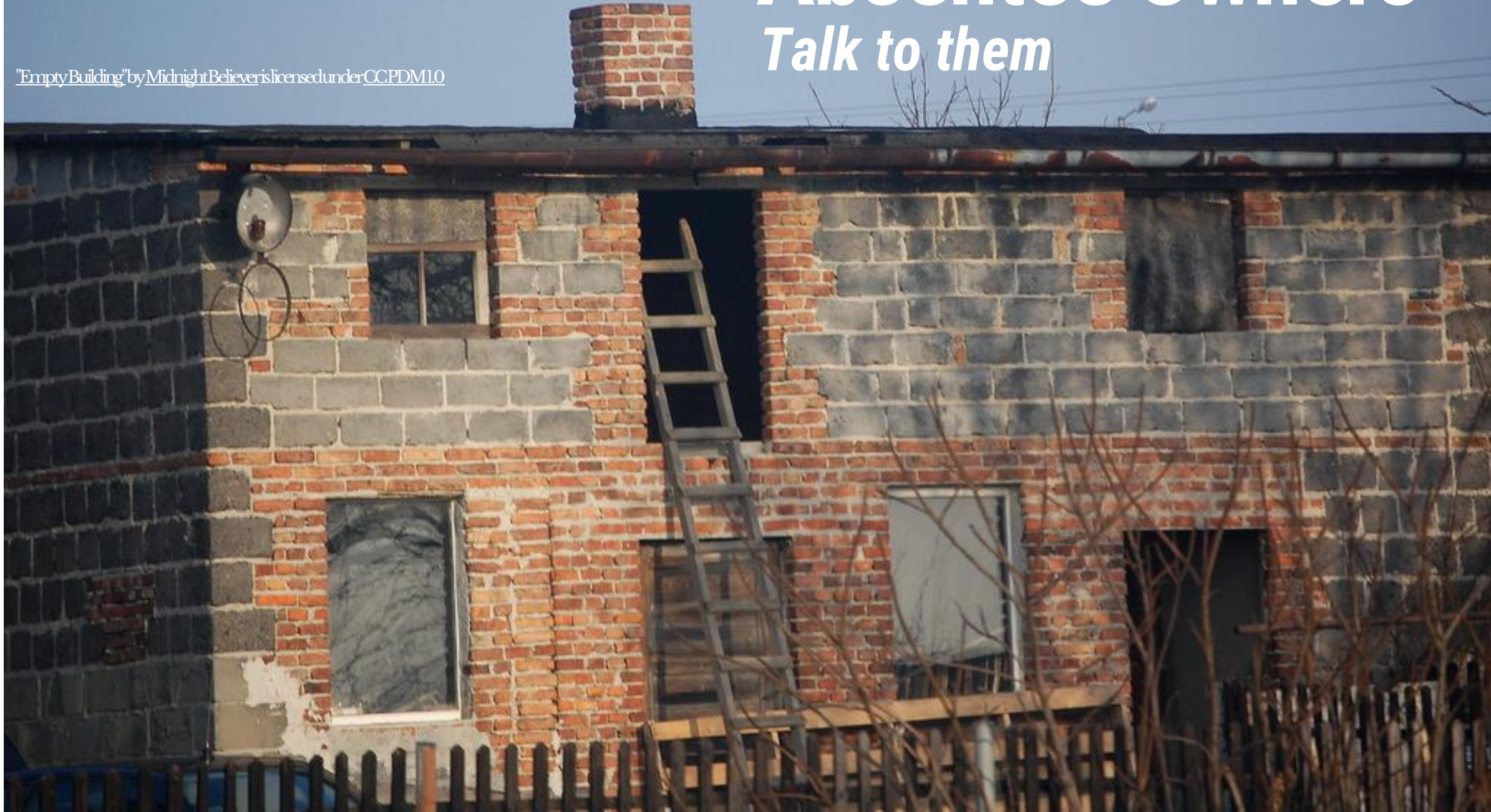


Solutions to Owner Challenges

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

Absentee Owners

Talk to them



Rents Too High

Negotiate



Photo CC by Billy Hathorn on Wikimedia

Vacant Building Ordinance

And fire department inspections



Photo from unsplash

Property Maintenance Codes

Photo by 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	

SAVE YOUR *town.*



"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

SAVEYOUR.town

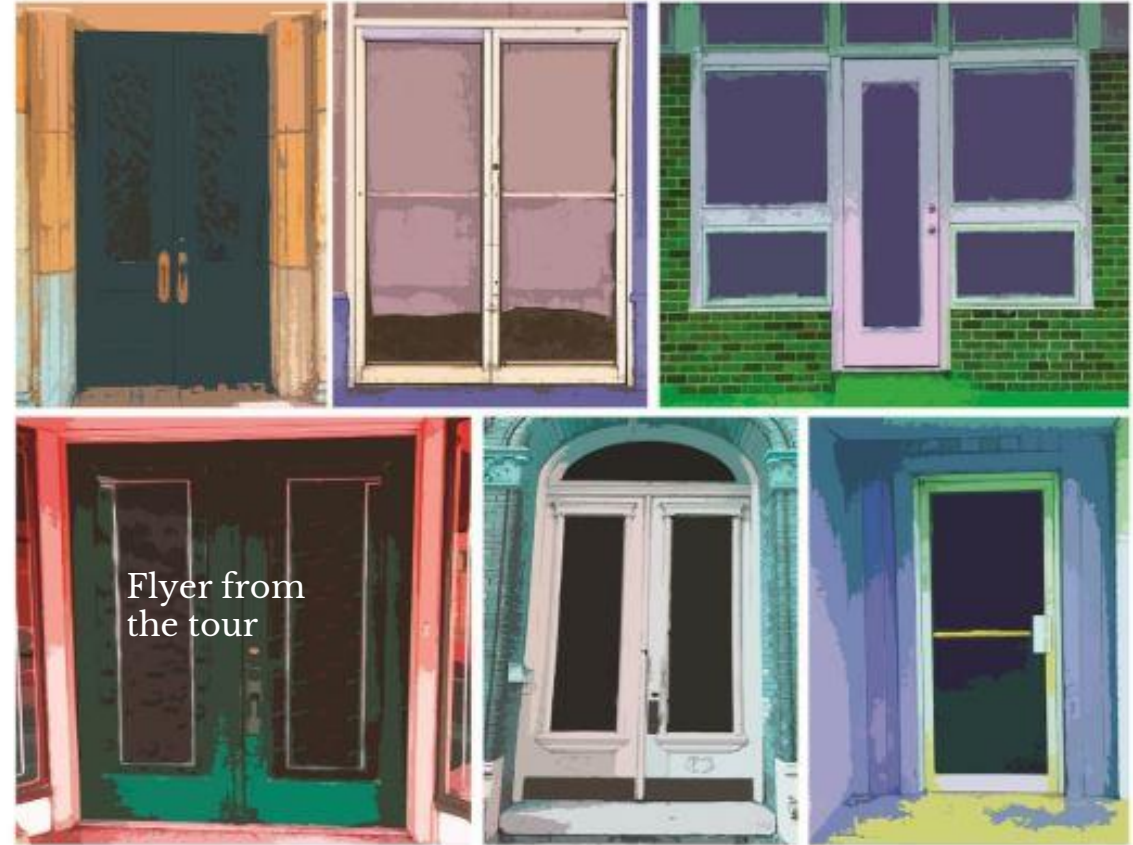
*Bought it, fixed it, added equipment and
hired people*



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

THE POSSIBILITIES TOUR

"Turning Deserted Spaces Into Dynamic Places"



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



SAVE YOUR

town.



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



SAVE YOUR

.town



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

SAVE YOUR

.town



Art helps

2nd story art



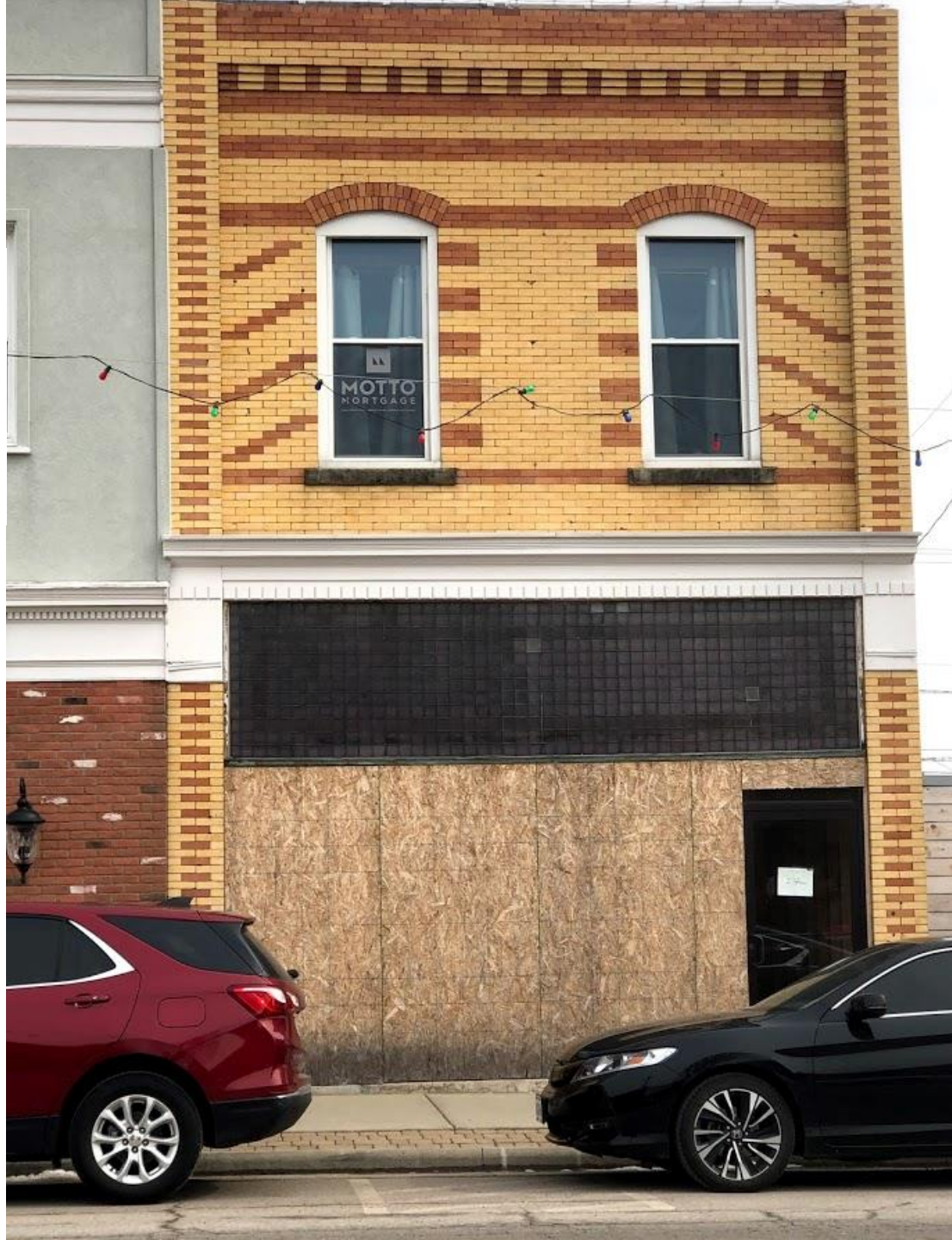
Is it real?

BARBER
SHOP

Photo via Betty Motley in Hollis, OK



Columbiana, OH



SAVEYOUR.town



SAVE YOUR

town.



Photo by Becky McCray

Empty Lots

Which ones are not real?

SAVEYOUR.town



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



SAVE YOUR

.town



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

SAVEYOUR.town



Photo by Cosmic Films and CFRA

Neighbors in the Twin Cities

SAVEYOUR.town



Photo from 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

SAVE YOUR

.town



#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



Look for spaces

*Cold Spring,
MN*



Let 'em loose

SAVEYOUR.town



A photograph showing three people—two women and one man—crouching on a sidewalk, painting a large, colorful geometric pattern (a star or flower shape) using brushes and paint. They are all wearing face masks. The woman on the left is wearing a grey hoodie and a black cap. The man in the middle is wearing a blue t-shirt. The woman on the right is wearing a white shirt and a yellow safety vest. In the background, there are orange traffic cones, a parked car, and other people walking on the street.

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.

SAVEYOUR
.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