

COMMUNITY ANNOUNCEMENT

The Town is excited to announce the award of a project-specific grant/loan from the Virginia Department of Housing and Community Development.

The Town of Luray and HUB Development LLC received a \$1 million Industrial Revitalization Fund (grant/loan). The Town of Luray, in cooperation with HUB Development LLC and the Northern Shenandoah Valley Regional Commission, applied for the funds in late May of 2025. The Industrial Revitalization Fund will assist with the overall project budget of \$7.6 million.

For details, please see the Governor's press release.

<https://www.governor.virginia.gov/newsroom/news-releases/2025/july/name-1053975-en.html>

These IRF monies are unique since they are a Grant from the State to the Town, but a loan from the Town to the Project Developer.

The Developer is required to repay these monies, plus interest, to the Town of Luray. The Town can then use funds for similar project loans for local project development in the future.

For questions, or more project information, please contact

info@townofluray.com

APPENDIX A: PROJECT SUMMARY SHEET

PROJECT SUMMARY SHEET

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| Project Name: | The Warehouse at 15 Campbell Street |
| Locality Applying: | Town of Luray |
| Property Address: | 15 Campbell Street, Luray Virginia 22835 |
| Year Built: | 1910-1930 |
| Original Use of Property: | Warehouse |
| Property Size SF: | 33,589 |
| Vacant Since: | 2023 |
| Owner: | HUB Development, LLC |
| Developer: | HUB Development, LLC |
| End User: | HUB Development, LLC, TBD Restaurateur |
| Total Project Budget: | \$7,600,000.00 |
| IRF Funding Request: | \$1,000,000.00 |
| Total Matching Funds Proposed: | \$3,525,000.00 |
| Total Additional Non-Match Eligible Leverage Funding: | \$3,075,000 |
| Intended Use of IRF Funds: | Hard construction costs, including structural repairs, roof and façade work, window and door replacement, utility upgrades (HVAC, plumbing, electrical) accessibility and safety improvements (stairs, egress, code compliance). |
| Intended Use of Property: | 28 affordable housing units, everyday restaurant, coworking space |
| Anticipated # of Jobs to be Created Once Open: | 4 -5 net new full-time equivalent (FTE) jobs, including positions generated by the on-site restaurant, property management and maintenance staff, and coworking operations support. 7-9 part-time jobs, primarily in the food service and hospitality sectors, including a restaurant manager, servers, kitchen staff, and host staff. |

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| Current Total Assessment Value: | The building is assessed at \$1,100,000 |
| Current Condition of Property: | Vacant, Derelict and Blighted |
| Estimated new local tax revenues generated annually once open (if applicable): | \$20,000 based of \$500,000 annual restaurant sales- local meals tax, plus TBD income tax on for employees/new jobs created |
| Estimated new state tax revenues generated annually once open (if applicable): | \$35,000 based off a Restaurant based of \$500,000 annual restaurant sales – state tax, plus TBD income tax on new jobs created and restaurant profits |

