

Clinton-Kirkland Downtown Revitalization Initiative



Local Planning Committee
Meeting #4 10.17.2023



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. Final Revitalization Strategies
5. Summary of Public Input
6. **Discussion: Narrow Potential DRI
Projects List**
7. Next Steps
8. Public Remarks

Local Planning Committee
Meeting #4 10.17.2023



Photo: Elan



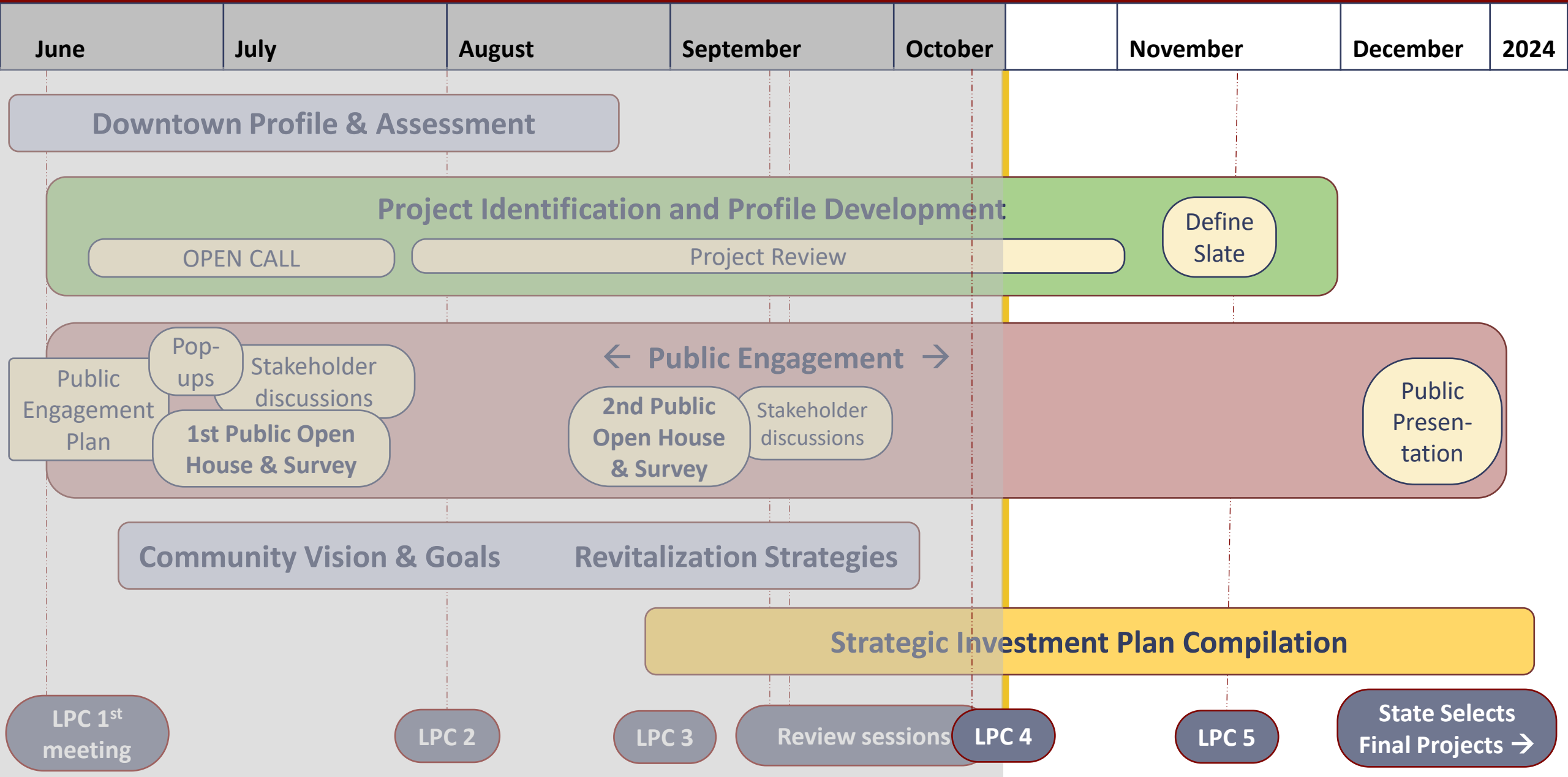
**Downtown
Revitalization
Initiative**



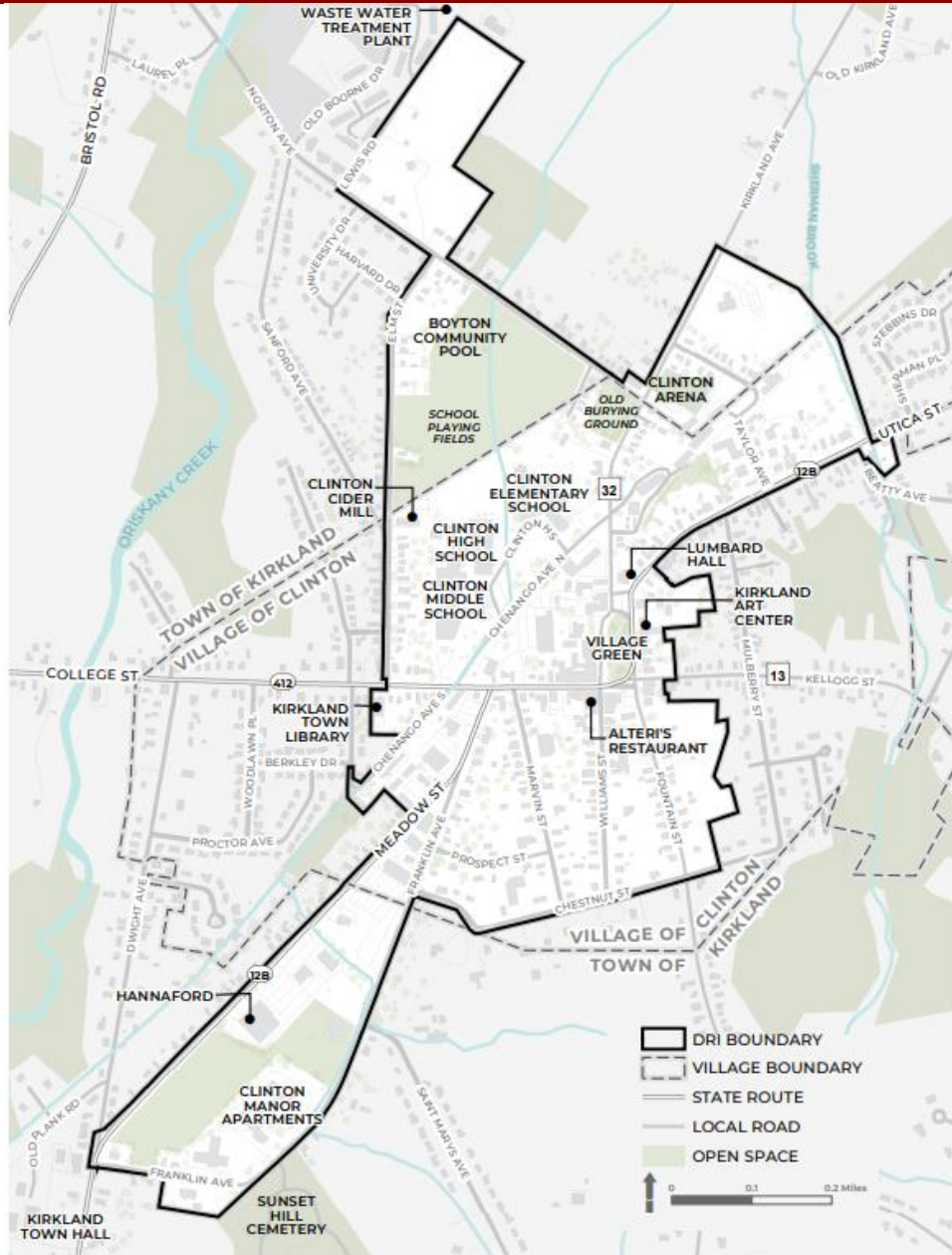
Process Update

Laura Lourenco

DRI Schedule 2023



Final Boundary – as updated at LPC 3



- Expanded to include all potential projects submitted
- Also serves as the boundary for a Small Projects Fund, if recommended and awarded

Final 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

Final 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).



Summary of Public Input

Laura Lourenco

Open House #2

Open House #2 KAC - Aug. 30, 4:30-7:00 pm

- 100 attendees, 75 people provided feedback

Open House #2 Online– Sept. 1-7

- 150 participants, 90 people (approx.) provided feedback

Tunes & Trucks Library Pop-up – Aug. 31 5:00-8:00 pm

- 175 attendees, approx. 24 provided feedback

Participants could read about each project, leave a comment, and indicate how much they liked it on a scale of 1-5. At the open houses, participants could also comment on the Draft Revitalization Strategies.

Kirkland Library Display – Sept. 1-7

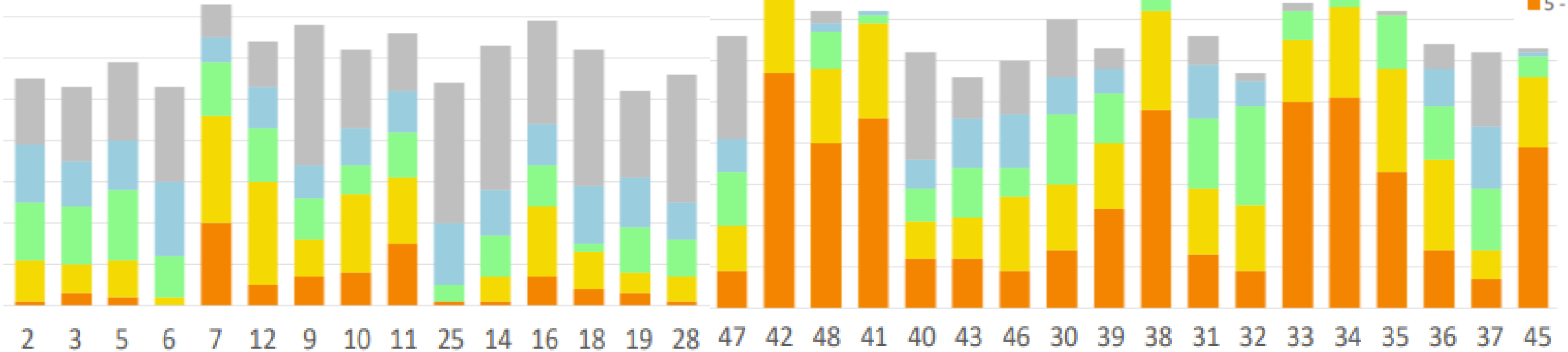
- Project descriptions displayed for Library patrons



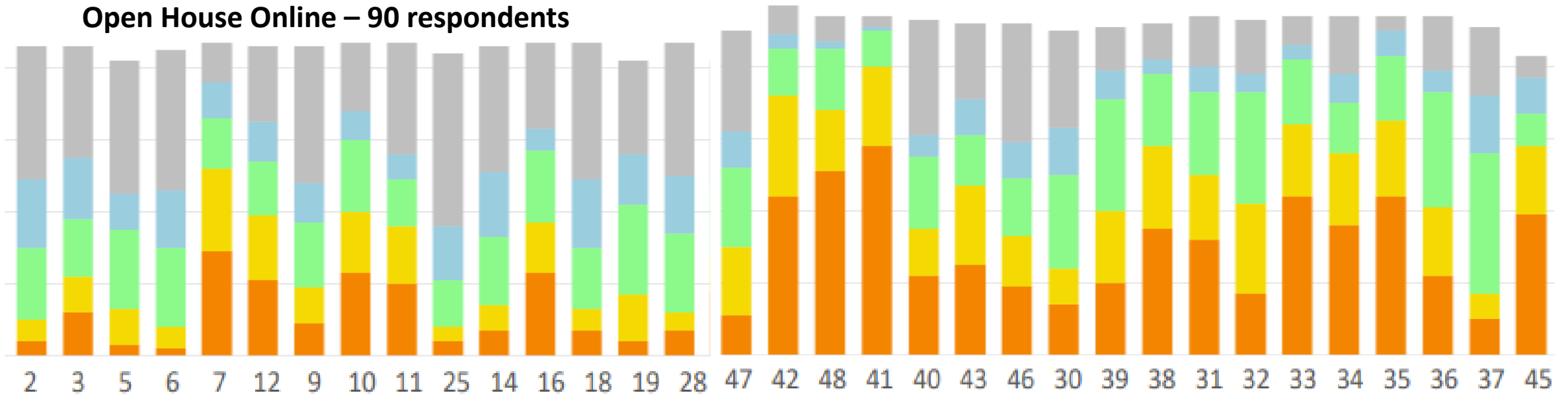
How do you like the project? (project key next slide)

- 1 - Not Much
- 2 - A Little
- 3 - Somewhat
- 4 - Like It
- 5 - Love it

Open House @ KAC – 75 respondents



Open House Online – 90 respondents



Project Key (for previous slide)

Private Projects		Public Projects	
2	Renovate Former Scollard Opera House (16 W Park Row)	47	Clinton Arena Improvements
3	Build New Market-rate and Affordable Housing (17 Kirkland Ave)	42	Install New Public Amenities at Lumbard Hall
5	Renovate and Expand a Property for Mixed-Use (2 East Park Row)	48	Reimagine the Village Green
6	Renovate and Stabilize Mixed Use Historical Building on 24 College St	41	Create Complete Streets for All
7	Expand the Cider Mill for year-round operation in its 100th year	Not-for-Profit / Other	
12	Convert Former Commercial Laundry Facility Into a Craft Hard Cider Operation	40	Downtown Trolley
9	Build New Housing for Kirkland and Clinton Residents (Taylor Ave / Utica St)	43	Public Art Mural <i>*public improvement, private sponsor</i>
10	Athletic Field and/or Outdoor Rink (withdrew)	46	Paint Downtown Mural Trail <i>*public improvement, private sponsor</i>
11	Create a Restaurant with indoor and outdoor dining (withdrew)	30	Placemaking through Branding, Marketing, and Wayfinding
25	Renovation for Tony's Pizzeria	39	Historic Walking Tour (ineligible) <i>*public improvement, private sponsor</i>
14	Alteri's Restaurant (withdrew)	38	Construct a pedestrian bridge over Sherman Brook for recreational trails
16	Expand Clinton Pottery into a Potter Trade School and Community Arts Complex	31	Food Waste Redeployment (ineligible)
18	Lewis Road Housing Project	32	Improvements to Clinton Fire Dept. Firehouse #2 (ineligible)
19	Renovate Parking and Accessibiliity at R.P. Heintz (withdrew)	33	Restore and Enhance the Jack Boynton Community Pool and Bathhouse
28	18-20 West Park Row	34	Transforming Community Arts at the Kirkland Art Center
		35	Transforming the Community's Library to Reflect Emerging Needs
		36	Beautify and Preserve a Historic Cemetery
		37	Enhance Safety and Security at Affordable Daycare Center
		45	Clinton-Kirkland Small Projects Fund <i>*public project, funds for public art, private, & not-for-profit small projects</i>

Focus Groups and Interviews - September

Youth Recreation & Planning (4)

Environmental Focus Group (9)

Business Focus Group (4)

Public Art Interview (1)



Challenges:

- **Fewer amenities**
- **Expensive / limited housing & commercial space**
- **Small business district (W Park Row)**

Makes Clinton-Kirkland less competitive for attracting families, visitors, players, artists, entrepreneurs. Reduces local tax base, support for existing resources

Needs & Opportunities

- More restaurants, lodging, shopping
- Ability/reasons to stay longer – Public Restrooms, picnic tables
- Housing (to buy and rent)
- More accessible downtown (short-term parking, trolley)
- Complete, accessible streets & more foot traffic
- Expand area people consider ‘downtown’ (street design, branding)
- Branding, marketing, and wayfinding
- Decarbonizing buildings
- reduced vehicle dependence and congestion
- Use public art to show vibrant arts community - with modern elements to complement historic charm while attracting younger generations



Potential DRI Projects List

Michael N'Dolo and Lisa Nagle

Overview at LPC 3 – 47 projects, \$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 +/-

Changes since LPC 3

LPC set requirements for private projects:

✓ Maximum DRI ask 40%, up to \$1.5 M

DRI ask reduced for almost all private projects, and several public and not-for-profit projects

18 projects identified as SPF candidates
Potential Small Project Fund candidates based on project size and scope

Six (6) Projects Withdrew

Athletic Field and/or Outdoor Rink
Renovate Alteri's Restaurant to Add a Multi-purpose Community Space
Renovate Parking and Handicap Accessibility for R.P. Heintz Funeral Home
Create an Upscale Healthy Cafe/Eatery on the Village Green
Create a Restaurant with indoor and outdoor dining
Build a Dog Park Barn

Four (4) Projects Determined to be Ineligible

Historic Walking Tour
Food Waste Redeployment from Landfill to Anerobic Digester for Green Energy
Improvements to Clinton Fire Department Firehouse #2
Village Green Wi-Fi → combined with Village Green project

Overview today – 39 projects, \$17.9 M of DRI ask

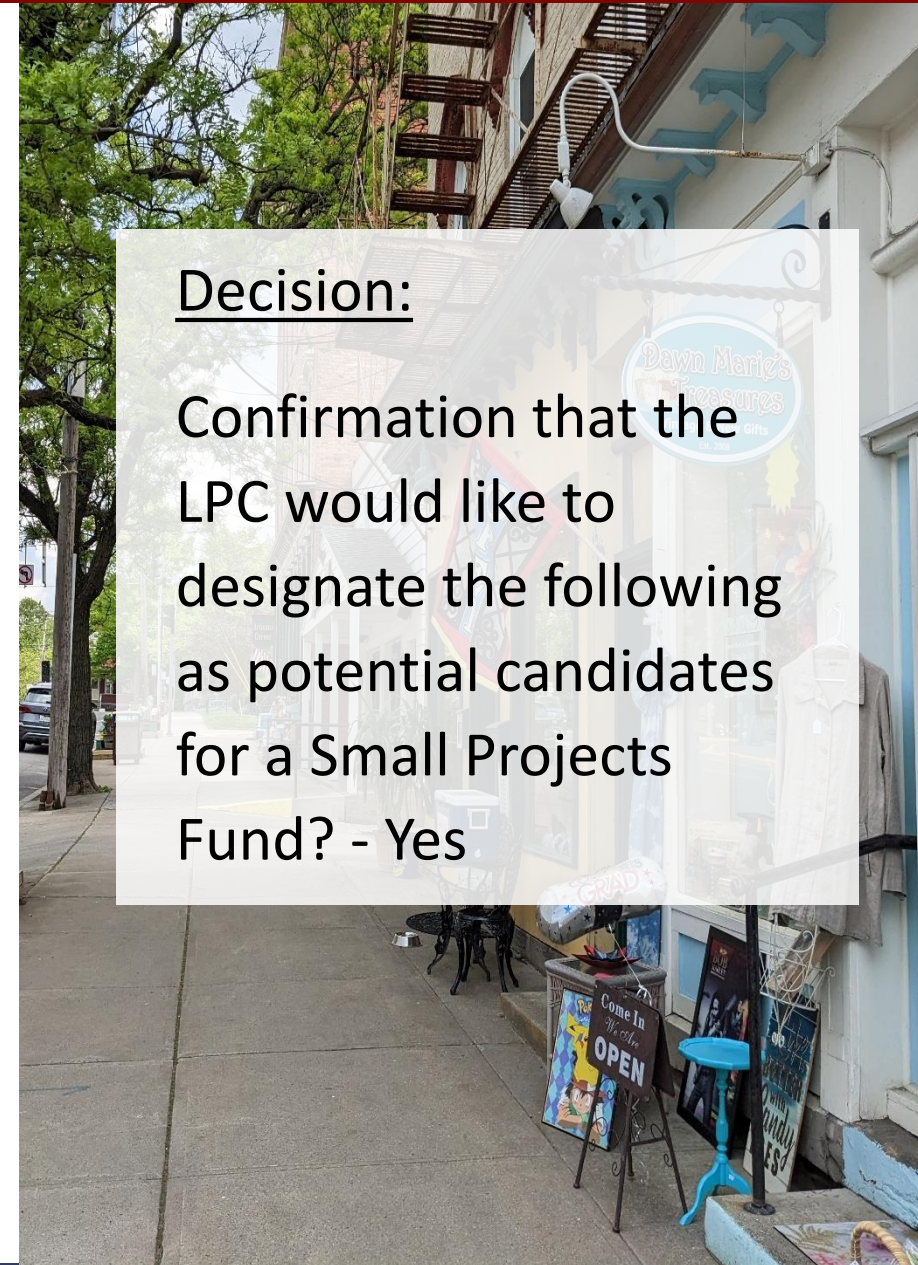
Total	Category	Total Project Cost \$	Total DRI Ask \$
6	Public	\$6,196,900	\$ 6,196,900
6	Non-Profit	\$5,259,550	\$4,365,550
9	Private	\$28,701,165	\$ 6,169,600
18	↳ <i>potential SPF projects</i>	\$1,531,407	\$1,122,129
39	All Categories	\$41,689,022	\$17,854,179

Total DRI Award: \$ 9.7 Million

LPC recommended slate: ~ \$ 15 Million +/-

Small Projects Fund - \$600,000 max

1. Restore and Improve a Historic Landmark used for Mixed-Use
2. Renovate Historic Landmark for Mixed-Use
3. Renovate and Stabilize Mixed Use Historical Building on College St
4. Repairs for Historic Landmark Building and Property in heart of Downtown
5. Complete Historic Façade Repair on 11, 13, 15, 17, & 19 College Street
6. Garret on the Green: Sauna and Gathering Space
7. Create Public Seating & Optimize The Cremeria
8. Pet Grooming Business Façade & Curbside Beautification Project
9. Renovate Historic Downtown Landmark
10. Renovate Downtown Village Housing
11. Re-envision a Recently-Closed Village Natural Foods Store as a Cooperative
12. Renovation for Tony's Pizzeria
13. Update a shopfront for the Modern-Day Shopper
14. Krizia Martin security and accessibility upgrades
15. Renovate the Rok
16. Public Art Mural
17. Paint Downtown Mural Trail
18. Enhance Safety and Security at Affordable Daycare Center



Overview SPF projects removed - 21 projects, \$16.7 M DRI ask

Total	Category	Total Project Cost \$	Total DRI Ask \$
6	Public	\$6,196,900	\$ 6,196,900
6	Non-Profit	\$5,259,550	\$4,365,550
9	Private	\$28,701,165	\$ 6,169,600
21	All Categories	\$40,157,615	\$16,732,050

Total DRI Award: \$ 9.7 Million

LPC recommended slate: ~ \$ 15 Million +/-

Potential DRI Projects for review today – 21 Projects

45	Clinton-Kirkland Small Projects Fund
48	Reimagine the Village Green
47	Improve the Clinton Arena for Expanded, Year-Round use
42	Create New Public Amenities at Lumbard Hall
41	Create Complete Streets for All
40	Improve Walkability and Accessibility with a Downtown Trolley
38	Construct a pedestrian bridge across Sherman Brook for recreational trails
36	Beautify and Preserve a Historic Cemetery
35	Expand Amenities at the Community's Library to Reflect Emerging Needs
34	Re-Imagine, Re-Create: Transforming Community Arts at the Kirkland Art Center
33	Enhance the Jack Boynton Community Pool and Bathhouse
30	Placemaking through Branding, Marketing, and Wayfinding
28	Renovate Historic 18-20 West Park Row for Energy Efficient Tourist Lodging
18	Construct New Apartment Buildings on Lewis Road
16	Renovate Clinton Pottery to create classroom and community space
9	Build New Apartment Buildings at the corner of Taylor Ave and Utica Street
12	Convert Former Commercial Laundry Facility Into a Craft Hard Cider Operation at 43 College Street
7	Expand the Cider Mill at 28 Elm Street for year-round operation in its 100th year
5	Renovate and Expand a Property for Mixed-Use at 2 East Park Row
3	Build New Market-Rate and Affordable Housing at 17 Kirkland Ave.
2	Renovate the Historic Mixed-Use Scollard Opera House Building (16 W Park Row)



Potential DRI Projects Review

Michael N'Dolo and Lisa Nagle

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**.

45 Clinton-Kirkland Small Projects Fund



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>Establish the Clinton-Kirkland Small Projects Fund for small businesses, not for profit organizations, and public art. A small match will be required by project sponsors. Minimum and maximum funding levels will be established. A separate board/commission to administer the fund will be created.</p>	<p>Village of Clinton, Town of Kirkland</p>	<p>\$600,000</p>	<p>\$600,000</p>	<p>100%</p>

1. Restore a Historic Landmark for Mixed-Use (16 College)
2. Renovate Historic Landmark for Mixed-Use (8 College, 2 & # W Park Row)
3. Renovate & Stabilize Mixed-Use Historical Building (24 College)
4. Repairs for Historic Landmark Building (29 W Park Row)
5. Historic Façade Repair on 11, 13, 15, 17, & 19 College
6. Garret on the Green: Sauna and Gathering Space (8 Utica)
7. Create Public Seating & Optimize The Cremeria (17 College)
8. Pet Grooming Business Façade & Beautification (4 Taylor)
9. Renovate Historic Downtown Landmark (2 Kirkland)
10. Renovate Downtown Village Housing (6 Kirkland)
11. Re-envision Village Natural Foods Store as a Cooperative
12. Renovation for Tony's Pizzeria (41 College)
13. Update shopfront for Modern-Day Shopper (18 W Park R)
14. Krizia Martin security & accessibility upgrades (20 W Park R)
15. Renovate the Rok (36 College)
16. Public Art Mural (DRI area)
17. Paint Downtown Mural Trail (DRI Area)
18. Enhance Security at Affordable Daycare Center (2 Prospect)

48 Reimagine the Village Green



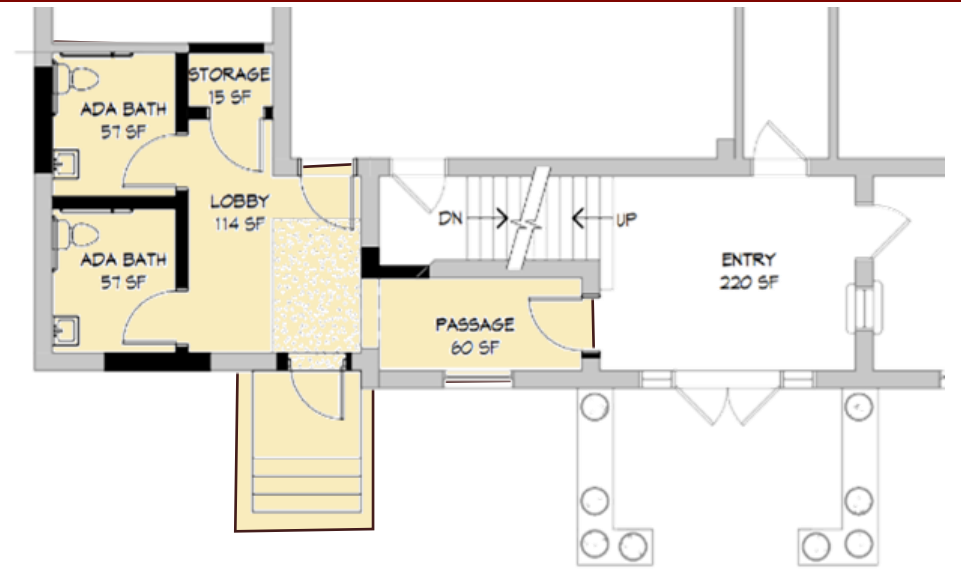
Project Description	Project Sponsor	Total Cost	DRI Ask	%
Enhance the historic Village Green as a centerpiece of the community and a hub for commerce and community events by improving pedestrian connectivity and amenities, updating landscaping and viewsheds, and adding public Wi-Fi.	Village of Clinton	\$2,000,000	\$2,000,000	100%

47 Improve Clinton Arena for Expanded, Year-Round use



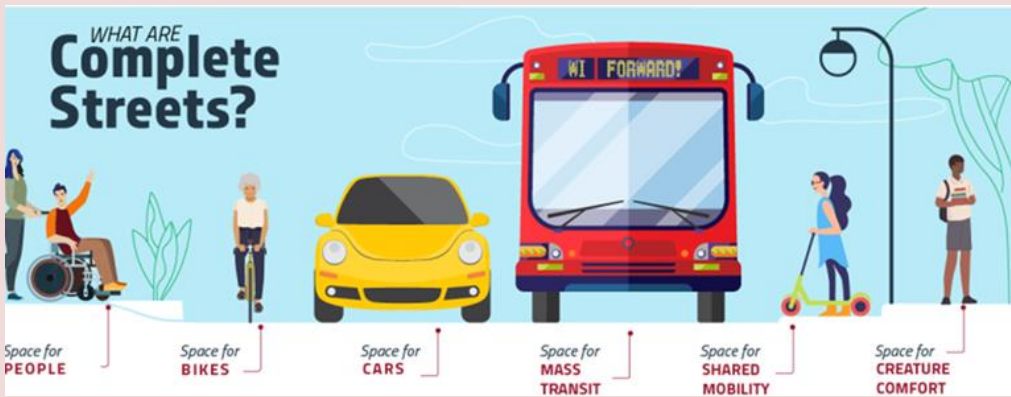
Project Description	Project Sponsor	Total Cost	DRI Ask	%
Improve amenities and facilities at the Clinton Arena to serve a broader, year-round audience. A new concession stand, pro-shop, restrooms, and office space plus upgraded locker rooms will increase the competitiveness of the facility. A girls' locker rooms and summer roller skating floor will expand its usability. An improved staircase and community parking area will improve safety and co-benefits. The Town would build out additional amenities in a 2 nd phase.	Town of Kirkland	\$1,452,500	\$1,452,500	100%

42 Create New Public Amenities at Lumbarb Hall



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Create public restrooms within Lumbarb Hall to accommodate residents, shoppers, and other guests visiting the Village and Town, especially during the many events on the Village Green. The restrooms would be indoors and ADA compliant, providing easy public access from the outside.	Village of Clinton	\$418,500	\$418,500	100%

41 Create Complete Streets for All



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Close gaps in multi-modal infrastructure to increase walkability and accessibility. Improvements will be made along Franklin, Elm, Norton, Kirkland, and McBride.	Village of Clinton	\$1,500,000	\$1,500,000	100%

40 Improve Walkability and Accessibility with a Downtown Trolley



Re-establish a trolley service in Clinton and Kirkland for public and private events. This free, public trolley with 2 ADA seats would serve as a shuttle for events in the Village Green and elsewhere, increasing accessibility and reducing the need for parking downtown. The distinctive trolley design will be in keeping with Clinton's historic trolley (1901-1936). Hale Transportation will cover all operating and maintenance costs.

Project Description	Project Sponsor	Total Cost	DRI Ask	%
	Clinton Chamber of Commerce	\$225,900	\$225,900	100%

38 Construct a pedestrian bridge across Sherman Brook for Recreational Trails



Construct a pedestrian bridge across Sherman Brook to carry the Chenango Canal Trail. The bridge will allow multi-recreational trails to extend northward past scenic ponds and wetlands and eventually connect the Clinton-Kirkland to regional trails in the north and south.

Project Description	Project Sponsor	Total Cost	DRI Ask	%
	Kirkland Trails, Inc.	\$305,000	\$305,000	100%

36 Beautify and Preserve a Historic Cemetery at 1 Norton Ave.



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Restore the historic Old Burying Ground with a decorative wrought iron fence, entry arch, and benches as well as landscaping improvements. The project will improve security and provide an increased sense of dignity and history at a key downtown gateway.	Clinton Historical Society	\$67,800	\$67,800	100%

35 Expand Amenities at the Community's Library to Reflect Emerging Needs



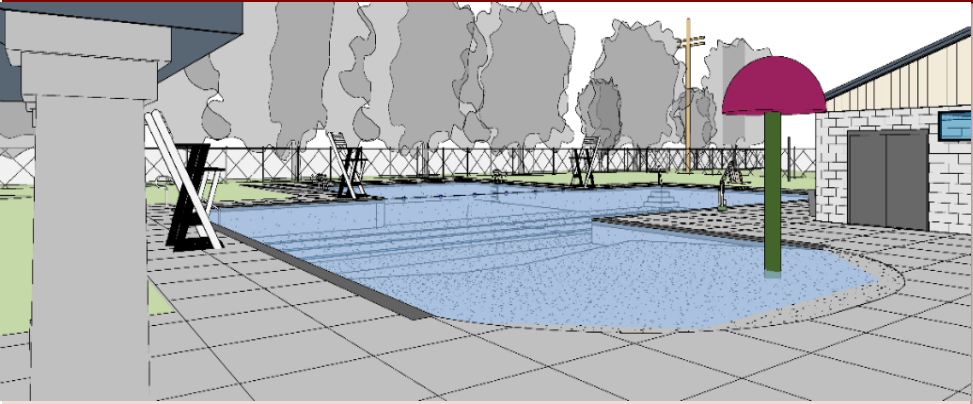
Project Description	Project Sponsor	Total Cost	DRI Ask	%
Create a public incubator/makerspace, gathering space, and mural to respond to emerging needs in the community. Entrepreneurs and students will be able to take an idea from concept to completion using the library resources in a fully-equipped and accessible incubator/makerspace. Reconstruction of the Library's historic porches will address community demand for gathering spaces, and the mural will beautify a community space.	Kirkland Town Library	\$227,300	\$152,500	67%

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



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Renovation of the KAC into a modern and accessible community arts facility. The project will reconstruct the barn with a state-of-the-art pottery studio, children’s dance studio, and traditional and visual arts programming spaces. It will also add a new culinary arts studio and stabilize the historic church structure. The project will allow the KAC to serve a broader audience and expand cultural experiences available in the region.	Kirkland Arts Center	\$2,697,700	\$1,930,500	72%

33 Enhance the Jack Boynton Community Pool and Bathhouse



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Renovations to the community pool to improve facilities, accessibility, and program offerings. The project will include upgrades to the bathhouse, pool structure, and equipment. It will add a wading pool/ zero entry area with splash pad, as well as a heater to extend the season by 2-3 weeks.	Clinton Youth Foundation	\$1,822,250	\$1,770,250	97%

30 Placemaking through Branding, Marketing, and Wayfinding



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
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. Elements include a marketing theme, website, social-media platforms, and print and display ads.	Clinton Chamber of Commerce	\$139,500	\$139,500	100%	0	-	-

28 Renovate Historic 18-20 West Park Row for Energy Efficient Tourist Lodging



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Renovate four units on the second and third floor to add much needed overnight lodging in the Village. The project will also include an exterior refresh and energy efficiency improvements. The project will result in lodging for 8-12 visitors downtown in a LEED certified building.	Kevin and Heather Martin	\$302,831	\$120,000	40%	1.5	4 Lodging units	2,600

18 Construct New Apartment Buildings on Lewis Road

Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
 <p>Construct 40 affordable apartments (80% AMI) on historically vacant land in a walkable area. Includes an access road, landscaping, green infrastructure.</p>	Spinella Family	\$11,590,953	\$1,500,000	13%	0	40	0

16 Renovate Clinton Pottery to Create Classroom and Community Space

Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
 <p>Renovate the ground floor area to create a classroom space, construct a deck for demonstrations and performances, and create a throwing room for continuing education and apprenticeship programs.</p>	Alice and Jonathan Woodward	\$250,000	\$100,000	40%	0	0	

9 Build New Apartment Buildings at the corner of Taylor Ave and Utica Street



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Build a small apartment community on a vacant, brownfield at the north end of the Village of Clinton. The project will expand the Village's housing stock and provide connectivity upgrades to the Kirkland Trail System and the Village Center.	R Luke Lewis	\$8,994,000	\$1,500,000	17%	2	30 units	0

12 Convert Former Commercial Laundry Facility into a Craft Hard Cider Operation



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Convert a former commercial laundry facility to expand local craft cider operations and encourage agrotourism in the Village. The project creates a new offshoot of the Clinton Cider Mill dedicated to the production of craft hard cider using locally sourced fruit pressed at the Mill's Elm Street location.	Ben Fehlner	\$675,381	\$270,000	40%	4	N/A	1,500

7 Expand the Cider Mill at 28 Elm Street for year-round operation in its 100th year




Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Expand the retail space with a new, climate-controlled, ADA-compliant addition with an expanded outdoor seating area, indoor dining space, customer bathrooms, and a wheelchair lift. This project enables year-round operations.	Clinton Cider Mill	\$910,000	\$364,000	40%	4	N/A	1,300

5 Renovate and Expand a Property for Mixed-Use at 2 East Park Row



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Renovate the existing historic building and build a new, mixed-use, townhome expansion on the east side fronting Kellogg Street. The project will create new residential units and downtown commercial/retail spaces, renovate existing residential and office spaces, and expand parking onsite.	OB Properties Group, LLC	\$3,939,000	\$1,500,000	38%	10+	5 new; 3 rehab	5,000

3 Build New Market-Rate and Affordable Housing at 17 Kirkland Ave

	Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
	<p>Construct a new 4-unit apartment building at 17 Kirkland Ave, providing much-needed residential space in a sought-after neighborhood and improving the quality and quantity of the Village's housing stock.</p>	<p>Kogut Excavating LLC</p>	<p>\$1,100,000</p>	<p>\$440,000</p>	<p>40%</p>	<p>0</p>	<p>4</p>	<p>0</p>

2 Renovate the Historic Mixed-Use Scollard Opera House Building at 16 W Park Row

	Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
	<p>Renovate the historic, mixed-use Scollard Opera House building in the village center: Rehabilitate 1 residential space, add a public picnic area, improve interior amenities, improve the façade, add energy efficient windows, and improve parking in the rear.</p>	<p>Peter Gerrity</p>	<p>\$939,000</p>	<p>\$375,600</p>	<p>40%</p>	<p>0</p>	<p>1 new 4 rehab</p>	<p>4,000</p>

Potential DRI Projects List – Narrowed List (conclusion of LPC 4)

45	Clinton-Kirkland Small Projects Fund
48	Reimagine the Village Green
47	Improve the Clinton Arena for Expanded, Year-Round use
42	Create New Public Amenities at Lumbard Hall
41	Create Complete Streets for All
40	Improve Walkability and Accessibility with a Downtown Trolley
38	Construct a pedestrian bridge across Sherman Brook for recreational trails
36	Beautify and Preserve a Historic Cemetery
35	Expand Amenities at the Community's Library to Reflect Emerging Needs
34	Re-Imagine, Re-Create: Transforming Community Arts at the Kirkland Art Center
33	Enhance the Jack Boynton Community Pool and Bathhouse
30	Placemaking through Branding, Marketing, and Wayfinding
18	Construct New Apartment Buildings on Lewis Road
16	Renovate Clinton Pottery to create classroom and community space
9	Build New Apartment Buildings at the corner of Taylor Ave and Utica Street
12	Convert Former Commercial Laundry Facility Into a Craft Hard Cider Operation at 43 College Street
7	Expand the Cider Mill at 28 Elm Street for year-round operation in its 100th year
3	Build New Market-Rate and Affordable Housing at 17 Kirkland Ave.

18 Projects

Total DRI Ask
\$14,736,450

Projects not advancing – can be considered for inclusion as pipeline projects (honorable mention)

28	Renovate Historic 18-20 West Park Row for Energy Efficient Tourist Lodging
5	Renovate and Expand a Property for Mixed-Use at 2 East Park Row
2	Renovate the Historic Mixed-Use Scollard Opera House Building (16 W Park Row)



Next Steps

Laura Lourenco, EDR

Next Steps

October-November

- Final project sponsor follow up and draft project profiles

LPC Meeting #5 (open to public)

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

December (date tbd)

- Public Presentation

December

- Final Strategic Investment Plan submitted with profiles of projects recommended for funding



Public Remarks



Thank You!

<https://www.clintonkirklanddri.com>

