

Clinton-Kirkland Downtown Revitalization Initiative



Local Planning Committee
Meeting #3 08.30.2023



Downtown
Revitalization
Initiative

Photo: Elan



DRI Code of Conduct

Danny Lapin, DOS

DRI 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. At this time, are there any recusals that need to be noted?

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.

As we continue through the planning process, recusal forms will be required from anyone with an identified potential conflict to be kept on file with the Department of State.

DRI Code of Conduct

- Members of the DRI Local Planning Committee must always serve and act in the public interest, regardless of their affiliation with, or relationship to, any business, municipality, not-for-profit, agency, program, entity, or interest group.
- The Code of Conduct addresses potential conflicts of interest between Local Planning Committee members and their interests that do not serve the public.
- All LPC members must **read and sign the Code of Conduct**



Disclosures & Recusals

- Members must identify a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed.
- Members may provide factual information about a project from which they have recused.
- A list of recusals together with the recusal form completed by each recused member will be maintained for each project during the DRI planning process.
- The recusal list will be updated at each meeting.

Remember **D.A.D.**

- ✓ **Disclose** conflicts of interest
- ✓ **Act** in the public interest
- ✓ **Disqualify** if necessary

Questions? Contact the New York DOS Ethics Officer:

Acting General Counsel David Gonzalez (518) 474-6740

Agenda

1. Welcome
2. Code of Conduct & Recusals
3. Process Update
4. Draft Revitalization Strategies
- 5. Potential DRI Projects**
6. Evaluation Process Discussion
7. Next Steps
8. Public Remarks

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Photo: Elan



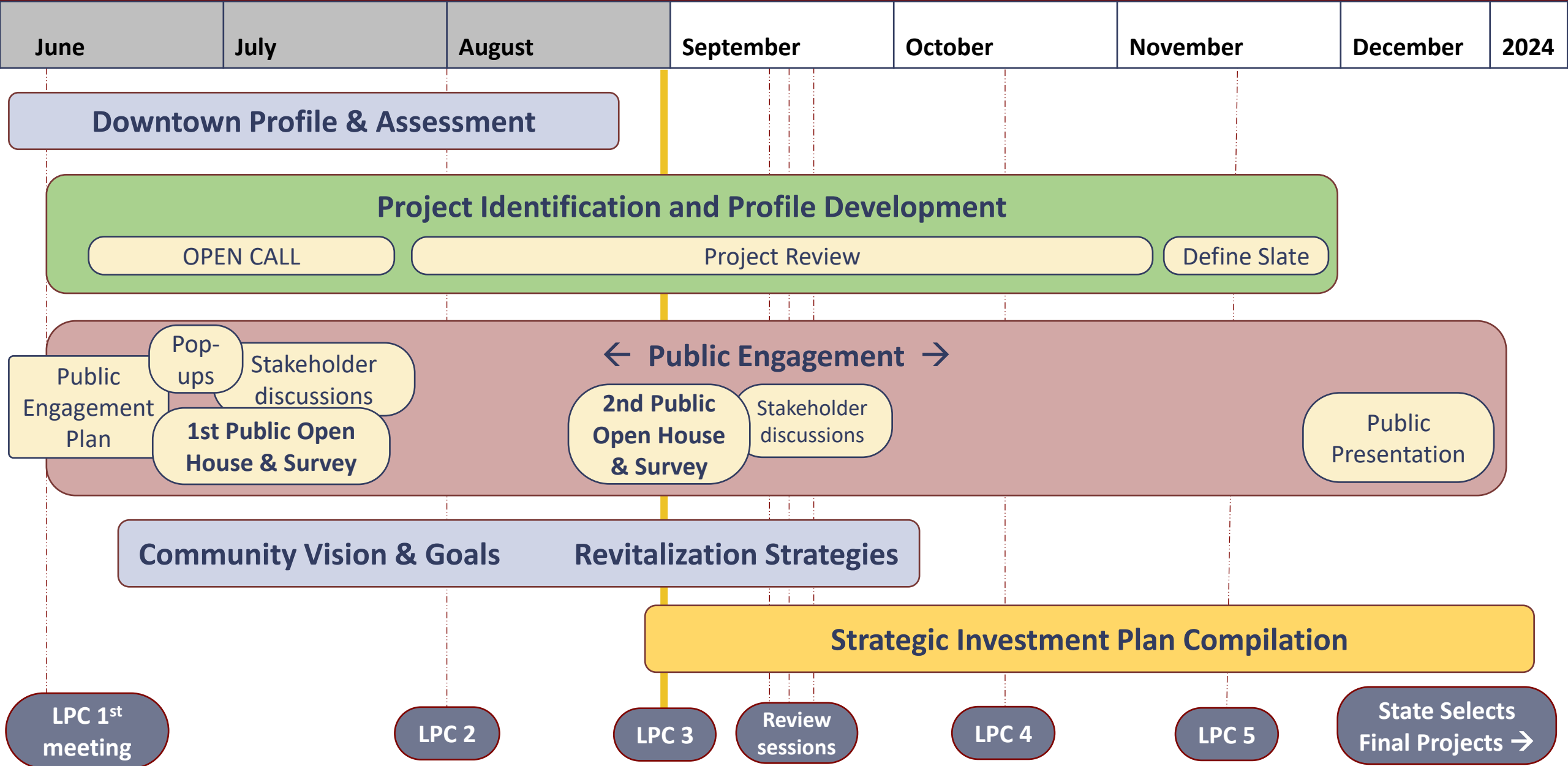
**Downtown
Revitalization
Initiative**



Process Update

Laura Lourenco

DRI Schedule 2023



Clinton-Kirkland DRI Vision

“Anything is possible when we work together as a community OF Everyone FOR Everyone.”

The Clinton-Kirkland DRI kickstarts economic investment that sustains and enhances our vibrant downtown businesses and nonprofits on historic Park Row, around our well-loved Village Green, and in creative and flexible new spaces reaching into the Town of Kirkland. Our authentic charm draws visitors and attracts innovators from diverse backgrounds, creating well-paying jobs in a thriving economic center. Our community offers first-rate schools; a leading liberal arts college; an active arts, culture, recreation, and entertainment hub; as well as housing that all generations of residents can grow into and afford. We focus on wellness for everyone, providing inviting public places in a fully connected and walkable Town and Village with modern amenities. Through the DRI, Clinton and Kirkland enhance our position as a unique centerpiece of the Mohawk Valley, surrounded by nature, connected with trails, resilient, tranquil, and beautiful.



Clinton-Kirkland DRI Goals

GOAL 1	ECONOMIC ENHANCEMENT AND SUSTAINABILITY: Advance economic initiatives to create jobs, foster innovation, and support new and existing family-owned businesses through new buildings and reuse of existing sites.
GOAL 2	QUALITY OF PLACE AND HISTORIC STREETScape: Enhance the pedestrian-oriented and vibrant streetscapes while preserving the historic character in unique public spaces like the Village Green and in new public gathering spots.
GOAL 3	COMMUNITY WELLNESS, RECREATION, AND QUALITY OF LIFE: Advance wellness and quality of life by increasing opportunities for recreation, healthy lifestyles, and tourism.
GOAL 4	CULTURAL COMMUNITY: Transform our community culture (arts, entertainment, education, sports) through enhancing our public/private spaces with events and public art.
GOAL 5	HOUSING CHOICE AND AFFORDABILITY: Support affordable housing choices for all families at various life stages through the development, rehabilitation, and/or adaptive reuse of new and existing properties.
GOAL 6	MODERN INFRASTRUCTURE, MOBILITY, AND CONNECTIVITY: Provide modern, sustainable, and climate-resilient structures and practices that increase mobility and make downtown more livable, safe, connected, green, and accessible.



Draft DRI Revitalization Strategies

GOAL 1	ECONOMIC ENHANCEMENT AND SUSTAINABILITY: Advance economic initiatives to create jobs, foster innovation, and support new and existing family-owned businesses through new buildings and reuse of existing sites.
1.1	Support existing and new small businesses that appeal to residents, students, and visitors to leverage investment and create jobs.
1.2	Develop new commercial and mixed-use buildings and sites consistent with the DRI area character for a variety of activities.
1.3	Preserve, restore, and reuse existing downtown buildings, sites, and historic facades, consistent with historic character for a variety of business development and nonprofit activities.
1.4	Increase accessibility and energy efficiency of downtown businesses and buildings.
1.5	Add tourist lodging and amenities and market Clinton-Kirkland as a year-round shopping, dining, craft beverage, cultural, and entertainment destination for the region and beyond.
GOAL 2	QUALITY OF PLACE AND HISTORIC STREETScape: Enhance the pedestrian-oriented and vibrant streetscapes while preserving the historic character in unique public spaces like the Village Green and in new public gathering spots.
2.1	Preserve architectural style and reuse historic buildings and places in and around the Historic District.
2.2	Improve the public spaces with landscaping, age-friendly amenities, public Wi-Fi, historic lighting, and other projects.
2.3	Recognize and celebrate local history and the service of veterans.
GOAL 3	COMMUNITY WELLNESS, RECREATION, AND QUALITY OF LIFE: Advance wellness and quality of life by increasing opportunities for recreation, healthy lifestyles, and tourism.
3.1	Improve existing recreational amenities and add new fields and facilities.
3.2	Develop outdoor recreational and wellness amenities that serve a variety of users, including residents and visitors, and connect downtown with the broader region.
3.3	Create local food businesses and amenities that support access to healthy food and improve connections between local agricultural producers and consumers.
3.4	Provide recreational and wellness amenities and facilities that are accessible for users of different ages and abilities

Draft DRI Revitalization Strategies

GOAL 4	CULTURAL COMMUNITY: Transform our community culture (arts, entertainment, education, sports) through enhancing our public/private spaces with events and public art.
4.1	Support art, cultural, and entertainment venues and organizations to maintain facilities and provide programming and events.
4.2	Add public art across the DRI area and in the Village Green.
4.3	Add new spaces to provide arts, culture, educational, and entertainment programs.
4.4	Promote and market arts, cultural, educational, and entertainment offerings to residents and visitors.
4.5	Expand entertainment and musical offerings on the Village Green.
GOAL 5	HOUSING CHOICE AND AFFORDABILITY: Support affordable housing choices for all families at various life stages through the development, rehabilitation, and/or adaptive reuse of new and existing properties.
5.1	Rehabilitate upper floors of downtown buildings for residential uses.
5.2	Expand housing options that attract new and existing residents to downtown.
5.3	Advance plans to develop new housing in the Town.
5.4	Maintain a balance between affordable and market-rate housing.
5.5	Develop artist live-work spaces
GOAL 6	MODERN INFRASTRUCTURE, MOBILITY AND CONNECTIVITY: Provide modern, sustainable, and climate resilient structures and practices to increase mobility and make downtown more livable, safe, connected, green, and accessible.
6.1	Make downtown walkable and bikeable through complete streets investments.
6.2	Make downtown connections accessible for people of all ages and abilities, for example, through carefully designed sidewalks, crosswalks and building entryways.
6.3	Extend sidewalks and streetscape amenities to link the Town and Village.
6.4	Address conflicts between different transportation modes (e.g. trucks and pedestrians) to make downtown safe for all.
6.5	Employ practices, building designs, and infrastructure systems that reduce greenhouse gas emissions, increase resilience, and improve local environments and quality of life.
6.6	Add amenities that cater to visitors and encourage them to extend their stay (e.g. wayfinding, restrooms).

Evaluation Process

		28	29	30	31	1	2
SEPT	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
OCT	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31	1	2	3	4
NOV	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30		

1. LPC Meeting #3 (Today)

- Present all potential projects
- Set any match / max requirements
- Discuss process and evaluation criteria

2. Open House (Today)

- *peruse projects, speak to consultants*

3. LPC Reviews Project Materials (Sept 1st – 18th)

- Summary slides, table, proposal materials
- Annotated evaluation worksheets
- Work sessions schedule
- *email questions /notes as needed*

4. LPC Work Sessions (Sept 12, 13, 18)

- Come with questions, thoughts to discuss
- Can send in worksheets (opt), esp if unable to attend all sessions

5. Sponsor follow up (Sept 11-Nov 13)

- Consultants follow up with sponsors with LPC questions, requests

6. LPC Work Sessions? Oct. 4, 11, 12

- *Additional holds, if needed*

7. LPC Meeting #4 (Oct 17)

- Review and Narrow Project List

8. LPC Meeting #5 (Nov 15)

- Finalize a slate of Recommended DRI Projects

9. Public Presentation, Finalize SIP (Dec)

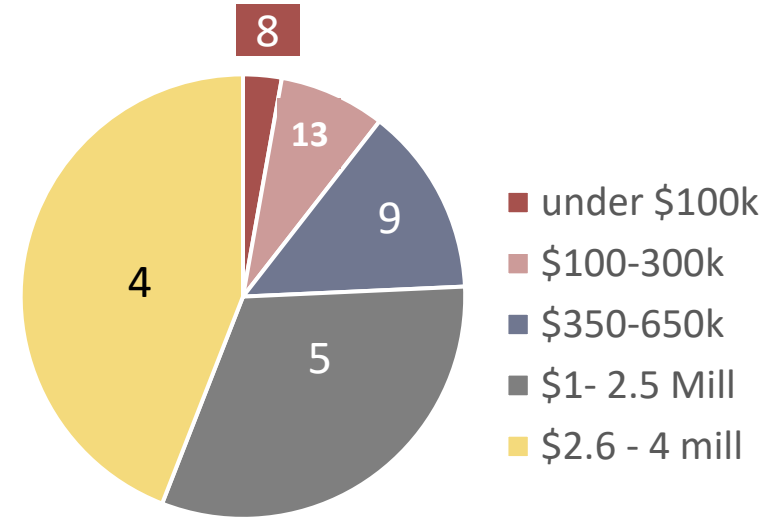


Project Evaluation Discussion *Preview*

Michael N'Dolo and Lisa Nagle

Good news – 47 projects! Bad news - \$28.7 M of DRI ask!

Total	Category	Total Project Cost \$	Total DRI Ask \$
9	Public	\$ 8,124,100	\$ 8,124,100
10	Non-Profit	\$6,693,155	\$5,260,655
28	Private	\$ 35,627,772	\$ 15,336,121
14	↳ <i>potential SPF projects</i>	\$1,041,325	\$839,421
47	All Categories	\$50,445,027	\$28,720,876



Total DRI Award: \$ 9.7 Million

LPC recommended slate: ~ \$ 15 Million

Match and Max Requirement – *for discussion at the end*

No DRI program match requirements.

Some contracting agency requirements:

- 10% equity match (ESD private)
- 25% min match for small projects fund (HCR)

LPC may impose match requirements

- Increases project competitiveness, leverage, number of recommended projects

DRI Guidebook:

“It is strongly encouraged that all projects, especially private projects, leverage non DRI funds. DRI project funds are best used to fill funding gaps and facilitate other investment.”

Questions:

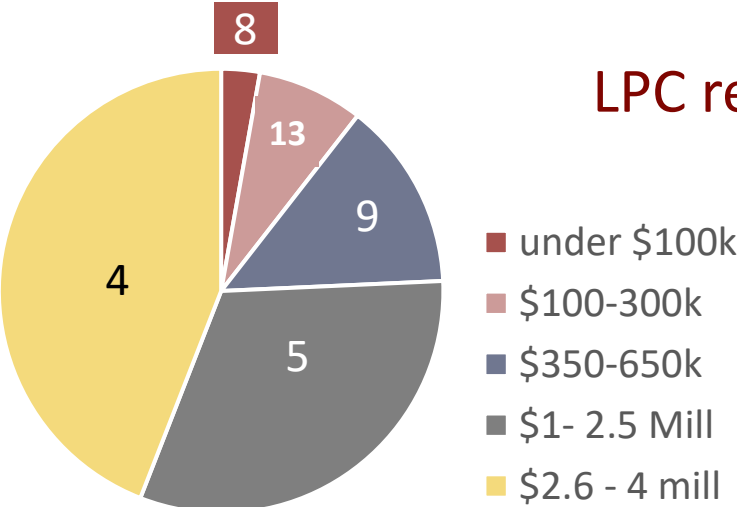
1. Would the LPC like to require a **40% match** for private projects?

i.e. DRI Funds represent no more than 60% of the budget
2. Should there be a **maximum** DRI award for private projects?
e.g. \$1.5 Million

Example - Total DRI Ask with match & max requirement

Total	Category	Total Project Cost \$	Total DRI Ask \$	*Total DRI Ask \$ With match & max reqs
9	Public	\$ 8,124,100	\$ 8,124,100	\$ 8,124,100
10	Non-Profit	\$6,693,155	\$5,260,655	\$5,260,655
28	Private	\$ 35,627,772	\$ 15,336,121	\$9,436,879
14	<i>potential SPF projects</i>	<i>\$1,041,325</i>	<i>\$839,421</i>	
47	All Categories	\$50,445,027	\$28,720,876	\$22,821,634

Total DRI Award: \$ 9.7 Million
 LPC recommended slate: ~ \$ 15 Million



Boundary - *for discussion at end*

8 potential projects are outside of the boundary

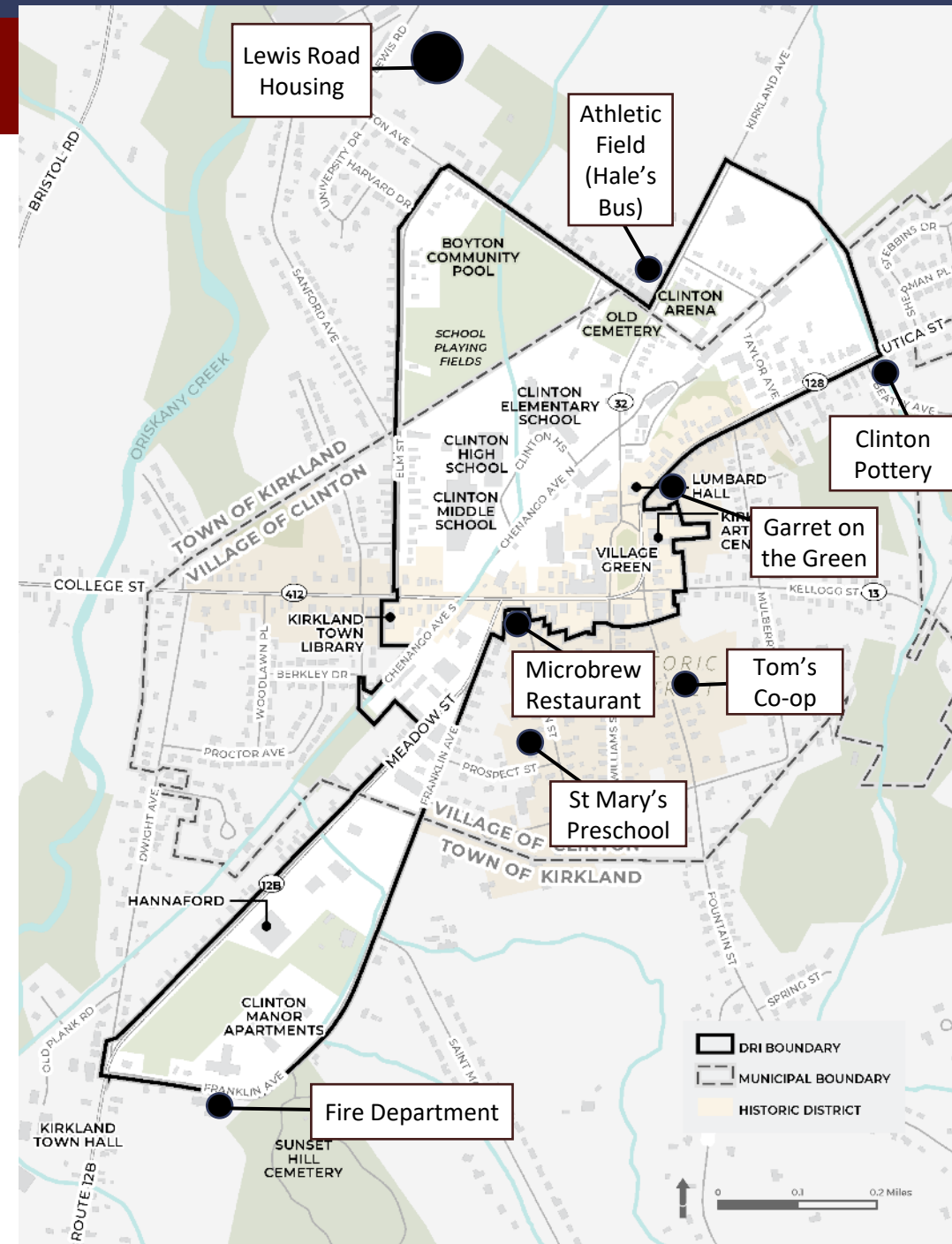
Question

What (if anything) could justify a boundary change?

Boundary must Be:

- Compact
- Well—Defined Downtown
- Easily Walkable
- Applies to DRI projects
- Applies to future Small Project Fund projects

Original boundary approved by DOS, minor adjustment by LPC permitted with justification





Potential DRI Projects

Michael N'Dolo and Lisa Nagle

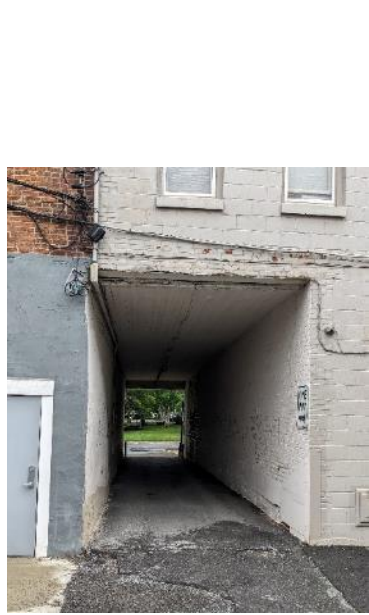
Renovate Scollard Opera House

Total Project Cost
\$925,000

DRI Funding Request
\$555,000 (60%)

Project Sponsor
Peter Gerrity

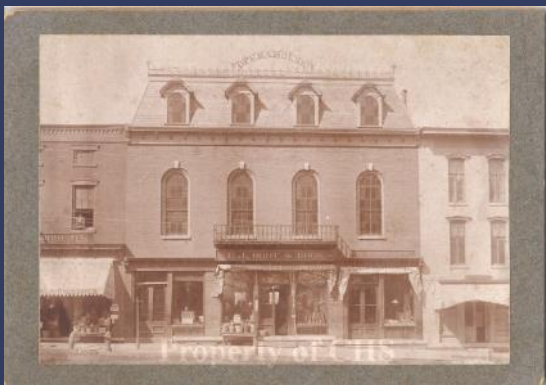
Project Location
16 W Park Row



Built as the Scollard Opera House, 16 West Park Row has hosted a variety of uses over its history. Today, it is a mixed-use building with a restaurant, retail space, 2 market-rate apartments, 2 affordable apartments, and a vacant apartment (gutted, water damage 2016).

This project would including interior and exterior renovations:

- **Add 2 luxury apts** - finish and renovate empty 4th floor space (2,600 sf), (re)add dormers
- **Renovate Apt #4** – full interior and exterior renovations of 2BR, 1 ½ Bath apartment
- **Renovate building rear** – parking, perm. pavement, &/or outdoor seating and entrances
- **Refresh tunnel wall** - art, lighting, repairs
- **Sustainability improvements** – solar panels, heat pumps, envelope upgrades



Build New Market-Rate and Affordable Housing

Total Project Cost
\$1,100,000

DRI Funding Request
\$440,000 (40%)

Project Sponsor
Kogut Excavating LLC

Project Location
17 Kirkland Ave



This project will create a new 4-unit apartment building of approximately 1,000 square feet per unit. Each unit will consist of two bedrooms, one bathroom, a kitchen, a living room with an open floor plan concept. The building will be a single level, ranch-style building.

The sponsor has renovated apartments on the same property (photo) and elsewhere in the Clinton-Kirkland area.

Renovate and Expand a Property for Mixed-Use

Total Project Cost
\$3,939,000

DRI Funding Request
\$2,363,400 (60%)

Project Sponsor
OB Properties Group, LLC

Project Location
2 East Park Row



2 East Park Row is a two-story masonry building with stick-built additions in the rear in poor condition. It currently has 3 residential units and 1 commercial unit.

This project will demolish the rear additions, add an efficiency/loft apartment, and 4 new mixed-use town homes. Each townhome will contain a two-story 3 bedroom / 2 bath residential apartment and approx. 700 sf of ground floor commercial space. When the project is complete, the building will have a total of 8 residential units, nearly 4,500 sf of commercial space, and a parking lot. Offices/services will occupy approx. 1,250 sf and the remainder will be open to a variety of retail businesses.



Renovate and Stabilize Mixed-Use Historical Building on College St.

Total Project Cost
\$245,000

DRI Funding Request
\$215,000 (88%)

Project Sponsor
Linda Voce

Project Location
24 College St

This mixed-use downtown property consists of 2 buildings with a total of 4 residential units and 1 commercial unit. The front building dates to the mid-19th Century. The proposed project includes interior and exterior updates and energy efficiency upgrades, including:



- Improve the front with more sidewalk space, new paint, landscaping, entryway repairs, and the addition of a handicap-accessible ramp
- Install energy efficient heat pumps and windows in both buildings
- Stabilize the building foundations
- Add solar panels and update 2 bathrooms in the back building

Expand the Cider Mill for year-round operation in its 100th year

Total Project Cost
\$910,000

DRI Funding Request
\$455,000 (50%)

Project Sponsor
Clinton Cider Mill

Project Location
28 Elm Street



This project will expand the Cider Mill into a year-round operation with a larger sales and dining area and increased production capacity. An insulated 38 ft by 32 ft addition with a grand vaulted ceiling will be constructed in a matching architectural style. It will feature a new marketplace, food service area, and indoor seating on a main and mezzanine level. An expanded covered porch with more outdoor seating will surround the addition. An ADA-compliant lift system and indoor ADA bathrooms will also be installed. The project will allow the Mill to make and sell products year-round and support a new cidery at 43 College St.

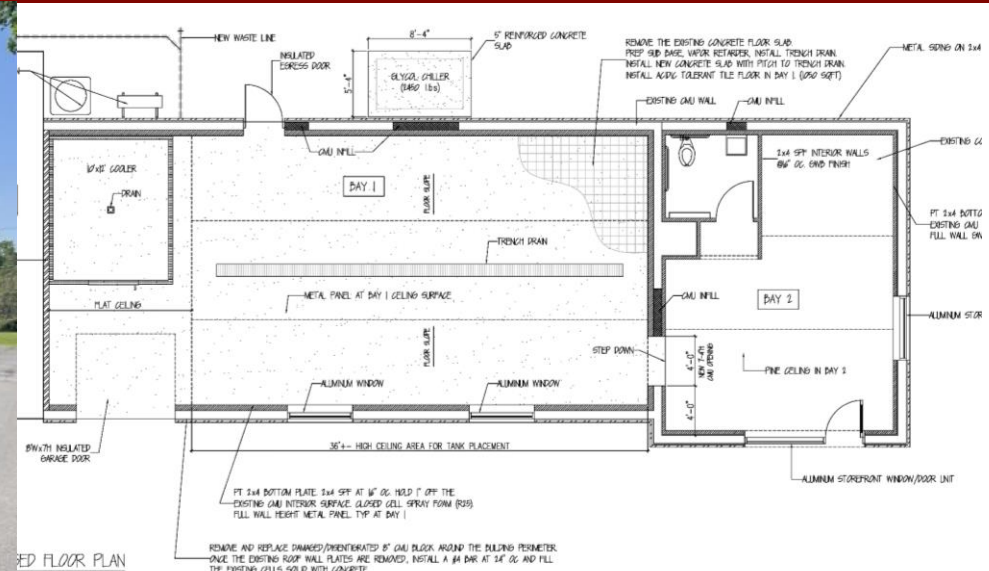
Convert Former Commercial Laundry Facility into a Craft Hard Cider Operation

Total Project Cost
\$785,450

DRI Funding Request
\$381,000 (49%)

Project Sponsor
Ben Fehlner

Project Location
43 College St.



Conversion of a former commercial laundry into a state-of-the-art production facility for craft hard cider. The operation will produce kegs, cans, and bottles year-round for retail sale at the Cider Mill and for wholesale to bars, restaurants, and stores. It using locally sourced fruit pressed at the Elm St. location. The project will renovate the rear section of a mixed-use building, including:

- Raise the roof to 14', add a concrete floor, floor drains, walk-in cooler
- Install cold storage, temperature control, and production equipment
- Upgrade the building envelope (siding, windows, doors, insulation etc.)
- Add ADA-compliant restroom, signage, security system



Build New Housing for Kirkland and Clinton Residents

Total Project Cost
\$8,994,000

DRI Funding Request
\$4,000,000 (44%)

Project Sponsor
R Luke Lewis

Project Location
41 ½ Utica St., 8 Taylor Ave., 10 Taylor Ave.



APARTMENTS FRONT ELEVATION



This project will create a small apartment community at the north end of the Village. At least 30 new units of affordable to middle market-rate housing are proposed. Five buildings are planned, with six, 2.5-story townhomes each. The project will connect to the Kirkland Trail System with parking and bike racks for trail users. There will be two EV charging stations per building. These townhomes will be built on land currently identified as a brownfield following any necessary remediation.

Athletic Field and/or Outdoor Rink

Total Project Cost
\$200,000

DRI Funding Request
\$100,000 (50%)

Project Sponsor
Hale's Bus Garage LLC

Project Location
37 Kirkland Ave.



This project will include the development of athletic fields and/or an outdoor rink that could be used by the Town, school or outside sport team agencies. For example, the space could be used as a second sheet of ice for the Clinton Arena with profits going to the town. The site is a vacant field located across the street from the Clinton Arena.

Create a Restaurant with Indoor and Outdoor Dining

Total Project Cost
\$726,200

DRI Funding Request
\$648,500 (89%)

Project Sponsor
Tony's Pizzeria

Project Location
4 Marvin St.
Microbrew and Eatery



This project will convert the apartment building behind Tony's Pizzeria into a microbrew restaurant. The sponsor will work with the Historical Society to maintain a historic architectural design. The restaurant will feature indoor & outdoor dining within walking distance to downtown. The project will create local jobs and attract visitors downtown.

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2. [This Photo](#) by Unknown Author is licensed under [CC BY](#)

Renovation for Tony's Pizzeria

Total Project Cost
\$144,100

DRI Funding Request
\$128,300 (61%)

Project Sponsor
BJ Evans

Project Location
41 College Street



This project will focus on exterior improvements and beautification of the 1300-square-foot pizzeria building. Specific improvements include installing a new steel roof, replacing the existing windows with new energy-efficient windows, and building a small addition in the back of the building for a walk-in cooler. The sponsor will coordinate with the Historical Society on the design.

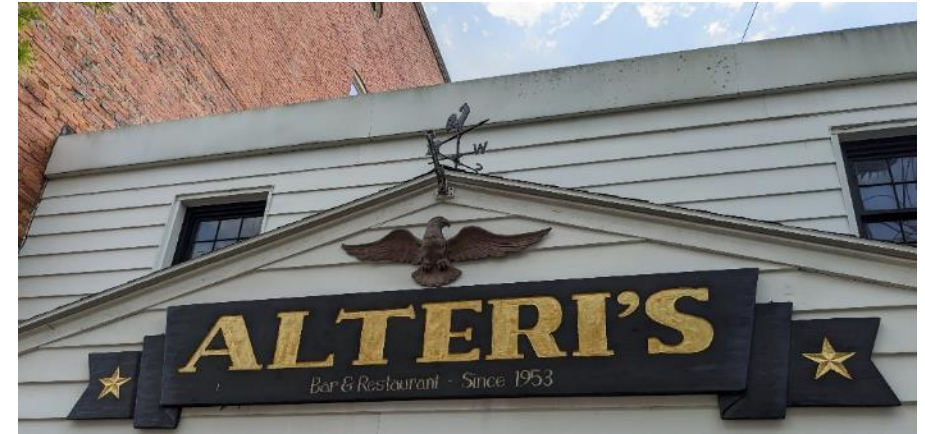
Renovate Alteri's Restaurant to Add a Multi-purpose Community Space

Total Project Cost
\$220,000

DRI Funding Request
\$200,000 (91%)

Project Sponsor
Francis Alteri

Project Location
7 College Street



Improvements to the restaurant include installing new energy-efficient windows, updating the HVAC system, and renovating the second floor to serve as a multi-purpose space. The space would be leased out for various uses, for example as a community room or a co-working space, depending on the community's needs.

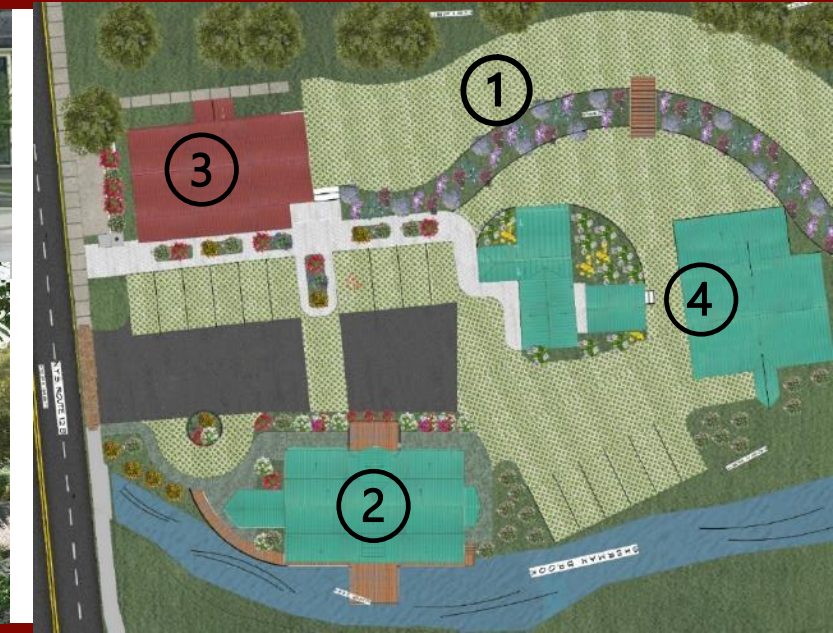
Expand Clinton Pottery into a Potter Trade School and Community Arts Complex

Total Project Cost
\$2,395,000

DRI Funding Request
\$2,110,500 (88%)

Project Sponsor
Alice and Jonathan
Woodward

Project Location
66 ½ Utica Street



In response to seasonal flooding and a growing demand for accessible community spaces, this project redesigns the Clinton Pottery campus with environmentally sensitive features, adding indoor and outdoor community spaces, classrooms, production rooms, and apprentice living quarters.

- (1) Inviting green campus** with Utica St entry plaza, pollinator and vegetable gardens, new pottery and craft fair plaza, accessible sidewalk network, bioswale, rain gardens, storm culvert, permeable parking spaces, landscaping, solar collectors, heat pumps in all buildings, and new floors elevated out of the floodplain. **(2) Expand main Clinton Pottery building** with new indoor and outdoor classroom spaces incl. a new cantilevered deck over Sherman Brook, covered entryway, accessible bathrooms, energy-efficient lighting and windows; and a passive 2nd floor solar greenhouse. **(3) Renovate historic building** to improve accessibility, add classroom & group spaces for youth on 1st floor. **(4) Renovate pottery production barn** to add living quarters for two apprentices on the 2nd floor, a carpentry shop, relocated raku kiln area, & new private apprentice studio.



Lewis Road Housing Project

Total Project Cost

\$13,812,766

DRI Funding Request

\$2,600,000 (19%)

Project Sponsor

Spinella Family

Project Location

Lewis Road



This project will build 50 affordable apartments on an underutilized parcel within walking distance of downtown. The units will be distributed across four 2-story buildings. They will be a mix of one- and two-bedroom apartments for individuals and families earning 60-80% of the area median income (AMI). The project will include an access road, landscaping, green space, natural features such as an infiltration basin to manage stormwater onsite, and decarbonization elements.

A second phase (not included in this DRI project) will add 20-25 market-rate townhomes, both for rent and for sale, to the site.

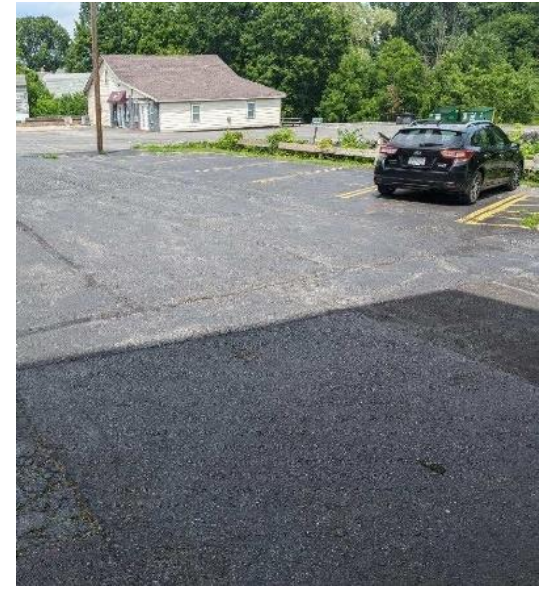
Renovate Parking and Handicap Accessibility for R.P. Heintz Funeral Home and its Neighbors

Total Project Cost
\$300,000

DRI Funding Request
\$300,000 (100%)

Project Sponsor
Lee Heinz (and Harold)

Project Location
10 East Park Row



This project consists of re-doing the entry driveway as well as having the upper and lower parking lots blacktopped. A new retaining wall will be added to provide more parking in the upper lot and allow several handicap spaces. The current hazardous walkway will be replaced with an accessible ramp from the back parking lot that will benefit patrons of the funeral home, Giovanni's, and the Kirkland Art Center. The new driveway will provide safer and more accessible entry into the businesses. Increased parking availability will allow patrons to avoid street parking and will allow for easier delivery access.

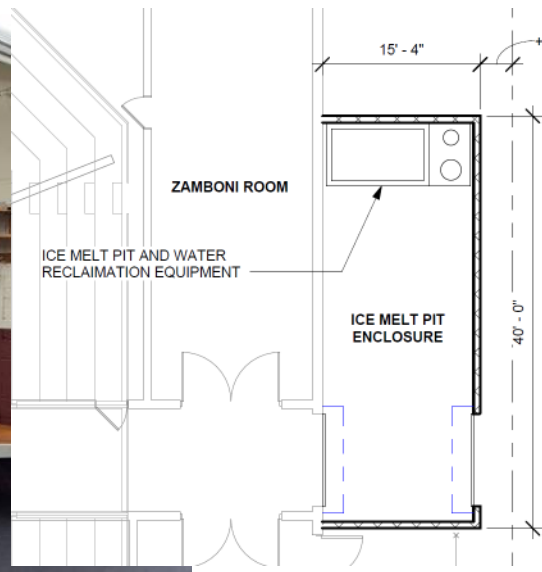
Clinton Arena Improvements

Total Project Cost
\$3,227,500

DRI Funding Request
\$3,227,500 (100%)

Project Sponsor
Town of Kirkland

Project Location
38 Kirkland Ave.



- This project includes interior and exterior renovations for year-round use:
- two-story addition with a new concession area, pro shop, toilet facilities, and Clinton Figure Skating Club room (1st floor) and a multipurpose event room and weight / training room for all users (2nd floor)
 - Existing dressing rooms reconfigured with new bathroom and shower fixtures
 - New summer floor for roller blades and Hockeyville Hall of Fame display area
 - Zamboni Ice melt room addition, enclose exterior stairway, improve parking lot
 - Updated air movement and radiant heat systems, sound system and acoustics

Install New Public Amenities at Lumbard Hall

Total Project Cost
\$418,500

DRI Funding Request
\$418,500 (100%)

Project Sponsor
Village of Clinton

Project Location
100 N Park Row



There is a need for public restrooms to accommodate residents and guests visiting the Village and Town as there are currently none available, a deficit that becomes especially problematic during the many events that take place on the Village Green. ADA accessible public restrooms would be added to Lumbard Hall indoors at street level, providing easy access for people downtown or on the Village Green.

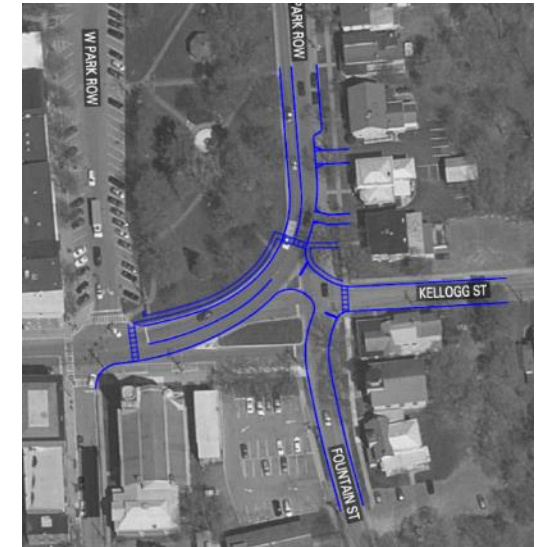
Reimagine the Village Green

Total Project Cost
\$2,000,000

DRI Funding Request
\$2,000,000

Project Sponsor
Village of Clinton

Project Location
Village Green



Alternative Intersection Configuration

Currently, there is only one legal pedestrian access point to the Village Green, and the internal walkways terminate at the edges of the park where no crosswalks exist. This project will improve the internal flow of the Village Green and surrounding road network and add multiple pedestrian access points. Older/overgrown landscaping will be replaced to allow for a better appreciation of the historic fountain and various war memorials. Greenspace will be added in front of Lumbard Hall, providing more space for events and safer access to Lumbard Hall's proposed restrooms. The addition of historic lighting will add to the Green's position as the center of the Historic District.

Innovate the Village Green through Public Wi-Fi

Total Project Cost
\$200

DRI Funding Request
\$200 (100%)

Project Sponsor
Village of Clinton

Project Location
Village Green



Currently, the Village Green does not have public Wi-Fi. This project will fund the addition of a Wi-Fi network to the Village Green to provide residents, businesses, organizations, and initiatives with public internet access for events and general enjoyment. In addition, tourists can use the Wi-Fi to search for area shops, restaurants, and activities.



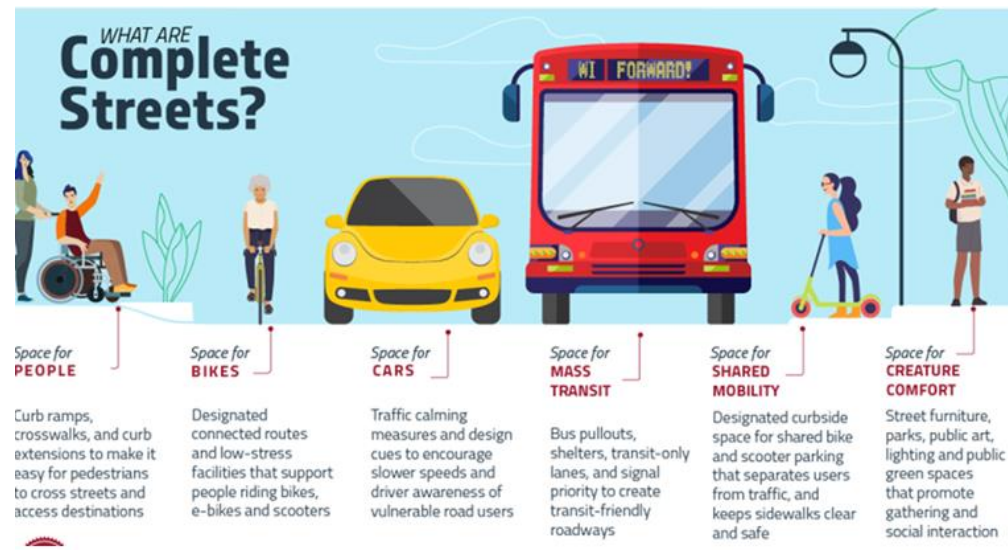
Create Complete Streets for All

Total Project Cost
\$1,500,000

DRI Funding Request
\$1,500,000

Project Sponsor
Village of Clinton

Project Location
Village and Town
Streets



VFW Crossing @ Franklin



Ice Arena @ Kirkland/Norton/McBride

This project will improve roads at the edges of the Village where no sidewalks or bicycle lanes exist, one of the highest priorities of public input. The improvements will provide continuous and safe loops throughout the DRI area and connect multiple destinations including the Library, shopping areas, Village Green, and the school. The network will improve quality of life by promoting recreation and social interaction and reduce greenhouse gas emissions by encouraging people to walk and bike. Target streets include Franklin, Elm, Norton, Kirkland, and McBride. Improvements include sidewalks, street trees, consolidated curb cuts, and bike lanes/ sharrows (arrows in travel lane).

Village of Clinton Trolley

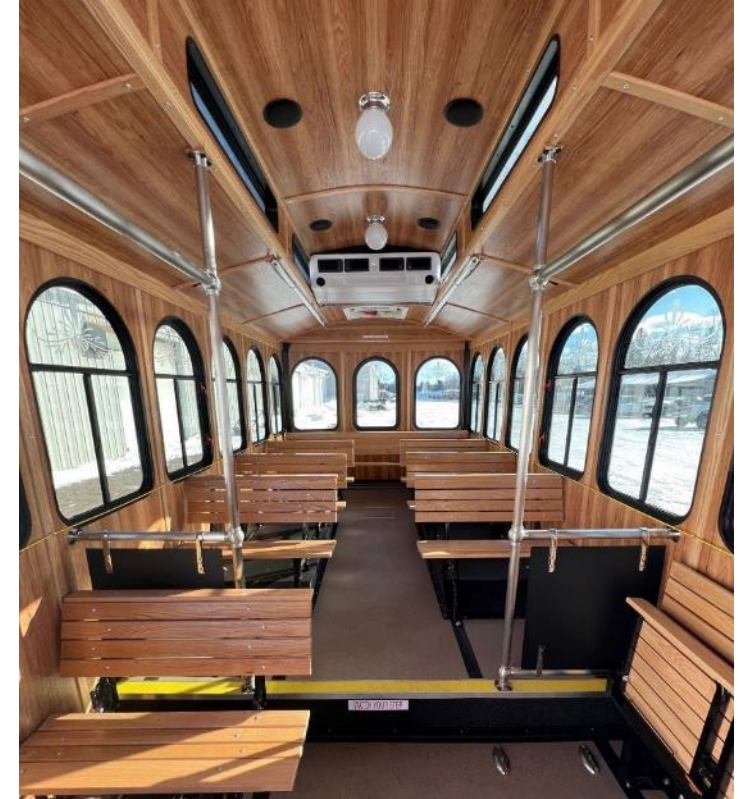
Total Project Cost
\$225,900

DRI Funding Request
\$225,900 (100%)

Project Sponsor
Clinton Chamber of
Commerce

Project Location
Village of Clinton

The Clinton Village Trolley will be a free service operating during special events incl. the Farmers Market (June-Oct), downtown festivals, and Hamilton weekends. It would also be available for other organizations' events. The proposed 32-seat, ADA-compliant trolley would increase the accessibility of Village activities and reduce demand for parking. The design will resemble Clinton's 1901-1936 trolley. It will have an oak wooden interior, bench seat with brass handrails, and a cow-catcher. The DRI project would cover the cost of purchasing the Trolley (electric version available at higher cost). Hale Transportation Group has agreed to cover operating and maintenance costs incl. storage, insurance, inspections, and drivers.



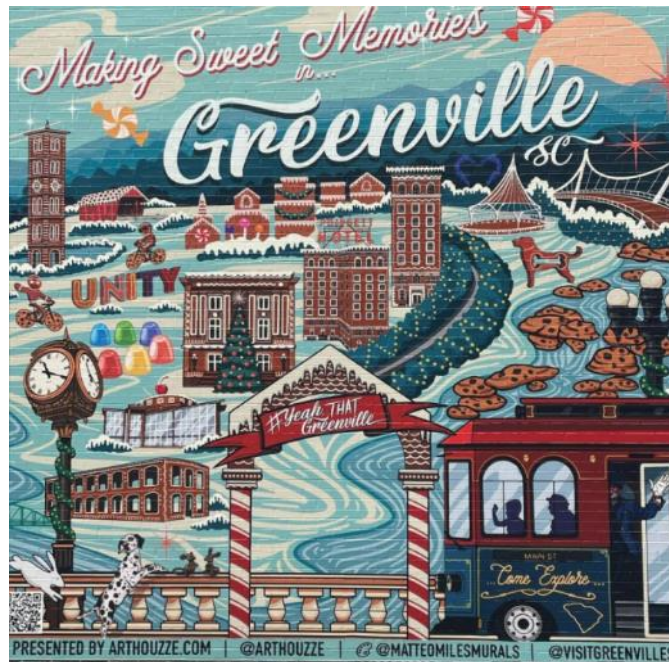
Public Art Mural

Total Project Cost
\$5,000

DRI Funding Request
\$5,000 (100%)

Project Sponsor
Almost Local Shop

Project Location
TBD



This project will fund a public art mural within the Village of Clinton. As seen in other communities, these sites become a destination for photos and public enjoyment and increase the overall beauty of a space. The artist proposes a mural that is simple, text-heavy, and would welcome visitors to the community.

Paint Downtown Mural Trail

Total Project Cost
\$147,000

DRI Funding Request
\$147,000 (100%)

Project Sponsor
Tim Rand and Maria Vallese

Project Location
Various sites in
Downtown Clinton



Examples of proposed murals

The proposed trail will consist of seven new murals throughout the downtown Clinton area. These murals will be designed by Tim Rand & Maria Vallese, two local artists and business owners with experience in large-scale mural projects in the Mohawk Valley. Murals will be created on existing buildings with the permission of the property owners. A partnership with Oneida County Tourism's mural trail is proposed to support branding, marketing, and tourism in the DRI area.

Placemaking through Branding, Marketing, and Wayfinding

Total Project Cost
\$139,500

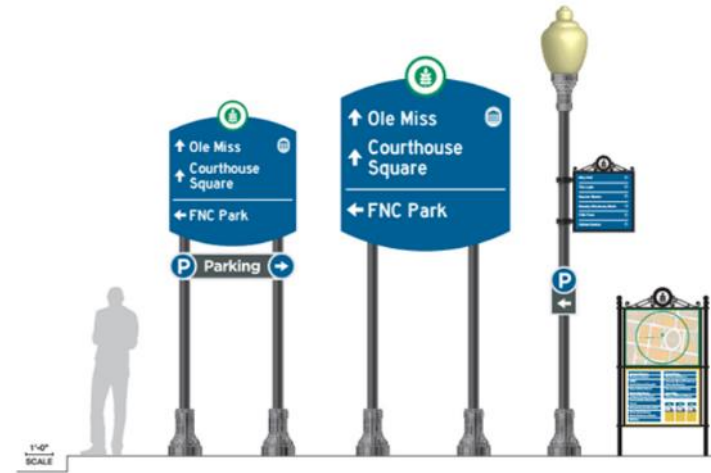
DRI Funding Request
\$139,500 (100%)

Project Sponsor
Clinton Chamber of
Commerce

Project Location
Village of Clinton



Example 'Brand' (DRI Project)



Examples - Wayfinding Signage



This project aims to enhance the perception and visibility of the Clinton-Kirkland downtown area and small business community through a large-scale branding and marketing campaign and installation of wayfinding signage. Project elements will include a downtown marketing theme, website, social-media platforms, and print and display ads. The wayfinding could include a kiosk with information about local businesses, destinations, and events.

Historic Walking Tour

Total Project Cost
\$5,100

DRI Funding Request
\$4,600 (90%)

Project Sponsor
Sally Carman

Project Location
Downtown Clinton

Historic Walking Tour of Clinton

The history of Clinton dates to March 3, 1787. The centennial was celebrated in 1987 with a feature on ABC's Good Morning America. Stalwart citizens gathered early on the Green to shout "Good Morning America."

The Village Green is truly the heart of the Village and the site of both history and current-day activities.

1) The Old White Meeting House

Beginning your tour at the south end of the Green, you are standing on the site of first religious structure, the Old White Meeting House. The early settlers traveled from Connecticut to the Society of Clinton in 1791, first building a log house which was replaced by the Old White Meeting House, used until 1836.

Across the street



The New Stone Church c. 1900

you can see the Stone Church, the structure that took its place. In those days families purchased a pew (square section of wooden seats) for \$3.97, heated only by small foot stoves or small dogs, no central heat. It joined the Presbyterian Church in the Civil War era. Members started the Old Burying Ground (on Kirkland Ave., corner of Norton, Ave.) where many Revolutionary Soldiers are buried.

The first minister, Rev. Dr. Asahel Norton, who hailed from Farmington, CT, was also a trustee and one of the founders of Hamilton College, (up the hill at the end of College Street) founded in 1812.

The photo above shows the Stone Church about 1900 when it still had the gigantic steeple.

2) Willett Block

The building to the left of the church, now a store with high-end recycled designer clothing, has had many owners including a shoe repair shop, a dentist's office, and a florist.

Example of Booklet



This project will fund a 32-page booklet printed in full color with historical photos as well as a display board kiosk including a walking map and locations to obtain booklets.

Construct a Pedestrian Bridge Across Sherman Brook for Recreational Trails

Total Project Cost
\$450,000

DRI Funding Request
\$450,000 (100%)

Project Sponsor
Kirkland Trails, Inc.

Project Location
Sherman Brook
behind McBride



This project would construct a bridge for pedestrians and cyclists over Sherman Brook to carry the Chenango Canal trail northward along the former canal and railroad corridors. An 80' x 10' metal truss bridge is envisioned. A flood study, currently underway, will inform the precise placement and design. The bridge is a key component of a town-wide trail system. It will allow Kirkland Trails to extend local multi-use, recreational trails north past scenic ponds and wetlands, and eventually connect with other regional trails in Utica and Rome.



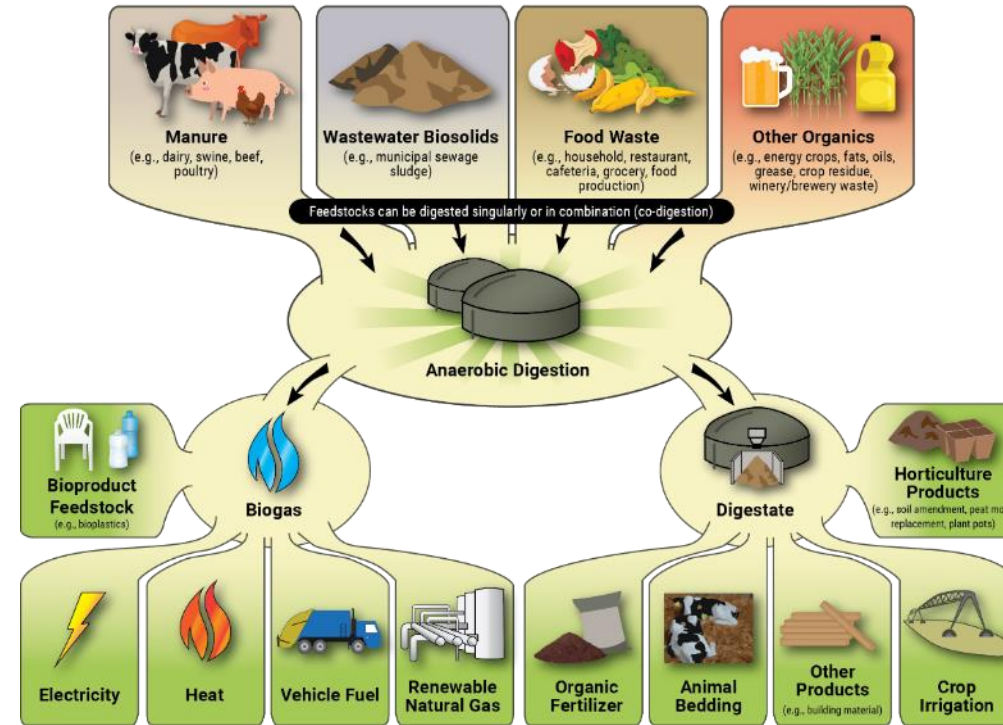
Food Waste Redeployment from Landfill to Anerobic Digester for Green Energy

Total Project Cost
\$106,000

DRI Funding Request
\$106,000 (100%)

Project Sponsor
Clinton Climate Smart
Task Force

Project Location
Village of Clinton



Source: US EPA

This project will help to expand food waste pickup and delivery to the anaerobic digester in Utica. The project would include an educational campaign to launch the project and the operation for its first two years. The Village would continue the service beyond that. Diverting food waste from landfills reduces greenhouse gas emissions and would support Carbon Neutral programming for restaurants and houses in the DRI area.

Improvements to Clinton Fire Department Firehouse #2

Total Project Cost
\$191,121

DRI Funding Request
\$191,121 (100%)

Project Sponsor
Clinton Fire Department
Inc.

Project Location
55 Franklin Ave



The firehouse renovations will include replacing the parking/response pad with materials to handle the weight of the fire apparatus, replacing the overhead bay doors with energy-efficient models, and façade improvements around overhead bay doors. Other improvements include widening the overhead door for an aerial ladder truck to make ingress and egress easier.

Restore and Enhance the Jack Boynton Community Pool and Bathhouse through Transformative Renovation

Total Project Cost

\$1,822,250

DRI Funding Request

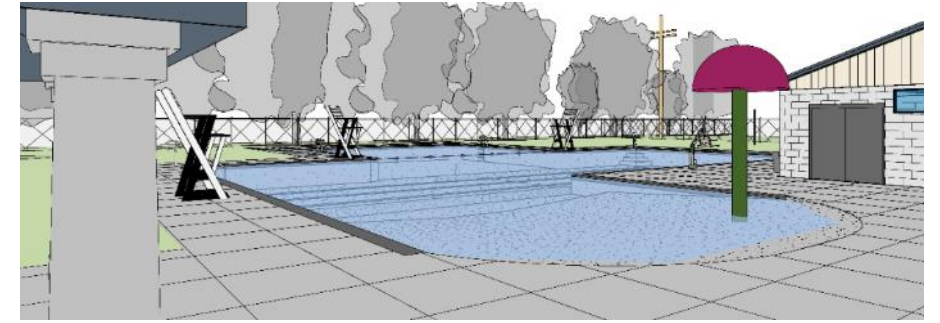
\$1,115,250 (61%)

Project Sponsor

Clinton Youth Foundation

Project Location

29 Norton Ave



This project would repair the pool and add features to better serve new and existing patrons for decades to come. Elements include (1) a clean energy water heater to extend the season, (2) upgraded wading pool/splash pad area for non-swimmers and children, (3) updates to the bathhouse and grounds to improve ADA accessibility, functionality, and attract new users (e.g. morning lap swimmers), (4) wayfinding signage with information about the pool and nearby attractions, and (5) repairs to the pool (plaster surface, underlying concrete, piping, mechanical systems) and surrounding decking and grassy areas.

Re-Imagine, Re-Create: Transforming Community Arts at the Kirkland Art Center

Total Project Cost

\$3,481,200

DRI Funding Request

\$2,831,000 (91%)

Project Sponsor

Kirkland Art Center

Project Location

9 ½ East Park Row



This project would renovate the KAC, adding new and improved program spaces that are ADA accessible and serve a broader variety of ages and interests. On the lower level, a culinary arts studio and adjacent lounge area will be added with a lift. In the rear, the old barn structure would be rebuilt into a modern facility with arts, music, theatre, dance, multi-media, and art business spaces, including state-of-the-art pottery and children's dance studios. It will open onto an art park with a boardwalk, nature trail, public art, rain garden, and pollinator garden. The project will also stabilize the historic church structure, refresh the façade, and incorporate clean energy upgrades (lights, windows, HVAC).

Transforming the Community's Library to Reflect Emerging Needs

Total Project Cost
\$227,300

DRI Funding Request
\$152,500 (67%)

Project Sponsor
Kirkland Town Library

Project Location
55 ½ College Street



The library project addresses community needs identified in recent outreach efforts to create spaces where patrons can collaborate, generate ideas, and form connections. It would create the community's first accessible incubator/ maker space where entrepreneurs, freelancers, and students can use library resources to take an idea from concept to completion. Underutilized space on the top floor would be repurposed into 2 rooms with an upgraded kitchen area. The library's original front portico would be restored as a community gathering space. Finally, a mural would be created on the Book Shed and building edge to enhance existing community space.

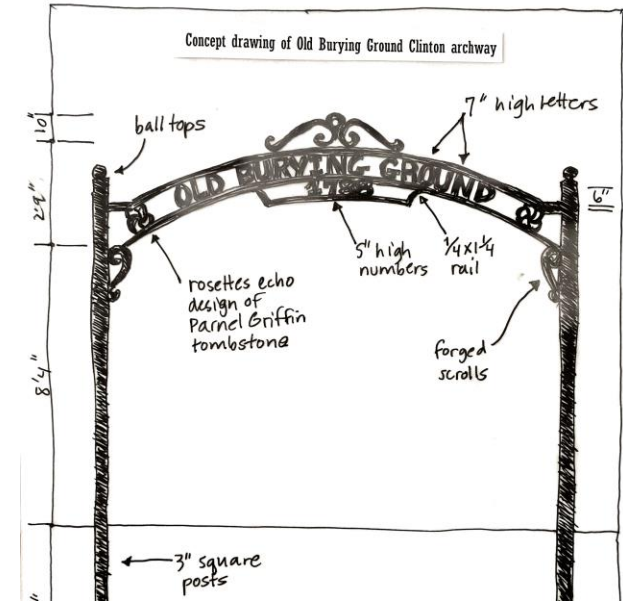
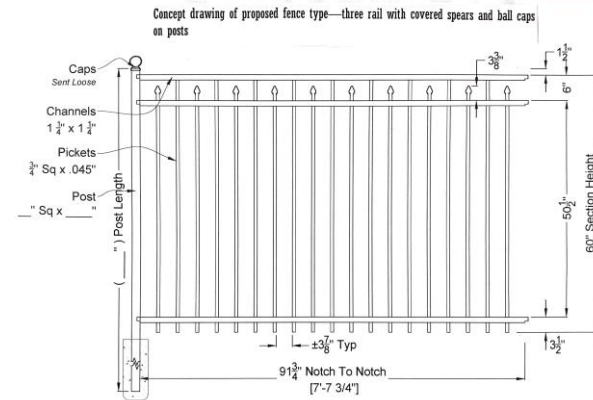
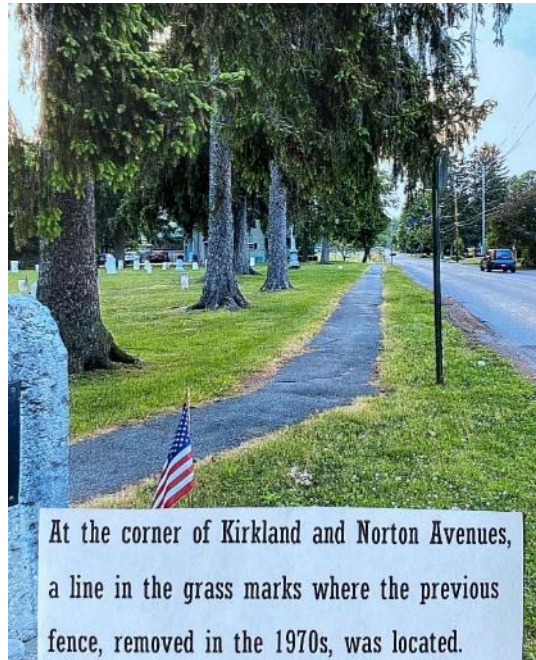
Beautify and Preserve a Historic Cemetery

Total Project Cost
\$67,800

DRI Funding Request
\$67,800 (100%)

Project Sponsor
Clinton Historical Society

Project Location
Old Burying Ground



The Old Burying Ground is a key historic and cultural resource located at the gateway to downtown that also serves as a community green space. This project would improve the appearance and usability of the space by (1) installing a decorative, wrought iron entranceway arch reading “Old Burying Ground, Clinton, 1788,” that frames the central Revolutionary War monument, (2) restoring a historically appropriate wrought iron (steel) fence with a triple rail and decorative ball caps, (3) adding wrought iron benches, and (4) spreading topsoil where tree roots are exposed, adding new plantings, and creating more accessible walkways.

Enhance Safety and Security at Affordable Daycare Center

Total Project Cost
\$202,884

DRI Funding Request
\$202,884 (100%)

Project Sponsor
St. Mary's Preschool
and Daycare

Project Location
5 Prospect St.



This project will add security enhancements at St. Mary's Preschool and Daycare including installing a key fob security entrance system, automatic locking classroom doors, and attack-resistant glass. Additionally, a new roof for the school's portion of the building will be installed, as well as new steps off Chestnut Street sidewalk, a cement pad, and landscaping at Chestnut Street entrance.

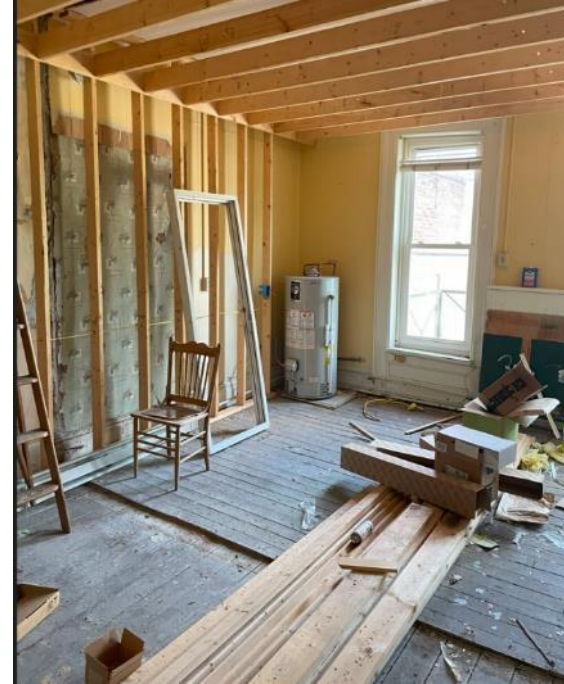
18-20 West Park Row

Total Project Cost
\$302,831

DRI Funding Request
\$212,681 (70%)

Project Sponsor
Kevin and Heather
Martin

Project Location
18-20 W Park Row



This project includes a full gut renovation of four apartment units on the second and third floors and the conversion of the first-floor commercial space into a bistro/cafe. The renovation will affect 5 out of the 6 rental spaces, with total square footage over three floors of approximately 3,500 square feet of this historic, mixed-use building. Additionally, the project will seek LEED certification and add a rooftop solar array to promote sustainability.

Small Projects Fund

DRI Funding Request
\$600,000

Total Project Cost
\$600,000

Project Sponsor
Village of Clinton

Project Location
DRI Area



The Clinton-Kirkland Small Projects Fund would be a locally-managed, matching fund that would support a range of smaller downtown projects. These could include building renovations, façade enhancements, improvements to commercial or mixed-use spaces, business assistance, or public art. The fund would have its own parameters and an open application process.

It would be accessible to businesses and organizations located **within the DRI area**. A match of at least 25% will be required (NYS requirement). The total fund is capped at \$600,000 and awards are given on a reimbursement basis.

To be awarded the fund, Clinton-Kirkland must demonstrate demand. The following projects from the Open Call were identified as potential candidates for a Small Project Fund. Together, their total ask is \$780,993 (subtracting a 25% match).

(SPF) Restore and Improve a Historic Landmark for Mixed-Use

Total Project Cost
\$32,980

DRI Funding Request
\$30,580 (\$93%)

Project Sponsor
Coldwell Banker
Sexton Real Estate

Project Location
16 College St.



This project will help to beautify an iconic building in the heart of the downtown while maintaining its historic character. Additionally, upgrading the signage and adding an elegant awning will make the storefront more attractive and add character to the downtown community. Improvements will be made to the building facade, cornice, signage, roof, awning, lighted flyers, and planters.

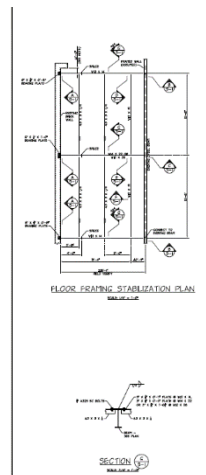
(SPF) Renovate Historic Landmark for Mixed-Use

Total Project Cost
\$116,606

DRI Funding Request
\$82,000 (70%)

Project Sponsor
Albany Salon LLC

Project Location
2&3 West Park Row,
8 College St.



The project includes two separate addresses that operate as one physically interconnected building. The building includes quality housing options, job opportunities and a mix of retail and service businesses that adds to the strong sense of place on the Village Green. Renovations and improvements will include updated and efficient doors and windows, a new HVAC system, store front façade improvements, and structure stabilization. The upgrades are needed to allow for the continued occupancy of the building by quality tenants. The future of this historic building will remain mixed-use (commercial store fronts/residential apartments).

(SPF) Repairs for Historic Landmark Building and Property in Heart of Downtown

Total Project Cost
\$90,000

DRI Funding Request
\$81,000 (90%)

Project Sponsor
29 Park Row LLC

Project Location
29 W Park Row



The property consists of one of the oldest buildings in Clinton, circa 1792, which is the home to The Burns Agency, a century-old family organization since 1919. The historic building needs significant updates, to make it energy efficient as well as aesthetically pleasing to the public. The updates for this building include improvements to the façade, HVAC, and electrical system, as well as insulating the attic and installing a new roof.

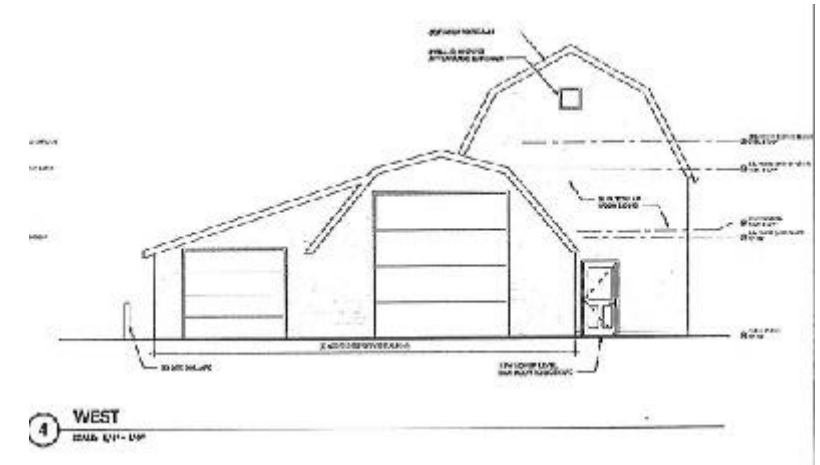
(SPF) Complete Historic Façade Repair on 11, 13, 15, 17 & 19 College Street

Total Project Cost
\$80,000

DRI Funding Request
\$80,000 (100%)

Project Sponsor
Dave Sullivan

Project Location
9-19 College Street



This project will include remodeling the Carriage House into two, one-bedroom apartments, adding housing downtown. The exterior of the building will remain unchanged, but new windows and window grids will be installed. The interior renovation will result in current modern finishes with four rooms per 700 square foot unit and rents ranging from \$800-\$900 per month. Renovating an existing building downtown into housing will reduce carbon emissions by increasing walkability and avoiding new construction.

(SPF) Garret on the Green: Sauna and Gathering Space

Total Project Cost
\$125,650

DRI Funding Request
\$110,700 (88%)

Project Sponsor
Nora & Mike Revenaugh

Project Location
8 Utica Street



This project will repurpose an underutilized land on a mixed-use property at 8 Utica St – home to Clinton’s only artist residency program. The result will be an acre of green space downtown with rain gardens, a community sauna, and a dining greenhouse that doubles as a small stage for outdoor concerts. The dining space will be a raised and enclosed pergola/greenhouse structure with a front deck that doubles as a stage area, facing a hill that forms a natural amphitheater. The sauna will be a raised structure with a hot room and changing area. The space will host community pop-up events from winter saunas to summer concerts, artist resident meetups, and local farm dinners with Local Foods Mohawk Valley.



(SPF) Create Public Seating and Optimize the Cremeria

Total Project Cost
\$81,480

DRI Funding Request
\$69,573 (85%)

Project Sponsor
Maria Macrina

Project Location
17 College Street



This project will build upon the foundation already established by The Cremeria Gelato Shop. The project will feature façade improvements, installation of ADA ramps, and an expanded outdoor seating environment with planters, trellises, and additional seating to create a more inviting space. These changes take maintenance, accessibility, and street appeal into consideration.

(SPF) Pet Grooming Business Façade & Curbside Beautification

Total Project Cost
\$57,280

DRI Funding Request
\$45,824 (80%)

Project Sponsor
Jovita Benard, building
owner

Project Location
4 Taylor Ave.



This project will increase curb appeal by making facade improvements to the building and front yard landscaping that can be viewed from Utica Street and will attract more foot traffic to promote the dog grooming business. The facade improvements will adhere to the simple style of the house and the new rock garden front scape proposed will be an upgrade to the visual aesthetics currently perceived on the street

(SPF) Renovate Historic Downtown Landmark

Total Project Cost
\$64,956

DRI Funding Request
\$64,956 (100%)

Project Sponsor
Harold & Elegia
Heintz

Project Location
2 Kirkland Ave.



This building is currently condemned and vacant; the building is gutted and requires a total renovation. This project will rehabilitate a vacant historic building into two commercial spaces by installing new siding, roofing, windows, insulation, wiring, plumbing, heating system, drywall, woodwork, and paint.

(SPF) Renovate Downtown Village Housing

Total Project Cost
\$14,026

DRI Funding Request
\$14,026 (100%)

Project Sponsor
Lee Heinz (and Harold)

Project Location
6 Kirkland Ave.



This project will improve conditions in an existing rental unit. The renovations will include spray foam insulation and exterior improvements to the windows, siding, paint, and roofing.

(SPF) Re-envision a Recently Closed Village Natural Foods Store as a Cooperative

Total Project Cost
\$182,262

DRI Funding Request
\$72,262 (40%)

Project Sponsor
Tom's Natural Foods
Cooperative, Inc.

Project Location
21 Fountain St.



This project will reopen Tom's Natural Foods storefront which recently closed. The revamped Tom's Natural Foods Cooperative will be an essential element of community life in this small town, being a central point of contact for people interested in building networks around food. Also, opening Tom's Natural Foods would bring two part-time jobs to the Village.

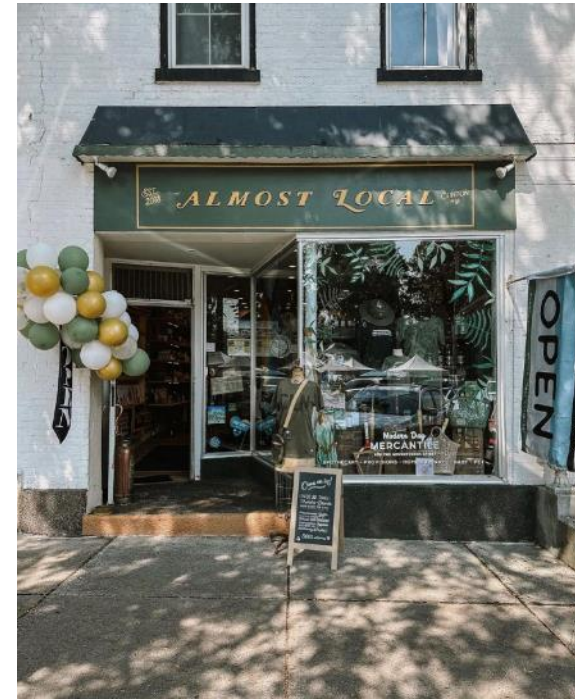
(SPF) Update a Shopfront for the Modern-Day Shopper

Total Project Cost
\$18,304

DRI Funding Request
\$18,304 (100%)

Project Sponsor
Rachel Bartunek

Project Location
18 W Park Row



The current storefront operators have been in place since 2019. The store has needs for improved accessibility, security, and insulation with an all-glass storefront. Updates will include installing insulated glass windows, a portable wheelchair ramp, and professional security cameras.

(SPF) Krizia Martin Security and Accessibility Upgrades

Total Project Cost
\$20,684

DRI Funding Request
\$20,684 (100%)

Project Sponsor
Corrine Gates
Gachowski

Project Location
20 W Park Row



This project includes upgrading the business's video surveillance system to a 4K High-Definition system with 32 cameras, interior and exterior. In addition, this project will fund installing a portable 12' wheelchair ramp to make the store handicap accessible.

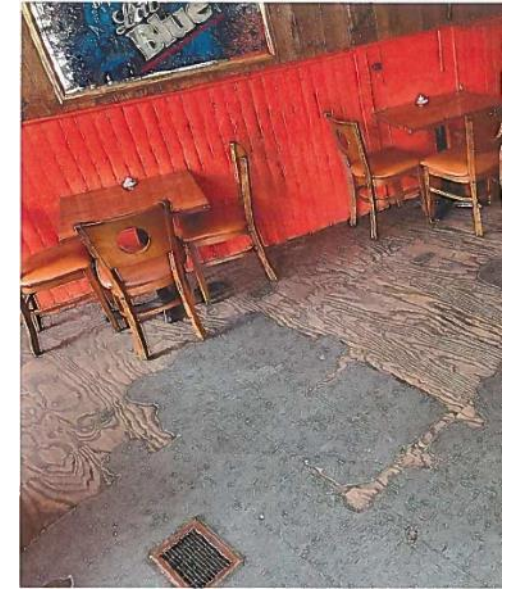
(SPF) Renovate the Rok

Total Project Cost
\$75,840

DRI Funding Request
\$68,256 (61%)

Project Sponsor
Michael Ryan

Project Location
36 College Street



This project will renovate the existing building to improve the appeal of today's Pub while also maintaining its historic character. The current parking lot will be paved, and a section of the area proposed for the beer garden will be covered in concrete. The outdoor area will then be fenced in. The existing indoor vinyl flooring will be replaced with new vinyl flooring. The property owner will also work in coordination with the local historic preservation commission to replace the current windows with new, historically suitable windows.

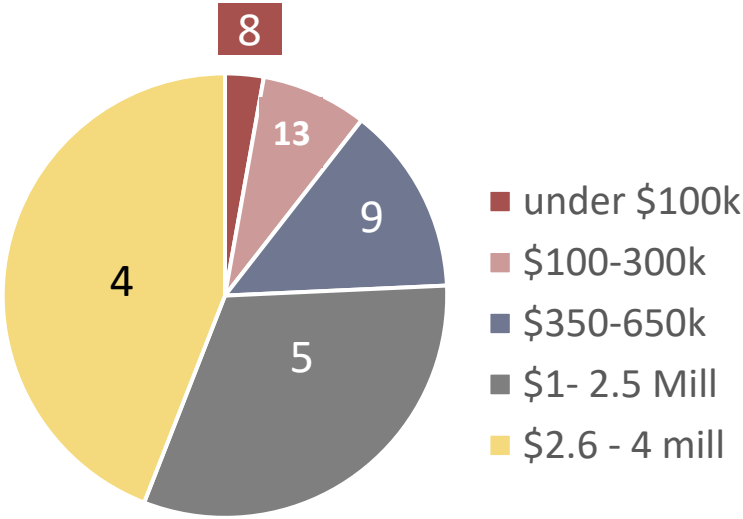


Project Evaluation Discussion

Michael N'Dolo and Lisa Nagle

Project Totals

Total	Category	Total Project Cost \$	Total DRI Ask \$
9	Public	\$ 8,124,100	\$ 8,124,100
10	Non-Profit	\$6,693,155	\$5,260,655
28	Private	\$ 35,627,772	\$ 15,336,121
14	↳ potential SPF projects	\$1,041,325	\$839,421
47	All Categories	\$50,445,027	\$28,720,876



Total DRI Award: \$ 9.7 Million

LPC recommended slate: ~ \$ 15 Million

Match and Max Requirement

No DRI program match requirements.

Some contracting agency requirements:

- 10% equity match (ESD private)
- 25% min match for small projects fund (HCR)

LPC may impose match requirements

- Increases project competitiveness, leverage, number of recommended projects

DRI Guidebook:

“It is strongly encouraged that all projects, especially private projects, leverage non DRI funds. DRI project funds are best used to fill funding gaps and facilitate other investment.”

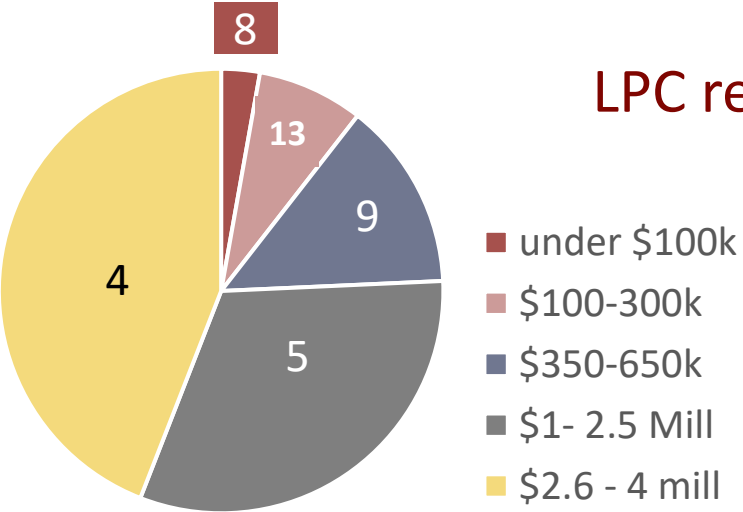
Questions:

1. Would the LPC like to require a **40% match** for private projects?
i.e. DRI Funds represent no more than 60% of the budget
2. Should there be a **maximum** DRI award for private projects?
e.g. \$1.5 Million

Example - Total DRI Ask with match & max requirement

Total	Category	Total Project Cost \$	Total DRI Ask \$	*Total DRI Ask \$ With match & max reqs
9	Public	\$ 8,124,100	\$ 8,124,100	\$ 8,124,100
10	Non-Profit	\$6,693,155	\$5,260,655	\$5,260,655
28	Private	\$ 35,627,772	\$ 15,336,121	\$9,436,879
14	<i>potential SPF projects</i>	\$1,041,325	\$839,421	
47	All Categories	\$50,445,027	\$28,720,876	\$22,821,634

Total DRI Award: \$ 9.7 Million
LPC recommended slate: ~ \$ 15 Million



DRI Boundary Change Criteria

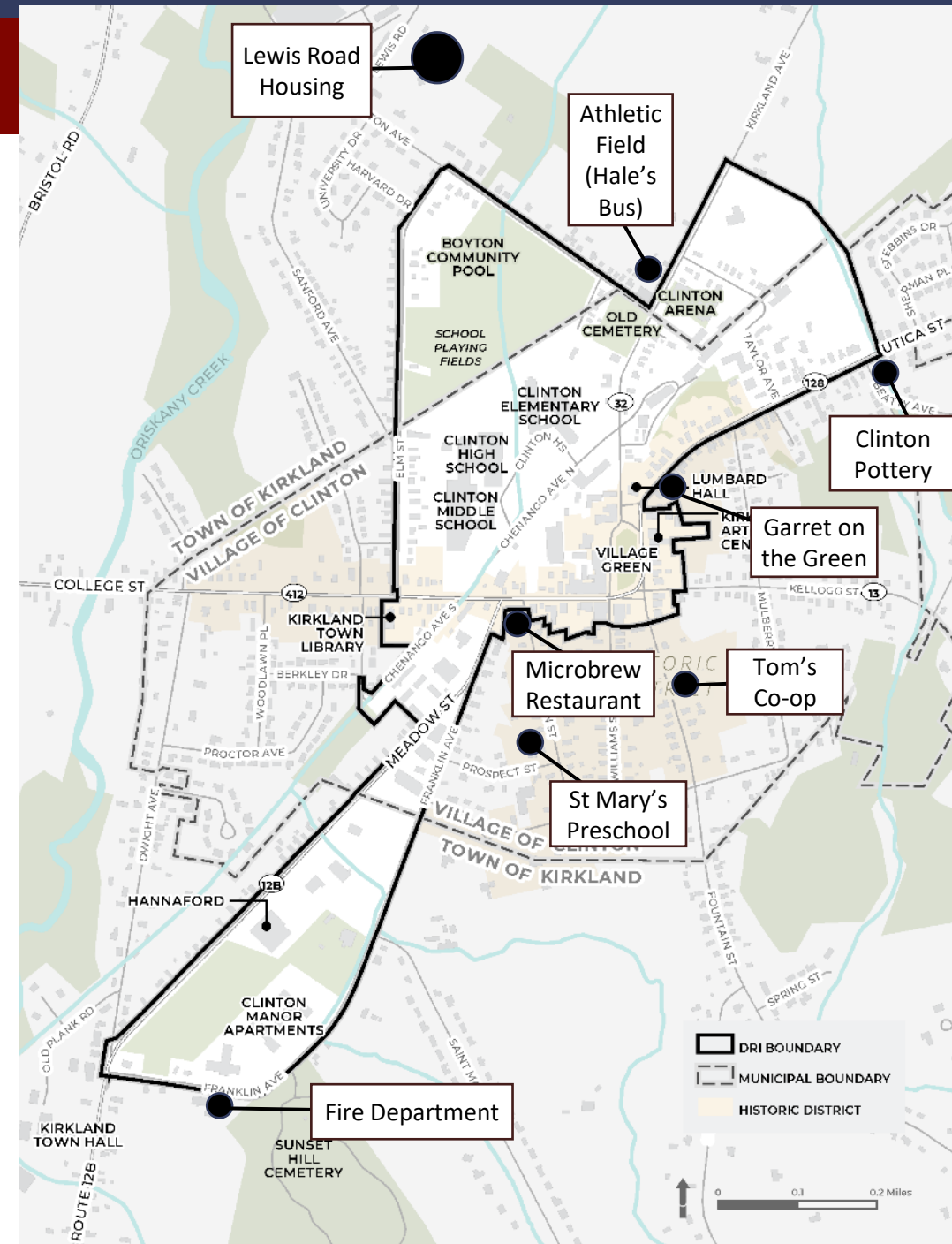
Must Be:

- Compact
- Well—Defined Downtown
- Easily Walkable
- Applies to DRI projects
- Applies to future Small Project Fund projects

Original boundary approved by DOS, minor adjustment by LPC permitted with justification

Initial Discussion

What (if anything) could justify a boundary change?



Proposed Selection Criteria

Aligns with Clinton-Kirkland DRI Goals (at least one)

Aligns with New York State DRI Goals

Project Readiness

The project is well-developed, feasible, and poised to proceed in the near-term in a way that will jump start the redevelopment of the DRI area. The sponsor has the authority and capacity to implement and maintain the project. They have financing commitments largely secured or demonstrate a clear path to securing sufficient financing. They can break ground within 2 years of receiving funding.

Catalytic Effect

The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the DRI community. The project is large enough to be truly transformative for the downtown area.

Co-Benefits

The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project. These will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.

Cost Effectiveness

Investment of DRI funds in the project would represent an effective and efficient use of public resources. There is a demonstrated need for these funds.

Public Support

The project is supported by the community and in line with the Clinton-Kirkland DRI vision.

→ See Handout

Review materials:

- Selection Criteria list
- Evaluation Spreadsheet Tool

- Summary slides
- Projects table
- All proposal materials
- Annotated evaluation worksheets
- Work sessions schedule
- *email questions /notes as needed*

Project Review – anticipated meeting schedule

Work Sessions September (closed) – 10 hours total

- Tuesday September 12th, 12:00 - 4:00 pm
- Wednesday September 13th, 2:00 - 6:00 pm
- Monday September 18th, 1:00 - 3:00 pm

- Come with questions, thoughts to discuss
- Can send in worksheets (opt), esp. if unable to attend all sessions

Work Sessions October – if needed

- Oct. 4th, 11th, 12th – available dates if additional meeting time is needed

LPC Meeting #4 (open)

- Tuesday October 17th, 1:00 - 3:00 pm - Review and Narrow Project List

LPC Meeting #5 (open)

- Wednesday November 15th, 1:00 - 3:00 pm - Finalize a slate of Recommended DRI Projects

Project sponsor follow-up





Next Steps

Lisa Nagle, EDR

Next Steps

OPEN HOUSE #2 – TONIGHT!

4:30 - 7:00 KAC

Public can review and comment on the potential
DRI projects & draft strategies

> Virtual Open House Aug 31-Sept 7

September

- Focus Groups and stakeholder discussions
- Comments on Revitalization Strategies – Sept 1
- LPC Work Sessions – Sept 12, 13, 18

October

- LPC 3 - Oct 17, 1:00 - 3:00 pm, Kirkland Town Hall



Public Remarks



Thank You!

<https://www.clintonkirklanddri.com>

