



137 Frank

Why Are We Here?

- As outlined in the recently completed Council vision, the Municipality continues to grow
- The building has sat empty for 5 years
 - Staff are looking for direction
 - Council has options

Council's Options

- Sell
- Demolish
- Maintain Status Quo
- Reimagine 137 Frank

Opportunity

- Council has a unique opportunity to reimagine 137 Frank as a vibrant business and service hub, fostering innovation, empowering small and emerging businesses, and delivering an enhanced, customer-focused municipal experience.



Concept: Entrance

WELCOME TO
137 FRANK
"THE HUB"

- ↑ COUNCIL CHAMBERS
- ⇒ BUSINESS INCUBATOR SPACE
- ⇒ MUNICIPAL OFFICES

NT



Concept: Customer Service



Concept: Incubator Space



Concept: Collaborative/Incubator Space



Concept: Municipal Offices/ Collaborative Space



Concept: Council Chambers



Concept: Council Chambers

Downtown Impact

- Centralized business hub
- Supports vibrancy and engagement in the Downtown Core
- Animates entrance to Alexander Park
- Provides parking related accessibility, Council Chamber business supports, and meeting spaces

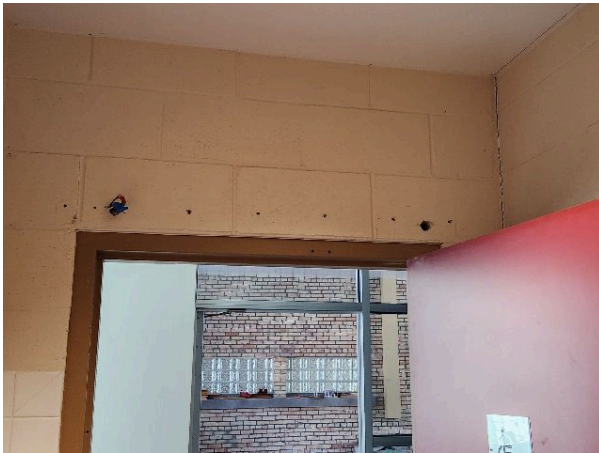
137 Frank

Possible Tenants

- BIA
- Strathroy District Chamber of Commerce
- Business Incubators
- Hot Desks
- CF Middlesex – Satellite
- Pop-up Retail Space
- Municipality of Strathroy-Caradoc
 - Meeting Rooms (for Municipality and rental income for stakeholders)
 - Municipal Office Space
 - SCPS – Satellite
 - SC – Storage
 - Council Chambers – Accessible, larger galleries, Council office

Current Conditions

- The building has been accessed by staff to reuse internal parts, such as door openers, cabinetry, toilets, and other furnishings.



Current Conditions

- Visible brick spalling and mortar deterioration



Current Conditions



Addition Separating from Building –
appears to be sinking

Council Direction

- Engage a+LINK to reimagine 137 Frank – \$200k to \$250k
- Sell – declare surplus – minimal costs
- Demolish – cost associated \$200k to \$300k
- Maintain Status Quo – cost associated \$500k

Reimagined 137 Frank Project

- Staff's high-level estimate for the reimagined 137 Frank ranges from \$2.5 to \$5 million.
- If Council approves the project, this work could be phased over 2-3 years if desired, or completed as one single phase

Phased Approach

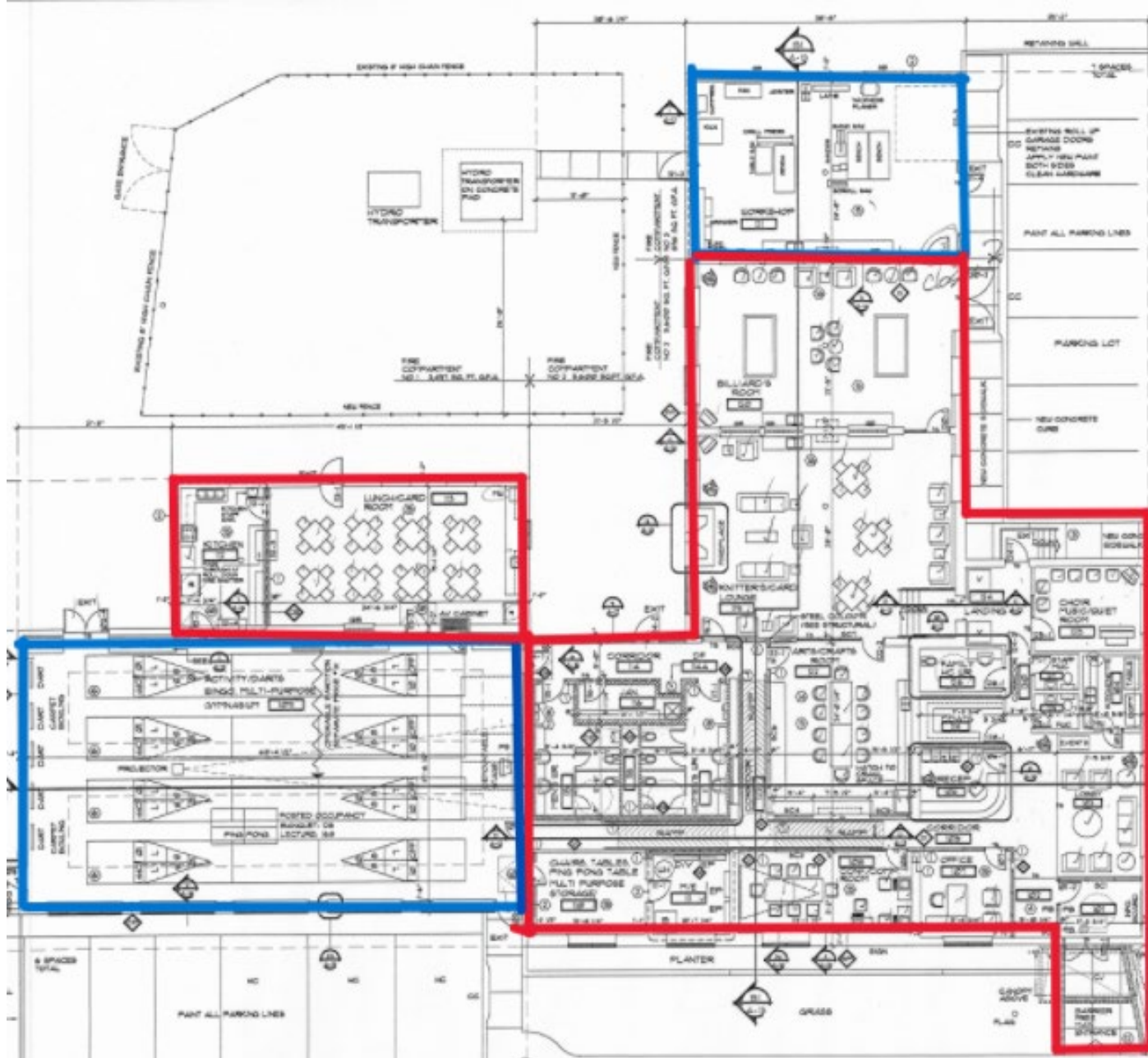
- Phase 1:
 - Customer Service
 - Incubator Spaces
 - Office/Meeting Rentals
 - Municipal Office Spaces

Phased Approach

- Phase 2:
 - Council Chambers
 - Councillor's Office/Meeting Room
 - Municipal Storage/Warehouse

Floor Plan

Phase 1 Red
Phase 2 Blue



Funding Opportunities

- Available grants to be explored:
 - FedDev Ontario – \$125k-\$10 million to create a thriving innovation and entrepreneurship environment (funding window currently closed)
 - Rural Ontario Development (to be announced)
 - Tariff Impacted Communities Program – Stream 2 – \$250k-\$2 million – applications close September 11, 2025

Questions

