



City of Gloversville

Downtown Revitalization Initiative

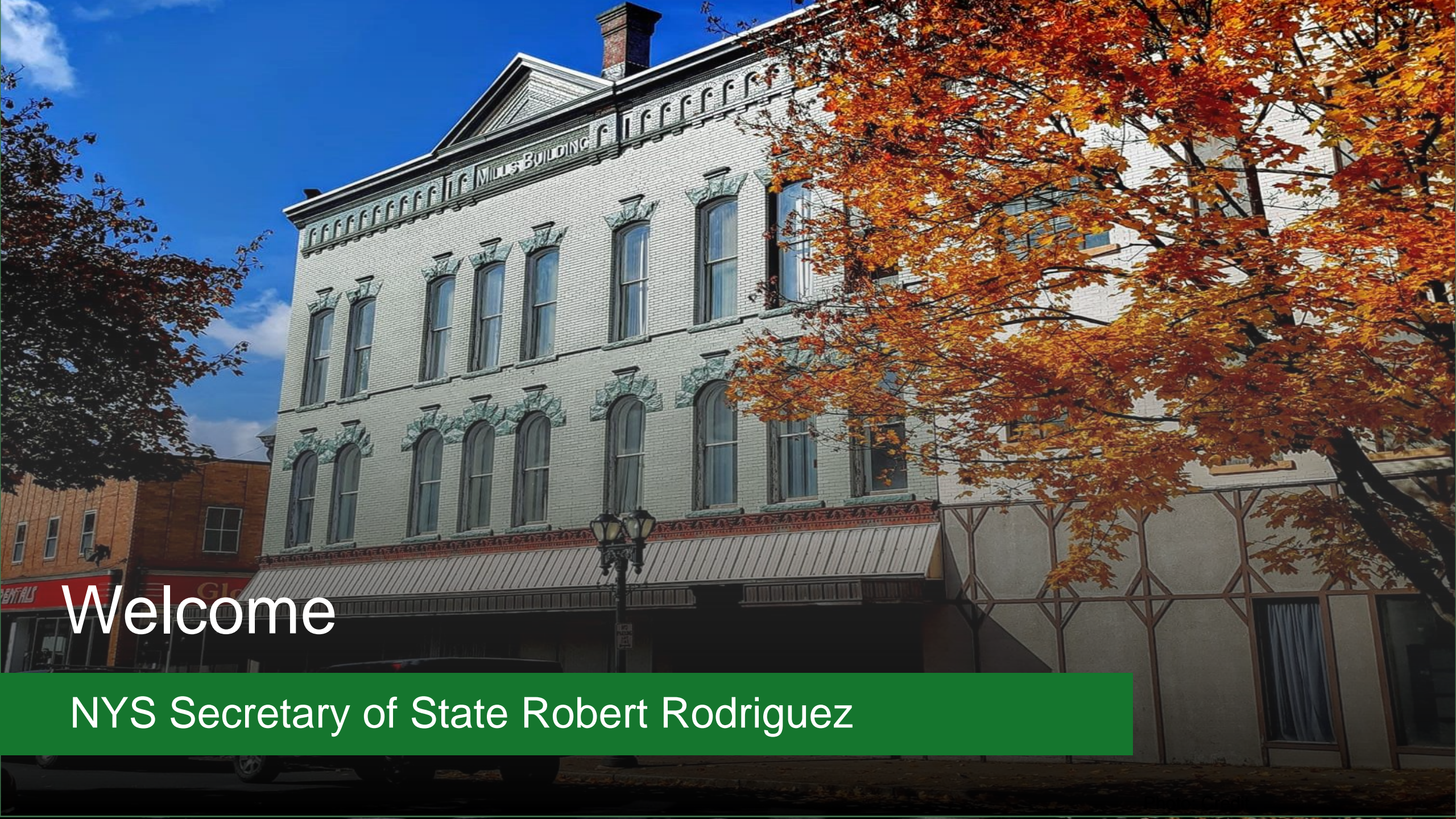


Local Planning Committee
Meeting #1

02.02.2022



Downtown
Revitalization
Initiative



Welcome

NYS Secretary of State Robert Rodriguez



Welcome

LPC Co-Chairs: Mayor DeSantis & Wally Hart

Agenda

1. Welcome
2. Introductions
3. DRI Code of Conduct
4. DRI Overview
5. Gloversville's DRI Application
6. LPC Discussion
 - Open Call for Projects
 - Match Requirements
7. Next Steps
8. Public Comment



Local Planning Committee
Meeting #1 02.02.2022

<https://www.cityofgloversvilledri.com>

Logistics

Recorded, will be posted online

LPC Members:

- **Unmute** for questions and comments
- Can also use **chat** window

Public: Enter comments and questions into the **Q&A window** for Q&A at the end



Chat



Raise Hand



Q&A





Introductions and Roles

All

Local Planning Committee

- **Co-Chair: Mayor Vincent DeSantis**, Mayor of City of Gloversville
- **Co-Chair: Wally Hart**, Executive Director, Lexington Foundation; Member MVREDC
- **Kevin Chamberlain**, Founder/Owner, Upstate Coffee
- **Dave Halloran**, Superintendent, Gloversville Enlarged School District
- **LaShawn Hawkins**, Founder, I Can Breathe and I Will Speak, Inc.
- **Mark Kilmer**, President, Fulton-Montgomery Regional Chamber of Commerce
- **Janelle Krause**, President, Glove Cities Arts Alliance
- **Jenni Mazur**, Liaison, Gloversville Recreation Commission; City Clerk, City of Gloversville
- **Michael Medina**, Owner, Fulton County Barbershop
- **Aya Mustafa**, Resident
- **Geoff Peck**, VP Population Health, Nathan Littauer Hospital
- **Chris Pesses**, Resident
- **Ronald Peters**, President and CEO, Fulton County Center for Regional Growth
- **Greg Truckenmiller**, President, Fulton Montgomery Community College
- **Marcia Weiss**, Councilwoman, 1st Ward

Local Planning Committee - Role

- Co-chairs: Local elected official & Regional Economic Development Council member
- Members: Local and regional leaders, stakeholders, and community representatives.
- Guide development of the **Strategic Investment Plan**
- Review potential **DRI projects** and recommend a selection for DRI Funding
- Support and are informed by **public engagement activities**
- Attend **monthly LPC meetings**; may form **work groups**, convene working sessions
- Review and advise on DRI planning **products and activities**

→ See: **DRI Roles & Responsibilities Handout**

Local Staff - Role

- **James Hannahs**, Downtown Development Specialist, Fulton County Center for Regional Growth.
 - **Desiree Perham**, Executive Assistant, Fulton County Center for Regional Growth
-
- Provide necessary background data and information
 - Help identify local resources that can advance the DRI planning process
 - Local point of contact for stakeholder outreach and public engagement
 - Provide local assistance to the consultants and state planners

→ See: **DRI Roles & Responsibilities Handout**

Consultant Team



Planning & Design LLC
Certified NYS WBE

- Lead Consultant
- Planning & Urban Design
- Planning and Public Engagement



Engineering, Architecture & Surveying, D.P.C.

- Economic Analysis
- Engineering
(Civil & Structural)



POLITI + SIANO ARCHITECTS

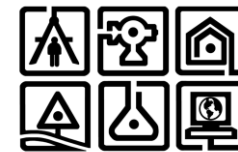
- Architecture
- Urban Design



- GIS Analysis / Modeling
- Planning & Research



- Transportation
planning, engineering
- Complete Streets



C.T. Male Associates, P.C.

- Management and
funding implementation



- Building Evaluation
and documentation

Consultant Team - Role

- Assigned to each community
- Works 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
- Manages meetings and event logistics and presentations

→ See: **DRI Roles & Responsibilities Handout**

NYS Agency Staff

- **Daniel “Danny” Lapin**, Department of State (DOS) – Lead agency
- **Michael Reese**, Empire State Development (ESD)
- **Allison Madmoune**, Empire State Development (ESD)
- **Mary Barthelme**, Homes and Community Renewal (HCR)
- **Matthew Brown**, NYS Energy Research and Development Authority (NYSERDA)
- **Delores Caruso**, Governor’s Regional Rep for Mohawk Valley / NYS Dept of Labor

DOS

- Lead agency
- Project mgmt
- Public projects

ESD

- Local development expertise
- Private projects

HCR

- Community & Housing expertise
- Grant and loan programs

NYSERDA

- Decarbonization strategies
- Stretch Energy code

NYS Agency Staff - Role

- Provide guidance and expertise through planning process
- Ensure consultants and LPC meetings accomplish critical tasks
- Ensure program documents meet state and local goals
- Facilitate assistance from other State agencies
- Support contracting of projects awarded

→ See: **DRI Roles & Responsibilities**



DRI Code of Conduct

Daniel 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.
- Code of Conduct addresses potential conflicts of interest between Local Planning Committee members and their interests that do not serve the public.
- All Members must **read and sign the Code of Conduct – by Feb. 15**



→ See: **DRI Code of Conduct Handout**

DRI Code of Conduct

- Members should use the Code of Conduct to guide service and actions while on the Local Planning Committee

Remember **DAD**:

- ✓ **D**isclose conflicts of interest
- ✓ **A**ct in the public interest
- ✓ **D**isqualify if necessary



→ See: **DRI Code of Conduct Handout**

Conflict of Interest

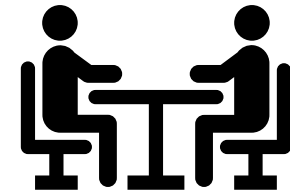
- A Member shall exercise his or her duties and responsibilities for the primary benefit of the public and in such a manner where any benefit to the Member, or a Family Member or Relative of the Member, is incidental only.
- For purposes of this Code of Conduct, a conflict of interest arises if such an exercise results in any benefit to the Member, or a Family Member or Relative of the Member, that is more than incidental.
- A conflict of interest may occur when the personal interests, financial or otherwise, of a member has the potential to interfere with, or appear to interfere with, the member's independent advice.

→ See: **DRI Code of Conduct Handout**

DRI Code of Conduct

Disclosure

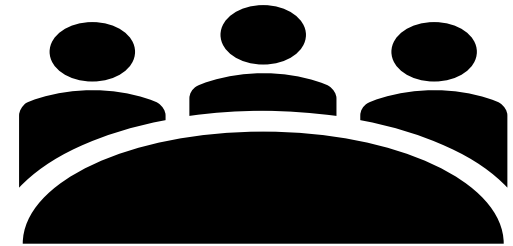
- Any potential conflict of interest must be disclosed at the earliest possible time, which should be prior to the meeting in which the matter will be discussed or as soon as the conflict is noted.
- Even an appearance of impropriety or an appearance of improper conduct should be avoided.
- If unsure of conflict, please request an opinion from NYS DOS Ethics Counsel.



→ See: [DRI Code of Conduct Handout](#)

Recusal

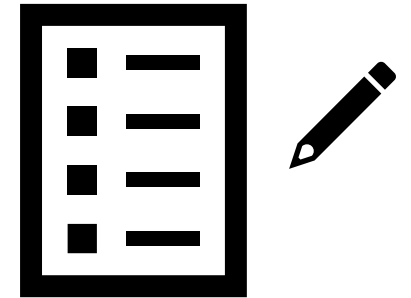
- A member may not vote, or attempt to influence a discussion or vote, where potential conflict exists.
- Members may provide factual information in a public forum about a project from which they have recused.



→ See: [DRI Code of Conduct Handout](#)

Documenting Conflicts

- Members must identify a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed.
- A list of recusals together with the recusal form completed by each recused Member will be maintained for each project for the duration of the DRI planning process.
- The recusal list will be updated at each meeting.
- The LPC co-chairs will remind members of their obligation to recuse at each meeting of the committee.



→ See: [DRI Code of Conduct Handout](#)

Acting in the Public Interest

- Unwarranted Privileges: No Member should use or attempt to use his or her position as a Member to secure unwarranted privileges or exemption(s) for him or herself or others.
- Confidential Information: No Member should disclose confidential information acquired by him or her in the course of his or her duties as a Member or by reason of his or her position as a Member or use such information to further his or her personal interest(s).

→ See: **DRI Code of Conduct Handout**

COVID-19

- Committee Members agree to abide by all on-site, local, State, and Federal protocols in place to reduce the risk of spread of COVID-19 and protect the health and safety of all participants engaged in the DRI planning process.



→ See: [DRI Code of Conduct Handout](#)

Questions?

Contact the NYS DOS Ethics Counsel:

Linda Baldwin, Esq.

(518) 473-3365

Linda.Baldwin@dos.ny.gov

→ See: **DRI Code of Conduct Handout**

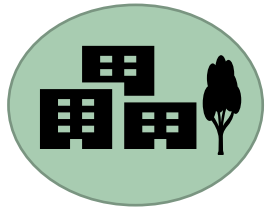


DRI Overview

Lisa Nagle, Elan

State Goals

The DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant, walkable neighborhoods where the next generation of New Yorkers will want to live, work and raise a family. Goals of the program include:



Create an active, desirable downtown with a strong sense of place



Attract new businesses, high-paying jobs, and skilled workers



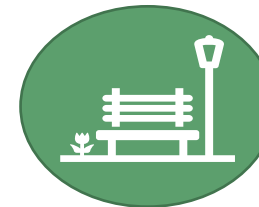
Enhance public spaces for arts and cultural events



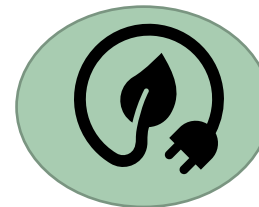
Build a diverse population with residents and workers supported by different housing and employment opportunities



Grow the local property tax base



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



***Decarbonization** - Reduce greenhouse gas emissions from transport, buildings, heating/ cooling, and non-renewable energy use

→ See: **DRI Guidebook**

DRI Process – Strategic Investment Plan

Process to develop a Strategic Investment Plan



DRI Area vision confirmed, goals & strategies identified



Public & other stakeholders engaged throughout DRI process



Projects identified & vetted by the local committee & public



DRI Strategic Investment Plan written by consultants with DRI Team & public input and submitted to the State

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

→ See: **DRI Process**

Strategic Investment Plan Content

Executive Summary

DRI Area Boundary

I. Downtown Profile and Assessment

II. Community Vision, Goals, and Strategies to achieve the goals

III. Downtown Management and Implementation Strategy

IV. Description of Public Engagement

V. Projects Proposed for DRI Funding



→ See: **DRI Guidebook**

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** developed with the LPC will outline the approach:

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

<https://www.cityofgloversvilledri.com/>



→ See: **DRI Public Engagement Guidelines**

Project Selection Process

Eligible Project Types

- Public Improvements
- New Development, Redevelopment, and Rehabilitation of Existing Structures
- Branding and Marketing
- Grant Fund or Revolving Loan Fund

Ineligible

- Pre-Award Costs
- Planning activities
- Operations and Maintenance
- Property Acquisition
- Training & other Program Expenses
- Expenses Related to Existing Programs
- Construction / rehab of stand-alone parking garages

→ See: **DRI Guidebook**

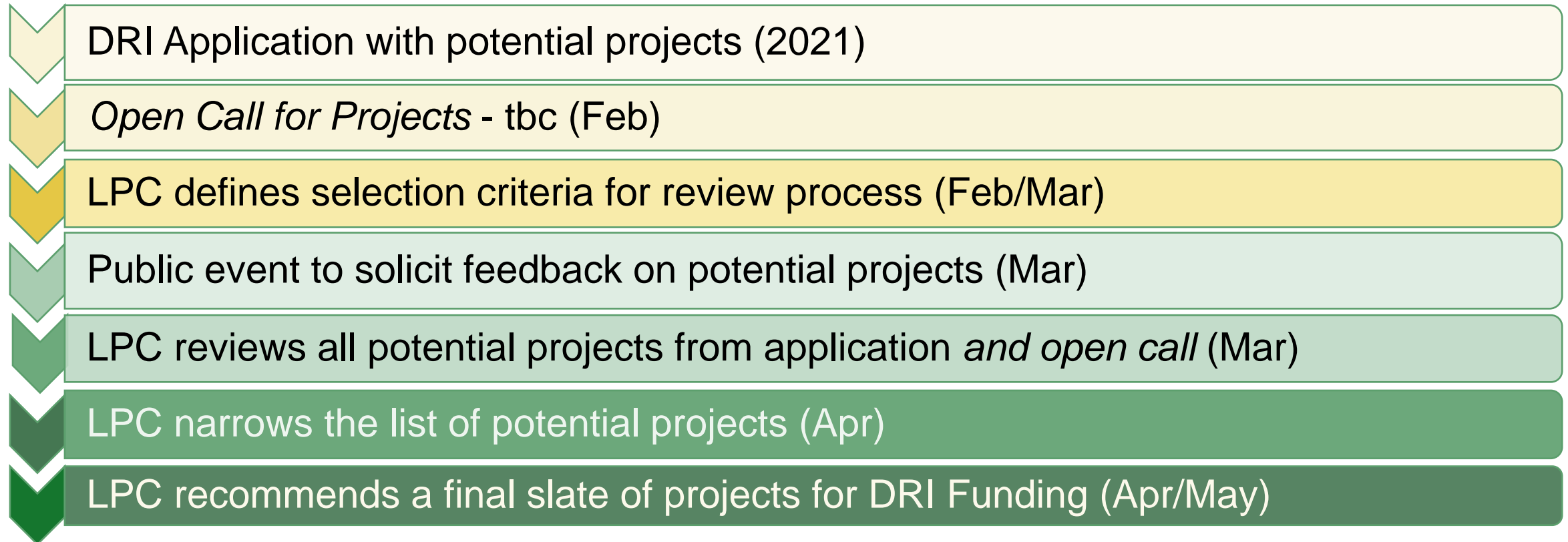
Project Selection Process

Other Eligibility Considerations:

- Transformative
- Within DRI Boundary
- Private or non-profit
- Shovel-ready – Able to break ground within 2 years
- Minimum \$100,000 DRI funding request
- Purely residential: At least 8 units with affordable component
- New and substantial rehabilitation construction projects will be required to meet the Stretch Energy Code
- Meet match requirements, leveraging additional funds strongly encouraged

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.



→ See: **DRI Guidebook**

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.

→ See: **DRI Process**

Milestone Schedule

	FEB		MAR		APR		MAY		JUN		
Downtown Profile & Assessment	LPC 1										
DRI Vision, Goals, and Strategies		OPEN HOUSE 1									
Potential Project Identification				LPC 2							
Focus Groups & Interviews											
Project Review and Selection					OPEN HOUSE 2			LPC 3		LPC 4	
Strategic Investment Plan									PUBLIC EVENT 3		



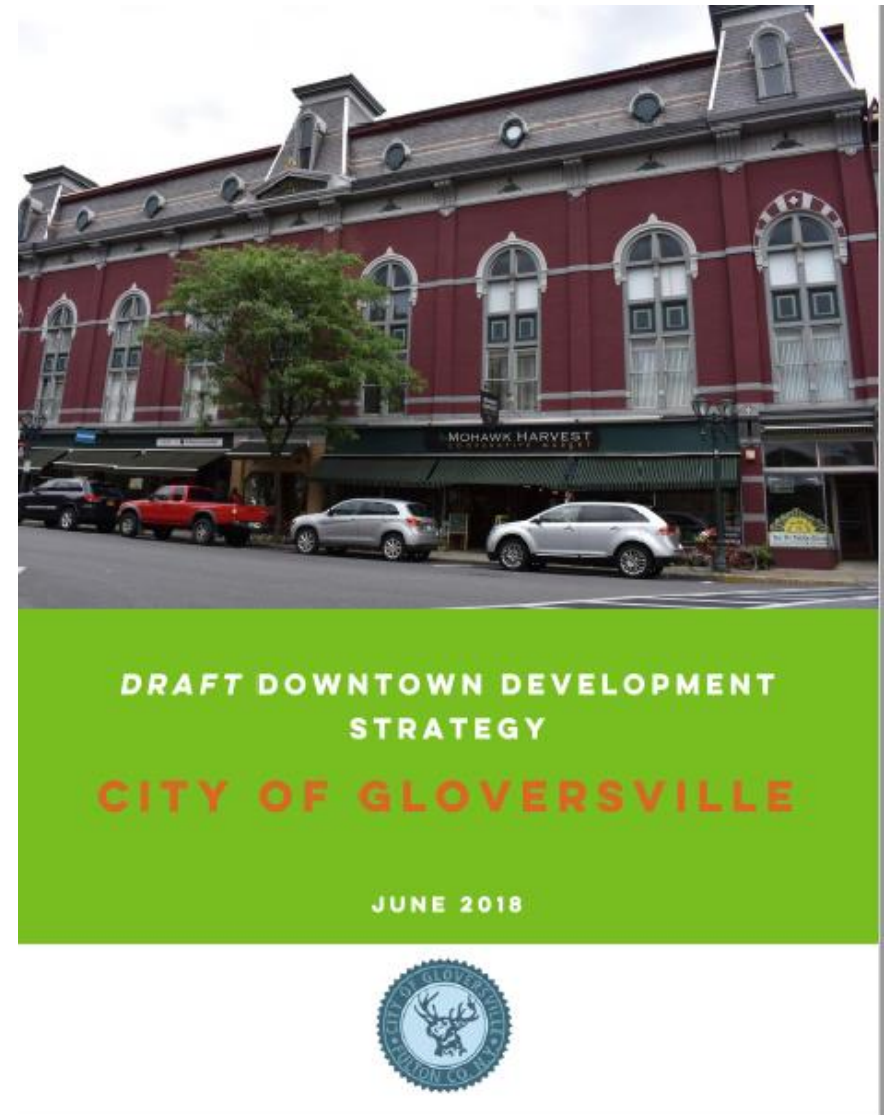
Gloversville DRI Application

James Hannahs, Downtown Development Specialist, FCCRG

Application Development

Nothing New...

- **Downtown Development Strategy (2018)**
 - **How to DIG further in Gloversville**
 - Specialist's office
 - Arts Incubator
 - Restaurants and breweries
 - Upper-story development
 - New residential development
 - Multimodal traffic enhancements
 - Strengthening greenspaces



Application Development

Nothing New...

- **Local Waterfront Revitalization Plan (LWRP) (2019)**
 - Continuing to DIG around Cayadutta Creek
- **EPA Assessment Grant (2019)**
 - Identifying environmentally compromised sites
- **Brownfield Opportunity Area (BOA) (2020)**
 - Corralling all sites to confined area and building redevelopment plans for target sites

Shared Priorities

Application Development

2020

Ongoing Projects

- Glove Theatre Restoration
- Schine Building Renovations

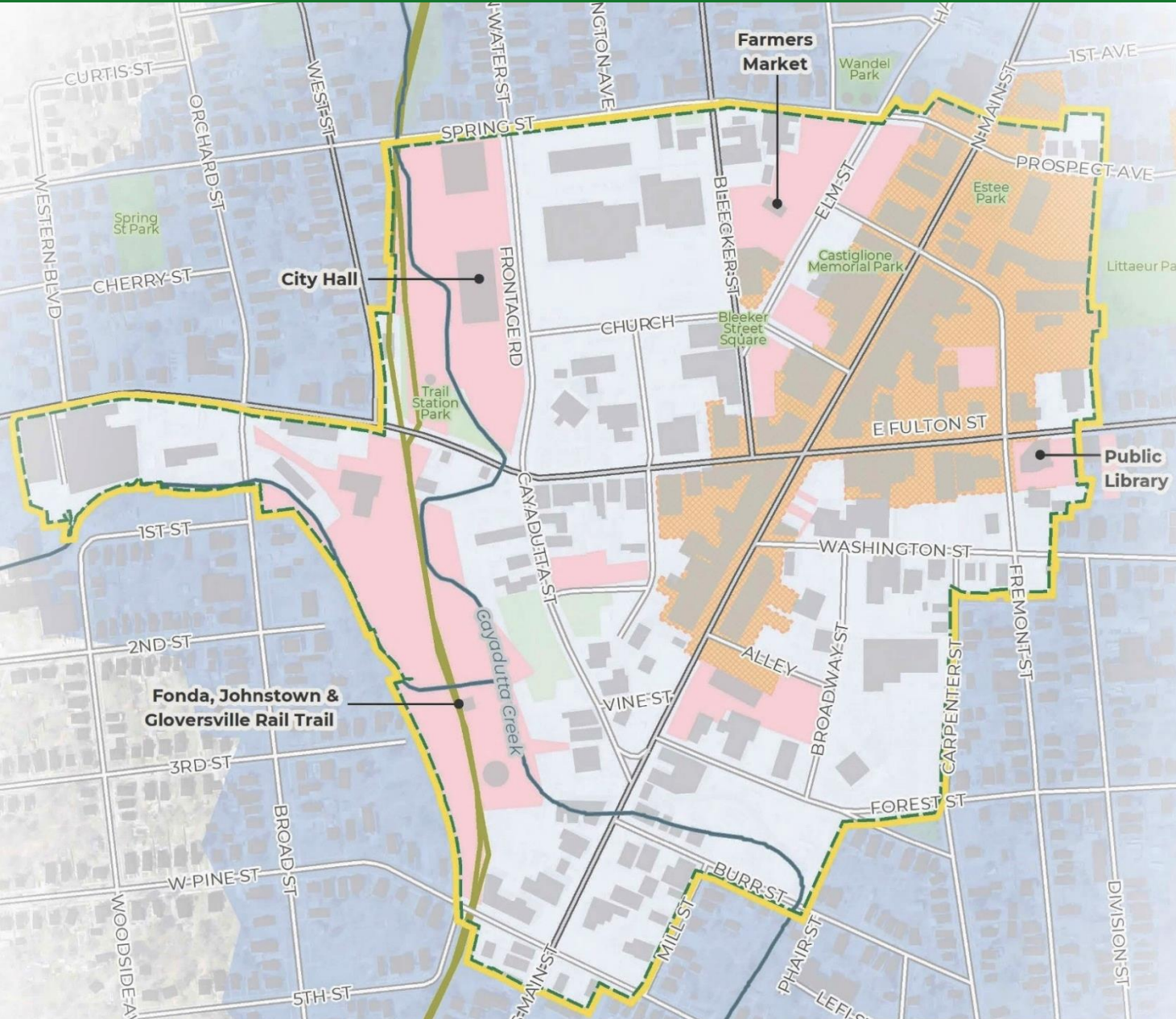
Town Halls / Business Visits

- Addressing the needs of businesses including access to capital, complimenting business models, attracting tourists
 - GRIP
 - Public Arts Fund

Publicly Sponsored Projects

- New administration is prioritizing rebuilding existing public spaces and creating more

DRI Boundary



Must Be:

- Compact
- Well—Defined Downtown
- Easily Walkable

Minor adjustment by LPC permitted with firm justification



DRI Boundary



City-Owned Land



National Register Site



10-Minute walk-time area

Gloversville DRI Vision

To be refined with the LPC and public for inclusion in Strategic Investment Plan:

Downtown Gloversville possesses all the great qualities of a successful city center.

- With its historic buildings, a network of sidewalks, decorative lights, benches, and shade trees, it is a highly walkable downtown for residents and visitors.
- Whether it is visiting one of Gloversville's museums, art galleries, restaurants, shops, or unique parks, there are a wide variety of activities to choose from when visiting downtown.
- As a regional economic engine, Downtown Gloversville is ideally situated as the southern gateway to NY State's Adirondack Mountains.
- The comfortable, safe, and attractive setting combined with inviting public spaces and recreational opportunities will inspire both people and businesses to be part of downtown's renewal.

Gloversville prides itself on being considered a community of inclusiveness and diversity that fosters arts, culture, and entertainment. This 'community-led' development approach fosters pride and acts as a means to promote Downtown Gloversville as a premier destination for residents and visitors.

Gloversville DRI Goals

To be refined with the LPC and public for inclusion in Strategic Investment Plan:

- Creating Downtown Cornerstones
- Housing Opportunities for All
- Activating the Public Realm
- Creating New Cultural Opportunities
- Enhancing Mobility
- Spur Vibrancy Downtown through Economic Development

Potential Projects from Application (2021)

Project Name	Project Address	Total Project Cost	DRI Funding Request	Type
Eccentric Club Public Event Space	109 N. Main	\$600,000	\$200,000	Private
Glove City Lofts	52 Church	\$20,237,000	\$1,000,000	Private
St. Thomas Square	Elm St.	\$500,000	\$250,000	Public
Restoring the Burton Block	54 N. Main	\$2,000,000	\$800,000	Private
Mixed-Use @ Former City Hall	44 N. Main	\$750,000	\$250,000	Private
Carriage House Showroom Restoration	39 N. Main	\$2,500,000	\$1,000,000	Private
Glove Theater Renovations	42 N. Main	\$1,050,000	\$900,000	Non-Profit
Schine Building Arts Incubator	30 N. Main	\$1,000,000	\$400,000	Private
Complete Streets	Church/Elm	\$1,200,000	\$720,000	Public
Youth Recreation Center/Skate Park	33 Bleecker	\$1,300,000	\$550,000	Public
The Happy Mug	13 N. Main	\$2,500,000	\$100,000	Private
City National Restoration	10 - 24 N. Main	\$1,500,000	\$500,000	Private
Littauer Piazza	12 - 18 S. Main	\$1,000,050	\$400,000	Public
Mixed Use Renovation	20 - 24 S. Main	\$3,000,000	\$1,200,000	Private
Knox Building Development	52 S. Main	\$5,000,000	\$2,000,000	Private
Glove City Brewing HQ	64 S. Main	\$500,000	\$200,000	Private
Public Art Fund	District Wide	\$200,000	\$200,000	Public
Downtown Business Fund	District Wide	\$1,000,000	\$600,000	Public
		\$45,837,050	\$11,270,000	

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, dry grasses. In the background, there are rolling hills and mountains under a clear sky. The overall mood is peaceful and serene.

Stretch 😊

All



LPC Discussion

Lisa Nagle, Elan & Michael N'Dolo, MRB

Open Call for Projects (proposed)

- Open submission period for potential, eligible projects
- To be added to list of potential projects alongside those included in the application
- Proposed process:
 - Open for submissions **February 4th – 25th**
 - Download information & application form on project website
 - Submit online by email and/or in hard copy to City Hall
- **LPC Discussion**
- **LPC Vote – Co-Chairs**



The flyer is titled "City of Gloversville Downtown Revitalization Initiative" and features logos for the City of Gloversville, the New York State Office of Economic Development, and the Downtown Revitalization Initiative. The main heading is "OPEN CALL FOR PROJECT PROPOSALS TO THE GLOVERSVILLE DOWNTOWN REVITALIZATION INITIATIVE".

GLOVERSVILLE DOWNTOWN REVITALIZATION INITIATIVE

The NYS Downtown Revitalization Initiative (DRI) provides state funding to New York communities to foster vibrant downtowns across the state. Each year, communities in each of the ten economic development regions are selected for their significant redevelopment potential. The ultimate goal of the DRI is to fund projects that will help transform downtown neighborhoods into vibrant communities where New Yorkers want to live, work, and raise families.

In December 2021, Governor Hochul announced Gloversville as a Round Five DRI awardee for the Mohawk Valley. The City will receive \$10 million in funding to develop a Strategic Investment Plan and implement key catalytic projects that advance the community's vision for revitalization. The DRI program is managed by a Local Planning Committee (LPC) comprised of local stakeholders including community leaders, businessowners, and members of the public who bring diverse backgrounds and perspectives. The LPC will provide comprehensive oversight to the development of a Strategic Investment Plan which will identify, describe, and recommend transformative projects for DRI funding to the state.

OPEN CALL FOR PROJECTS

The LPC invites the submission of project proposals to be considered for inclusion in the City of Gloversville's Strategic Investment Plan. Project sponsors are welcome and encouraged to submit project proposals which may include not-for-profit or private projects.

Please fully review the information on project eligibility and requirements in this document before making a submission. Submissions will be evaluated by the LPC with input from the public. Successful submissions will be included in the Strategic Investment Plan and recommended to the State for funding.

Please note that the inclusion of a project in the Strategic Investment Plan does not guarantee funding through the DRI Program. New York State reserves the sole right to determine which projects will be allocated funding.

DEADLINE FOR PROJECT PROPOSAL SUBMISSIONS:
February 18th, 2022

Match Requirement

State Requirements:

- **DRI Funding request minimum: \$100,000**
- **DRI Funding request maximums:**

Private for-profit projects – 40% of the total project cost. (incl 10% cash equity in match)

Or 50% for projects that commit to meaningful carbon reduction goals, including full electrification and net-zero building performance

Public and Not-for-Profit projects - 100% of total project cost.

*Projects that request less than the maximum will be considered more competitive.

LPC Requirements:

- **LPC may give preference to projects that leverage more funding for downtown**



Next Steps

Laura Lourenco, Elan

Next Steps for LPC Members

1. Review Public Engagement Strategy

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



2. LPC Questionnaire (Survey Monkey Link)

1. Public **Engagement** Strategy
2. Draft **vision** and **goals**
3. **Strategies** to achieve the Goals
4. **Schedule**



Please Return by: February 7th 12:00pm

Next Steps in DRI Process: Public Engagement

Virtual Open House #1 – February 10-17

- Live Webinar Presentation February 10th 10:00
- Virtual Open House online February 10th -17th
 - Overview of DRI Process & Downtown Gloversville
 - Comments on the Vision and Goals
 - Overview of DRI project selection process & potential projects (application)
 - Call for Projects

Targeted Outreach – Month of February

- Focus Groups & Stakeholder Interviews
- Project Follow-up



Gloversville DRI Virtual Open House 2021

Welcome!

to our

Virtual Open House for the City of Gloversville's 2021 application to the NYS Downtown Revitalization Initiative (DRI).



1. Do you like the vision? Please share your comments and ideas below. († denotes required question)

Next Steps in DRI Process

Open Call for Projects

- Open for submissions **February 4th – 25th**
- Download information & application form on <https://www.cityofgloversvilledri.com/open-call> (opens Feb 4th)



- Submit online (email) or by hard copy
- ****Start Early****
- **LPC:** Publicize to networks

Eligible Projects:

Transformative

In/near DRI Boundary

Eligible project type:

- New Development
- Redevelopment or Rehabilitation
- Site Improvement
- *Branding / Marketing*
- *Public – with City*

Private or non-profit

Shovel-ready

Minimum \$100,000 DRI funding request

Meets match requirements

Public Remarks



Subscribe to the mailing list and



Submit a comment anytime at:

<https://www.cityofgloversvilledri.com/contact>



Logistics

Public in Webinar:

Please enter all comments and questions into the **Q&A window**

If wish to ask question out loud, can **Raise Hand** to signal moderator. Pop up window will appear inviting you to unmute.

Public on Facebook

Post a comment on the Livestream



Chat



Raise Hand



Q&A



NOTE: Submit a comment anytime and subscribe to the mailing list at:

<https://www.cityofgloversvilledri.com/contact>



Thank You!

www.cityofgloversvilledri.com