

VILLAGE OF
HOMER
BUILDING ON HISTORY

Downtown Revitalization Initiative
Local Planning Committee Meeting 7
Wednesday, October 25th, 2023 – Virtual Only

Introduction and Agenda

- ◆ Welcome
- ◆ Revisit Project Schedule
- ◆ Community Engagement Updates
- ◆ Public Projects Review and Discussion
- ◆ Private and Non-Profit Project Discussion
- ◆ Questions
- ◆ Public Comment

Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Project Timeline

- ◆ **May**
 - ◆ Kick-off Meeting with Village
- ◆ **June - LPC Meeting #1**
 - ◆ Intro to DRI Program and Roles
 - ◆ Public Engagement Plan
 - ◆ Open Call for Projects
 - ◆ Confirm DRI Boundary
- ◆ **July - LPC Meeting #2**
 - ◆ Visioning Activities
 - ◆ Public Workshop #1
 - ◆ Office Hours
 - ◆ Data Collection and Analysis / Draft DTP&A
 - ◆ Working groups (if necessary)
- ◆ **August - LPC Meeting #3**
 - ◆ Finalize Vision, Goals & Strategies
 - ◆ Review Submitted Project List
 - ◆ Review Public Event #1
 - ◆ Plan Public Event #2
 - ◆ Focus Project List
- ◆ **September- LPC Meeting #4 & 5**
 - ◆ Review/focus Project List
 - ◆ Refine Revitalization Strategies (if needed)
 - ◆ Additional Downtown Analyses (if needed)
 - ◆ Public Projects Site Tour
 - ◆ Private Projects Site Tour
 - ◆ Project Presentations
- ◆ **October - LPC Meeting #6**
 - ◆ Public Workshop #2
 - ◆ Review/focus project list
 - ◆ Additional virtual LPC
- ◆ **November - LPC Meeting #7**
 - ◆ Review/focus Project List
 - ◆ Finalize slate of projects
 - ◆ Update Opportunities and Challenges based on Proposed Projects
- ◆ **December –**
 - ◆ Public Workshop #3
 - ◆ Submit Strategic Investment Plan

LPC Tasks for Today

- ◆ Discussion of Public Workshop 2
- ◆ Review Public Projects & Provide Feedback
- ◆ Recap Private and Non-Profit Projects
- ◆ Discuss Preliminary Project Slate

Public Engagement Review



Public Workshop 2

- ◆ October 5th – 5:30 – 7:00 PM
 - ◆ Obtained feedback from community members on favored projects
 - ◆ Answered questions about the Homer DRI process and projects
 - ◆ In-person worksheet asking which projects are most likely to succeed, best looking, most unique, and most popular
 - ◆ Standout projects after worksheet analysis include: Boutique Hotel, Riverwalk Overlook, Lincoln Men's Monument
 - ◆ Promotion of online survey

Vision for Downtown

“Downtown Homer is a place of connections. Its charming, walkable downtown is easy to find and hard to miss. Visitors and tourists alike will forge lasting connections with downtown Homer and its unique mix of shopping and dining destinations, open spaces, and historic and cultural resources.”

Homer invites people from all walks of life to connect with a wide diversity of creative expression in the visual, performing, and literary arts. Through its Downtown Revitalization Initiative, downtown Homer has realized a thriving, safe and sustainable future with economic and social benefits for everyone.”

Finalized Goals

Homer's DRI goals are to create a downtown that:

1. Is an incubator for the arts and artists
2. Attracts culture and heritage tourists, historians, and scholars
3. Connects to our waterway for recreation, relaxation and enjoyment
4. Is united by our sense of common purpose in preserving an inclusive smalltown character
5. Has a wealth of social and financial capital, nurturing our neighbors and supporting our small businesses and social enterprises
6. Is easy to move around in, is safe and appealing for all modes of transportation
7. Provides diverse and ample housing for all needs and ages

NYS DRI Goals

- ◆ Create an active downtown with a strong sense of place.
- ◆ Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
- ◆ Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- ◆ Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
- ◆ Grow the local property tax base.
- ◆ Provide amenities that support and enhance downtown living and quality of life.
- ◆ Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

Regional Economic Development Council Goals

- ◆ Strategy 3: Cultivate an Inclusive Regional Economy
 - Tactics:
 3. Revitalize strategic urban spaces to remove neighborhood blight and promote homeownership.
 4. Invest in the human capital pipeline through educational advancement opportunities.
 5. Target geographic location of future industrial investments in communities of distress.

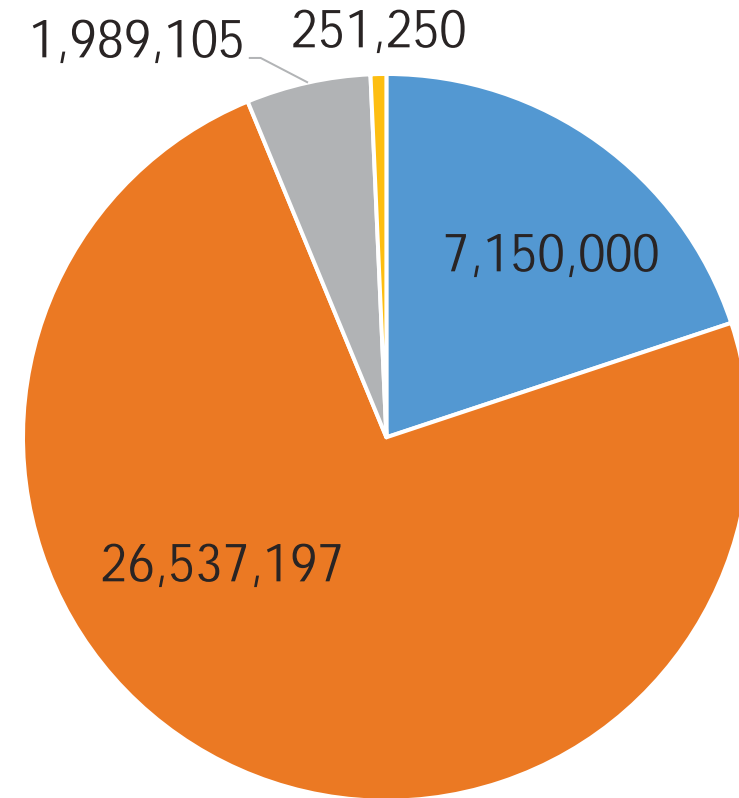
- ◆ Strategy 5: Continue to Grow and Invest in a Globally Competitive Ecosystem for Innovation and Entrepreneurship
 - Tactics:
 1. Grow neighborhoods of entrepreneurship by investing in broadband, entrepreneurship programming, and multi-use building renovations.
 2. Enhance the availability of seed capital to regional entrepreneurs.
 3. Target entrepreneurship assistance, capital and programming at minority-, women- and veteran-owned startups.

- ◆ Strategy 7: Build Welcoming and Connected World-Class Communities
 - Tactics:
 1. Develop environments to make arts and cultural institutions more competitive and sustainable.
 3. Catalyze adaptive reuse of historic, vacant, and underutilized properties.
 4. Support anchor institution investment in urban communities.
 5. Grow and support destination tourism assets.

Submitted Projects – July

- ◆ 32 total projects
- ◆ ~35 million in requested funding
- ◆ ~69 million in total project costs

Project Requests Distribution

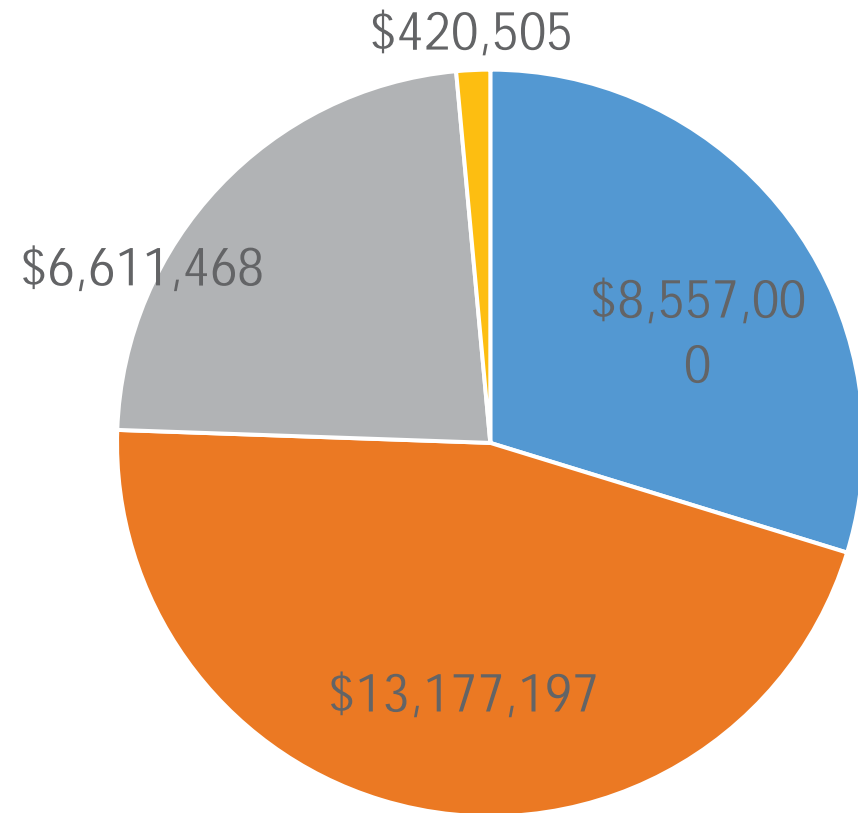


■ Public Projects ■ Private Projects ■ Non Profit Projects ■ SPF

Project Slate – September

- ◆ 32 total projects
- ◆ ~28 million in requested funding
- ◆ ~59 million in total project costs

Project Requests Distribution



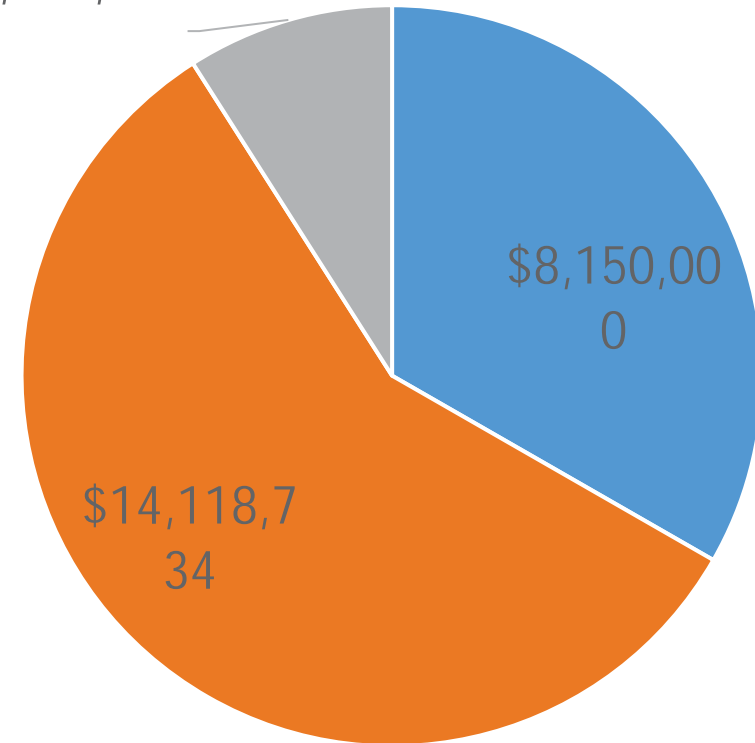
■ Public Projects ■ Private Projects ■ Non Profit Projects ■ SPF

Project Slate – October

- ◆ 24 total projects
- ◆ \$24.4 million in requested funding
 - ◆ Down almost \$3 million from September
 - ◆ Updates:
 - ◆ HomerWorks is now part of SPF
 - ◆ Brewster House no longer a proposed project
 - ◆ Farmers Market / Community Center is combined and does not depend on Brockway Lofts funding
- ◆ ~ \$51 million in total project costs

Project Requests Distribution

\$2,211,893

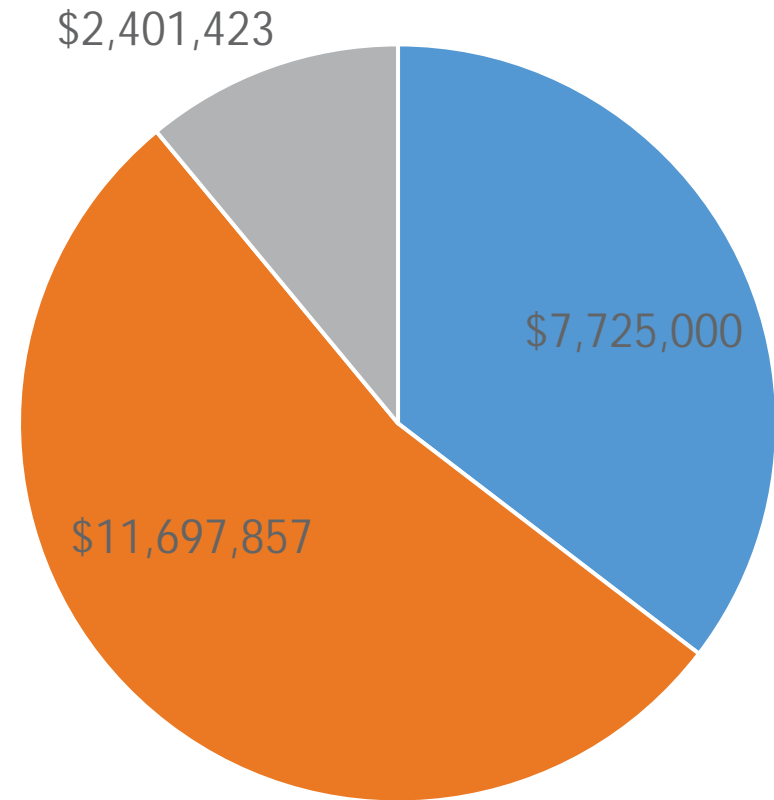


■ Public Projects ■ Private Projects ■ Non Profit Projects

Project Slate – Following October 5th LPC

- ◆ 20 total projects
- ◆ \$22.5 million in requested funding
 - ◆ Down almost \$2 million from October 5th meeting
 - ◆ Major updates:
 - ◆ 7 Pine, 93 Clinton, 52 Cayuga, and 8-12 Pine removed from slate
 - ◆ Combined American Legion projects into one to be more competitive
 - ◆ Eliminated Gateways project and added gateway options into Wayfinding project
- ◆ **Need to reduce requested funding amount by \$7-8 million**

Project Requests Distribution



■ Public Projects ■ Private Projects ■ Non Profit Projects ■

Analysis of Projects

Evaluation of Four Core Criteria

- ◆ Transformational
- ◆ Ready for Implementation
- ◆ Alignment with DRI Goals
- ◆ Cost Effective

Scoring

- ◆ 1 – Not At All
- ◆ 2 – Slightly
- ◆ 3 – Moderately
- ◆ 4 – Completely

Analysis of Projects

Survey Results

- ◆ Do you believe this project will transform Downtown Homer?
- ◆ Do you support the requested budget for the project?

Scoring

- ◆ % – Yes
- ◆ % – Yes

Survey Results

- ◆ Highest scoring projects in terms of being transformational, according to the public (in no specific order):
 - ◆ *Festival Grounds*
 - ◆ *Overlook*
 - ◆ *Small Projects Fund*
 - ◆ *Water Street Bridge*
 - ◆ *Train Station*
 - ◆ *Village Food Market*
 - ◆ *Community Center/Farmers Market*
 - ◆ *Little White Church*

Survey Results

- ◆ Projects that had inconsistency in terms of being transformational but lacked support of requested funding (in no specific order):
 - ◆ *Streetscape Enhancements*
 - ◆ *Boutique Hotel*
 - ◆ *Water Street Apartments*
 - ◆ *Wellness Spa*
 - ◆ *Brockway Lofts*

Public Projects

Install Pedestrian and Streetscape Enhancements – ~.5 miles of roadway which consists of Main Street, Pine, and Wall Street. The project would include a road diet with public improvements to the Village's existing streetscaping including additional bump outs, new parking spaces (66 total), mid-block crosswalks, potential bike lane markings, and other traffic calming measures.

Sponsor – Village of Homer

- Total Project Cost - \$3,115,000
 - Without Pine/Wall Street – \$2,045,000
- Requested DRI Amount - \$2,045,000-\$3,115,000 (100%)
- Other funding sources – N/A



Public Feedback:

Transformational - 52%
Budget Support - 43%

LPC Feedback:

Transformational – 3.0
Ready for Implementation – 2.8
Alignment with DRI Goals – 3.2
Cost Effective – 2

Public Projects

Improve the Homer Festival Grounds (53 South Main Street)

The project will include a greening of current parking lots with rain gardens, new restrooms, the repositioning of existing basketball courts, creation of an east-west pedestrian spine that will connect those using Main Street into the newly revamped park. The project will also include the removal of asphalt to reduce the width of the existing parking lot and provide a pathway to allow for paddling and fishing access.

Sponsor – Village of Homer

- Total Project Cost - \$2,258,000
- Requested DRI Amount - \$2,258,000 (100%)
- Other funding sources – N/A



Proposed Improvements:

1. East-west pedestrian spine from N. Main Street to the river
2. Replace excess areas of asphalt with grass and trees
3. Reorient basketball courts north-south, which is the recommended orientation and which creates space for the east-west pedestrian spine
4. Incorporate rain gardens for stormwater management
5. Reduce overly wide parking lot drive aisle to create room for grass, trees and sidewalks
6. Proposed restroom building
7. Naturalize the stormwater outfall to create an ephemeral stormwater display and provide an interpretive panel about green infrastructure and stormwater management
8. Provide access to the river for paddlecraft and to provide the experience of touching the water
9. Paver plaza extends event space at community building
10. River overlook

Public Feedback:

Transformational - 63%

Budget Support - 63%

LPC Feedback:

Transformational – 3.2

Ready for Implementation – 2.9

Alignment with DRI Goals – 3.2

Cost Effective – 2.6

Public Projects

Construct a River Walk Overlook – A new overlook behind the Homer Festival Grounds will be constructed, giving community members and visitors a view of the Tioughnioga River and providing a relaxing space tucked away from Homer's bustling Main Street. The project will be the kickoff and starting point for the Homer River Walk trail and will complement the proposed Festival Grounds improvements. The project includes the clearing of brush on the Tioughnioga waterfront to allow for scenic views and the construction of a paver plaza and cantilevered overlook located on the eastern side of the Community Building.

Sponsor – Village of Homer

- Total Project Cost - \$652,000
- Requested DRI Amount - \$652,000 (100%)
- Other funding sources – N/A



Public Feedback:
Transformational - 64%
Budget Support - 65%

LPC Feedback:
Transformational – 3.7
Ready for Implementation – 3.3
Alignment with DRI Goals – 3.5
Cost Effective – 3.6

Public Projects

Create a Downtown Marketing Plan and Signage

Program - The project would identify the strengths and assets of the Village and DRI Area, create a brand and logo to include on digital marketing materials, as well as banners, flags, and signage. The marketing project will also assist the Village with highlighting itself as a regional destination and develop a wayfinding and signage plan for its major transportation corridors that will highlight its cultural and public spaces, its cultural assets, and history. The Signage Plan will include the design and implementation of signage located throughout the DRI area.

Sponsor – Village of Homer

- Total Project Cost - \$300,000
 - Added gateway cost into original project budget to accommodate gateway directional sign
- Requested DRI Amount - \$300,000 (100%)
- Other funding sources – N/A



Public Feedback:

Transformational - 45%

Budget Support - 45%

LPC Feedback:

Transformational – 3.4

Ready for Implementation – 3.3

Alignment with DRI Goals – 3.4

Cost Effective – 3.3

Gateways & Wayfinding

◆ Rte 11/41 N at I-81 exit



- vehicular Directional sign on crash worthy posts
- orient to view from I-81 exit to 11/41 N
- replace existing Homer Downtown sign & relocate center turn lane sign

Gateways & Wayfinding

◆ Rte 281 and Cayuga St. (looking E)



- Gateway Directional sign
- orient to view from Cayuga St. heading east and Rte. 281 heading south
- replaces portion of existing guide rail

Gateways & Wayfinding

◆ Rte 281 and Cayuga St. (looking SE)



- Gateway Directional sign
- orient to view from Cayuga St. heading east and Rte. 281 heading south
- replaces portion of existing guide rail

Public Projects

Administer a Small Projects Fund - Funding source for downtown building improvements such as new lighting, façade improvements, public art installations, windows, additions onto buildings and ADA accessibility. During the Open Call for Projects process, projects were eligible to opt into the Small Project Fund if total project costs were under \$200,000. Currently, the Village of Homer small project fund applications total close to \$500,000 and include the following projects: Apartment Renovations & Weatherization (31 Clinton Street), Apartment Renovations and Weatherization (17-19 Cayuga Street), Interior and Exterior Building improvements (15 South Main Street), MoJoe's Book & Brew (11 Wall Street), and HomerWorks (41 James Street).

Sponsor – Village of Homer

- Total Project Cost - \$500,000
- Requested DRI Amount - \$500,000 (100%)
- Other funding sources – N/A

Public Feedback:

Transformational - 60%

Budget Support - 60%

LPC Feedback:

Transformational – 3.4

Ready for Implementation – 3.2

Alignment with DRI Goals – 3.3

Cost Effective – 3.4

Public Projects

Develop the Lincoln's Men Monument - Monument with two life-size statues of Stoddard and Carpenter with four explanatory plaques to be mounted to show Homer's rich history in association with Abraham Lincoln. The statues are intended to aesthetically improve the Village of Homer, enhance the historic community and act as a gateway to the historic Finger Lakes Region, inform future generations of the role that Central New Yorkers played in the life and iconography of President Lincoln, and will allow students within the area to visit the statues as field trips and learn from sculptors as the project unfolds. The project will be located between 9 & 11 North Main Street.

Sponsor – Village of Homer

- Total Project Cost - \$500,000
- Requested DRI Amount - \$500,000 (100%)
- Other funding sources – N/A



Public Feedback:

Transformational - 28%

Budget Support - 28%

LPC Feedback:

Transformational – 2.3

Ready for Implementation – 2.6

Alignment with DRI Goals – 2.5

Cost Effective – 1.8

Public Projects

Move the Police to Town Hall - The Homer Police Station will be moved to Homer Town Hall to streamline and make services for the Village more efficient. Currently, the Homer Police Station is in the Train Depot on James Street while the Town Hall building is located on North Main Street. Relocating the Police Station will allow for the Police Department to streamline their services while being near complementary land uses and a more present figure within the Village of Homer. Relocating the Police Station will increase police presence and security within Town Hall and ensure the safety of employees and other residents visiting Town Hall. The project will open the station back up to what it formerly was before it's relocation to the Train Depot. The relocation would allow for the Train Depot to be redeveloped into a more complementary land use and allow for the history of the building to be tied into heritage tours.

Sponsor – Village of Homer

- Total Project Cost - \$957,000
- Requested DRI Amount - \$100,000 (100%)
- Other funding sources – DASNY, ARPA

Public Feedback:

Transformational - 47%

Budget Support - 58%

LPC Feedback:

Transformational – 2.5

Ready for Implementation – 2.8

Alignment with DRI Goals – 2.4

Cost Effective – 2.8

Public Projects

Restore the Historic Water Street Bridge- The project will include an engineering report, installation that is period sensitive, night sky certified lighting, code compliant railings for pedestrians, State Department of Environmental Conservation and Department of Transportation approved restoration and painting of the iron work, as well as landscaping on either end of the bridge. The Water Street Bridge is currently not usable and deemed unsafe to pedestrians. Safety updates to the bridge will allow for greater access to the Tioughnioga River and its eastern shores as well as be a major connector point to the proposed Homer River Walk.

Sponsor – Village of Homer

- Total Project Cost - \$300,000
- Requested DRI Amount - \$300,000 (100%)



Public Feedback:

Transformational - 64%

Budget Support - 69%

LPC Feedback:

Transformational – 3.4

Ready for Implementation – 3.6

Alignment with DRI Goals – 3.3

Cost Effective – 3.1

Private Projects

Develop a Wellness Spa (9 North Main Street) - The project will include the redevelopment of a deteriorating structure into a 3,000 sq ft. Wellness Spa. The spa will provide services to hotel guests and walk-in customers. Services shall include hair styling, manicure / pedicure services, sauna, facials and body treatments. The structure is located on North Main Street - a highly trafficked corridor by pedestrians and vehicles and within proximity to Town Hall. The project would connect directly to the proposed boutique hotel and update a highly visible property.

Sponsor – DM3 of Cortland LLC

- Total Project Cost - \$3,385,000
- Requested DRI Amount - \$1,000,000 (30%)
- Other funding sources – Private Equity & Bank Financing



Public Feedback:

Transformational - 45%

Budget Support - 38%

LPC Feedback:

Transformational – 3.5

Ready for Implementation – 3.4

Alignment with DRI Goals – 3.5

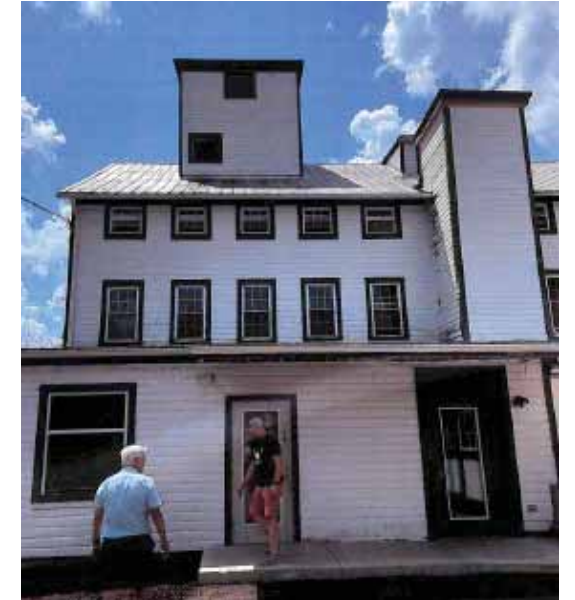
Cost Effective – 3.1

Private Projects

Renovate Water Street Apartments (11 Water Street) - The project will include the development of existing 7,000 sq ft building into multi-unit market rate apartments with creation of eight new residential units which includes This will include five one-bedroom apartments averaging 600 sq ft each and three two-bedroom apartments at approximately 860 sq ft each. The 11 Water Street building has been vacant and underutilized for many years, sits directly along the Tioughnioga waterfront and within walking distance to Homer's Main Street, Town Hall, and the downtown corridor.

Sponsor – DM3 of Cortland LLC

- Total Project Cost - \$3,680,000
- Requested DRI Amount - \$1,472,000 (40%)
- Other funding sources – Private Equity & Bank Financing



Public Feedback:

Transformational - 39%

Budget Support - 36%

LPC Feedback:

Transformational – 3.0

Ready for Implementation – 3.1

Alignment with DRI Goals – 3.0

Cost Effective – 2.7

Private Projects

Develop a Boutique Hotel (11 North Main Street) - Redevelopment of existing site into a 12,000 sq ft, 34-room boutique hotel. Planned to be attached to 3,000 sq ft spa at 9 North Main Street. The hotel will include a dining area, lounge, conference room, fitness center, outdoor patio and open courtyard with fountain. Ample parking will be provided and ADA accessibility including ramps, elevators, and four ADA compliant sleeping rooms and baths.

Sponsor – DM3 of Cortland LLC

- Total Project Cost - \$11,120,000
- Requested DRI Amount - \$4,448,000 (40%)
- Other funding sources – Private Equity & Bank Financing



Public Feedback:

Transformational - 52%

Budget Support - 42%

LPC Feedback:

Transformational – 3.8

Ready for Implementation – 3.7

Alignment with DRI Goals – 3.6

Cost Effective – 3.1

Private Projects

Develop the Brockway Lofts (41 James Street) - Adaptive Reuse of a 30,000 sq ft building into a three-story market-rate apartment complex with 41 loft style apartments. The Brockway Square Development would also host a potential co-working space, community center, and year-round farmers market on a four-acre property.

Sponsor – Jamie Yaman, Yaman Development Group

- Total Project Cost - \$12,000,000
- Requested DRI Amount - \$3,600,000- (30%)
- Other funding sources – Private Equity, Bank Financing, National Grid



Public Feedback:

Transformational - 48%

Budget Support - 40%

LPC Feedback:

Transformational – 3.7

Ready for Implementation – 2.6

Alignment with DRI Goals – 3.3

Cost Effective – 2.8

Private Projects

Restore the Historic Circus House (161 South Main Street) - The project will renovate and restore the historic "Circus House", a 4,600 sq ft historic building on the banks of the Tioughnioga River. The project includes a new office space on the first floor and two apartments on the second floor. The apartments will be affordable to households earning under 90% of the County median income.

Sponsor – Kimberly Cawley

- Total Project Cost - \$1,432,000
- Requested DRI Amount - \$560,000 (39%)
- Other funding sources – Historic Tax Credits / Private Equity / Bank financing



Public Feedback:

Transformational - 55%

Budget Support - 55%

LPC Feedback:

Transformational – 3.2

Ready for Implementation – 3.0

Alignment with DRI Goals – 3.1

Cost Effective – 2.8

Private Projects

Develop a Unique Retail Shop Featuring Local Arts and Artisan Products, Gifts, and Herbal Remedies (Classy Canna – 8 North Main Street) - Renovation existing residential structure to create an ADA accessible storefront that will offer the sale of local artisan wares, pottery, specialty gifts, glassware, and herbal remedies. Renovations include an ADA entrance, window replacements, new doors & security system, ADA bathroom, new parking lot with EV charging stations, and removal of a barn to provide access to green space.

Sponsors – Hailey Ruoff and Stephanie Koslowski, Classy Canna LLC

- Total Project Cost - \$207,143
- Requested DRI Amount - \$82,857 (40%)
- Other funding sources – Bank financing
- Item of Note – If cannabis application is successful, they will need a completely separate store and storefront



Public Feedback:

Transformational - 40%

Budget Support - 40%

LPC Feedback:

Transformational – 2.3

Ready for Implementation – 2.9

Alignment with DRI Goals – 2.6

Cost Effective – 2.9

Private Projects

Redevelop the Train Station (11 Wall Street) -

Redevelopment of a two-story 3,350 sq ft building, into retail, office space, and Cinch Art Space. The project includes installation of new windows, elevator, deck, porch, conductors view window, and corbels. Project would host new café / bookstore (Book & Brew - SPF). DRI would fund arch windows and upper floor windows, a new elevator, wrap around porch, train deck , conductors' station, and new board and batten siding. The first floor will include a cafe, sale of wine, cider, coffee, regional gift items, local art, and a small stage. The second floor will include an office, quiet meeting space, a kid's corner, and art space.

Sponsors – Kevin & Deborah Williams

- Total Project Cost - \$990,000
- Requested DRI Amount - \$396,000 (40%)
- Other funding sources – Private Equity, Bank Financing, potential Historic Tax Credits
- Items of Note – in collaboration with 11 Wall Street Book & Brew



Public Feedback:

Transformational - 67%

Budget Support - 68%

LPC Feedback:

Transformational – 3.5

Ready for Implementation – 3.2

Alignment with DRI Goals – 3.5

Cost Effective – 3.3

Private Projects

Restore the Village Market Interior (7 South Main Street)

The Village Market Interior Restoration will include approximately 3,600 sq ft of interior renovation for retail space including new wooden finish floors, adapted ceilings, rewiring and plumbing, traditional lights, sprinkler system, back of store façade, and brick repair. The Village Market is the only grocer located within the DRI Area and Village of Homer. The Market updated its facade in 2012 but its interior has not been renovated in decades. Interior updates are necessary to ensure that the Market can conveniently provide goods to community members and visitors.

Sponsors – Kevin & Debbie Williams, Village Food Market

- Total Project Cost - \$347,500
- Requested DRI Amount - \$139,000 (40%)
- Other funding sources – Private Equity, Bank Financing



Public Feedback:

Transformational - 67%

Budget Support - 69%

LPC Feedback:

Transformational – 3.4

Ready for Implementation – 3.5

Alignment with DRI Goals – 3.4

Cost Effective – 3.2

Non-Profit Projects

American Legion ADA Improvements / Building

Enhancements- 63 South Main Street. The project will consist of constructing a new handicap entrance with elevator as well as the rehabilitation of two toilet facilities for handicap use. It will also include the installation of new doors with handicap operators, split-system air conditioning and, repairs to the existing main entrance. The project includes a new parking lot behind the Legion. The updates will allow the Legion to serve the aging veteran population as well as other aging members of the Homer population to have increased access to public spaces, activities, and events.

Sponsors – Francis Ritter, Brenda Macintosh-Clark, Paul Powers - The American Legion NY Burns-McCauliffe Post 465, Inc.

- Total Project Cost - \$409,530
- Requested DRI Amount - \$409,530 (100%)
- Other funding sources – None identified



Public Feedback:

Transformational - 54%

Budget Support - 62%

LPC Feedback:

Transformational – 2.8

Ready for Implementation – 3.4

Alignment with DRI Goals – 3.1

Cost Effective – 3.3

Non-Profit Projects

Develop a Commercial Kitchen, Community Center, and Year-Round Farmers Market - Renovation of 4,600 sq ft into a 20-C commercial kitchen and multi-use space for year-round Farmers Market. Project will include construction of kitchen, new bathrooms, and new roll-up garage doors for market vendors to load and unload. Renovation of existing space will also offer a new community center and associated programming led by Cortland Collective Impact Initiatives. DRI funding is requested for construction of an outdoor pavilion, raised bed garden space, storage space, building of two classrooms, lighting / sound installations for performance space. The historic nature of the building will be taken into consideration during the renovation process.

Sponsors – Jackie Leaf, Kate Downes – Seven Valleys Health Coalition

- Total Project Cost - \$952,500
- Requested DRI Amount - \$822,500 (86%)
- Other funding sources – Yaman Development, NYS Agriculture & Markets, NYS Non-Profit Infrastructure Capital Investment Program
- Items of note – will move forward regardless if Brockway Lofts are not funded

Public Feedback:
Transformational - 65%
Budget Support - 62%

LPC Feedback:
Transformational – 3.5
Ready for Implementation – 2.5
Alignment with DRI Goals – 3.3
Cost Effective – 2.7



Non-Profit Projects

Initiate the Redevelopment of the Historic Little White Church -
Phase one of four stages to redevelop and restore the Little White Church located on Homer's Village Green. Stage one includes: excavation and replacements of foundation walls, demolition and replacement of link structure and roof, pouring of basement floor, replacement of sill plates, removal and restoration of stained glass and Palladian windows, asbestos abatements, realignment of chapel and community hall, installation of new steps, replacement of siding as necessary.

Sponsors – Joseph Cortese, Ty Marshal, Linda Dickerson Hartsock, Center for the Arts

- Total Project Cost - \$2,474,867
- Requested DRI Amount - \$1,169,393 (47%)
- Other funding sources – EPF grants, Capital Campaign, Senator Webb, NYSCA Grant, Bank Financing



Public Feedback:

Transformational - 68%

Budget Support - 67%

LPC Feedback:

Transformational – 3.8

Ready for Implementation – 3.4

Alignment with DRI Goals – 3.8

Cost Effective – 3.2

Preliminary Project Slate Discussion

Project	Request
Streetscaping	\$ 3,115,000
Overlook	\$ 652,000
Festival Grounds	\$ 2,258,000
Wayfinding & Signage Plan	\$ 300,000
Small Project Fund	\$ 500,000
Lincoln's Men Monument	\$ 500,000
Police to Town Hall	\$ 100,000
Water Street Bridge	\$ 300,000
Total Public	7,725,000

Project	Request
Water Street Apartments	\$ 1,000,000
Spa	\$ 1,472,000
Boutique Hotel	\$ 4,448,000
Brockway Lofts	\$ 3,600,000
Circus House	\$ 560,000
Classy Canna	\$ 82,857
Train Station	\$ 396,000
Village Food Market	\$ 139,000
Total Private	11,697,857

Non-Profit Projects	Request
American Legion	\$ 409,530
Farmers Market & Community Center	\$ 822,500
Little White Church	\$ 1,169,393
Total Non-Profit	2,401,423

Next Steps and Discussion

- ◆ Final LPC Meeting – November 2nd
 - 2:30-4:30 PM – Center for the Arts
- ◆ Final Public Workshop – November 29th
 - Town Hall – 5:30 PM
- ◆ Final document due to DOS – December 15th