

2022 Industrial Revitalization Fund Planning Grants

Project Descriptions of IRF Planning Grant Awards

The Department of Housing and Community Development (DHCD) is recommending 22 Planning Grant projects for funding under the Industrial Revitalization Fund. 31 proposals were submitted for the 2022 round of IRF Planning Grants. These proposals were reviewed, evaluated and scored according to the requirements of the program.

The Industrial Revitalization Fund (IRF) leverages local and private resources to achieve market-driven redevelopment of vacant and deteriorated industrial and commercial properties. The program is targeted toward vacant non-residential structures whose poor condition creates physical and economic blight to the surrounding area in which the structure is located. This is the first year that funds have been available for IRF Planning Grants. These grants are intended to result in deliverables which contribute to more complete and prepared applications for IRF implementation grant applications this summer. DHCD was recently appropriated \$45 million in American Rescue Plan funds for FY22-24 for the Industrial Revitalization Fund program. \$1,277,000 of this funding is being allocated towards the 2022 Planning Grants, with Planning Grant awards capped at \$100,000 per project.

DHCD recommends the following projects for 2022 IRF Planning Grant awards:

<i>Applicant</i>	<i>Locality</i>	<i>Award</i>
MECCA THEATER		
Town of Chase City	Town of Chase City	\$100,000
The town has requested funding for construction documents and historic tax credit planning for the revival of the vacant Mecca Theater to serve as a movie theater and community center.		
EXXON MAIN ST PLAZA REDEVELOPMENT		
Town of Halifax	Town of Halifax	\$100,000
The town has requested funding for feasibility studies to determine best use and potential tenant identification for the redevelopment of a former gas station and tire shop in their central business district.		

ARCADIA PROJECT		
City of Staunton	City of Staunton	\$100,000
The city has requested funding on behalf of a non-profit to develop construction documents and a fundraising plan to help advance a project to redevelop the former Dixie Theater in downtown into a destination location for film, food, technology, and music.		
416 SECOND STREET		
City of Petersburg	City of Petersburg	\$85,000
The city has requested funding for preliminary evaluations, a feasibility study, and preliminary design for a former industrial power property planned to be converted into retail and residential in downtown Petersburg.		
114 MCLAUGHLIN STREET		
City of Lexington	City of Lexington	\$80,000
The city has requested funding on behalf of the new private owner for a feasibility study, structural engineering work, and historic tax credit planning to determine the best steps forward for redeveloping this former building supply property.		
AMERICAN FURNITURE REVIVAL		
City of Martinsville	City of Martinsville	\$80,000
The city has requested a feasibility study to determine the highest and best use of a former furniture manufacturing facility, currently owned by a local church who is ready to sell.		
TIRE FACTORY		
Town of Scottsville	Town of Scottsville	\$75,000
The town has requested funding on behalf of the current owner, who is ready to sell this former tire manufacturing property and is investigating the possibility of mixed-use residential here. The project would involve environmental studies and architectural and engineering services.		
EXIT 52		
City of Petersburg	City of Petersburg	\$70,500
The city has requested funding for a feasibility study for the highest and best use of this derelict hotel property. The city is currently trying to get control of the property and some money has been earmarked for demolition of the hotel building.		
IRVIN WHOLESALE BUILDING MEAT PROCESSING		
Shenandoah County	Shenandoah County	\$65,000

The county has requested funding for a feasibility study and preliminary evaluations and environmental studies for the renovation of a former warehouse and distribution center into a meat processing facility with retail component.

KENBRIDGE INDUSTRIAL SITE RENOVATION

Town of Kenbridge	Town of Kenbridge	\$52,000
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The town has requested funding for a feasibility study, inspections and preliminary design concepts for utilizing a former large manufacturing warehouse, which is centrally located, into a production facility for recyclable to-go containers.

PROJECT GROWLER

Town of Pulaski	Town of Pulaski	\$50,250
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The town is requesting funding for financial plan development and construction documents for this former industrial property they own and have slated to become a brewery, with hopes of a successful full IRF application this summer.

TOPG MIXED-USE RENOVATION

Town of Pennington Gap	Town of Pennington Gap	\$50,000
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The town is requesting funding for a market demand study, evaluations, preliminary design concepts and construction budgets for the rehabilitation of a town-owned department store and tire shop. The studies will help determine if these can be converted into mixed-use retail and residential.

DANTE STEAM BUILDING RESTORATION

Russell County	Russell County	\$50,000
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The county is requesting funding for an economic impact analysis and architectural and engineering services, working in partnership with the local private owner, to determine the possibility of converting a former industrial steam property into a workforce development center.

LIN PROPERTY REDEVELOPMENT

City of Hopewell	City of Hopewell	\$49,800
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The city is requesting funding for a feasibility study for the highest and best use of this former hotel property. With high visibility and the potential for significant impact, the city hopes to help the current owner sell the property to a developer and this study will assist with that initiative.

SHAW BUILDING PROJECT

Charlotte County	Charlotte County	\$49,000
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The county is requesting funding for engineering & design services to evaluate the feasibility of converting this county-owned former warehouse property into a center for medical uses, directly responding to the impacts Covid-19 has had on the region.

FOOD INNOVATION CENTER PLANNING

Town of Saltville	Town of Saltville	\$40,000
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The town is requesting funding for an initial feasibility study as well as design and construction budget development to address converting this former research center into a local food innovation hub. The property is currently owned by the Saltville IDA and will be donated to the town.

DEEN BUILDING

Town of St. Paul	Town of St. Paul	\$40,000
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The town is requesting funding for this former restaurant property. They plan to undertake preliminary design studies, a survey, and proforma development to determine the feasibility of converting it into a distillery and are working in conjunction with C and H Solutions, LLC the largest specialty grain producer in the South East, who would operate the distillery.

WAYNESBORO DOWNTOWN IRF PLANNING

Waynesboro EDA	City of Waynesboro	\$40,000
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The EDA of Waynesboro is requesting funding for feasibility studies for five derelict properties they have targeted in downtown Waynesboro. These studies will help prioritize their potential renovations and determine if any are eligible for a full IRF application this summer.

LEE AND GARRETT BUILDINGS

Town of Chase City	Town of Chase City	\$31,500
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The town is requesting funding for feasibility studies to determine the highest and best use of two properties, one owned by the IDA and one by the town. The former theater and department store are centrally located and could be impactful renovations once plans are developed.

PICO TERRACE SCHOOL ADAPTIVE REUSE

Pulaski County	Pulaski County	\$31,000
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The county is requesting funding to investigate the potential mixed-use retail and residential renovation of a former school property. The property is currently owned by the EDA, with plans for the school to be purchased by Echelon Resources.

HIGHLAND INN

Highland County EDA	Highland County	\$27,500
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The EDA of Highland County is requesting funding to assist with structural investigation and operator identification for this historic inn renovation. This funding will help advance the project to the next phase. IRF funding has helped with stabilization and exterior work in the past.

CONTINENTAL MOTEL		
Prince George County	Prince George County	\$10,450
The county is requesting funding for market and environmental studies for this former motel property. The county just recently went under contract on the property and needs assistance determining the best next steps and overall plan.		