

# AMESVILLE DOWNTOWN IMPROVEMENTS

OUR TOWN

Amesville lies on SR 329 and SR 550  
bounded by Federal Creek

Amesville





## Ohio's Appalachian development funding will top \$550 million

Communities are being asked to collaborate on regional projects that focus on business district improvements that will increase economic activities for these municipalities. Amesville doesn't have much of a downtown, but there are still things we can do to improve our visibility and interest.





## Ohio's Appalachian development funding will top \$550 million

A very big ticket item could be the formation of a consortium (with funding) to purchase the Unified Bank building. The upstairs apartment can provide a cash flow up to \$900 per month and the lower level might be used as a shared working space for locals. When Amesville has high speed internet, this becomes an attractive proposal. Purchase of the building could be around \$150,000 and improvements could easily be over \$10,000.



## A new awning and benches for Village Productions and Park's Place.

As historic buildings, the Grange Hall (now Village Productions) and Park's Place could benefit by an added awnings and benches for locals and visitors alike. The design would copy the existing front roof at Air Claws made of metal, rust red roofing. Costs around \$6,000 to \$12,000.



## A permanent pavilion for music, picnics and other uses.

There is clearly a big range between the cost of a pavilion based on size, materials and design. A simple pavilion kit (above right) could cost as little as \$5,000 (12' by 20') plus installation and a concrete pad (if needed). A larger structure (above left) could cost \$25,000 in materials and would need skilled professionals for installation. Cost estimates range from \$7,000 to \$40,000 for such a facility.





## Tuckpointing to repair the brick on the restaurant.

The restaurant is a key feature in the village and needs improvement. If state funds can be used for existing businesses, then repair to the western wall might be an option. Additionally, a historic mural could be commissioned and added to this wall. Tuckpointing for just the west wall could be as much as \$30,000. A mural might add another \$15,000.



## A historic mural for the restaurant's west wall.

This is the mural in the Grange Hall, but many ideas can be explored for a village mural.





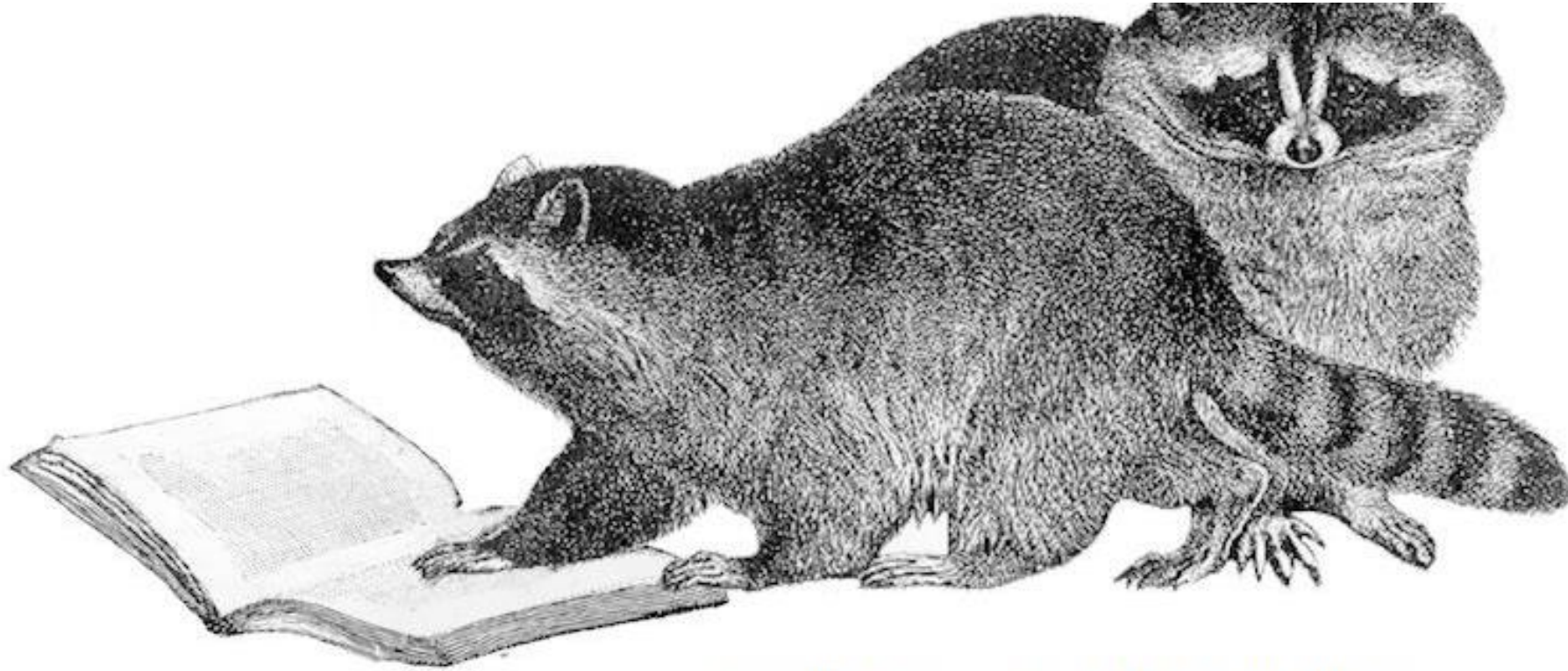
## Existing mural at the Amesville Post Office needs a touch up

It could cost up to \$3,000 to rejuvenate the existing murals at the post office.



## Solar powered, classic street lamps

To highlight State Street with additional lighting we might add historic street lights with solar power. Average cost per lamp around \$250.



Amesville, Ohio

Home of the Coonskin Library

## COONSKIN LIBRARY

Even though seldom visited, the Coonskin Library History Center needs repairs. The building is owned by Federal Hocking Schools, but an agreement might to possible to upgrade the building. Costs could be as low as \$2,000 or as high as \$10,000.





## QR Codes installed throughout the village to highlight local history

QR codes (that are read by smart phones) could provide links to podcasts, websites or videos that highlight the history of buildings and people from Amesville. Depending on volunteer support, this could be a very low costs project.

Ohio Buildings: Amesville Investment	Materials	Labor	Total	
Park Pavilion (20 x 40) concrete slab	\$ 3,800.00	\$ 6,400.00	\$ 10,200.00	
Park Pavilion (20 x 40) frame and roof	\$ 18,999.00	\$ 7,800.00	\$ 26,799.00	
Park Pavilion electrical	\$ 600.00	\$ 900.00	\$ 1,500.00	
	\$ 23,399.00	\$ 15,100.00	\$ 38,499.00	\$ 38,499.00
Restaurant west wall re-pointing	\$ 7,200.00	\$ 8,900.00	\$ 16,100.00	
Restaurant west wall mural	\$ 3,200.00	\$ 9,800.00	\$ 13,000.00	
	\$ 10,400.00	\$ 18,700.00	\$ 29,100.00	\$ 29,100.00
Restaurant Awning	\$ 3,600.00	\$ 5,600.00	\$ 9,200.00	
Village Productions Awning	\$ 2,600.00	\$ 4,800.00	\$ 7,400.00	
	\$ 6,200.00	\$ 10,400.00	\$ 16,600.00	\$ 16,600.00
Post Office Mural renovation	\$ 900.00	\$ 2,200.00	\$ 3,100.00	\$ 3,100.00
Coonskin Museum renovations	\$ 2,400.00	\$ 3,600.00	\$ 6,000.00	\$ 6,000.00
Projects total				\$ 93,299.00

Projected expenses for above elements: \$93,299.00

Return on Investment Strategy	Increase tourism	Increase sales
Pavilion	1%	
Restaurant renovations	5%	
Awnings	1%	
Mural renovation	1%	
Total benefit estimates	8%	
Retail sales increase 8%		
Restaurant sales (annual)	\$ 187,677.00	\$ 15,014.16
Gas Station/Convenience store	\$ 245,699.00	\$ 19,655.92
Village Productions	\$ 15,688.00	\$ 1,255.04
Masonic Lodge	\$ 21,799.00	\$ 1,743.92
Coonskin Museum	\$ 1,200.00	\$ 96.00
Total increased benefit (annually)		\$ 37,669.04

Benefits primarily accrue to retail businesses: estimated 8%





## Many other ideas are possible.

Planning could open up a wide range of additional projects for funding. We don't yet know how much funding we could expect, but we should consider all options.