

# Clinton-Kirkland Downtown Revitalization Initiative



Local Planning Committee  
Meeting #2 08.01.2023

Photo: Elan



Downtown  
Revitalization  
Initiative



# 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. Agenda & Process Update
4. Downtown Profile: Key Findings
5. Public Engagement: Summary of Input
6. Vision and Goals Discussion
7. Open Call for Projects
  - List of Proposals Received
  - Evaluation Process Discussion
8. Next Steps
9. Public Remarks



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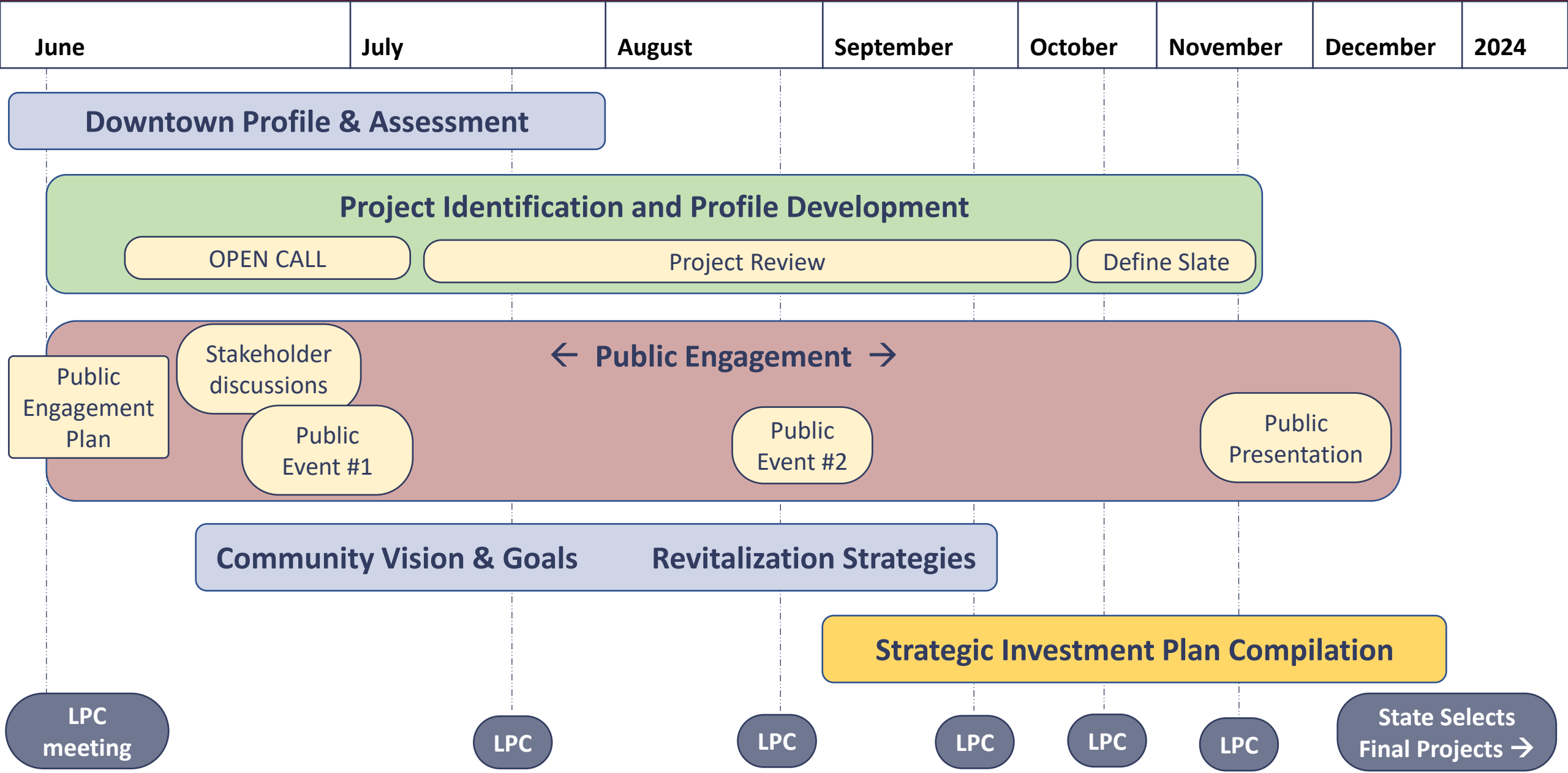
Photo: Elan



NEW YORK  
STATE OF  
OPPORTUNITY.

Downtown  
Revitalization  
Initiative

# DRI Schedule 2023





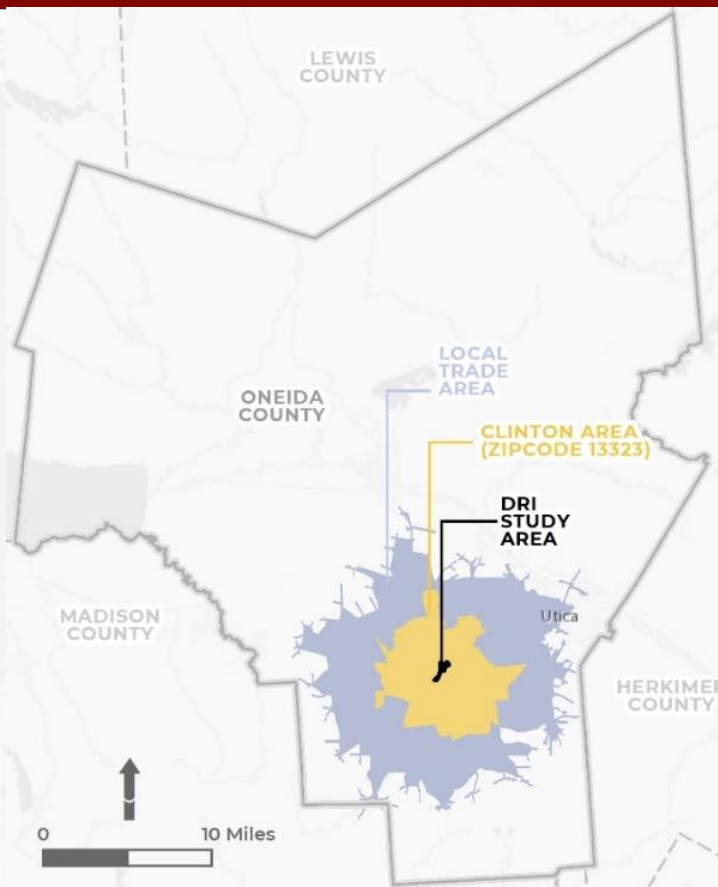
# Downtown Profile: Key Findings & Discussion

Michael N'Dolo, MRB

Lisa Nagle, EDR



# Key Findings – Socioeconomic Characteristics



**2020**

**Total**

**Pop.**

**232,125** – Oneida County

**84,322** - Local Trade Area

**11,929** - Clinton Area (ZIP 13323)

**506** - DRI Area

## Clinton DRI Area

- Few people reside in the DRI Area
- Median household income higher than the Town and County
- Strong fundamentals across real estate types
- Possible unmet demand for additional residential and commercial real estate
- Median age of 51 in the DRI Area is 30% higher than that of the Town (39.9)
- Educational attainment skews higher in the DRI area than comparison the geographies

## Key Findings – Business & Employment

- In total, Clinton (ZIP 13323) has lost approximately 1% of it's jobs over the last ten years, or 57 jobs.
- Industries that have lost the most jobs from 2012 include, Health Care and Social Assistance (-45 jobs), Construction (-33), Wholesale Trade (-33), and Retail Trade (-26).
- From 2012, Clinton has seen growth in Manufacturing (+90 jobs) and Educational Services (+33).
- In the Village, anchor employers include Clinton Central School District, Clinton Tractor & Implement Co, Wolfe News Service Inc.

## Key Findings – Real Estate Market

- Across property types, Clinton's real estate market shows strong fundamentals including low vacancies, high leasing activity, and persistent rent growth.
- As of July 2023, vacancy rates were at or near 0%:
  - Office 0%
  - Industrial 0%
  - Retail 0.5%
  - Multi-Family 2.8%
- Over the last ten years in Clinton (ZIP 13323), there were two 100+ unit multi-family developments that were fully occupied within the same year as delivery.

## Key Findings – Other

- **Flooding** – Sherman Brook has a history of damaging flash floods. Portions of the DRI area, including areas within the Clinton Schools complex, are within a FEMA 100-year flood zone.
- **Infrastructure** – The lands within the DRI boundary have access to broadband and are served by public water, sanitary sewer, and storm sewer. NYSDOT will be investing nearly \$4million to rehabilitate pavement on Routes 12B and 412 in the study area.
- **Alternative Transportation** – There are several gaps in the sidewalk network within the DRI boundary, and some pedestrian facilities need improvements to meet ADA compliance. There are no dedicated bicycle facilities and only one public transit route within the study area.
- **History** – The Clinton Village Historic District includes the Village Green and showcases a variety of historically significant buildings within a dense, walkable, downtown in the heart of the DRI area.
- **Recreation** – The Clinton Arena and Boynton Pool are important community recreational facilities within the study area. The recently developed Kirkland Trail is a popular local amenity, community organizations hope to expand the trail to connect to the larger regional trail system.

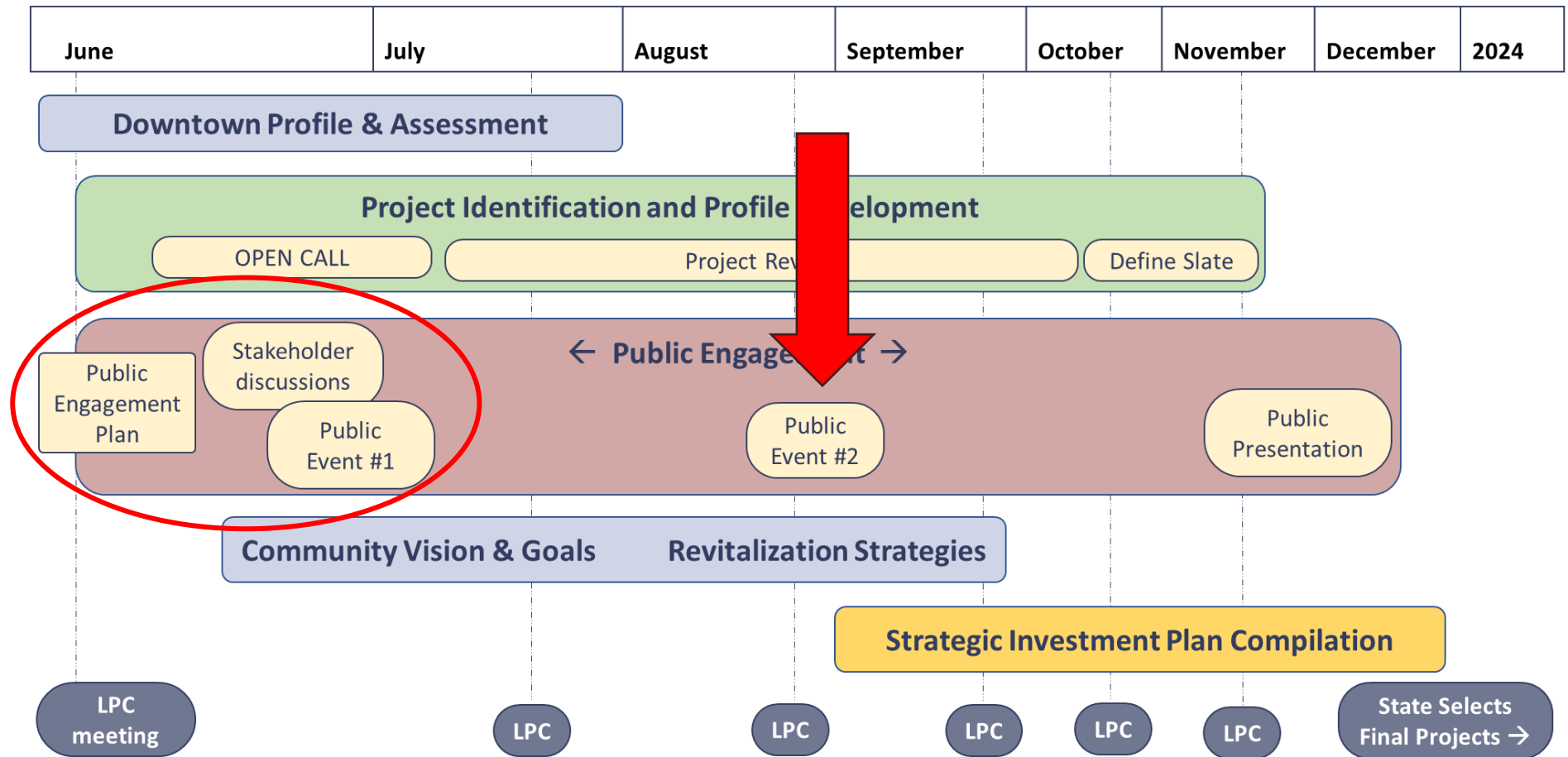


# Public Engagement Update

Lisa Nagle, EDR

# Public Engagement Summary

- Public Engagement Plan
- Field Visits
- Open House #1
- Initial Stakeholder Discussions
- Summary of Input
- Next = Public Event #2 on 8/30/23



# Public Engagement Events





# Public Engagement Summary of Input

Lisa Nagle, EDR

Margaret Irwin, River Street Planning & Development





# Public Input and Draft Vision

## WEBSITE

- **Accessibility** - Improve accessibility for people with disabilities
- **Recreation** – Offer recreation options for families with young children. Playgrounds for very young children in walking distance of DRI Area.
- **Gathering Spaces** - Add community spaces for all ages that encourage play, exploration, and the arts.
- **Infrastructure** - Improve street infrastructure to increase the safety for pedestrians in the DRI area.
- **Truck Traffic** - Divert the heavy truck traffic away from Clinton's downtown area and implement traffic calming measures on Utica Street, Kellog Street, and Fountain Street.

## COMMENT CARDS

- **Accessibility** - Increase accessibility options by improving sidewalks, green spaces, and trails
- **History** - Take advantage of the history of the area by implementing historical tours
- **Environmental Sustainability** - Make the area more environmentally sustainable by installing solar panels over parking areas and on the roofs of public buildings, use permeable surfaces to address flooding concerns, plant more tree and native plants in public areas, use electric vehicles for municipal purposes.
- **Hard to Reach People** - The LPC should make an effort to gather input from hard-to-reach populations such as farmers, the disabled, and seniors.
- **Sidewalks** - Improve the sidewalks along Fountain Street to improve walkability and safety.

# Public Input and Draft Vision

## COMMUNITY INPUT (Application)

- **Diversity** - Grow Town/Village reputation as a place to call home with a diverse resident and visitor base
- **Wellness** - Encourage health and sustainable practices for wellness and quality of life
- **Family business** - Advance economic initiatives that support new and existing family-owned businesses
- **Art and culture** - Enhance public spaces for arts and cultural events
- **Complete streets** - Modernize infrastructure with amenities that enhance an active and livable downtown
- **Climate action** - Commit to on-going environmental and climate action
- **Housing choice** - Provide choice of housing
- **Growing tax base** - Grow the local property tax base
- **Intergenerational** - Be intergenerational, with many children living a few minutes from their grandparents.

## COMMUNITY INPUT (Farmers Market)

- **KAC** - Some strengths are the village green and the Kirkland Art Center and Redesign the Kirkland Art Center to make it a modern center for all people to enjoy
- **Parking** - A challenge is parking for events held at the village green or Kirkland Art Center
- **Sidewalks** - There are opportunities to improve the sidewalks to increase connections to businesses, schools, the library, and the Kirkland Art Center
- **Facades** - Improve the facades of buildings to create a welcoming and cohesive design in the downtown.
- **Public Art** - Expand public art with a sculpture garden and other unique spaces for public gatherings.
- **Truck Traffic** - Something has to be done about the hazardous truck traffic near the Kirkland Art Center, people have a hard time crossing the road in this area since the sidewalk ends.

# Public Input and Draft Vision

## COMMUNITY INPUT (Open House)

- **Complete streets** (safe, walkable, connected, seating/benches, sidewalks, accessible, crosswalks, managed truck traffic, historic lighting, underground utilities.)
- **Heritage and historic preservation** (beautiful national register listed village green, historic lighting, underground utilities, more seating, banners for veterans, gravestone for Moses Foot.)
- **Wellness and quality of life** (health conscious, age friendly linkages for all abilities, bathrooms, recreation amenities including rehabilitation of the pool, and extension of bike and pedestrian trails connected to the region.)
- **Art, culture & events** (public art, gathering spaces, music on the green, access to KAC, activities for all ages.)
- **Growing locally owned business** (buy local, rehabilitate current businesses, compatible infill mixed use buildings, local food, food coop, diversity of shopping, longer hours.)
- **Active green spaces & green infrastructure** (gathering spaces, expand water and sewer, green stormwater, climate action, small solar power, electricvehicles, trees and gardens.)
- **Affordable housing for all ages** (affordability, diverse types of housing, senior housing, housing for people with disabilities connected to the core.)

## COMMUNITY INPUT (Open House)

- **Crosswalks** - Mid-Block, high visibility crosswalk from (village) green to art center
- **Tree Planting** - Make sure the trees are native to this ecosystem ; Replant roadside – village trees; Plant trees on the roadside
- **Sidewalks** - Wider sidewalks; Sidewalk around Village green
- **Accessibility** - Increase handicap accessibility
- **Village Green** - Tables/picnic tables in the Village Green
- **Historic Preservation** - Keep Historic. Tables in the Park. More parking.
- **Accessibility For Elderly/Disabled** – Have to go on road on Post St.
- **Franklin Accessibility** - Safety, sidewalks. Firetrucks fly down that road.
- **Collaboration** - Consistently advocate for all aspects of community collaborations – classes, gardens, space (out/in doors), joint venture + room to do joint ventures +collab.
- **Entertainment** - Art, food, Music space, collective. Now and to grow.
- **Traffic** -Less traffic through village

# Public Input and Draft Vision

## WHAT IS UNIQUE ABOUT THE DRI? (LPC Survey)

- It is a tight community.
- Beautiful setting, unique village layout, Hamilton College
- Having a state route run through the middle of town makes the Village of Clinton a hub, but also presents many challenges in maintaining a quaint and vibrant space.
- Mix of commercial, residential, agricultural, both village and town, space for growth
- Amount of greenery. History and age. Quality of public school. Quaint.
- The green is constantly in use, from the Farmers Market to concerts to special programs (e.g., KTL Book Sale, July 4 celebration, pottery sale, etc.). There is a central core where people gather and meet.
- The area encompasses organizations within a walkable center.
- quality of housing stock

## WHAT DO YOU LOVE ABOUT THE DRI (LPC Survey)

- Quaint and well loved.
- Walkable, diverse businesses/public spaces, pretty.
- Small town atmosphere
- the bones of the Village are solid, and, with the right adjustments, could provide a sustainable environment for commerce and social engagement.
- Small town charm but has things to do, village green at downtown core
- accessibility for pedestrians
- Architecture and history
- It is an area with tremendous undeveloped potential, requiring intellectual, creative, and financial investment.



# Vision and Goals Discussion

## Margaret Irwin, River Street Planning & Development

# 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 GUIDANCE ON VISION STATEMENT

## VISION GUIDANCE

The vision statement provides a guiding framework and is intended to be ambitious. It should be:

- Future-focused and define how you would like the Town and Village to see themselves in the next 5 to 7 years
- Inspiring, aspirational, and ambitious for long-term revitalization
- Reflective of uniqueness of Clinton-Kirkland and the catalytic impacts DRI can have
- Reflect a diversity of voices through ideas from the public engagement
- Concise, accessible to all readers, and avoid jargon
- Reflective of consensus across community sectors
- General enough to remain relevant through short term changes
- Locally-specific and not easily transferable to another community



# DRAFT REVISED VISION STATEMENT

**“Anything’s possible when we work together as a community of everyone, for everyone.”**

The Clinton/Kirkland DRI **kickstarts investment** in our historic and **well-loved Village Green**, in Park Row and other thriving businesses, and in **creative and flexible new spaces** reaching into the Town. We offer first-rate education, a leading liberal arts college, an **active arts, culture recreation, and entertainment hub**, and **housing that families can afford to grow into**. We focus on **wellness for everyone**, providing great public places in a **fully connected and walkable** Town and Village with **modern amenities**. Our **authentic charm** draws visitors, attracts talented people and drives innovation that creates **well-paying jobs in a thriving economic center**. With momentum from the DRI, we have become a uniquely desirable **centerpiece of the Mohawk Valley**, **surrounded by nature**, connected by trails, committed to resilience, and **“still a gem in a crazy world.”**

## Changes From Application

- Name Clinton Kirkland DRI & Mohawk Valley REDC
- Use unique places like “Village Green” or “Park Row”
- Anticipate results of DRI
- Reference community input:
  - Well-loved Village Green
  - Carefully planned new spaces
  - Entertainment
  - Complete streets
  - Historic preservation
  - Housing families can afford
  - Connected and walkable
  - Surrounded by nature

# DRAFT GOALS

- **Goals should be detailed, attainable, and action-oriented**
- **Guide implementation of the DRI Program and your projects**
- **Goals are:**
  - clear statements of accomplishments to move forward
  - With timeframes as appropriate
  - realistic
  - well-defined
  - aligned with and supportive of the community's vision

## **ECONOMIC AND BUSINESS DEVELOPMENT GOAL**

**Advance economic initiatives that create jobs, foster innovation and support new and existing family-owned businesses, including infill and adaptive reuse.**

For example, from input to date: building projects proposed through open call, reuse of underutilized properties, incentives, marketing and promotion, buy local, local food, food coop, diversity of shopping, longer hours, etc.

## **QUALITY OF PLACE AND HISTORIC STREETScape GOAL**

**Create a pedestrian-oriented, vibrant streetscape that preserves historic character while integrating unique public spaces, including the Village Green and new public gathering spots.**

For example, from input to date: add seating/benches, greenspaces, tree planting, bathrooms, enhancements to the Village Green, historic lighting, underground utilities, banners for veterans, veteran's memorial, etc.

# DRAFT GOALS

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## **WELLNESS AND QUALITY OF LIFE GOAL**

**Advance wellness and quality of life by increasing opportunities for recreation, social connections and tourism.**

For example, from input to date: pursue age friendly amenities for all abilities, expand recreation amenities, including the Town Hockey Arenas and the pool, Kirkland Trail connections that extend bike and pedestrian trails connected to the region, etc.

## **CULTURAL COMMUNITY GOAL**

**Enhance arts, culture, entertainment and education by enhancing community spaces and gathering areas as with events and public art.**

For example, from input to date: enhance public, private and nonprofit spaces, support public art, gathering spaces, expand music on the green, access to Kirkland Art Center, encourage activities for all ages, etc.

# DRAFT GOALS

- **Goals should be detailed, attainable, and action-oriented**
- **Guide implementation of the DRI Program and your projects**
- **Goals are:**
  - clear statements of accomplishments to move forward
  - With timeframes as appropriate
  - realistic
  - well-defined
  - aligned with and supportive of the community's vision

## **HOUSING CHOICE AND AFFORDABILITY GOAL**

**Support housing choice that is affordable to all by developing, rehabilitating and adaptively reusing housing for families at all life stages.**

For example, from input to date: support development of diverse types of housing: starter homes, senior housing, housing for people with disabilities connected to the core, etc.

## **INFRASTRUCTURE, MOBILITY AND CONNECTIVITY GOAL**

**Provide modern, sustainable and climate resilient infrastructure through complete streets that increase mobility and make downtown livable, safe, connected, green and accessible.**

For example, from input to date: make improvements to traffic safety; pedestrian crossings; accessibility by foot, bike and mobility device; bikeways; manage truck traffic; underground utilities; expand water and sewer; use green stormwater; advance climate action; small solar power; electric vehicles and amenities, etc.



# Open Call: List of Proposals Received

Michael N'Dolo, MRB

Lisa Nagle, EDR

# Non-Profit Proposals

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Sponsor Type (Public, Private, Non-Profit)	Estimated Total Project Cost	Amount of DRI Funding Requested	% DRI	Source of Non-DRI Funding	Proposed Start Date	Project Location
NP1	Placemaking through Branding, Marketing, and Wayfinding	This project aims to 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	Clinton Chamber of Commerce	Non-profit	\$139,500	\$139,500	100%	N/A		DRI Area
NP2	Food Waste Redeployment from Landfill to Anaerobic Digester for Green Energy.	Expand food waste pickup and delivery to the anaerobic digester. The DRI grant would fund an educational campaign to launch the project and the operation for its first two years, and the Village would then absorb the cost of continuing the service beyond that.	Clinton Climate Smart Task Force	Non-profit	\$106,000	\$106,000	100%	N/A	Spring 2024	DRI Area
NP3	Improvements to Firehouse #2	Firehouse renovations: parking/response pad replaced with materials to handle the weight of fire apparatus. Overhead bay doors replaced with energy efficient models, façade improvements around overhead bay doors. Widening overhead door for aerial ladder truck to make ingress and egress easier	Clinton Fire Department INC.	Non-profit	\$191,121	\$191,121	100%	N/A	Spring or Summer 2024	55 Franklin Ave
NP4	Restore and Enhance the Jakck Boynton Community Pool and Bathhouse through Transformative Renovation	Repairs and renovations to the pool, improvements to the pool enclosure including the decking and grass area, improvements to the bathhouse and equipment rooms.	Clinton Youth Foundation	Non-profit	\$1,822,250	\$1,115,250	61%	Cash and In-Kind Contributions	Fall 2024	29 Norton Ave
NP5	Re-Imagine, Re-Create: Transforming Community Arts at the Kirkland Art Center	A culinary arts studio, a rebuilt barn with completely accessible state-of-the-art pottery, children's dance, traditional and visual arts programming spaces, and stabilization of the historic church structure will allow KAC to broaden its ability to serve community members while expanding the range of cultural experiences available in our region.	Kirkland Arts Center	Non-profit	\$3,481,200	\$2,831,000	81%	NYSERDA, OPRHP, NYSCA	Fall 2024	9 1/2 East Park Row

# Non-Profit Proposals

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Sponsor Type (Public, Private, Non-Profit)	Estimated Total Project Cost	Amount of DRI Funding Requested	% DRI	Source of Non-DRI Funding	Proposed Start Date	Project Location
NP6	Transforming the Community's Library to Reflect Emerging Needs	Create the community's first accessible incubator/makerspace here entrepreneurs, freelancers and even students can learn, collaborate, and share using library resources to take an idea from concept to completion. Reconstruction of two porches on either side of the library's College Street entrance. Creation of a mural on the three visible sides of the Book Shed.	Kirkland Town Library	Non-profit	\$ 227,300	\$152,500	67%	Cash, NYS Construction Grant	Q1 2024	55 1/3 College Street
NP7	Beautify and Preserve a Historic Cemetery	Install a commercial-grade, four-foot high, historically appropriate wrought iron (steel) fence with a triple rail and decorative ball caps to restore the cemetery to its original appearance, give it an increased sense of dignity and improve security. Install a decorative, wrought iron entrance way that identifies the "Old Burying Ground, Clinton, 1788," and can be decorated with bunting and flags on holidays. Install two wrought iron benches. Spread topsoil where tree roots are exposed, and plant new grass there, creating a more even walking surface.	Clinton Historical Society	Non-profit	\$ 67,800	\$67,800	100%	N/A	Winter 2023	Old Burying Ground
NP8	Enhance Safety and Security at Affordable Daycare Center	Install a key fob security entrance system, including automatic locking classroom doors and attack resistant glass. New roof for the school's portion of the building. New steps off Chestnut Street sidewalk, cement pad and landscaping at Chestnut Street entrance.	St. Mary's Preschool and Daycare	Non-profit	\$202,884	\$202,884	100%	N/A	Winter 2023	13 Marvin St
NP9	Construct a Pedestrian Bridge for Recreational Trail	An 80' long, 10' wide metal truss bridge is envisioned. Specific design features will depend on the Sherman Brook Flood Study and engineering design studies.	Kirkland Trails, Inc.	Non-profit	\$450,000	\$450,000	100%	N/A	Summer 2024	Sherman Brook North of McBride Ave

# Private Proposals

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Sponsor Type (Public, Private, Non-Profit)	Estimated Total Project Cost	Amount of DRI Funding Requested	% DRI	Source of Non-DRI Funding	Proposed Start Date	Project Location
P1	Restore and Improve a Historic Landmark used for Mixed-Use	facade, sign, roof, awning, crosswalk, windows, lighted flyers, planters	Coldwell Banker Sexton Real Estate	Private	\$32,980	\$30,580	93%	Private Equity	Spring 2024	16 College St
P2	Renovating Scollard Opera House	Parking, new apartments, windows, insulation, energy	Peter Gerrity	Private	\$925,000	\$555,000	60%	Cash Equity; Private Financing	Spring 2024	West Park Row
P3	Build New Market-rate and Affordable	New 4-unit apartment building	Kogut Excavating LLC	Private	\$1,100,000	\$440,000	40%	Private Financing; Cash	2024	
P4	Renovate Historic Landmark for Mixed-Use	Efficient windows, updated storefronts, and stabilize structure	Albany Salon LLC	Private	\$116,606	\$82,000	70%	Cash Equity	Winter 2024	2 & 3 West Park Row, 8 College Street
P5	2 East Park Row Redevelopment	Renovate and add on new construction to the east side (back of building) of the property which faces Kellogg Street as mixed-use re-development. The project will include 5 new residential units and 3 existing (5 two-bedroom, 2 one-bedroom and 1 efficiency/loft apartment) and nearly 4,500 square feet of commercial space and a parking lot.	OB Properties Group, LLC	Private	\$3,939,000	\$2,363,400	60%	Private Equity; Private financing	Winter 2023	2 East Park Row
P6	Renovate and Stabilize Mixed Use Historical Building on College St	handicap accessible ramp up the side of the building, pulling out the bushes in the front to create a wider sidewalk area with potential bench seating, stabilizing the foundation and upgrading both the front and back buildings with heat pumps for energy efficiency	Linda Voce	Private	\$245,000	\$215,000	88%	Private Financing	Winter 2024	24 College Street
P7	Expand the Cider Mill	Expansion of retail space and other	Clinton Cider Mill	Private	\$910,000	\$455,000	50%	Private Equity; Private	January 2025	28 Elm St
P8	Repairs for Historic Landmark Building	Facade and HVAC, Electrical, New Roof	29 Park Row LLC	Private	\$90,000	\$81,000	90%	Cash Equity	TBD	29 Park Row



# Private Proposals

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P9	Lewiston at Kirkland Trails	A small apartment community located at the north end of the Village of Clinton. Thirty Plus units of Townhomes will be proposed to be built in a brownfield parcel of land	R Luke Lewis	Private	\$8,994,000	\$4,000,000	44%	Cash Equity; Private Financing; Brownfield Remediation	February 2024	41 1/2 Utica St 8 Taylor Ave 10 Taylor Ave
P10	Athletic Field and/or Outdoor Rink	Development of athletic fields and/or facilities.	Hale's Bus Garage LLC	Private	\$200,000	\$100,000	50%	Cash Equity.	TBD	37 Kirkland
P11	Microbrew and Eatery	Conversion to commercial for microbrew restaurant with indoor & outdoor dining	Tony's Pizzeria	Private	\$726,200	\$648,500	89%	Cash Equity	Winter 2024	4 Marvin St Microbrew and Eatery
P12	Convert Former Commercial Laundry Facility Into a Craft Hard Cider Operation	Hard Cider product facility	Ben Fehlner	Private	\$785,450	\$381,000	49%	Private Equity; Private financing	January 2024	43 College
P13	Complete Historic Façade Repair on 11, 13, 15, 17, & 19 College Street	8 apartments w/ four storefronts. I have a carriage barn out back I'm going to put two more apartments in I have architectural plans, funding and a building permit already issued to me. Also want to do facade repair. I'm asking for \$60,000 for the apartment construction and \$20,000 for the facade repair.	Dave Sullivan	Private	\$80,000	\$80,000	100%	N/A		9-19 College Street (SPF)
P14	Alteri's Restaurant	Replace windows with energy efficient windows, update HVAC system, renovate second floor to multi-use/coworking space	Francis Alteri	Private	\$220,000	\$200,000	91%	Private Financing	Winter 2024	7 College Street
P15	Build a Dog Park Bar	Construct an indoor/outdoor dog park bar	Jay Groah	Private	\$1,265,000	\$975,000	77%	Private Equity; MVEDD	90 days post award	Build a Dog Park Barn
P16	Expand Clinton Pottery into a Potter Trade School and Community Arts Complex	1) Retaining wall built on stream side of our workshop/store. 2) Paving our parking lot, 3) New throwing room addition.	Alice and Jonathan Woodward	Private	\$2,395,000	\$2,110,500	88%	Cash Equity; NYSERTA & IRA	Spring 2024	66 1/2 Utica Street

# Private Proposals

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P17	Garret on the Green: Sauna and Gathering Space	An acre of green space in walkable downtown with rain gardens, a community sauna, and dining greenhouse that doubles as a small stage for outdoor concerts.	Nora Revenaugh	Private	\$125,650	\$110,700	88%	Cash Equity	Winter 2023	8 Utica Street
P18	Lewis Road Housing Project	50 apartment units and 20-25 townhomes to be developed. Project will include an access road, landscaping, and green infrastructure.	Spinella Family	Private	\$13,812,766	\$2,600,000	19%	Smart Building Participation Loan; Cash Equity; NYSERDA; Private	Spring 2024	Lewis Road Housing Project
P19	Renovate Parking and Handicap Accessibility for R.P. Heintz Funeral Home and Its Neighbors	Parking lot and accessibility	Lee Heinz (and Harold)	Private	\$300,000	\$300,000	100%	N/A	2024	10 East Park Row
P20	Create Public Seating & Optimize The	Renovations, beautification, accessibility	Maria Macrina	Private	\$81,480	\$69,573	85%	Cash Equity	Winter 2024	17 College Street
P21	Pet Grooming Business Façade & Curbside Beautification Project	Nails to Tails facade improvement	Jovita Bernard, building owner	Private	\$57,280	\$45,824	80%	Private Equity	Spring 2024	4 Taylor Ave
P22	Renovate Historic Downtown Landmark	Rehabilitate vacant historic building into commercial space. New siding, windowsm insulation, wiring, plumbing, heating system, drywall, woodwork, paint.	Harold & Elegia Heintz	Private	\$64,956	\$64,956	100%	N/A	TBD	2 Kirkland Ave
P23	Renovate Downtown Village Housing	Exterior improvements (windows, siding, paint and roofing) . Our parking lot proposal is at the same	Lee Heinz (and Harold)	Private	\$14,026	\$14,026	100%	N/A	TBD	6 Kirkland Ave
P24	Re-envision a Recently Closed Village Natural Foods Store as a Cooperative	Reopen Tom's Natural Foods storefront that recently closed.	Tom's Natural Foods Cooperative, Inc.	Private	\$182,262	\$72,262	40%	Private Equity; Private financing	TBD	21 Fountain St
P25	Renovation for Tony's Pizzeria	Exterior improvements, beautification.	BJ Evans	Private	\$144,100	\$128,300	89%	Cash Equity	Winter 2024	41 College Street

# Public Proposals

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Sponsor Type (Public, Private, Non-Profit)	Estimated Total Project Cost	Amount of DRI Funding Requested	% DRI	Source of Non-DRI Funding	Proposed Start Date	Project Location
Pub1	Clinton Arena Improvements	Renovate rooms on the main floor and add an addition for much needed space	Town of Kirkland	Public	\$3,227,500	\$3,227,500	100%	N/A	Fall 2024	36 Kirkland Ave
Pub2	Village of Clinton Trolley	The Clinton Village Trolley will be a free service operating in and around the village of Clinton and town of Kirkland. We are proposing a 32 seat gas-operated trolley. In keeping with our historic village which operated a trolley system from 1901-1936 (please see attached photo of the trolley inaugural day in 1901), the trolley has an oak wooden interior and bench seat with brass hand rails, and an exterior cow-catcher.	Clinton Chamber of Commerce	Public	\$225,900	\$225,900	100%	N/A	TBD	Village of Clinton
Pub3	Extend Community Sidewalks	For the majority of the sidewalks in this public improvement project, we propose 5' wide, concrete sidewalks for pedestrian use. One exception will be the Chenango Ave. North sidewalk, which will be 8' wide and have designated walking and biking lanes. This sidewalk passes in front of the school and has heavy traffic, and it is expected to be a key section of the multi-use Kirkland Trail, a rails-to-trails project that eventually will traverse the entire community. The second exception will be the school campus sidewalks, which will be asphalt, not concrete.	Village of Clinton	public	Not Provided	TBD	TBD	TBD	TBD	Village and Town Streets

# Public Proposals

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Sponsor Type (Public, Private, Non-Profit)	Estimated Total Project Cost	Amount of DRI Funding Requested	% DRI	Source of Non-DRI Funding	Proposed Start Date	Project Location
Pub4	Update and Optimize Lumbard Hall	Building public restrooms on the Lumbard Hall property. There is a need for public restrooms to accommodate residents and guests visiting the Village and Town as there are currently none available, a deficit that becomes especially problematic during the many events that take place on the Village Green. The restrooms would be indoors, providing easy access for people downtown or on the Village Green. These restrooms would be made ADA compliant.	Village of Clinton	Public	\$418,500	\$418,500	100%	N/A	Spring 2024	100 N Park Row
Pub5	Public Art Mural	A public art mural within the Village of Clinton's DRI zone. As shown in communities, these sites become a destination for photos, public enjoyment, and increase the overall beauty of a space.	Almost Local Shop	Public	\$5,000	\$5,000	100%	N/A	TBD	Undetermined
Pub6	Innovate the Village Green through Public Wifi	Add a wifi network to the Village Green to provide residents, businesses, organizations, and initiatives with public internet access for events and general enjoyment.	Village of Clinton	Public	\$200	\$200	100%	N/A	TBD	Village Green
Pub7	Clinton-Kirkland Small Projects Fund	The Clinton Kirkland Small Projects Fund would be accessible for businesses and not for profit organizations. 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.	Village of Clinton, Town of Kirkland	Public	\$600,000	\$600,000	100%	N/A	TBD	Village of Clinton, Town of Kirkland

# Public Proposals

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Sponsor Type (Public, Private, Non-Profit)	Estimated Total Project Cost	Amount of DRI Funding Requested	% DRI	Source of Non-DRI Funding	Proposed Start Date	Project Location
Pub8	Paint Downtown Mural Trail	The proposed trail will consist of seven new murals throughout the downtown Clinton area. These murals will be designed by Tim Rand & Maria Vallese, two local artists and business owners. Murals will be created on existing buildings with the permission of the property owners.	Tim Rand and Maria Vallese	Public	\$147,000	\$147,000	100%	N/A	Spring 2024	Downtown Clinton
Pub9	Reimagine the Village Green	Reimagine the Green to be rearranged for better flow. New landscaping designs to allow for better appreciation of the Fountain and War Memorials. Historic lighting would add the the Green's position as the center of the Historic District. Replacement and relocation of the sidewalks within the Green and improved access to/from the Green.	Village of Clinton	Public	TBD	TBD	TBD	N/A	Summer 2024	Center of the Park Rows



# Evaluation Process Discussion

Michael N'Dolo, MRB

Lisa Nagle, EDR

# Proposed Selection Criteria

## **ALIGNS WITH CLINTON-KIRKLAND'S DRI GOALS**

## **ALIGNS WITH STATE DRI GOALS**

## **COMMUNITY SUPPORT**

The project is supported by the community and in line with its DRI vision.

## **PROJECT READINESS**

The project is well developed and poised to proceed in the near term in a way that will jumpstart the redevelopment of the neighborhood. The sponsor has the capacity to implement and maintain the project.

## **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.

## **CO-BENEFITS**

The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which 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.

## **EFFECTIVENESS**

There is a demonstrated needs for DRI funds and investment of public DRI funds in the project would represent an effective and efficient use of public resources.



# Next Steps

Lisa Nagle, EDR



# DRI Schedule 2023



# Public Remarks



Thank You!

<https://www.clintonkirklanddri.com>

