



## MEMORANDUM

**TO:** MRA Board

ARM

Project Manager/Redevelopment Specialist

**DATE:** November 12, 2021

**SUBJECT: Request to Proceed without Prejudice – 124 N Higgins Street (Front Street URD)**

Karen and Brian Sippy (d/b/a Apple Lane LLC) have recently purchased the building located at 124 N. Higgins Avenue, adjacent to the Radius Gallery, which the Sippys also own. The current tenant at 124 N. Higgins is The M Store, whose lease expires at the end of November 2021.

Apple Lane plans to substantially renovate 124 N. Higgins, including demolition/deconstruction and reconstruction work, which will include a masonry and plate glass storefront façade reminiscent of the McKay Art Co., which occupied the site in the 1930s, before that building was lost to fire.

Apple Lane intends to apply for assistance through the Tax Increment Finance (TIF) program for some aspects of their project, but have not finalized enough details to be able to apply now. They anticipate having a complete request for consideration at the Board's December or January meeting. However, they would like to begin demolition/deconstruction work at the beginning of December, as soon as the current tenant moves out, in order to stay ahead of weather, and increasing labor and material shortages.

The Sippys are requesting that the Board waive MRA's rule that work on eligible items now will render them ineligible for future consideration, in order to begin demolition / deconstruction activities promptly. They understand that approval of their request is not an indication of the Board's approval of the actual future application.

**RECOMMENDATION: Staff recommends the MRA Board approve Apple Lane LLC's request to proceed with work on certain project items for their project located at 124 North Higgins Avenue without precluding those items from being included in a future TIF Program application.**

## Ellen Buchanan

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**From:** Karen Sippy <ksippy66@gmail.com>  
**Sent:** Tuesday, November 9, 2021 12:51 PM  
**To:** Ellen Buchanan  
**Cc:** Brian Sippy  
**Subject:** Proceed without Prejudice - 124 N Higgins Ave

Hi Ellen,

Brian and I would like to ask the MRA Board to allow us to proceed without prejudice on our project at 124 N Higgins.

We plan to begin deconstruction December 1.

Our goal is to be able to present the entire project and budget at the December MRA board meeting or January at the latest.

Thank you so much,

Karen Sippy