

221 Andrews Street Hugs Headquarters TIRZ 1 Request

Fire Suppression Request

Tax Increment Reinvestment Zone (TIRZ) 1

October 21, 2025

Background – 221 Andrews



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- Vacant since at least 1990s
- Located in the Historically Significant Area and TIRZ No. 1 Project Area
- Future site of Hugs Headquarters and Cafe



Applicant Request & Scope of Work

- Fire Suppression Work:
 - Fireline and FDC utilities
 - Specialty kitchen hood
 - Fire suppression wet system
- Applicant requesting to not provide match
- Applicant requesting: \$147,781.85

Request for \$147,781.85 as follows:

- Fire Suppression
 - \$147,781.85

Impact:

- Includes eligible work
- Does not meet funding policy requirements

Staff Recommendation:

- Denial of applicant request

Staff Recommendation

- Adjusted suggested TIRZ funding is \$73,890.93
 - Meets required 50/50 match
 - Under funding limits