

Category	Project Type	Project Name	Project Description	Address	Project Sponsor	Estimated Total Project Cost	DRI Funding Request	Other Funds / Match	% Other Funds / Match
A1	New Development	Circle Court Motel Improvements	Expand the Circle Court Motel by constructing a two-story modular building consisting of eight motel rooms with efficiency kitchens and a new parking lot.	6 Montcalm Street	Alicia and Joseph Vilardo / Circle Court Motel	\$1,157,956	\$991,956	\$166,000	14%
A2	New Development	Ticonderoga Performing Arts Pavilion	Construct an outdoor covered performance and seating area with two restrooms and storage areas.	Town land abutting the LaChute River	Judy Walker / Ticonderoga Festival Guild	\$2,797,717	\$2,439,717	\$358,000	13%
A3	New Development	Construction of two 3-unit residential buildings	Construct two separate 3-unit structures containing residential and possible commercial on first floors.	65 / 67 Montcalm Street	Steven Racanelli / 6567 Montcalm Development LLC	\$2,850,000	\$1,250,000	\$1,600,000	56%
A4	New Development	20 Montcalm Complex Expansion	Construct four 2-bedroom apartments with a tenant common area.	20 Montcalm Street	Mary Sears / 20 Montcalm LLC	\$1,567,000	\$1,425,000	\$142,000	9%
A5	New Development	Century 21 Apartment Addition	Convert part of Century 21 office and storage space into a 3-bedroom apartment.	992 NYS Route 9N	Bill Brown / Century 21 Adirondacks	\$372,437	\$357,437	\$15,000	4%
B1	Redevelopment/Rehabilitation	Hidden Treasures Renovation	Renovate and improvement of historic mixed-use commercial and residential buildings consisting of two storefronts and five apartments.	81 Montcalm Street	Eric Robinson / Hidden Treasures	\$600,000	\$600,000	\$0	
B2	Redevelopment/Rehabilitation	Rehabilitation of the former Niagara Mohawk building	Renovate existing industrial building to create new office space and enhance parking areas.	94 Montcalm Street	Thomas Valenti, JR. PE	\$1,065,000	\$995,000	\$70,000	7%
B3	Redevelopment/Rehabilitation	Sugar and Spice Expansion	Rehabilitate and expand the Sugar and Spice Country Shoppe in order to expand retail offerings.	98 Montcalm Street	Ruth Granger	\$416,686	\$416,686	\$0	
B4	Redevelopment/Rehabilitation	102 Montcalm Street Enhancements and Renovation	Conduct building improvements (HVAC, roof, other interior and exterior renovation) to sustain building and provide additional vendor spaces.	102 Montcalm Street	Bryan and Scarlette Merfield	\$243,947	\$243,947	\$0	
B5	Redevelopment/Rehabilitation	Adirondack Performing Arts Center: Igniting a Cultural Revival in Ticonderoga	Renovate the Knights of Columbus building into a performing arts center for the community with space for We Are Instrumental on the second floor and a co-op performance space on the third floor.	103 Montcalm Street	Nicole Justice Green / PRIDE of Ticonderoga	\$2,492,219	\$2,242,219	\$250,000	10%
B6	Redevelopment/Rehabilitation	American Legion Post 224	Rehabilitate historic building by replacing roof and conducting interior improvements.	104 Montcalm Street	Bill Brown / Ti American Legion Post 224	\$1,581,800	\$1,561,800	\$20,000	1%
B7	Redevelopment/Rehabilitation	Sports and Entertainment Center	Rehabilitate building into a "sports and entertainment center" consisting of sports simulators, a game room in the basement, and light food and drink service.	105 Montcalm Street	Jay Wells	\$910,000	\$675,000	\$235,000	26%
B8	Redevelopment/Rehabilitation	106 Montcalm Building Renovations	Renovate building consisting of 2 storefront and 5 apartments to improve energy efficiency (roof, windows, insulation, HVAC systems, solar panels) and upgrade apartments.	106 Montcalm Street	Juliet Payseur / 106 Montcalm LLC	\$513,500	\$513,500	\$0	
B9	Redevelopment/Rehabilitation	Renovation of 107 Montcalm Street	Renovate building to enhance energy efficiency by upgrading windows, adding a mini-split HVAC source, and adding solar panels for building's commercial and residential uses.	107 Montcalm Street	Megan Scuderi / Blee's property management LLC	\$230,000	\$200,000	\$30,000	13%
B10	Redevelopment/Rehabilitation	108 Montcalm Project (Star Trek)	Renovate the building to include roof replacement, exterior improvements, and a complete interior renovation to enable the expansion of the Star Trek Studio Tours.	108 Montcalm Street	Donna Wotton / Ti Alliance	\$2,554,877	\$2,266,877	\$288,000	11%
B11	Redevelopment/Rehabilitation	Ticonderoga Natural Foods Co-op Renovation and Improvements	Enhance the co-op by renovating the façade, upgrading the kitchen and adding a deli section, improving the aesthetics of the interior, increasing energy efficiency, and renovating the rear of the building.	109 Montcalm Street	Dawn Karlson / TNFC, Inc.	\$536,603	\$386,603	\$150,000	28%
B12	Redevelopment/Rehabilitation	Repair and Resurface of JASAMA Parking Lot	Resurface and restripe the existing parking lot and potentially add streetside landscaping.	112 Montcalm Street	Peter Reale / JASAMA LLC	\$121,455	\$109,455	\$12,000	10%

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B13	Redevelopment/Rehabilitation	Children's Museum / Champ Café / Daycare	Conduct substantial upgrades to 113 Montcalm Street to improve the safety, efficiency, and functionality of the building for tenants.	113 Montcalm Street	Katie Anderson / Punky Noodles	\$554,928	\$304,928	\$250,000	45%
B14	Redevelopment/Rehabilitation	The Perelman, a Ticonderoga Boutique Inn	Develop an 18-room boutique inn with a bar and lounge in the lobby and a rooftop bar, along with first-floor commercial space and two efficiency suites.	116 Montcalm Street	Kathleen Coffman / TI BKS LLC	\$5,875,000	\$3,470,000	\$2,405,000	41%
B15	Redevelopment/Rehabilitation	Gilligan and Stevens Building Rehabilitation	Rehabilitate building to replace windows improving energy efficiency, safety, and aesthetics, re-establish the awning, upgrade heating/cooling system, and upgrade the interior of apartments.	119 Montcalm Street	Peter Reale / Gilligan and Stevens LLC	\$440,000	\$390,000	\$50,000	11%
B16	Redevelopment/Rehabilitation	Community Building Improvements	Preserve and enhance the Community Building through improving and activating the 2nd floor by installing A/C, and conducting exterior improvements, such as window replacement, cupola restoration, and building cleaning.	132 Montcalm Street	Mark Wright / Town of Ticonderoga	\$836,880	\$836,880	\$0	
B17	Redevelopment/Rehabilitation	1888 Building	Preserve the historic structure by repairing windows and brickwork, improving drainage, and increasing energy efficiency to make the building a year-round facility.	137 Montcalm	Mark Wright / Town of Ticonderoga	\$731,938	\$681,938	\$50,000	7%
B18	Redevelopment/Rehabilitation	Pad Factory on the River	Improve a historic building by enhancing the façade, replacing the roof, and upgrading some mechanical systems.	171 Lake George Avenue	Gretchen Sunderland	\$143,500	\$143,500	\$0	
B19	Redevelopment/Rehabilitation	172 Champlain Avenue	Restore building to include three commercial spaces with identified potential tenants and five apartments.	172 Champlain Avenue	Drew Metzler	\$340,000	\$186,500	\$153,500	45%
B20	Redevelopment/Rehabilitation	44 Montcalm Enhancement and Renovations	Renovate four existing apartments and add one new apartment.	44 Montcalm Street	Mark Harrison / BOA Holdings LLC	\$290,000	\$290,000	\$0	
B21	Redevelopment/Rehabilitation	Black Watch Library	Rehabilitate and redesign the ground floor to create a community meeting place and maker space including redesign of the access road; create a year-round children's storybook walk and attach a deck to the library to create an outdoor reading space.	6 Carnegie Place	Mark Wright / Town of Ticonderoga	\$373,100	\$366,500	\$6,600	2%
B22	Redevelopment/Rehabilitation	Rehabilitation of the Hancock House	Restore and modernize the Hancock House, helping it to retain its historic architecture while updating building systems, improving energy efficiency, and ADA accessibility.	6 Moses Circle	Ticonderoga Historical Society	\$1,913,000	\$1,863,000	\$50,000	3%
B23	Redevelopment/Rehabilitation	Beautification of the Atchison Block	Beautify this vacant lot with a small community pavilion, benches, and other amenities for use by the community for small events.	Corner of Champlain / Montcalm / McCormick	Mary Jo Reale / AP Reale Family Limited Ptnrshp	\$291,900	\$281,900	\$10,000	3%
B24	Redevelopment/Rehabilitation	110 Montcalm Building Improvement	Retail store in the front and a distribution and storage facility in the back - the tenant will be Olio-Piro olive oil and Bonini balsamic. The building will also be used as the distribution point for the olive oil/balsamic to retailers in the north east.	110 Montcalm Street	William Harbor/Havana Moon 13, LLC	\$100,650	\$85,650	\$15,000	15%
B25	Redevelopment/Rehabilitation	Montcalm Liquors	Significant exterior upgrades to improve the building's appearance, secure its integrity and improve building energy efficiency.	16 Montcalm Street	Walter Lender/Montcalm Liquors	\$80,000	\$70,000	\$10,000	13%
C1	Public Improvement	Montcalm Streetscape Improvements	Retail store in the front and a distribution and storage facility in the back - the tenant will be Olio-Piro olive oil and Bonini balsamic. The building will also be used as the distribution point for the olive oil/balsamic to retailers in the north east.	Montcalm street w/in DRI Boundary	Mark Wright / Town of Ticonderoga	\$3,902,714	\$3,852,714	\$50,000	1%

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C2	Public Improvement	Adirondack Drive Improvements	Improve Adirondack Drive (connecting LaChute side of businesses to Montcalm @ "pocket park") by improving access to La Chute River open space, expanding and improving parking, and providing trees and screening of rear building facades.	Montcalm w/in DRI Boundary	Mark Wright / Town of Ticonderoga	\$565,872	\$565,872	\$0	
C3	Public Improvement	Riverfront Recreation Improvements	Upgrade the La Chute Riverfront and create a "chain of waterfalls" attraction by enhancing the paths, installing amenities such as lighting, benches, kayak and bike rental facilities, and exercise equipment, enhancing the outlooks at each waterfall, and adding appropriate landscaping.	Riverfront w/in DRI Boundary	Mark Wright / Town of Ticonderoga	\$753,957	\$753,957	\$0	
C4	Public Improvement	Bicentennial Park Improvements	Enhance the park to include a performance space with a covered stage, a prominent park entry feature, extended bike and pedestrian paths, a rehabilitated "Kissing Bridge," a new playground, additional recreation amenities, and enhanced landscaping.	Bicentennial Park (requests adjustment to include entirety of park within the boundary)	Mark Wright / Town of Ticonderoga	\$1,521,500	\$1,471,500	\$50,000	3%
C5	Public Improvement	Capital Ice Rink Improvement Project	Improve the existing ice rink facility by constructing a pavilion over the ice rink, expanding the warming hut, improving the parking, and installing modern refrigeration equipment to ensure optimal ice conditions.	Corner of Tower Ave and Burgoyne Ave	Nicole Justice Green / PRIDE of Ticonderoga	\$988,000	\$968,000	\$20,000	2%
C6	Public Improvement	Revitalization of the Ticonderoga Information Booth: The Gateway Renewal Project	Revamp the information booth to incorporate ADA-compliant entrances, new lighting and landscaping, and additional parking spots.	Liberty Circle (Next to Circle Court Motel)	Matt Courtright / TACC	\$70,000	\$70,000	\$0	
D1	Small Project	Small Projects Fund	Implement a Small Projects Fund to support the rehabilitation of downtown buildings.	N/A	Nicole Justice Green / PRIDE of Ticonderoga, Essex County Land Bank	\$735,000	\$600,000	\$135,000	18%
D2	Redevelopment/Rehabilitation Small Project	Mont Calm Apothecary	Conduct building and site improvements (convert storage room to massage room, enhance soundproofing, install a heat pump, upgrade the parking lot, and enhance the façade) to expand business operations.	43 Montcalm Street	Sarah Kuhl	\$31,740	\$31,740	\$0	
D3	Redevelopment/Rehabilitation Small Project	Marinelli's Meat Market Improvements	Add a cold room to the existing structure to include a work area and additional walk-in cooler.	24 Wayne Avenue	Jon Ott / Marinelli's Meat Market	\$75,000	\$75,000	\$0	
D4	Redevelopment/Rehabilitation Small Project	Expansion/Improvement of 19 Montcalm	Conduct interior and exterior renovations to transform medical clinic office into a more open working space for offices.	19 Montcalm Street	Sharon Barber Cooke	\$53,675	\$53,675	\$0	
E1	Marketing and Branding	Ticonderoga Marketing, Branding, and Signage	Create a strong and cohesive brand, marketing, and signage strategy that will strengthen the downtown identity.	Downtown Ticonderoga	Matt Courtright / TACC	\$330,000	\$330,000	\$0	
F1	Public Improvement	Artscape Public Art Fund	Implement ArtScape, a collaboration between student and professional artists, to bring sculptures, murals, and additional artwork to downtown Ticonderoga.	Downtown Ticonderoga	Nicole Justic Green / PRIDE of Ticonderoga	\$260,000	\$250,000	\$10,000	4%
F2	Ineligible with current project sponsor	Demolition of Agway Building	Demolish the Agway Building to enable a potential new mixed-use building.	74 Montcalm Street	Robert LaBounty	\$291,000	\$246,000	\$45,000	15%
						\$41,560,551	\$34,914,451	\$6,646,100	16%