

Clinton-Kirkland Downtown Revitalization Initiative



Local Planning Committee
Meeting #5 11.15.2023



**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. Finalize Slate:
 - Recommended Projects
 - Pipeline Projects
5. Next Steps
6. Public Remarks



Local Planning Committee
Meeting #5 11.15.2023



**Downtown
Revitalization
Initiative**

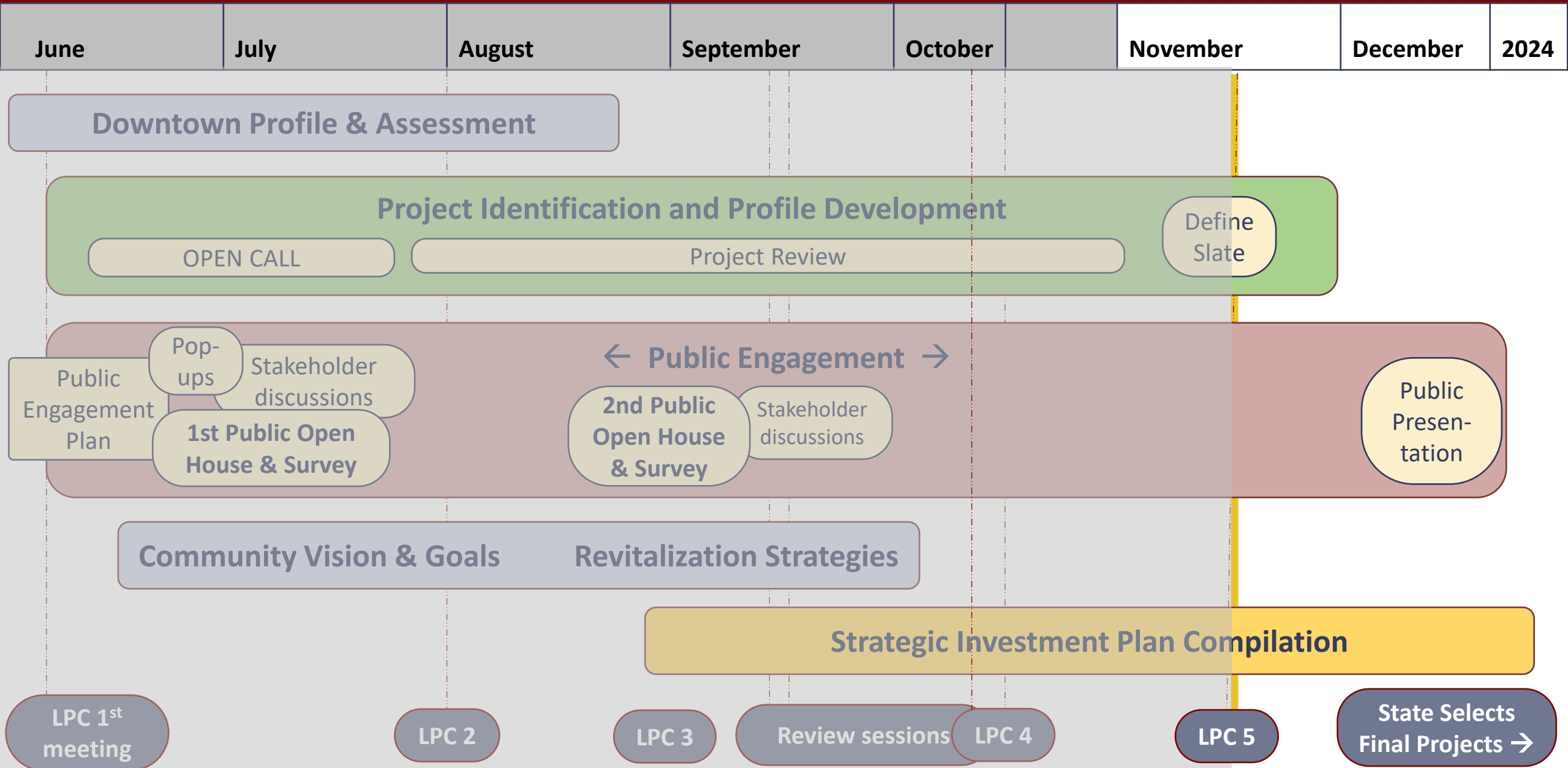
Photo: Elan



Process Update

Laura Lourenco

DRI Schedule 2023





Finalize Slate of Projects

Michael N'Dolo and Lisa Nagle

Overview of Potential Projects

Total	Category	Total Project Cost \$	Total DRI Ask \$
5	Public	\$5,972,000	\$ 5,972,000
7	Non-Profit	\$5,486,000	\$4,590,000
5	Private	\$23,270,000	\$ 4,074,000
17	All Categories	\$34,728,000	\$14,636,000

Total DRI Award: \$ 9.7 Million

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

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**.

Establish the Clinton-Kirkland Small Project 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>CKIC (Local Program Administrator)</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)

Reimagine the Village Green



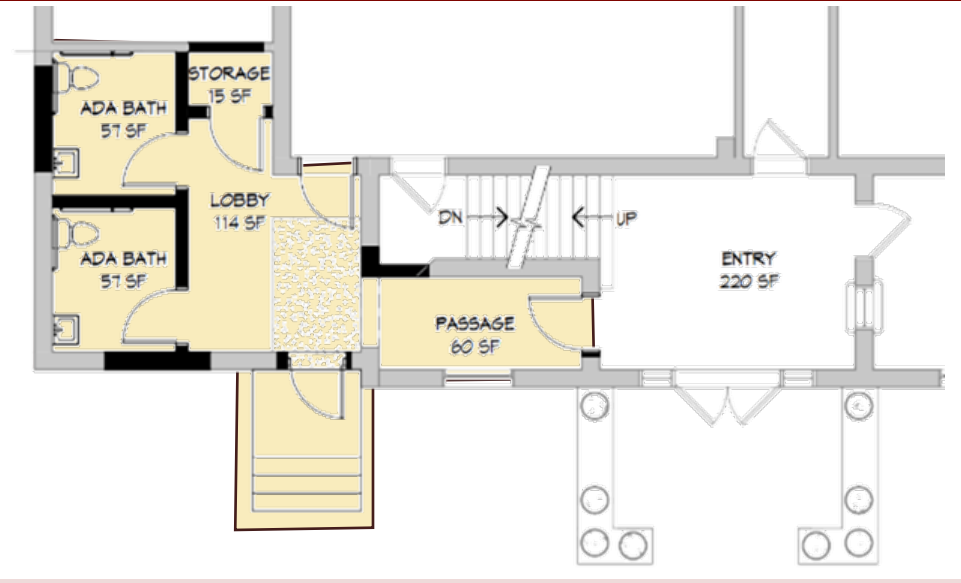
Project Description	Project Sponsor	Total Cost	DRI Ask	%
Enhance the historic Village Green as a centerpiece of the community and a hub for commerce and community events by improving pedestrian connectivity and amenities, updating landscaping and viewsheds, and adding public Wi-Fi.	Village of Clinton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

Improve Clinton Arena for Expanded, Year-Round use



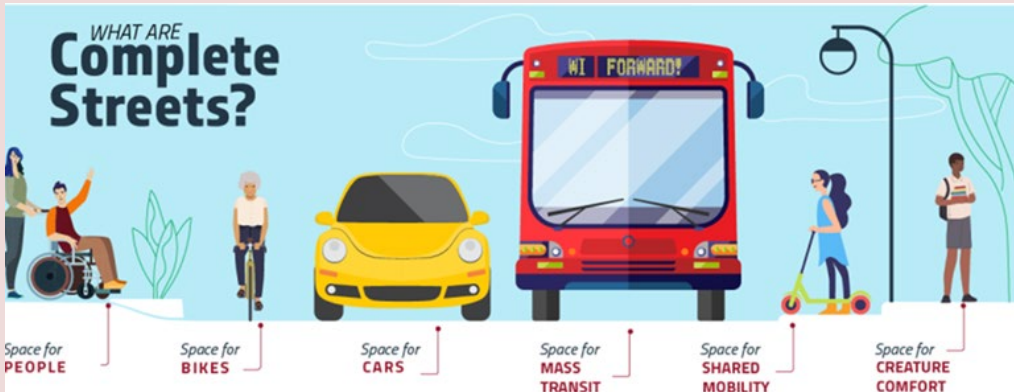
Project Description	Project Sponsor	Total Cost	DRI Ask	%
Improve amenities and facilities at the Clinton Arena to serve a broader, year-round audience. A new concession stand, pro-shop, restrooms, and office space plus upgraded locker rooms will increase the competitiveness of the facility. A girls' 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	\$1,453,000	\$1,453,000	100%

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	\$419,000	\$419,000	100%

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%

Launch a Free Trolley for a more Walkable, Accessible Downtown



Project Description	Project Sponsor	Total Cost	DRI Ask	%
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.	Clinton Chamber of Commerce	\$226,000	\$226,000	100%

Construct a pedestrian bridge across Sherman Brook for Recreational Trails



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

Beautify and Preserve a Historic Cemetery



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>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.</p>	<p>Clinton Historical Society</p>	<p>\$68,000</p>	<p>\$68,000</p>	<p>100%</p>

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



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>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.</p>	<p>Kirkland Town Library</p>	<p>\$227,000</p>	<p>\$154,000</p>	<p>67%</p>

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	\$2,698,000	\$1,931,000	72%

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	\$1,822,000	\$1,770,000	97%

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	\$140,000	\$140,000	100%	0	-	-

Construct New Apartment Buildings on Lewis Road



Construct 40 affordable apartments (80% AMI) on historically vacant land in a walkable area. Includes an access road, landscaping, green infrastructure.

Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
	Spinella Family	\$11,591,000	\$1,500,000	13%	0	40	0

Build New Apartment(s) Community on Remediated Brownfield at 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

Convert Vacant Commercial Space into a New Craft Hard Cider Operation at 43 College St



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	\$675,000	\$270,000	40%	4	N/A	1,500

Expand the Cider Mill 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

Build New Housing at 17 Kirkland Ave



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
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.	Kogut Excavating LLC	\$1,100,000	\$440,000	40%	0	4	0

Potential DRI Projects List

Establish the Clinton-Kirkland Small Project Fund
Reimagine the Village Green
Improve Clinton Arena for Expanded, Year-Round use
Create New Public Amenities at Lumbard Hall
Create Complete Streets for All
Launch a Free Trolley for a More Walkable, Accessible Downtown
Construct a Pedestrian Bridge across Sherman Brook for Recreational Trails
Beautify and Preserve a Historic Cemetery
Expand Amenities at the Community's Library to Reflect Emerging Needs
Re-Imagine, Re-Create: Transforming Community Arts at the Kirkland Art Center
Enhance the Jack Boynton Community Pool and Bathhouse
Placemaking through Branding, Marketing, and Wayfinding
Construct New Apartment Buildings on Lewis Road
Build New Apartment(s) Community on Remediated Brownfield at Taylor Ave and Utica Street
Convert Vacant Commercial Space into a New Craft Hard Cider Operation at 43 College Street
Expand the Clinton Cider Mill for Year-Round Operation in its 100th year
Build New Housing at 17 Kirkland Ave.

17 Projects


Total DRI Ask
\$14,636,000




Pipeline Projects

Michael N'Dolo, MRB

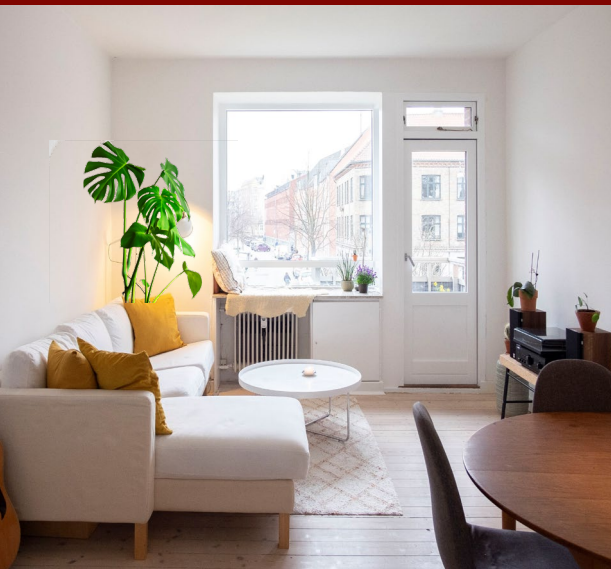
Renovate and Expand a Property for Mixed-Use at 2 East Park Row

Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
 <p>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.</p>	OB Properties Group, LLC	\$3,939,000	\$1,500,000	38%	10+	5 new; 3 rehab	5,000

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>	Peter Gerrity	\$939,000	\$375,600	40%	0	1 new 4 rehab	4,000

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)
<p>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.</p>	<p>Kevin and Heather Martin</p>	<p>\$302,831</p>	<p>\$120,000</p>	<p>40%</p>	<p>1.5</p>	<p>4 Lodging units</p>	<p>2,600</p>



Finalize Slate

LPC Co-Chairs



Next Steps

Laura Lourenco, EDR

Next Steps

December

- Public Presentation – **December 5th, 4:30—5:30 PM –Webinar**
- Followed by Public Comment period
- Final Strategic Investment Plan submitted with profiles of projects recommended for funding, and brief description of pipeline projects



Public Remarks



Thank You!

<https://www.clintonkirklanddri.com>

