

Clinton-Kirkland Downtown Revitalization Initiative



Local Planning Committee
Meeting #1 06.05.2023

Photo: Elan



**Downtown
Revitalization
Initiative**

Agenda

1. Welcome
2. Introductions
3. DRI Overview
4. DRI Application Overview
5. LPC Discussion
 - Open Call for Projects
 - Public Engagement
6. Next Steps
7. Public Remarks

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Photo: Elan



**Downtown
Revitalization
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Introductions

All

Local Planning Committee

Co-Chair: Elizabeth Tantillo, Mayor, Village of Clinton

Co-Chair: Robert Meelan, Supervisor, Town of Kirkland

Co-Chair: Larry Gilroy, Co-Chair, Mohawk Valley Regional Economic Development Council (MVREDC)

- **Natalie Brown**, Management Consultant, Village Master Planner
- **Michael Debraggio**, President, Clinton Kirkland Improvement Corporation
- **Jonathan Joseph**, North Star Orchards
- **Matt Lacey**, Principal Architect, March Associates
- **Maria Macrina**, Business Owner, The Cremeria
- **Lisa Magnarelli**, Director of College Events and Scheduling, Hamilton College; Board of Education Member, Clinton Central School District
- **Molly Marris**, Executive Director, Chamber of Commerce; Board Member, CKIC
- **Tom Neumann**, President, First Source Federal Credit Union
- **Barbara Owens**, Realtor
- **Howie Schaffer**, Chief Inclusion Officer/Principal, Big Tent Consulting
- **Jackie Walters**, Board Member, CKIC

State Partners & Consultants

- **Daniel “Danny” Lapin**, Revitalization Specialist, Department of State (DOS)
 - **Stefan Lutter**, Revitalization Specialist, Department of State (DOS)
 - **Allison Madmoune**, Empire State Development (ESD)
 - **Ian Benjamin**, Homes and Community Renewal (HCR)
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- **Lisa Nagle**, Planning Practice Area Leader, Elan
 - **Laura Lourenco**, Senior Planner, Elan
 - **Aidan McKibbin-Vaughan**, Planner, Elan
 - **Michael N’Dolo**, Director of Economic Development, MRB Group
 - **Jared Shepard**, Senior Planning Associate, MRB Group
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- **Juhee Lee Hartford**, River Architects
- **Michael Goodrum**, Noresco
- **Michelle Scordino**, Noresco

State Partners & Consultants

New York Department of State (NYSDOS)

Lead agency, Public projects

Empire State Development (ESD)

Local development expertise, Private projects

New York Division of Homes and Community Renewal (HCR)

Community & Housing expertise,
Grant and loan programs

New York State Energy Research & Development Authority (NYSERDA)

Decarbonization strategies,
Stretch Energy code

+ River Architects and NORESCO

ELAN Planning & Design

Lead consultant, urban planning, design, public engagement

MRB Group

Economic Analysis

Prospect Hill Consulting

Data & GIS analysis / mapping

Politi + Siano Architects

Architecture & urban design

Greenman-Pedersen, Inc.

Transportation planning, engineering

STC Design

Building evaluation & documentation

C.T. Male Associates, P.C.

Management and implementation

Roles

LPC

- Guide development of the **Strategic Investment Plan**
- Review potential **DRI projects** and recommend a selection for DRI Funding
- Support and learn from **public engagement activities**
- Attend **monthly LPC meetings**; may form **work groups** and/or convene working sessions
- Review and advise on DRI planning **products and activities**

State

- Provide **guidance and expertise** throughout planning process
- **Manage** consultants and LPC meetings to ensure critical tasks are accomplished
- Ensure **documents** meet state and local goals
- **Facilitate** assistance from other State agencies
- Support **contracting** of projects awarded

Consultants

- Work with LPC and state to research and prepare **DRI documents**
- **Facilitates public engagement** with guidance from LPC
- Assists in identification and assessment of **potential projects**
- **Manage** meetings and event logistics and presentations



DRI Code of Conduct

Danny Lapin, DOS

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



DRI Overview

Lisa Nagle, Elan

State Goals



Create an active downtown with a strong sense of place



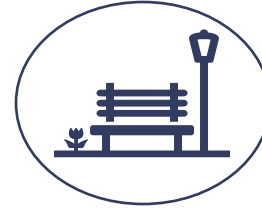
Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and provide job opportunities for a variety of skills and salaries



Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region



Grow the local property tax base



Provide amenities that support and enhance downtown living and quality of life



Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.



Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts

Strategic Investment Plan Content

DRI communities receive a \$10 million grant to develop a **Strategic Investment Plan** and implement catalytic projects that advance the community's vision for revitalization.

Table of Contents

Executive Summary

DRI Area Boundary

I. Downtown Profile and Assessment

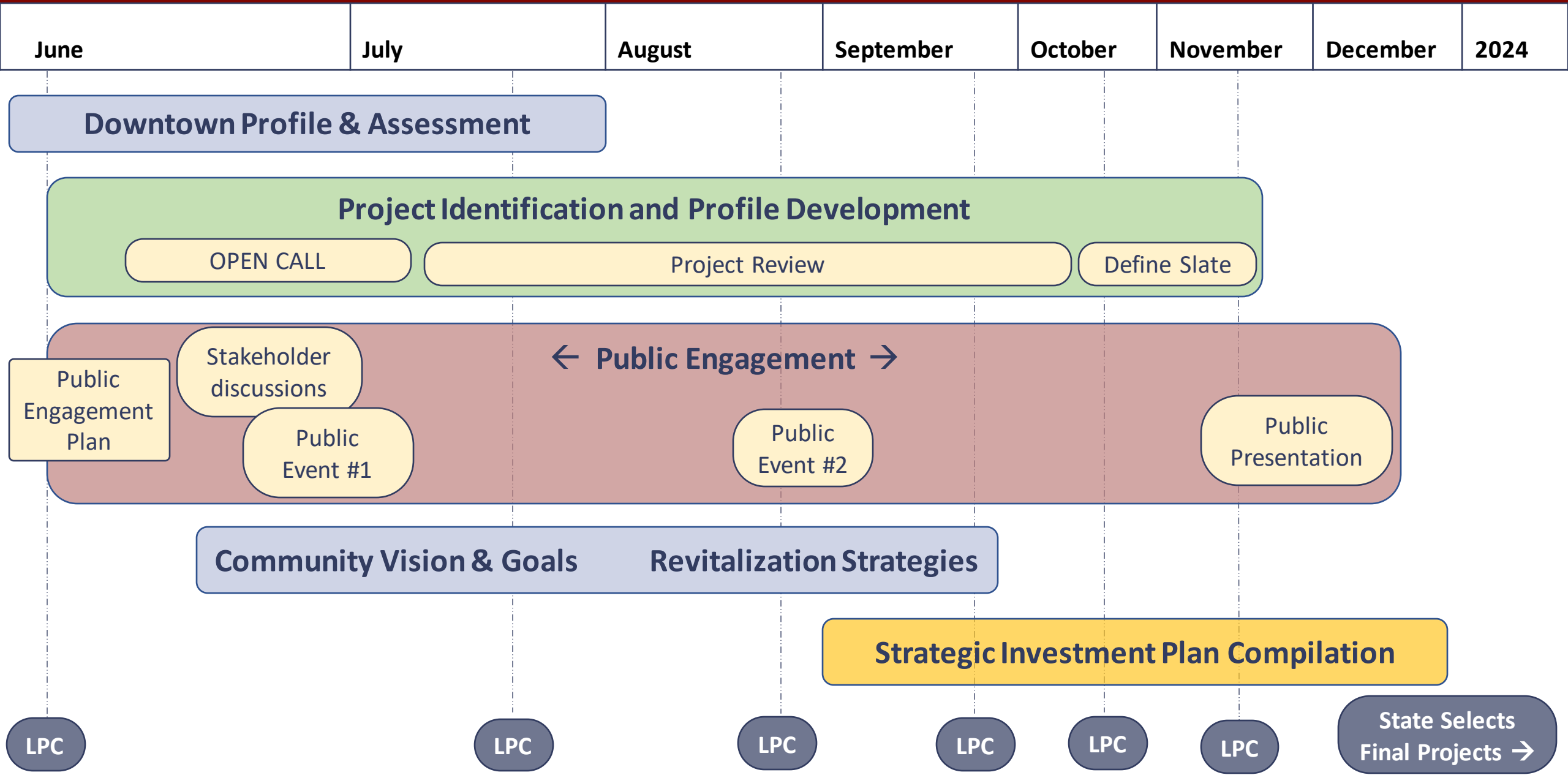
II. Community Vision, Goals, and Revitalization Strategies

III. Description of Public Engagement

IV. Projects Proposed for DRI Funding



DRI Schedule



DRI Process – Project Implementation

Project Implementation Process



Projects from each community evaluated by the State & selected for funding



Governor announces selected projects



DOS/HCR/ESD or other agency/authority works with project sponsors to execute grant agreements

State evaluation criteria:

- ✓ **alignment with state and local goals**
- ✓ **project readiness;**
- ✓ **catalytic effect**
- ✓ **secondary benefits**
- ✓ **cost effectiveness**

State staff work with project sponsors to execute project agreements and manage DRI contracts.



Clinton-Kirkland DRI Application

Partnerships & Momentum

- Town-Gown partnerships (ongoing)
- Kraft USA Hockeyville Title 2018
- CKIC incorporated 501(c)3 in 2022
- July 4th Festival Introduced 2022
- Climate Smart Community & Taskforce
- Local Job Growth
(e.g. Indium Corp, Hamilton College)
- Educational Growth
(Hamilton and CCSD construction)



Recent Investment

Village of Clinton Strategic Master Plan started 2020

Phase 1 projects completed:

- \$464k water system upgrades
- Sanitary Sewer study
- Storm Water Sewer and Management study
- LED street lighting installed
- KAC Raise the Roof Campaign, 2021
- Clinton Cider Mill remodel
- Vacant / brownfield property assessment
- Greenhouse Gas Inventory of the Village, 2022
- Clinton Arena roof and floor replacement



Vision from Application*

Building from its picturesque Village Green, rich history, and active arts and culture traditions, Clinton and Kirkland will modernize infrastructure, further commit to on-going environmental, climate, and economic initiatives, and enhance programs for wellness, health, and quality of life for its increasingly diverse residents and visitors. As the hometown for a nationally designated historic district and a leading liberal arts college, and winner of the 2018 Kraft Hockeyville competition, Clinton will capitalize on these assets to grow its reputation as a tourist destination and a place to call home.



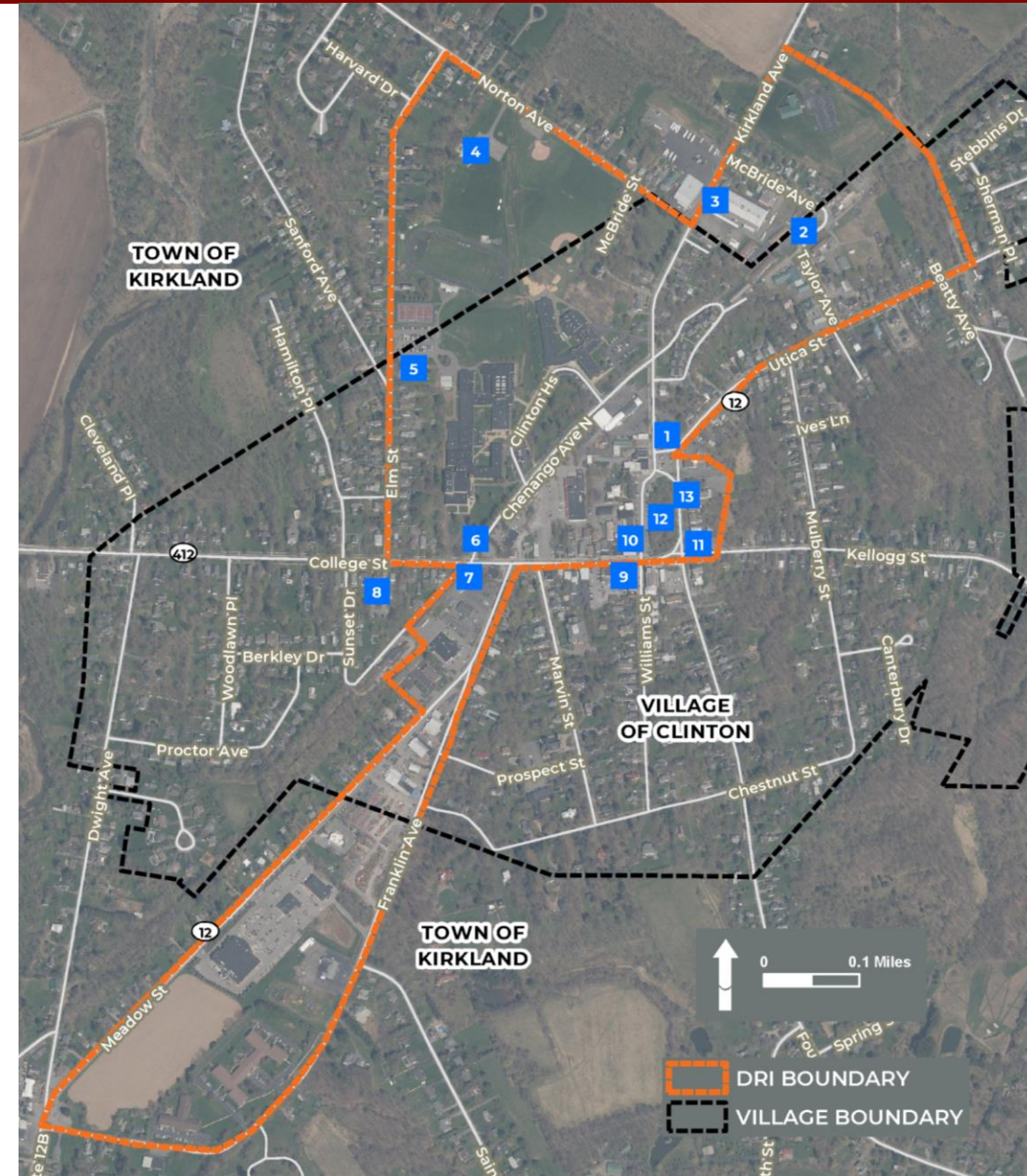
**to be refined with the LPC and public for inclusion in the Strategic Investment Plan*

DRI Boundary

Must Be:

- Compact
- Well—Defined Downtown
- Easily Walkable

Minor adjustment by LPC permitted with firm justification



Potential Projects from Application (2022)

Project Name	Total Project Cost	Proposed DRI Funding Request	Type
Improvements to Clinton Sewer-Service Area	\$5,000,000	\$2,000,000	Public
Lumbard Hall Renovations	\$3,000,000	\$2,000,000	Non-Profit
Sidewalk Expansion	\$300,000	\$200,000	Public
Public Wi-Fi	\$60,000	\$40,000	Public
Climate Smart Community	\$250,000	\$150,000	Public
Streetscape Improvements / Business Fund	\$750,000	\$750,000	Public
West Park Row Beautification	\$3,000,000	\$2,000,000	Public
70-Room Franchised Hotel	\$8,850,000	\$3,540,000	Private
2 East Park Row	\$4,000,000	\$3,200,000	Public
Clinton Cider Mill Expansion	\$388,000	\$194,000	Private
Alteri's Restaurant Expansion	\$2,000,000	\$2,000,000	Private
New 30-Unit Townhome Community	\$7,500,000	\$200,000	Private
Canal Place B&B Expansion	\$278,600	\$109,600	Private
Kirkland Trails	\$1,200,000	\$600,000	Non-Profit
Clinton Arena	\$2,000,000	\$1,500,000	Public
Boynton Pool	\$1,750,000	\$1,500,000	Non-Profit
Hockeyville Trolley	\$160,000	\$100,000	Non-Profit
Kirkland Town Library	\$350,000	\$300,000	Non-Profit
Kirkland Art Center	\$1,800,000	\$1,500,000	Non-Profit
	\$42,636,600	\$19,883,600	

A scenic landscape at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The foreground is filled with tall, golden-brown grasses. In the background, there are rolling hills and mountains, with a single tree visible on the left. The sky is a mix of orange and blue.

Stretch 😊

All

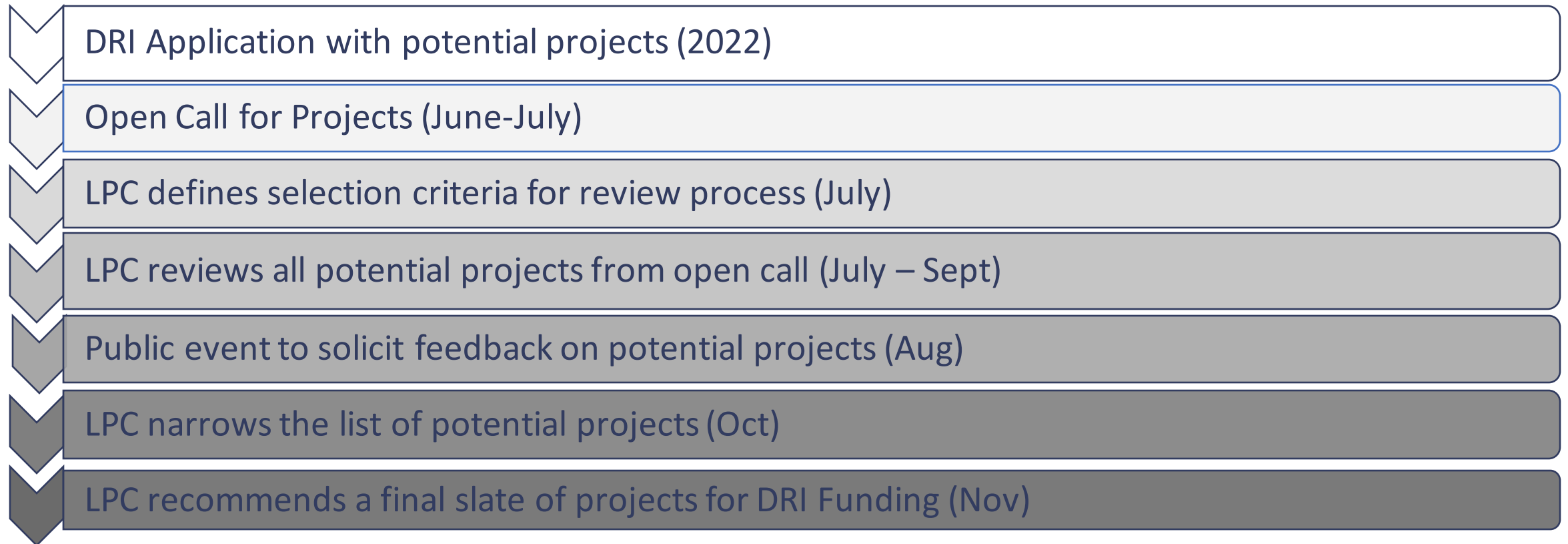


LPC Discussion – Open Call for Projects

Michael N’Dolo, MRB; Lisa Nagle, Elan; Danny Lapin, DOS

What is the Project Selection Process?

The LPC will evaluate all potential projects and recommend a final slate of projects in their DRI Strategic Investment Plan. The total amount will exceed the DRI funding available, with the state making the final selection of awardees from this list.



What types of projects are eligible?

- Emphasis on **capital projects** that will transform the physical environment of downtown
- **Non-Capital projects** that will contribute to revitalization and investment may also be considered

Eligible Project Types

- Public Improvements
- New Development, Redevelopment, and Rehabilitation of Existing Structures
- Branding and Marketing
- Small Project Fund
(e.g. Grant or Revolving Loan Fund)
Maximum \$600,000 with a required match of at least 25% of the total cost per project

Ineligible

- Pre-Award Costs
- Standalone Planning activities
- Operations and Maintenance
- Property Acquisition
- Training & other Program Expenses
- Stand-alone parking garage projects
- Expenses related to existing programs

Other Eligibility Considerations

- ✓ Transformative
- ✓ Within DRI Boundary
- ✓ Public, private, or non-profit
- ✓ Shovel-ready – Able to break ground within two years
- ✓ Have or can demonstrate ability to secure financing
- ✓ Sponsor Site Control
- ✓ New and substantial rehabilitation construction projects will be required to incorporate decarbonization techniques

Leverage

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.



The LPC may impose match requirements for DRI projects as part of the planning process

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Match Requirement Discussion

Open Call for Projects

What is the Open Call?

- Open submission period for all potential, eligible projects
- Standard form customized to Clinton-Kirkland
- Download application form on DRI website, then submit by email or hard copy

Discussion points:

- Open dates: **June 12 – July 7**
- Effective advertising methods?
- Best location to submit hard copies?
- Technical assistance for project sponsors



LPC Discussion – Public Engagement

Laura Lourenco, Elan

Public Engagement

The public will be engaged throughout the planning process in order to inform and educate, to solicit and receive input, and to build support for plan implementation.

A Public Engagement Strategy approved by the LPC will outline the approach:

- Varied engagement methods and platforms
- Open LPC Meetings
- 3 Public Events – June dates?
- Targeted outreach (e.g. focus groups & interviews)
- Diverse outreach channels
- Project Website





Next Steps

Laura Lourenco, Elan

LPC Next Steps

1. LPC Questionnaire (Survey Monkey Link)

1. Public **Engagement** Strategy
2. Visioning
3. **Schedule**



2. Review Public Engagement Strategy

- Engagement techniques
- Outreach methods
- Harder-to-reach groups
- Key Stakeholders



3. LPC #3

1. Set July date – week of July 24th?

Next Steps in the DRI process for June

Open Call for Projects

- Launch on website
- Publicize to Networks
- Technical assistance
- ***start submissions early***

Public Engagement

- Targeted stakeholder outreach
- Public Event # 1

Downtown Profile & Assessment

- Research, mapping, data collection



Public Remarks



Thank You!

<https://www.clintonkirklanddri.com>

