



**Downtown
Revitalization
Initiative**



**Local Planning Committee (LPC)
Meeting # 3.5**

Downtown Revitalization Initiative

Town of Ticonderoga, New York



August 23, 2023

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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.

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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

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Working Group #1 PROJECTS + REPORT

Project Name	Recusals
<ul style="list-style-type: none"> • A2: Ticonderoga Performing Arts Pavilion • A4: 20 Montcalm Complex Expansion • B3: Sugar and Spice Expansion • B8: 106 Montcalm Building Renovation • B9: Renovation of 107 Montcalm Street • B11: Ticonderoga Natural Foods Co-op Renovation and Improvements • B12: Repair and Resurface of JASAMA Parking Lot • B15: Gilligan and Stevens Building Rehabilitation • B23: Beautification of the Atchison Block • B25: Montcalm Liquors • C4: Bicentennial Park Improvements • D4: Expansion/Improvement of 19 Montcalm • E1: Ticonderoga Marketing, Branding, and Signage • F2: Demolition of Agway Building 	<ul style="list-style-type: none"> • June Curtis • None • None • Jamiee Kuhl • Megan Scuderi • Donna Wotton, Robert Porter, Mark Wright • Mark Wright • None • None • None • Stuart Baker • Stuart Baker • Matt Courtright • None

Working Group #1 EVALUATION

Ready to Proceed with Revisions and/or More Information		Projects Not Ready for DRI
B3: Sugar and Spice Expansion B8: 106 Montcalm Building Renovation B11: Ticonderoga Natural Foods Co-op Renovation and Improvements B15: Gilligan and Stevens Building Rehabilitation B23: Beautification of the Atchison Block C4: Bicentennial Park Improvements E1: Ticonderoga Marketing, Branding, Signage F2: Demolition of Agway Building		A2: Ticonderoga Performing Arts Pavilion A4: 20 Montcalm Complex Expansion B9: Renovation of 107 Montcalm Street* B12: Repair and Resurface of JASAMA Parking Lot B25: Montcalm Liquors* D4: Expansion/ Improvement of 19 Montcalm*
Total Projects Cost	\$4,341,189 Formerly \$9,191,036	* Indicates that the project is recommended to support the Small Project Fund but does not move forward
Total DRI Funding	\$4,036,189 Formerly \$8,334,036	
WG #1 TOTAL DRI	\$4,036,189	

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Working Group #2 PROJECTS + REPORT

Project Name	Recusals
<ul style="list-style-type: none"> A5: Century 21 Apartment Addition 	<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> B1: Hidden Treasures Renovation 	<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> B2: Rehabilitation of the former Niagara Mohawk Building 	<ul style="list-style-type: none"> Matt Courtright
<ul style="list-style-type: none"> B5: Adirondack Performing Arts Center 	<ul style="list-style-type: none"> Nicole Justice Green, Mark Wright, Stuart Baker
<ul style="list-style-type: none"> B7: Sports and Entertainment Center 	<ul style="list-style-type: none"> John Bartlett
<ul style="list-style-type: none"> B13: Children’s Museum / Champ Café / Daycare 	<ul style="list-style-type: none"> Nicole Justice Green, Stuart Baker
<ul style="list-style-type: none"> B16: Community Building Improvements 	<ul style="list-style-type: none"> Stuart Baker
<ul style="list-style-type: none"> B17: 1888 Building 	<ul style="list-style-type: none"> Mark Wright
<ul style="list-style-type: none"> B20: 44 Montcalm Street Enhancement and Renovation 	<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> B21: Black Watch Library 	<ul style="list-style-type: none"> Stuart Baker
<ul style="list-style-type: none"> C2: Adirondack Drive Improvements 	<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> C5: Capital Ice Rink Improvement Project 	<ul style="list-style-type: none"> Nicole Justice Green
<ul style="list-style-type: none"> D1: Small Projects Fund 	<ul style="list-style-type: none"> Nicole Justice Green, Carol Calabrese, Stuart Baker
<ul style="list-style-type: none"> D3: Marinelli’s Meat Market Improvement 	<ul style="list-style-type: none"> Matt Courtright

Working Group #2 EVALUATION

Ready to Proceed with Revisions and/or More Information		Projects Not Ready for DRI
B2: Rehabilitation of the former Niagara Mohawk Building B5: Adirondack Performing Arts Center B7: Sports and Entertainment Center B13: Children’s Museum / Champ Café / Daycare B21: Black Watch Library C2: Adirondack Drive Improvements C5: Capital Ice Rink Improvement Project D1: Small Projects Fund <i>No additional info needed at this time</i>		A5: Century 21 Apartment Addition B1: Hidden Treasures Renovation B16: Community Building Improvements B17: 1888 Building B20: 44 Montcalm Street Enhancement and Renovation D3: Marinelli’s Meat Market Improvement*
Total Projects Cost	\$7,684,119 Formerly \$10,590,374	* Indicates that the project is recommended to support the Small Project Fund but does not move forward
Total DRI Funding	\$6,717,519 Formerly \$9,558,774	
WG #2 TOTAL DRI	\$6,717,519	

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Working Group #3 PROJECTS + REPORT

Project Name	Recusals
<ul style="list-style-type: none"> • A1: Circle Court Motel Improvements • A3: Construction of Two 3-Unit Residential Buildings at 67 Montcalm • B4: 102 Montcalm Enhancements and Renovation • B6: American Legion Post 224 • B10: 108 Montcalm (Star Trek) • B14: The Perelman, a Ticonderoga Boutique Inn • B18: Pad Factory on the River • B19: 172 Champlain Avenue • B22: Rehabilitation of the Hancock House • B24: 110 Montcalm • C1: Montcalm Streetscape Improvements • C3: Riverfront Recreation Improvements • C6: Revitalization of the Ticonderoga Information Booth • D2: Montcalm Apothecary • F1: Artscape Public Art Fund 	<ul style="list-style-type: none"> • None • None • Jamiee Kuhl • None • Donna Wotton, Robert Porter, Mark Wright • Donna Wotton • None • None • None • None • Stuart Baker • Stuart Baker • Matt Courtright, Stuart Baker • Jamiee Kuhl • Nicole Justice Green, Donna Wotton, Stuart Baker

Working Group #3 EVALUATION

Ready to Proceed with Revisions and/or More Information		Projects Not Ready for DRI
A1: Circle Court Motel Improvements B14: The Perelman, a Ticonderoga Boutique Inn B18: Pad Factory on the River B19: 172 Champlain Avenue B24: 110 Montcalm (Olive Oil) C1: Montcalm Streetscape Improvements <i>No additional info needed at this time</i> C3: Riverfront Recreation Improvements <i>No additional info needed at this time</i> F1: Artscape Public Art Fund <i>No additional info needed at this time</i>		A3: Construction of Two 3-Unit Residential Buildings at 67 Montcalm B4: 102 Montcalm Enhancements and Renovation B6: American Legion Post 224 B10: 108 Montcalm (Star Trek) B22: Rehabilitation of the Hancock House C6: Revitalization of the Ticonderoga Information Booth D2: Montcalm Apothecary*
Total Projects Cost	\$12,533,777 Formerly \$21,779,141	* Indicates that the project is recommended to support the Small Project Fund but does not move forward
Total DRI Funding	\$9,734,277 Formerly \$17,021,641	
WG#3 TOTAL DRI	\$9,734,277	

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Summary of Evaluations COSTS + DRI FUNDING

	WG 1	WG 2	WG 3
Total Projects Cost	\$4,341,189	\$7,684,119	\$12,533,777
Total DRI Funding Request	\$4,036,189	\$6,717,519	\$9,734,277
<i>Total Projects Cost (WG Total)</i>	\$24,559,085		
<i>Total DRI Funding Request (WG Total)</i>	\$20,487,985		

Summary of Evaluations Projects

Projects Not Ready for DRI

A2: Ticonderoga Performing Arts Pavilion

A3: Construction of Two 3-Unit Residential Buildings at 67 Montcalm

A4: 20 Montcalm Complex Expansion

A5: Century 21 Apartment Addition

B1: Hidden Treasures Renovation

B4: 102 Montcalm Enhancements and Renovation

B6: American Legion Post 224

B9: Renovation of 107 Montcalm Street*

B10: 108 Montcalm (Star Trek)

B12: Repair and Resurface of JASAMA Parking Lot

B16: Community Building Improvements

B17: 1888 Building

B20: 44 Montcalm Street Enhancement and Renovation

B22: Rehabilitation of the Hancock House

B25: Montcalm Liquors*

C6: Revitalization of the Ticonderoga Information Booth

D2: Montcalm Apothecary*

D3: Marinelli's Meat Market Improvement*

D4: Expansion/ Improvement of 19 Montcalm*

** Indicates that the project is recommended to support the Small Project Fund but does not move forward*

Summary of Evaluations Projects

Ready to Proceed	Ready to Proceed with Revisions and/or More Information	
<p>C1: Montcalm Streetscape Improvements</p> <p>C3: Riverfront Recreation Improvements</p> <p>F1: Artscape Public Art Fund</p> <p>D1: Small Projects Fund</p> <p><i>Total DRI Funding: \$5,786,671</i></p>	<p>A1: Circle Court Motel Improvements</p> <p>B2: Rehabilitation of the former Niagara Mohawk Building</p> <p>B3: Sugar and Spice Expansion</p> <p>B5: Adirondack Performing Arts Center</p> <p>B7: Sports and Entertainment Center</p> <p>B8: 106 Montcalm Building Renovation</p> <p>B11: Ticonderoga Natural Foods Co-op Renovation and Improvements</p> <p>B13: Children’s Museum / Champ Café / Daycare</p> <p>B14: The Perelman, a Ticonderoga Boutique Inn</p> <p>B15: Gilligan and Stevens Building Rehabilitation</p>	<p>B18: Pad Factory on the River</p> <p>B19: 172 Champlain Avenue</p> <p>B21: Black Watch Library</p> <p>B23: Beautification of the Atchison Block</p> <p>B24: 110 Montcalm (Olive Oil)</p> <p>C2: Adirondack Drive Improvements</p> <p>C4: Bicentennial Park Improvements</p> <p>C5: Capital Ice Rink Improvement Project</p> <p>E1: Ticonderoga Marketing, Branding, Signage</p> <p>F2: Demolition of Agway Building</p> <p><i>Total DRI Funding: \$14,701,314</i></p>

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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

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www.ticonderogadri.com

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