

# Delaware Upper Floor Development Workshop

## December 8 & 9 2025

### Smyrna Opera House

#### 101 S. Main Street / Smyrna, DE



## About Upstairs Downtown

Upstairs Downtown is designed to empower local leaders, property owners, and community stakeholders with practical tools and knowledge to revitalize underutilized spaces. The program emphasizes hands-on learning, sharing proven strategies, and fostering collaboration among participants to address the unique challenges and opportunities of upper floor redevelopment.

Day 1: MONDAY DECEMBER 8, 2025	Day 2: TUESDAY DECEMBER 9, 2025
<p><i>1:00 - 2:00 pm Creating Market Driven Places</i></p> <p><i>2:00 - 3:00 pm Architectural Assessment &amp; Building Code Considerations</i></p> <p><i>3:00- 3:15 pm Break</i></p> <p><i>3:15 - 4:00 pm Understanding the numbers: Real Estate Finance 101</i></p> <p><i>4:00 - 4:45 pm Case studies and incentives</i></p> <p><i>4:45 - 5:00 pm Q &amp; A</i></p> <p><i>5:00 – 6:30 pm Tour of renovated and raw upper floor spaces followed by a reception with beverages and hors d oeuvre</i></p>	<p><i>9:00 - 10:00 am Deeper Dive on Building Code Issues.</i></p> <p><i>Mike Jackson will go deeper on key building code considerations that can reduce construction costs.</i></p> <p><i>10:00 - 11:30 am What Success Looks Like</i></p> <p><i>Here from three that have had success developing their upper floors</i></p> <ul style="list-style-type: none"> <li><i>Brett Austin – Quincy, Illinois</i></li> <li><i>Randy Chick – Hastings, Nebraska</i></li> <li><i>Dan Bond – Delaware Developer</i></li> </ul> <p><i>11:30 - 12:00 pm Q &amp; A</i></p>



Dan Carmody is a long-time community-based developer that pioneered downtown housing markets in Rock Island IL, and Fort Wayne, IN and now assists other communities as a consultant both in upper floor housing and public markets.



Mike Jackson is a historic preservation architect that served as the State Historic Architect for the State of Illinois before retiring where he dives deep into the intersection between building code innovation and salvaging architectural elements