NILES, MICHIGAN

TURNING THE CORNER

127 EAST MAIN STREET, NILES, MI

THE GALLERY REHABILITATION PROJECT - A TWENTY-FIRST CENTURY PARTNERSHIP
Niles’ Dark Fiber System

The availability of a true gigabit internet with fiber to the business/home is a key attractor for the tech industry.

Niles invested in constructing a dark fiber system, in key areas of the city, which was then leased to a regional high-speed internet provider, Midwest Cooperative.

The availability of a fiber network helped draw UltraCamp, a software developer, to downtown Niles.
UltraCamp, LLC

UltraCamp started as a Maryland based LLC 16 years ago. They are a software/service oriented company that provides internet based participant registration and management services to over 350 camp organizations across the United States and Canada.

In 2009 UltraCamp relocated and reincorporated in Michigan.

Within 5 years, UltraCamp’s corporate facility needs exceeded comparable property values, therefore they could not find affordable financing for expansion.

The DDA/Niles Main Street and the City of Niles worked with UltraCamp to think out of the box and to secure alternative financing for their project.

The City and UltraCamp traded properties; the City provided local Revolving Loan Funding, the DDA/Main Street helped UltraCamp secure State and Local grants as well as State Historic Tax Credits, and UltraCamp infused the project with corporate capital.

The availability of the centralized fiber network has been encouraging to UltraCamp as they work to grow and relocate their corporate headquarters to downtown Niles, MI.

Together, the entities all worked to secure the funding needed to allow UltraCamp to complete a $1.2 million revitalization of a historically significant downtown, Niles building called The Gallery.
The Gallery

circa 1925

circa 2015
Proposed Façade Rehabilitation
from MMS Design Services and MiSHPO

The Gallery is located in the Niles Downtown Historic District, consists of three conjoined structures and is eligible for Federal Historic Tax Credits.

127 Main is designated as a contributing historic building and will receive a 20% Federal Historic Tax Credit for approved rehab.

123 Main and 203 2nd are historic non-contributing buildings, and will receive a 10% Federal Historic Tax Credit for all work.
Creative Use of Space

UltraCamp is adaptively recycling a historic building and creating a *Googlesque* creative working environment right here in Downtown Niles, Michigan—Space, not only for their employees, but for their clientele as well.

4-6 times per year, UltraCamp hosts educational forums for groups of 40-60 people learning the UltraCamp software system.

While learning how to use the software, participants also get to engage with the creative space developed by UltraCamp for their employees.

UltraCamp is mostly office free and offers shared working space as well as shared space to exercise, relax and play!
A Time & Place for Everything at UltraCamp

This decayed 2nd/mid-floor will be removed to provide space for a 2-story work/play-space where a ball pit, climbing wall and human ‘hamster tubes’ will be installed.

The basement will become a Laser Tag field.

Foosball Match-Ups are Common at UltraCamp
This remainder of the space will be open offices, a conference room and a full kitchen.

It is designed to create a corporate culture that thrives on shared work and play space.
Room for Others – SLR Pilates

Since moving into The Gallery with UltraCamp, SLR Pilates has seen their business grow more than 75% since moving to the space in November 2015 and is now seeking funding for expansion!
Niles, Michigan- **Turning the Corner**

**The Gallery Rehabilitation Project - A Twenty-First Century Partnership**

City of Niles
Niles DDA Main Street
MEDC
Michigan Main Street
MiSHPO
Midwest Connections
&
UltraCamp, LLC