



Clinton – Kirkland DRI LPC 2
Kirkland Town Hall 8/1/23 1:00-3:00pm

Minutes (see accompanying slides)

Attendees:

- **LPC:** Mayor Elizabeth Tantillo, Supervisor Robert Meelan, Natalie Brown, Michael Debraggio, Jonathan Joseph, Matt Lacey, Maria Macrina, Lisa Magnarelli, Molly Marris, Tom Neumann, Howie Schaffer, Barabara Owens, Jackie Walters.
- **State:** Danny Lapin, DOS; Stefan Lutter, DOS.
- **Consultants:** Lisa Nagle, Elan; Aidan McKibbin-Vaughan, Elan; Michael N'Dolo, MRB Group; Margret Irwin, River Street Planning.

Agenda

1. Welcome
 2. Code of Conduct and Recusals
 3. Agenda and DRI Process Update
 4. Downtown Profile: Key Findings and Discussion
 5. Public Engagement: General Update
 6. Public Engagement: Summary of Input
 7. Vision Discussion
 8. Open Call for Projects Overview
 9. Evaluation Process Discussion
 10. Next Steps
 11. Public Remarks
- Adjourn

1:06

1. **Welcome**
 - Co-Chairs start the meeting and welcomes the public for attending.
2. **Code of Conduct and Recusals**
 - DOS reads the preamble.
 - DOS reminds the LPC to hand in Code of Conduct and any recusal forms by 8/2.
 - Conflicts of interests – cannot participate in project discussion may only give factual information.
 - New Recusals
 - o Jonathon Joseph – Cider Mill
 - o Michael Debraggio – Kirkland Town Library
 - o Natalie Brown – Kirkland Town Library
 - o Matt Lacey – Kirkland Town Library and is the Architect on 2 other projects.
 - o Maria Macrina – Owner of The Cremeria
 - o Tom Neumann and Molly Marris may have recusals after reviewing the project list



- Introduction to Consultant Team/ state team

3. Agenda and DRI Process Update

- Lisa Nagle introduces the schedule and reviewed where we came from, where we are and reminded everyone where we are going.
- The next step is finalizing the vision and goals.
- Open House #2 and LPC 3 are the next events at the end of August.

4. Downtown Profile: Key Findings & Discussion

- Looked at several geographies to gather data.
 - o DRI Area
 - o Relatively few people live there.
 - o Higher median income than town and county
 - Good for retail sales and future home values
 - o Higher median age than the town
 - o High educational attainment
 - o Clinton Zip code
 - o County
- Business and Employment Findings
 - o 1% job loss in last 10 years
 - o Health Care and Social Assistance, Construction, Wholesale, and Retail Trade are the industries that experienced the most job loss.
 - o Manufacturing and Educational Services saw the most growth.
 - o Anchor Employees include Clinton Central Schools, Clinton Tractor & Implement Co., and Wolfe News Service Inc.
- Real Estate Market Findings
 - o Stable real estate market
 - o Low vacancy rate
 - o Near 0 across all types of rental space
 - o High leasing activity
 - o Persistent rent growth
 - o Few new additions
 - o Middle of the range pricing – which means there is room to grow.
 - o Only 2 small family housing developments in last 10 years, both were quickly occupied.
- General Findings
 - o Flooding – Sherman Brook has a history of flash floods, especially near Clinton Schools.
 - o Infrastructure – DRI area has access to broadband and are served by public water, sanitary sewer, and storm sewer.
 - o NYSDOT is investing nearly \$4 million to rehabilitate pavement on Routes 12B and 412 within the DRI area.
 - o Transportation - Several gaps in sidewalk network, pedestrian facilities need improvements to meet ADA standards.



- No dedicated bicycle facilities
- Only one public transit route within DRI area
- History – Cliton Historic District includes the Village Green and showcases a variety of historic buildings within a dense, walkable, downtown area in the heart of the DRI area.
- Recreation – Clinton Arena and Boynton Pool are significant recreational assets within the DRI area. Kirkland Trail is a new popular local asset with hopes of expanding to connect with the regional trail system.
- **Question: Going through this did you notice where the community can grow and fill the gaps? Yes, and that will help guide what projects are a high priority.**

5. Public Engagement: General Update

- Public Engagement Plan
- Field Visits
 - Farmers Market Pop-up – Great turn out with great input from
- Open House #1
- Initial Stakeholder Discussions
- Next Open House will be at the end of the month.
 - All the projects will be on display.
- More fieldwork in the future to see what else is going on.

6. Public Engagement: Summary of Input

- Margret asked the LPC to say what words or phrase best describe their vision. The words they used are below:
 - Vibrant community – 5
 - Social engagement
 - Self-contained
 - Enhance
 - Welcoming
 - Smart growth
 - Beautiful
 - Home
 - Diverse
 - Commerce
- Review of community input
 - The public wants to support:
 - Arts & history
 - KAC
 - Recreation
 - Boynton Pool
 - Historic Society
 - The public wants to see more of:
 - Sidewalk/bike paths
 - Lodging



- Restrooms
- Restaurants
- Lodging
- Accessibility
- Public Input from Comment cards
 - Accessibility - Increase accessibility by improving sidewalks, green spaces, and trails.
 - History - Take advantage of history by implementing historical tours.
 - Environmental sustainability – install solar panels on public parking areas and public buildings.
 - Hard to reach populations – LPC needs to make an effort to gather input from farmers, the disabled, and seniors.
 - Sidewalks – Improve the sidewalks along Fountain Street to improve walkability and safety.
- Public Input from Website
 - Accessibility – improve accessibility for people with disabilities.
 - Recreation – improve recreational offerings for families with young children. Playgrounds for very young children in the DRI area
 - Gathering spaces – add spaces for all ages that encourage play, exploration, and the arts.
 - Infrastructure – improve street infrastructure to increase safety for pedestrians.
 - Truck traffic – divert heavy truck traffic away from the DRI area and implement traffic calming measures throughout the DRI area.
- Public Input from Application
 - Diversity – Grow the area’s reputation as a place to call home with diverse resident and visitors.
 - Health/wellness - encourage health and sustainable practices for improving quality of life.
 - Family business – advance economic initiatives in support of new and existing family-owned businesses.
 - Arts culture - Enhance public spaces and the KAC for arts and cultural events.
 - Complete streets – modernize infrastructure with amenities to enhance downtown.
 - Climate action – commit to the on-going environment/climate action.
 - Housing choice – provide a variety of housing options.
 - Grow Tax Base – Grow the local property tax base.
 - Intergenerationally – create an area where children live within minutes of their parents/grandparents.
- Public Input from Farmers Market
 - Strengths – Village Green, KAC
 - Challenges – Parking, safety, traffic



- Opportunities – Improve the sidewalks and connections to businesses, schools, library, and KAC. Improve the facades of buildings, expand public art with sculpture gardens and other unique spaces for public gatherings. Redesign the KAC as a modern art center for all people to enjoy.
- Weaknesses – Truck traffic near KAC, old looking buildings
- Public Input from Open House #1 – Vision and Goals
 - Complete Streets
 - Heritage and historic preservation
 - Wellness and quality of life
 - Arts, culture & events
 - Growing locally owned businesses
 - Active Green space & green infrastructure
 - Affordable housing for all ages
 - Crosswalks
 - Tree Planting
 - Crosswalks
 - Tree Plantings
 - Sidewalks
 - Accessibility
 - Village Green
 - Historic Preservation
 - Accessibility for elderly/disabled
 - Franklin St. Accessibility
 - Collaboration
 - Entertainment
 - Traffic
- LPC Survey – What is unique about DRI area?
 - Tight community
 - Beautiful setting, unique village layout, Hamilton College
 - State Route through village makes it a hub, also a challenge to maintain village as a quaint and vibrant space
 - Good mix of commercial, residential, agricultural space, there is space for growth
- Amount of greenery, history and age, quality of public school, quaint
 - Village green is in constant use – farmers market, concerts, book sale, July 4th, pottery sale, etc. Creates central core for gathering
 - Quality of housing stock
 - Walkable
- LPC Survey - What do you love about the DRI area?
 - Quaint, small town charm
 - Walkable, diverse businesses/public spaces, pretty.
 - Village has solid bones, with right adjustments, could provide sustainable environment for commerce and social engagement



- Things to do, village green is the downtown core
 - Accessibility for pedestrians
 - Architecture and history
 - Lots of potential that requires intellectual, creative, and financial investment
- **Question to LPC: Anything surprising?** – *no, it was all expected.*
 - *Later – things have been lost of the years but hoping the DRI will help recovery it. Hard to describe as it is more of feeling.*
 - *Voices of certain people are not being heard. Build the trust around change and make sure it is not a small group of people making the decisions that will affect the entire community – it's the entire community making decisions that will affect everyone.*
 - *The LPC survey solicited groups of people that we need to make an extra effort to reach certain groups of people – currently in the process of fleshing that out and will strive to reach those people. As well as important stakeholders*
 - *Will share group of stakeholders back with LPC to ensure there still are no gaps.*
 - *While skewing older it's important to engage with the future of the community. School superintendent to reach high schoolers.*

7. Vision Discussion

- DRI process starts over after the community is awarded.
 - Vision statement must be changed after application to follow DOS guidelines and because the vision changes after winning \$10 million.
- Reviewed the application vision statement.
- Reviewed the DRI guidance on how to build a refined vision statement.
- Reviewed the new Vision statement.
- Reviewed the Guidance on Goals and the draft goals.
 - Goal Areas
 - Economic and business development
 - Quality of place and historic streetscape
 - Wellness and quality of life
 - Cultural community
 - Housing choice and affordability
 - Infrastructure, mobility and connectivity
 - Thoughts on vision
 - Include the word "Foundational."
 - Include the town of Kirkland verbatim.
 - Resiliency – the ability to bounce back, economically and sustainable, socially resilient as well. Maybe a more specific word.
 - Put the word economic earlier. To make sure the community is sustained.
 - Words that show the community is attracting to younger people.



- Age breakdown is important.
- Also, diversity – not just race but age, education, socio demographics.
- Crazy world? Workshop the phrase.
- Using the college to enhance the economy.
- “Young families/residents”
- LPC discussed the inclusion of all groups of people throughout this process.
- Thoughts on goals
 - Goals should be achieved through projects.

8. Open Call for Projects Review

- 47 projects
 - 28 private
 - 9 public
 - 10 non-profit
 - Over 45 million total cost
 - 26 million in DRI ask
- Consultant team proposed meeting in 2 weeks to discuss project specifics in executive sessions.
- Reviewed the Non-profit projects.
- Important to note that the DRI boundary can change and that 3 projects currently fall outside of the DRI Boundary
- **Question: Can the DRI % change?** *Yes, and will likely change. Can “negotiate” with sponsor.*
- **Question: Can final slate be more than 9.7 million?** *Yes, it can be as high as they’d like. Typically, around \$14-15 million on the slate*
- Evaluation criteria will be key later.
- A lot private projects – asking for a lot of money
- Reviewed the Private sector projects.
- Reviewed the Public sector Projects.
- Projects doubled since the application; no more project ideas will be accepted for DRI funded but they can submit ideas for other funding sources.
- **Question: Deadline has passed, who sets that?** – *DRI program sets the deadline*
- Important to note that the small projects fund will require the projects to re-apply, community will set own requirements.

9. Project Evaluation discussion

- Projects don’t have to check every box of the selection criteria, but they should satisfy Community DRI goals, state goals, align with the vision.
- Proposed Selection Criteria
 - Community Support
 - Project Readiness



- Catalytic Effect
 - Co-benefits
 - Effectiveness
-
- Giving short notice to sponsors for edits to their proposal will be difficult, they need time to make revisions. Executive Sessions will be to review and ask questions and thoroughly vet the projects.
 - Scheduled reviewed and discussed how difficult the timeframe is. More discussions may be need for executive sessions.
 - Reminder to send the vision and goals via email to LPC

10. Next Steps

- Lisa Nagle reviewed the next steps in the DRI process.
- Reminder that the next events are on 8/30 with LPC meeting #3 followed by Open House #2 right afterwards at the Kirkland Art Center.

11. Public remarks

- Member of public asked about the Historic Walking Tour project proposal.

Adjourn.