



Downtown Revitalization Initiative

TICONDEROGA DRI

08.03.2023 | LOCAL PLANNING COMMITTEE (LPC) #3 MEETING SUMMARY

In Attendance:

| NYS | Ticonderoga LPC | Consultant Team |
|----------------------|--------------------------------|--------------------------|
| Susan Landfried, DOS | <i>Mark Wright, Co-Chair</i> | Arista Strungys, Camiros |
| Kylie Peck, DOS | <i>James McKenna, Co-Chair</i> | Chris Jennette, Camiros |
| | John Bartlett | Bill James, Camiros |
| | Carol Calabrese | |
| | Matthew Courtright | |
| | June Curtis | |
| | Nicole Justice Green | |
| | Beth Hill | |
| | Jaimee Kuhl | |
| | Robert Porter | |
| | Megan Scuderi | |
| | Donna Wadsworth | |
| | Donna Wotton | |

Meeting Summary:

Camiros opened the meeting, and LPC Co-Chair read the code of conduct. Co-Chair then handed the presentation over to Camiros to proceed with the meeting.

Arista Strungys introduced the agenda and objectives for the meeting:

1. Welcome
2. Code of Conduct
3. Presentation of Vision and Goals + Strategies
4. Presentation of Project Evaluation Criteria
5. Working Group Structure for Review of Projects
6. Introduction to Projects
7. Working Group Assignments
8. Next Steps
9. Public Comment

Next, Camiros proceeded with the presentation as follows:

Vision and Goals + Strategies

Arista reviewed the Ticonderoga DRI vision statement, reminding members of the LPC that this is the approved vision for the DRI. She then reviewed the four primary goals and associated strategies agreed upon by the LPC and presented for feedback during Public Workshop #1.

Project Evaluation

Camiros introduced the results of the Open Call for Projects, announcing that 41 project forms had been received (this was later corrected to 44 project forms; due to a technical issue three additional project forms were previously not received, but were identified and added to the list during the meeting).

Arista moved on to discuss the strategy for reviewing and refining the list of projects, broken down into two discrete phases. Phase 1 of LPC refinement will focus on each projects alignment with the state and local goals for the DRI, including alignment with the North Country REDC goals, and the Town's vision, goals and



Downtown Revitalization Initiative

strategies. Phase 1 will also focus on an assessment of project readiness for each submittal. Criteria for phase 1 include:

- **State + Local Goals**
 - Alignment with State and North Country REDC goals
 - Alignment with Ticonderoga's vision
 - Alignment with Ticonderoga's goals and strategies
- **Project Readiness**
 - Scope of work and project activities are clearly identified
 - Sponsor's capacity to implement the project and manage a state contract
 - Ability to break ground within 2 years of award
 - Other funding is available, allowing the project to proceed
 - The project can proceed without significant regulatory hurdles
 - The sponsor can demonstrate site control
 - There is a demonstrated commitment to project implementation

Arista clarified that this first phase of LPC project refinement should create a proposed slate of projects that represent a DRI funding request of \$16 - \$20 million dollars.

Arista then outlined phase 2 of the LPC's project refinement, which will further narrow the projects to the slate included in the Strategic Investment Plan. This evaluation will include:

- **Catalytic Effect**
 - The project will have a significant and transformative impact on downtown
 - The project has the potential to attract other investment or to create benefits beyond the DRI boundary
- **Cost effectiveness**
 - Adequate budget information is provided, and reflects a prudent expenditure of DRI funds
 - Demonstrated need for DRI funds
 - Ability to leverage future private or other investment
- **Public Support**
 - The project has a significant level of public support

- **Co-benefits**

Arista then introduced the Co-Benefits – reflecting the results of the survey sent to the LPC. The 6 co-benefits identified represent the top 9 ranked categories, as similar items have been grouped.

Other co-benefits not ranked as highly were left off the list.

- Results in improved downtown aesthetics
- Creates new amenities for residents of Ticonderoga and/or amenities targeted toward visitors
- Enhances the walkability and/or results in enhanced connectivity in downtown
- Creates new local jobs or helps retain existing jobs
- Reasonably results in increased attraction of visitors to the Town on a year-round basis and increases the daily period of activity (the "active hours") of downtown
- Enhances the community's arts and cultural offerings and/or recreational opportunities

Arista clarified that the second phase of LPC project refinement should create a result in a final slate of projects that represent a DRI funding request of \$12 - \$15 million dollars.



Downtown Revitalization Initiative

Working Group Structure

Arista moved on to introduce the working group structure. Due to the large number of project forms received, Phase 1 review will be completed in working groups, with each group comprising 4-5 LPC members. Each working group will be assigned a mix of projects, and will designate a foreperson to present the group's discussion points and recommendations to the full LPC.

LPC members are expected to review projects in advance of the working groups convening on August 22nd to discuss and refine projects, and to develop and compile questions or requests for further information from project sponsors. Questions will be provided to the consultants, who will reach out to project sponsors for further information and solicit responses by Tuesday, September 5th.

Following the working group meetings on August 22nd, the full LPC will convene at a meeting (#3.5) on August 23rd at 9:00am. During this meeting, working groups will present the results of their first phase of evaluations, and the group will create the first refined slate of projects (\$16-\$20 million in DRI funding), and a complete list of questions for project sponsors.

Introduction to Projects

Arista Strungys and Chris Jennette of Camiros walked the LPC through all 44 projects received, providing a cursory overview of each project submitted and noting for each if there are any LPC members that need to recuse themselves from consideration, or to disclose any involvement or associations with projects or project sponsors.

Projects were presented in modules as follows:

- A: New development
- B: Redevelopment/rehabilitation
- C: Public improvements
- D: Small Projects
- E: Marketing and Branding
- F: Other

One of the project forms submitted was identified as pertaining to a site falling outside of the DRI boundary. The project – Fireman's Field Affordable Housing, was presented to the LPC, and members discussed the potential of expanding the boundary to include the site – located approximately .2 miles from the DRI boundary. Following a brief discussion, the LPC decided that the boundary should not be adjusted, and the project was removed from consideration.

Working Group Assignments

Following the introduction to each of the projects, working group assignments were presented to the LPC. All LPC members have access to the full slate of project submittals, and are expected to review the projects assigned to their working group in advance of reconvening into working groups on 8/22, and as a full committee on 8/23.

Wrap Up

Camiros finished the presentation with a review of the schedule and a brief reminder of where the project is in the timeline. Final comments were called for from the LPC. No comments were delivered.

Camiros asked for any final public comments.

A member of the public stood to ask what materials they should have prepared, as a project sponsor, in the event they are contacted to provide more information. Clarification was provided that if the LPC has questions, consultants will reach out with specific requests. It is anticipated that



Downtown Revitalization Initiative

these requests will occur between the LPC meeting on August 23rd, and when responses are due on September 5th.

Following time for public comment, the meeting was adjourned.