

DATE: 6 November 2024

TO: Village of Albion
Board Members

FROM: Darlene Benton
121 N. Main St. Tenant

RE: Rental Space



My business of Paradise Healing Arts has been a tenant of 121 N. Main for two years. I am extremely pleased with the space after having had my business for over 18 years on S. Main where I had two Airbnb's, space for classes, room rentals, therapies and my own residence.

I have recently become an Accredited T'ai Chi Chih teacher, having studied and been a daily practitioner for over 20 years. I am planning to begin classes in January, two or three times a week. I have visited several facilities to hold classes. Yet I keep being drawn to the space on the third floor (conference room) at 121 N. Main.

This space would accommodate both my therapy practice , with the alcove on the south/west side of the room sectioned off, including a separate entrance door, and classes in the larger area. Having natural light, and one location to do my therapies/classes are appealing to me.

I currently pay \$425 per month for the first-floor office. If the upstairs space would be rented at my current rate of \$1.47 per square foot, rent would be \$1135 per month. This might be a bit too big of an

increase for me to start out with, possibly having small class sizes until I get established. I would greatly appreciate your consideration in reducing the price so I can assess if this is manageable as a new, small business venture.

Something you might consider in your decision is the number of people I already bring into the downtown area monthly. I currently have approximately 60 clients from the Rochester and Buffalo regions and everywhere in between for therapies. With classes, this would add another 60-100 folks a month in our downtown area. Many people frequent businesses here when they come for appointments.

I appreciate your review of this idea and want to add how much I enjoy being at 121 N. Main. It has helped me to transition to a simpler and more economical situation at this time in my life. I look forward to hearing from you so I may make a decision for classes to begin in January.