



**Downtown
Revitalization
Initiative**



**Local Planning Committee (LPC)
Meeting # 3**

Downtown Revitalization Initiative

Town of Ticonderoga, New York



August 3, 2023

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Code of Conduct Reminder

The LPC Co-Chairs will read the preamble at this time.

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.

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Vision Statement

Downtown Ticonderoga will be a vibrant regional business and cultural hub that looks to the future while recognizing its identity as the heart of a historic community. Downtown is a year-round hub of activity in the community blending a variety of charming specialty shops and restaurants, a mix of heritage tourism and pop culture venues, arts and entertainment attractions, and contemporary services with the natural beauty and recreational opportunities of the LaChute riverfront and other public open spaces. Downtown Ticonderoga offers a truly unique experience for visitors to the Adirondack and Champlain Valley region and enhances the quality of life for residents.

Draft Goals + Strategies

Goal 1: Enhance Economic Diversity and Year-Round Activity in Downtown Ticonderoga

- Diversify the economy
- Create year-round attractions
- Expand accommodations
- Promote rehab of existing buildings + mixed-use

Goal 2: Cultivate a Cultural Scene in Downtown

- Diversify arts + culture; cultural programming
- Revitalize performing arts spaces

Goal 3: Enhance Downtown Aesthetics and Connectivity

- Enhance the urban form (façade improvements, signs, public art)
- Pedestrian infrastructure – streetscape, wayfinding
- Beautify the “back” of Downtown along river trail – roadways/pathways, rear facades, activate uses

Goal 4: Foster a Vibrant Downtown Community for Ticonderoga Residents

- Support for local businesses
- Enhanced Downtown services for local residents

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Project Evaluation

RECEIVED 41 PROJECTS!

- ✓ \$41,379,901 – Total Project Costs
- ✓ \$34,758,801 – DRI Request
- ✓ 84% DRI Request/16% leverage



Project Evaluation

Phase 1: Focus on refinement

State + Local Goals

- ✓ Align with State + North Country REDC goals
- ✓ Align with Ticonderoga's Vision
- ✓ Align with Ticonderoga's Goals + Strategies

Project Readiness

- ✓ Scope of work + project activities clearly identified
- ✓ Capacity to implement the project + manage a state contract
- ✓ Ability to break ground within 2 years of award
- ✓ Other funding available needed to proceed
- ✓ Ability to proceed without significant regulatory hurdles
- ✓ Sponsor can demonstrate site control
- ✓ Demonstrated commitment to project implementation

First refinement (Phase 1) should create a proposed slate of projects of \$16-\$20 Million of DRI funding

Project Evaluation

Phase 2: Continued Evaluation

Catalytic Effect

- ✓ Significant and transformative impact on downtown
- ✓ Potential to attract other investment or create benefit 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

- ✓ Level of public support

Project Evaluation

Phase 2: Continued Evaluation

Co-Benefits

These co-benefits reflect the results of the survey sent to the LPC

Of the 14 surveyed, these 6 reflect the 9 top ranked categories (similar items grouped)

Other co-benefits in the survey are not ranked as high

1. Results in improved downtown aesthetics
2. Creates new amenities for residents of Ticonderoga and/or amenities targeted toward visitors
3. Enhances the walkability and/or results in enhanced connectivity in downtown
4. Creates new local jobs or helps retain existing jobs
5. 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
6. Enhances the community's arts and cultural offerings and/or recreational opportunities

Final slate of projects should be \$12-\$15 Million of DRI funding

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Working Groups

Create Working Groups (WG)

GOAL: Refine projects and create the first proposed slate of projects in the range of \$16-\$20 Million of DRI funding

- ✓ Three groups: 4-5 members each
- ✓ WG will be assigned a mix of projects
- ✓ Each WG will designate a foreperson to present discussion points + recommendations to larger LPC
- ✓ Each WG compiles their questions for project sponsors
Camiro will reach out to sponsors after meeting - sponsor responses due Tuesday Sept 5th

Consultant + NYDOS meet with WG on August 22nd (3 WG, 2-hour session each)

Come together at LPC Meeting #3.5 on August 23rd at 9AM to present WG findings + create first refined slate of projects + questions for sponsors

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Project Evaluation

RECEIVED 41 PROJECTS!

- ✓ \$41,379,901 – Total Project Costs
- ✓ \$34,758,801 – DRI Request
- ✓ 84% DRI Request/16% leverage



Introduction to Projects

A1

Project Name	Circle Court Motel Improvements
Description	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
Address	6 Montcalm Street
Project Type	New Development
Project Sponsor	Alicia and Joseph Vilardo / Circle Court Motel
Organizational Type	Private
Total Cost	\$1,157,956
Total DRI Requested	\$991,956
Other Funding	\$166,000
Leverage %	14%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

A2

Project Name	Ticonderoga Performing Arts Pavilion
Description	Construct an outdoor covered performance and seating area with two restrooms and storage areas
Address	Near LaChute River, Town land
Project Type	New Development
Project Sponsor	Judy Walker / Ticonderoga Festival Guild
Organizational Type	Non-Profit
Total Cost	\$2,797,717
Total DRI Requested	\$2,439,717
Other Funding	\$358,000
Leverage %	13%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

A3

Project Name	Construction of two 3-unit residential buildings
Description	Construct two separate 3-unit structures containing residential and possible commercial on first floors
Address	65 / 67 Montcalm Street
Project Type	New Development
Project Sponsor	Steven Racanelli / 6567 Montcalm Development LLC
Organizational Type	Private
Total Cost	\$2,850,000
Total DRI Requested	\$1,250,000
Other Funding	\$1,600,000
Leverage %	56%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

A4

Project Name	20 Montcalm Complex Expansion
Description	Construct four 2-bedroom apartments with a tenant common area
Address	20 Montcalm Street
Project Type	New Development
Project Sponsor	Mary Sears / 20 Montcalm LLC
Organizational Type	Private
Total Cost	\$1,567,000
Total DRI Requested	\$1,425,000
Other Funding	\$142,000
Leverage %	9%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

A5

Project Name	Century 21 Apartment Addition
Description	Convert part of Century 21 office and storage space into a 3-bedroom apartment
Address	992 NYS Route 9N
Project Type	New Development
Project Sponsor	William Brown / Century 21 Adirondacks
Organizational Type	Private
Total Cost	\$372,437
Total DRI Requested	\$357,437
Other Funding	\$15,000
Leverage %	4%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B1

Project Name	Hidden Treasures Renovation
Description	Renovate and improvement of historic mixed-use commercial and residential buildings consisting of two storefronts and five apartments
Address	81 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Eric Robinson / Hidden Treasures
Organizational Type	Private
Total Cost	\$600,000
Total DRI Requested	\$600,000
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B2

Project Name	Renovation of the former Niagara Mohawk building
Description	Renovate existing industrial building to create new office space and enhance parking areas
Address	94 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Thomas Valenti, Jr., P.E.
Organizational Type	Private
Total Cost	\$1,065,000
Total DRI Requested	\$995,000
Other Funding	\$70,000
Leverage %	7%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B3

Project Name	Sugar and Spice Expansion
Description	Rehabilitate and expand the Sugar and Spice Country Shoppe in order to expand retail offerings
Address	98 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Ruth Granger
Organizational Type	Private
Total Cost	\$416,686
Total DRI Requested	\$416,686
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B4

Project Name	102 Montcalm Street Enhancements and Renovation
Description	Conduct building improvements (HVAC, roof, other interior and exterior renovation) to sustain building and provide additional vendor spaces
Address	102 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Bryan and Scarlett Merfield
Organizational Type	Private
Total Cost	\$243,947
Total DRI Requested	\$243,947
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B5

Project Name	Adirondack Performing Arts Center: Igniting a Cultural Revival in Ticonderoga
Description	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
Address	103 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	PRIDE of Ticonderoga
Organizational Type	Non-Profit
Total Cost	\$2,492,219
Total DRI Requested	\$2,242,219
Other Funding	\$250,000
Leverage %	10%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B6

Project Name	American Legion Post 224
Description	Rehabilitate historic building by replacing roof and conducting interior improvements
Address	104 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Bill Brown / Ticonderoga American Legion Post 224
Organizational Type	Non-Profit
Total Cost	\$1,581,800
Total DRI Requested	\$1,561,800
Other Funding	\$20,000
Leverage %	1%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B7

Project Name	Sports and Entertainment Center
Description	Rehabilitate building into a "sports and entertainment center" consisting of sports simulators, a game room in the basement, and light food and drink service
Address	105 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Jay Wells
Organizational Type	Private
Total Cost	\$910,000
Total DRI Requested	\$675,000
Other Funding	\$235,000
Leverage %	26%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B8

Project Name	106 Montcalm Building Renovations
Description	Renovate building consisting of 2 storefront and 5 apartments to improve energy efficiency (roof, windows, insulation, HVAC systems, solar panels) and upgrade apartments
Address	106 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Juliet Payseur / 106 Montcalm LLC
Organizational Type	Private
Total Cost	\$513,500
Total DRI Requested	\$513,500
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B9

Project Name	Renovation of 107 Montcalm Street
Description	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
Address	107 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Megan Scuderi / Blee's Property Management
Organizational Type	Private
Total Cost	\$230,000
Total DRI Requested	\$200,000
Other Funding	\$30,000
Leverage %	13%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B10

Project Name	108 Montcalm Project (Star Trek)
Description	Renovate the building to include roof replacement, exterior improvements, and a complete interior renovation to enable the expansion of the Star Trek Studio Tours
Address	108 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Donna Wotton / Ticonderoga Revitalization Alliance
Organizational Type	Private
Total Cost	\$2,554,877
Total DRI Requested	\$2,266,877
Other Funding	\$288,000
Leverage %	11%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B11

Project Name	Ticonderoga Natural Foods Co-op Renovation and Improvements
Description	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
Address	109 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Dawn Karlson / Ticonderoga National Foods Cooperative, Inc.
Organizational Type	Private
Total Cost	\$536,603
Total DRI Requested	\$386,603
Other Funding	\$150,000
Leverage %	28%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B12

Project Name	Repair and Resurface of JASAMA Parking Lot
Description	Resurface and restripe the existing parking lot and potentially add streetside landscaping
Address	112 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Peter Reale / JASAMA LLC
Organizational Type	Private
Total Cost	\$121,455
Total DRI Requested	\$109,455
Other Funding	\$12,000
Leverage %	10%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B13

Project Name	Children's Museum / Champ Café / Daycare
Description	Conduct substantial upgrades to 113 Montcalm Street to improve the safety, efficiency, and functionality of the building for tenants
Address	113 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Katie Anderson / Punky Noodle Children's Museum, Champ Café, Adirondack Daycare
Organizational Type	Private
Total Cost	\$554,928
Total DRI Requested	\$304,928
Other Funding	\$250,000
Leverage %	45%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B14

Project Name	The Perelman, Ticonderoga Boutique Inn
Description	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
Address	116 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Kathleen Coffman / TI BKS LLC
Organizational Type	Private
Total Cost	\$5,875,000
Total DRI Requested	\$3,470,000
Other Funding	\$2,405,000
Leverage %	41%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B15

Project Name	Gilligan and Stevens Building Rehabilitation
Description	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
Address	119 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Peter Reale / Gilligan and Stevens LLC
Organizational Type	Private
Total Cost	\$440,000
Total DRI Requested	\$390,000
Other Funding	\$50,000
Leverage %	11%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B16

Project Name	Community Building Improvements
Description	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
Address	132 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$836,880
Total DRI Requested	\$836,880
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B17

Project Name	1888 Building
Description	Preserve the historic structure by repairing windows and brickwork, improving drainage, and increasing energy efficiency to make the building a year-round facility
Address	137 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$731,938
Total DRI Requested	\$681,939
Other Funding	\$50,000
Leverage %	7%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B18

Project Name	Pad Factory on the River
Description	Improve a historic building by enhancing the façade, replacing the roof, and upgrading some mechanical systems
Address	171 Lake George Avenue
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Gretchen Sunderland and Keith Wrigley
Organizational Type	Private
Total Cost	\$143,500
Total DRI Requested	\$143,500
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B19

Project Name	172 Champlain Avenue
Description	Restore building to include three commercial spaces with identified potential tenants and five apartments
Address	172 Champlain Avenue
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Drew Metzler
Organizational Type	Private
Total Cost	\$340,000
Total DRI Requested	\$186,500
Other Funding	\$153,500
Leverage %	45%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B20

Project Name	44 Montcalm Enhancement and Renovations
Description	Renovate four existing apartments and add one new apartment
Address	44 Montcalm Street
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Mark Harrison / BOA Holdings LLC
Organizational Type	Private
Total Cost	\$290,000
Total DRI Requested	\$290,000
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B21

Project Name	Black Watch Library
Description	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
Address	6 Carnegie Place
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$373,100
Total DRI Requested	\$366,500
Other Funding	\$6,600
Leverage %	2%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B22

Project Name	Rehabilitation of the Hancock House
Description	Restore and modernize the Hancock House, helping it to retain its historic architecture while updating building systems, improving energy efficiency, and ADA accessibility
Address	6 Moses Circle
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Ticonderoga Historical Society
Organizational Type	Non-Profit
Total Cost	\$1,913,000
Total DRI Requested	\$1,863,000
Other Funding	\$50,000
Leverage %	3%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B23

Project Name	Beautification of the Atchison Block
Description	Beautify this vacant lot with a small community pavilion, benches, and other amenities for use by the community for small events
Address	Corner of Champlain, Montcalm, McCormick
Project Type	Redevelopment/Rehabilitation
Project Sponsor	Mary Jo Reale / AP Reale Family Limited Partnership
Organizational Type	Private
Total Cost	\$291,900
Total DRI Requested	\$281,900
Other Funding	\$10,000
Leverage %	3%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B24

Due to a technical issue, this project was identified and added during the meeting

Project Name	110 Montcalm
Description	Retail store in the front and distribution/storage facility in the back; distribution point for the olive oil/balsamic retailers
Address	110 Montcalm Street
Project Type	Redevelopment/Rehabilitation <i>Potential Small Project/Support for Small Project Fund</i>
Project Sponsor	William Harbor/Havana Moon 13, LLC
Organizational Type	Private
Total Cost	\$100,650
Total DRI Requested	\$85,650
Other Funding	\$15,000
Leverage %	15%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

B25

Due to a technical issue, this project was identified and added during the meeting

Project Name	Montcalm Liquors
Description	Building improvements – exterior upgrades to improve appearance, improve energy efficiency
Address	16 Montcalm Street
Project Type	Redevelopment/Rehabilitation <i>Potential Small Project/Support for Small Project Fund</i>
Project Sponsor	Walter Lender/Montcalm Liquors
Organizational Type	Private
Total Cost	\$80,000
Total DRI Requested	\$70,000
Other Funding	\$10,000
Leverage %	13%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

C1

Project Name	Montcalm Streetscape Improvements
Description	Upgrade the streetscape by adding decorative sidewalk paving, ornamental streetlights, decorative landscaping, and parking improvements, improving pedestrian crosswalks, and improving alleyways for pedestrian connectivity
Address	Montcalm street within DRI Boundary
Project Type	Public Improvement
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$3,902,714
Total DRI Requested	\$3,852,714
Other Funding	\$50,000
Leverage %	1%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

C2

Project Name	Adirondack Drive Improvements
Description	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
Address	Adirondack Drive
Project Type	Public Improvement
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$565,872
Total DRI Requested	\$565,872
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

C3

Project Name	Riverfront Recreation Improvements
Description	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
Address	Riverfront within DRI Boundary
Project Type	Public Improvement
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$753,957
Total DRI Requested	\$753,957
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

C4

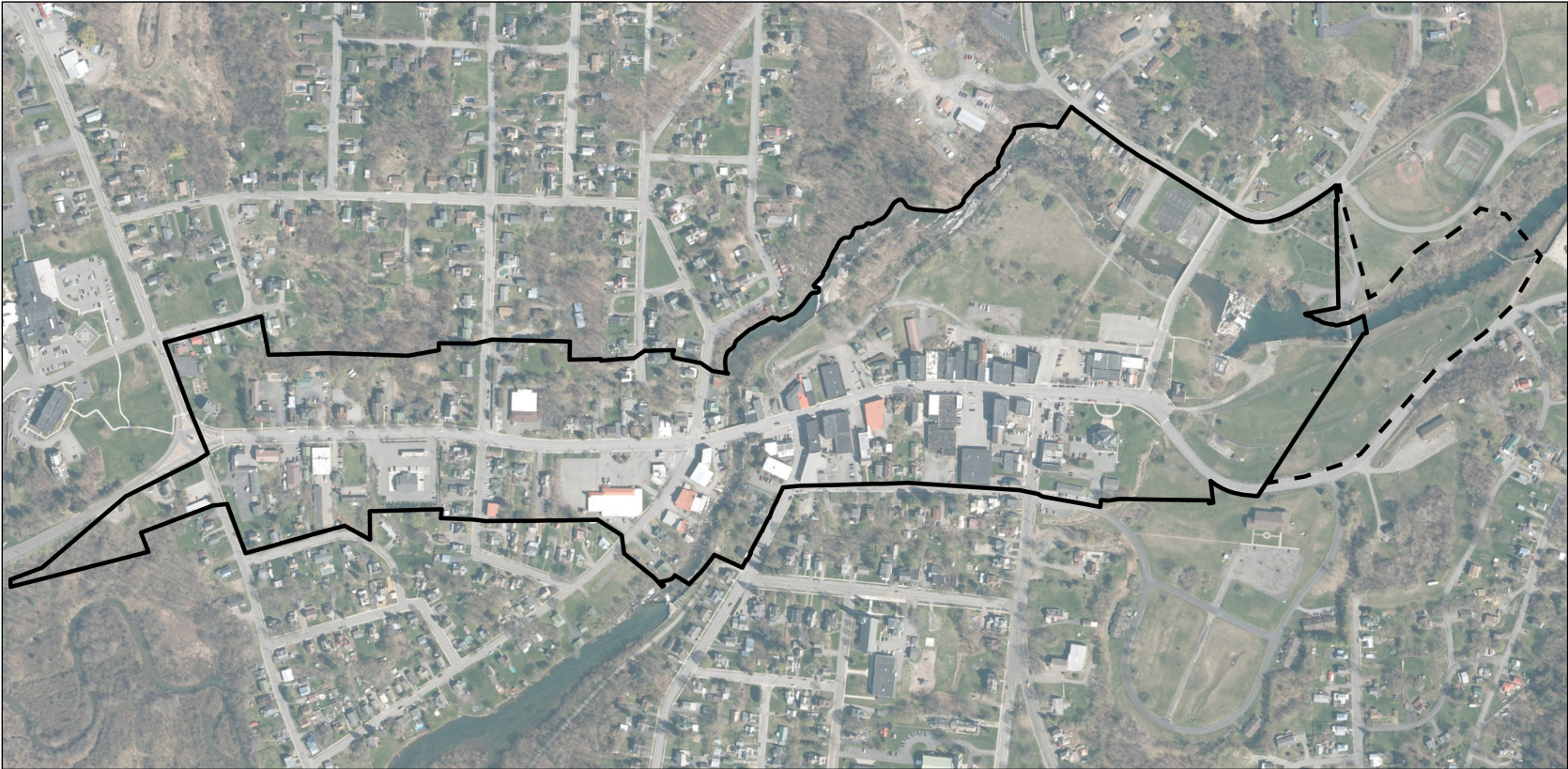
Project Name	Bicentennial Park Improvements
Description	Enhance the park to include a performance space with a covered stage, a prominent park entry feature, extended bike and pedestrian paths, a rehabilitated "Kissing Bridge," a new playground, additional recreation amenities, and enhanced landscaping
Address	Bicentennial Park <i>Requests adjustment to include entirety of park within the boundary</i>
Project Type	Public Improvement
Project Sponsor	Town of Ticonderoga
Organizational Type	Public
Total Cost	\$1,521,500
Total DRI Requested	\$1,471,500
Other Funding	\$50,000
Leverage %	3%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

C4

Project Name	Bicentennial Park Improvements
Description	Enhancements and upgrades to the park
Address	Bicentennial Park <i>Requests adjustment to include entirety of park within the boundary</i>



Introduction to Projects

C5

Project Name	Capital Ice Rink Improvement Project
Description	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
Address	Corner of Tower Ave and Burgoyne Ave
Project Type	Public Improvement
Project Sponsor	Town of Ticonderoga
Organizational Type	Non-Profit
Total Cost	\$988,000
Total DRI Requested	\$968,000
Other Funding	\$20,000
Leverage %	2%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

C6

Project Name	Revitalization of the Ticonderoga Information Booth: The Gateway Renewal Project
Description	Revamp the information booth to incorporate ADA-compliant entrances, new lighting and landscaping, and additional parking spots
Address	Liberty Circle (Next to Circle Court Motel)
Project Type	Public Improvement
Project Sponsor	Town of Ticonderoga
Organizational Type	Non-Profit
Total Cost	\$70,000
Total DRI Requested	\$70,000
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

D1

Project Name	Small Projects Fund
Description	Implement a Small Projects Fund to support the rehabilitation of downtown buildings
Address	Throughout the DRI Area
Project Type	Small Projects Fund
Project Sponsor	PRIDE of Ticonderoga / Essex County Land Bank
Organizational Type	Non-Profit
Total Cost	\$735,000
Total DRI Requested	\$600,000
Other Funding	\$135,000
Leverage %	18%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

D2

Project Name	Mont Calm Apothecary
Description	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
Address	43 Montcalm Street
Project Type	Redevelopment/Rehabilitation <i>Potential Small Project/Support for Small Project Fund</i>
Project Sponsor	Sarah Kuhl / Mont Calm Apothecary LLC
Organizational Type	Private
Total Cost	\$31,740
Total DRI Requested	\$31,740
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

D3

Project Name	Marinelli's Meat Market Improvements
Description	Add a cold room to the existing structure to include a work area and additional walk-in cooler
Address	24 Wayne Avenue
Project Type	Redevelopment/Rehabilitation <i>Potential Small Project/Support for Small Project Fund</i>
Project Sponsor	<i>Jon Ott / Marinelli's Meat Market</i>
Organizational Type	Private
Total Cost	\$75,000
Total DRI Requested	\$75,000
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

D4

Project Name	Expansion/Improvement of 19 Montcalm
Description	Conduct interior and exterior renovations to transform medical clinic office into a more open working space for offices
Address	19 Montcalm Street
Project Type	Redevelopment/Rehabilitation <i>Potential Small Project/Support for Small Project Fund</i>
Project Sponsor	<i>Sharon Barber Cooke</i>
Organizational Type	Private
Total Cost	\$53,675
Total DRI Requested	\$53,675
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

E1

Project Name	Ticonderoga Marketing, Branding, and Signage
Description	Create a strong and cohesive brand, marketing, and signage strategy that will strengthen the downtown identity
Address	Throughout the DRI Area
Project Type	Marketing + Branding
Project Sponsor	Ticonderoga Area Chamber of Commerce
Organizational Type	Non-Profit
Total Cost	\$330,000
Total DRI Requested	\$330,000
Other Funding	\$0
Leverage %	0%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

F1

Project Name	Artscape Public Art Fund
Description	Implement ArtScape, a collaboration between student and professional artists, to bring sculptures, murals, and additional artwork to downtown Ticonderoga
Address	Throughout the DRI Area
Project Type	Public Improvement
Project Sponsor	PRIDE of Ticonderoga and Essex County Land Bank
Organizational Type	Non-Profit
Total Cost	\$260,000
Total DRI Requested	\$250,000
Other Funding	\$10,000
Leverage %	4%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

F2

Project Name	Demolition of Agway Building
Description	Demolish the Agway Building to enable a potential new mixed-use building
Address	74 Montcalm Street
Project Type	Other: Demolition alone is ineligible
Project Sponsor	<i>Robert LaBounty</i>
Organizational Type	Private
Total Cost	\$291,000
Total DRI Requested	\$246,000
Other Funding	\$45,000
Leverage %	15%

At this time, does any member of the LPC need to recuse themselves from this project?

Introduction to Projects

X

Due to a technical issue, this project was identified and added during the meeting

Project Name	Fireman's Field Affordable Housing
Description	New affordable housing development
Address	Outside the boundary
Project Type	New construction Outside the DRI boundary
Project Sponsor	TK
Organizational Type	Private
Total Cost	TK
Total DRI Requested	TK
Other Funding	TK
Leverage %	TK

At this time, does any member of the LPC need to recuse themselves from this project?

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Working Group Assignments

WG review the proposed projects until Aug 23rd

Consultant + NYDOS meet with WG on August 22nd (each WG, 2-hour session each)

Come together at LPC Meeting #3.5 on August 23rd at 9AM to present WG findings + create first refined slate of projects + questions for sponsors

Meetings on Aug 22nd + 23rd at the North Country Community College

WORKING GROUP 1

9AM-11AM on 8/22

Members

- John Bartlett
- Nicole Justice Green
- Jamiee Kuhl
- Jim McKenna
- Robert Porter

WORKING GROUP 2

9AM-11AM on 8/22

Members:

- Matt Courtright
- June Curtis
- Beth Hill
- Donna Wotton

WORKING GROUP 3

1PM-3PM on 8/22

Members:

- Stuart Baker
- Carol Calabrese
- Megan Scuderi
- Donna Wadsworth
- Mark Wright

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Schedule

Date	Time (EST)	Meeting Type	Description
June 2	9-10am	LPC Virtual Meeting	Determine local match requirements and introduce refined vision
June 5			Release Open Call for Projects
June 12	11am-1pm	Virtual Office Hours	Consultant virtual office hours to provide guidance to project sponsors on Open Call for Project submissions
June 14	4-6pm	Virtual Office Hours	Consultant virtual office hours to provide guidance to project sponsors on Open Call for Project submissions
June 28	4-6pm	Public Workshop #1	Open House: Visioning, Introduction/Update to Open Call for Projects (Formal presentations to be held at 4:00 pm + 5:30 pm)
June 29	9-11am	LPC #2	Vision, goals + strategies, update on Open Call for Projects, feedback from Public Workshop #1
June 30	9-11am	Coffee w/ Consultants	Location Burleigh's: Open time for public/project sponsors to meet with the consultants
July 12	11am-Noon	Virtual Office Hours	Consultant will host virtual office hours to provide guidance to project sponsors on Open Call for Project submissions
July 12	5-6pm	Virtual Office Hours	Consultant will host virtual office hours to provide guidance to project sponsors on Open Call for Project submissions
July 24			Open Call for Projects Closes
Aug. 3	9-11am	LPC #3	Introduce projects submitted through Call for Projects
Aug. 22	2hr. mtgs	Working Groups	Meet with each Working Group (2hrs) to review projects
Aug. 23	9-11am	LPC #3.5	Reports from the Working Groups
Sept. 13	4-6pm	Public Workshop #2	Introduce projects to the public
Sept. 14	9-11am	LPC #4	Project evaluation begins
Oct. 11	4-6pm	Public Workshop #3	Present updated list of projects
Oct. 12	9-11am	LPC #5	Continued project evaluation
Nov. 2	9-11am	LPC #6	Final project overview

WG review until Aug 23rd

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment

Public Comment

Comments?

www.ticonderogadri.com

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Vision || Goals + Strategies

04

Evaluation Criteria

05

Working Group Structure

06

Introduction to Projects

07

Working Group Assignments

08

Next Steps

09

Public Comment