

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Enhance Night School Brewpub



Project Location:

21 Second St.

Project Type:

New Development and
Redevelopment and/or
Renovation of an Existing
Building

Project Sponsor:

John Osborne

Property Ownership:

Athens Commons, LLC

Funding Estimate:

\$160,000

Total Project Cost

\$120,000

Total NYF Funds Requested

25%

Sponsor Match %

Project Overview:

Night School Brewpub is expanding its production capacity through the installation of five 15-barrel fermentation tanks and two 15-barrel conditioning tanks, which will increase brewing capacity by over 160% to support larger and more frequent batch releases. This expansion will enable increased production of their internationally acclaimed "Deep Fried Beers" hazy IPA series, which is currently exported to over a dozen countries in Asia and Europe, as well as their Night School brand designed for more accessible price points and broader distribution channels. The project includes approximately 1,200 square feet of interior renovations to accommodate the new equipment, along with associated plumbing and electrical installation and updated permitting processes.

Enhance Night School Brewpub



21 Second Street

Existing Site Conditions

The Night School currently operates out of the first floor and basement of the historic Brooks Opera House. While the space retains remnants of its former brewery infrastructure, much of it is in disrepair and likely beyond salvage. Additionally, production capacity is limited, underscoring the need for targeted upgrades to support future operations.

Capacity & Partners

The project sponsor has over a decade of experience in craft brewing and small business management as well as executing capital projects nationally. The sponsor is also partnering with Quality Tanks Solutions (QTS) to provide equipment for manufacturing.

Alignment with Vision & Goals

This project supports downtown revitalization by **activating retail space** through brewery restoration, contributing to economic vibrancy and use of the site.

Readiness & Timeframe

Rehabilitation work has begun, with portions of the brewery slated for permanent use. The project is positioned to move forward with additional funding.

Project Category

Redevelopment / Renovation

Project Size

Small

NYF Funds Requested

\$120,000

No Proposed Condition Image Provided



Above: Site interior



Above: Interior image of tanks