



## **INFORMATION PACKAGE FOR**

## **PROPERTY OWNERS & REALTORS**

### **WHAT EXACTLY IS RENEW NORTHERN WELLINGTON ALL ABOUT?**

Renew Northern Wellington, is a not for profit corporation that finds short and medium term uses for buildings that are currently vacant, disused or awaiting development in the Township of Wellington North, Town of Minto and Mapleton Township.

Renew finds artists, crafters, entrepreneurs, cultural projects and community groups to use and maintain these buildings until they become commercially rented, viable, or are redeveloped. It is not setup to manage long term uses, own properties, or permanently develop sites but to generate activity in them until a future long term activity occurs.

They solve the current and future problem of increasing foot traffic and revenue in our downtown areas to ensure we have a vibrant, diverse, eclectic, and busy downtown core that will provide economically strong places to live and shop.

### **PROPERTY OWNERS ARE AN IMPORTANT PART OF THIS PROJECT**

Property owners can make a property available to Renew Northern Wellington on either a fixed term basis (until a future redevelopment for example) or on a rolling basis (typically 30 days at a time) until you find a commercial tenant. In the interim, Renew will undertake basic maintenance, remove graffiti, and ensure that the building is an asset rather than a liability to the quality of the streetscape surrounding it.

Renew Northern Wellington has a professional and diverse Board of Directors overseeing the project and will hold comprehensive insurances to protect everyone involved. They will work with you to ensure that the building is matched to a use that is appropriate and adds value to the storefront and its surroundings.

## **ARE YOU A PROPERTY OWNER? OR ARE YOU AN AGENT SEEKING COMMERCIAL TENANTS FOR A PROPERTY?**

Is your property vacant? Want to increase the commercial viability of your property and ultimately help revitalize and renew the area?

Renew Northern Wellington is helping to solve the problem of an empty property and wants to generate more activity by putting a unique business into your building at no cost to you. We support the property owner to the maximum extent possible to ensure that their involvement is tax effective and their contribution is seen as a positive contribution to the community. Renew Northern Wellington then finds Participants who act as “custodians” and use the buildings for cultural, creative, business, and community purposes until there is a permanent tenant or a redevelopment is ready to proceed.

Our program has demonstrated that by increasing activity in the neighbourhood, it becomes more attractive to commercial tenants. By creating a more vibrant commercial hub in the town centre, it will generate an ongoing interest in the area and will improve our foot traffic and revenue. Ultimately, this means a better value investment.

If you have a property or can assist with brokering access to a property, please contact us.

## **WHAT ARE THE BENEFITS FOR YOU?**

There are many benefits for little time or cost investment:

- Your building is being looked after and used which will help minimize crime, graffiti, and vandalism of your property.
- Stimulating business and activity in and around your building will contribute to a more desirable neighbourhood and help to attract longer term prospects. It is hard to lease an empty, sometimes boarded-up space. Or in the case of a new property – who wants to be one of the first tenants in a near empty block?
- We have access to funds to contribute towards minor building works. (That’s real capital improvement of your asset.)
- The Participant, who resides in your space, pays you for basic utilities and has full coverage insurance.
- Could mean tax abeyance credits for you, depending on your circumstances.

## **SOME FACTS ABOUT US:**

- Short term rolling contracts with a flexible 30-day notice period (or agreed upon length of time) which allows for easy access when required.
- Our program will use your building, depending on size and condition, for a range of cultural, creative, business, and community purposes.
- It is up to you to decide on what is allowed to operate in your property.
- All enterprises fall under the responsibility of Renew Northern Wellington.

## **TYPE OF PROPERTY WE ARE LOOKING FOR**

We work with all types of vacant space from new and refurbished A Grade property to C- and D- Grade space which might need some work to make it commercially viable. We find uses for commercial, retail and mixed-use property.

Your property can stay actively on the market For Lease or For Sale, with easy access for viewing by potential tenants or buyers.

If you get a commercial tenant – we move out with 30-days notice or previously agreed upon date. This is perfect if you are awaiting Development Approval and don't know when to expect to start your redevelopment or if your building has been empty for awhile and it needs an opportunity to showcase its potential.

## **TYPE OF OWNER REQUIRED**

No property owner is too big or too small – we can work together to benefit both of our agendas.

## **TYPE OF USES OF THE BUILDINGS**

We will find budding creative enterprises, cultural activities, unique businesses, or community groups to act as custodians of the property. These types of enterprises offer unique, local products which don't directly compete with existing businesses, but provide a point of difference for the downtown core, making it a more attractive destination.

- **Commercial Office or Showroom** – We will find Creative Industry professionals such as graphic designers, web developers, architects, interior designers and digital media artists who are usually desk based and in need of space in order to develop or test their business idea.
- **Commercial Offices** – May also be suitable for writers, publishers, illustrators, printmakers, and other visual artists for studio practice.

- **Retail Space** – We find creative and artistic people who make the things that they sell to set up retail shops for fashion, children’s wear, home wares, jewellery or Galleries for photography, contemporary art and installation, sound art or indigenous art.

## **LICENSE AGREEMENTS VERSUS LEASES**

In legal terms, Renew Northern Wellington doesn’t lease the buildings but rather negotiates a license agreement (a contract) that allows the ‘creative projects’ to access them. A similar example of this is when someone puts a mobile phone tower or billboard on a building – the right to access it for a particular purpose on agreed terms.

Legally, this is important, as it does not trigger the statutory obligations, rights, costs and responsibilities for either party that are required for a lease.

As a result, the agreements are much easier for the property owner as Renew Northern Wellington asks for a lot less in the way of rights (and therefore causes a lot less hassles) than a normal leaseholder would.

Renew Northern Wellington drafts specific agreements for each property and allows the property owner to decide which projects they will host. While it can vary according to the circumstances, the default license agreement allows the ‘custodian’ (each Participant) to use each building on a rolling 30-day basis.

The owner can give each project 30-days notice (or agreed upon date) at any time should they wish to end the arrangement. This solves concerns from property owners about having to miss out on taking a commercial offer or selling the property should an offer come along.

In legal terms, Renew Northern Wellington, the property owner, and the Participants are all parties to a license agreement that clearly specifies each party’s responsibilities on a case-by-case basis.

## **WHY NOT?**

We will work with you to satisfy concerns you might have about joining our program, or find solutions to any barriers that may exist.

## **GET INVOLVED**

Renew Northern Wellington is a non-profit, low budget community driven initiative. We rely on the support and goodwill of the community and our supporters elsewhere. We welcome any support from the moral to the practical!

Property owners, as well as Realtors, who are able to help us get access to transitional and vacant properties are encouraged to contact us to discuss joining our program.

Also consider that if you are cash rich but time poor then Renew Northern Wellington is actively seeking donations to allow us to continue breathing life back into our area. Please contact us to discuss how to donate.

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If you have any other questions that have not been addressed, please contact us. We are more than happy to help you with any concerns or inquiries you may have.

**Contact:**

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