



**Downtown
Revitalization
Initiative**



**Local Planning Committee (LPC)
Meeting # 4**

Downtown Revitalization Initiative

Town of Ticonderoga, New York



September 14, 2023

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

08

Public Comment

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

08

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

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

08

Public Comment

Summary of Evaluations LPC # 3.5 (August 23)

Phase 1: Alignment with State + Local Goals, Assessment of Readiness

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

Summary of Evaluations LPC # 3.5 (August 23)

Projects Not Ready for DRI (19)

A2: Ticonderoga Performing Arts Pavilion

A3: 67 Montcalm - Two 3-Unit Residential Buildings

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 Street Rehabilitation

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

Projects displayed in blue text are recommended to support the Small Project Fund, but do not move forward for individual DRI funding

Summary of Evaluations LPC # 3.5 (August 23)

Projects Proceeding to Phase 2 of LPC Evaluation (24)

Project	Notes
A1: Circle Court Motel Improvements	Additional Info. Received
B2: Rehabilitation of the Former Niagara Mohawk Building	Additional Info. Received
B3: Sugar and Spice Expansion	Additional Info. Received
B5: Adirondack Performing Arts Center	Additional Info. Received
B7: Sports and Entertainment Center	Additional Info. Received
B8: 106 Montcalm Building Renovation	Additional Info. Received
B11: Ticonderoga Natural Foods Co-op Renovation + Improvements	Additional Info. Received
B13: Children’s Museum/Champ Café/Daycare	Additional Info. Received
B14: The Perelman, a Ticonderoga Boutique Inn	Additional Info. Received
B15: Gilligan and Stevens Building Rehabilitation	Additional Info. Received
B18: Pad Factory on the River	Additional Info. Received
B19: 172 Champlain Avenue Building Rehabilitation	Additional Info. Received
B21: Black Watch Library	Additional Info. Received
B23: Beautification of the Atchison Block	Project Withdrawn
B24: 110 Montcalm (Olive Oil Distribution/Sales)	Additional Info. Received

Summary of Evaluations LPC # 3.5 (August 23)

Projects Proceeding to Phase 2 of LPC Evaluation (24)

Project	Notes
C1: Montcalm Streetscape Improvements	Additional Info. Received
C2: Adirondack Drive Improvements	No Info. Requested
C3: Riverfront Recreation Improvements	No Info. Requested
C4: Bicentennial Park Improvements	Additional Info. Received
C5: Capital Ice Rink Improvements	Additional Info. Received
D1: Small Projects Fund	No Info. Requested
E1: Ticonderoga Marketing, Branding, and Signage	Additional Info. Received
F1: Artscape Public Art Fund	Additional Info. Received
F2: Demolition of the Agway Building	Additional Info. Received

DRI Funding Request Status

Total DRI Funding Request before Additional Information	\$20,487,985
Total DRI Funding Request following Receipt of Additional Information	\$20,398,977
Change (+/-)	-\$86,008

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

08

Public Comment

Project Evaluation

Phase 2: Continued Evaluation + Refinement

Transformative 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 + Refinement

Co-Benefits

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

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

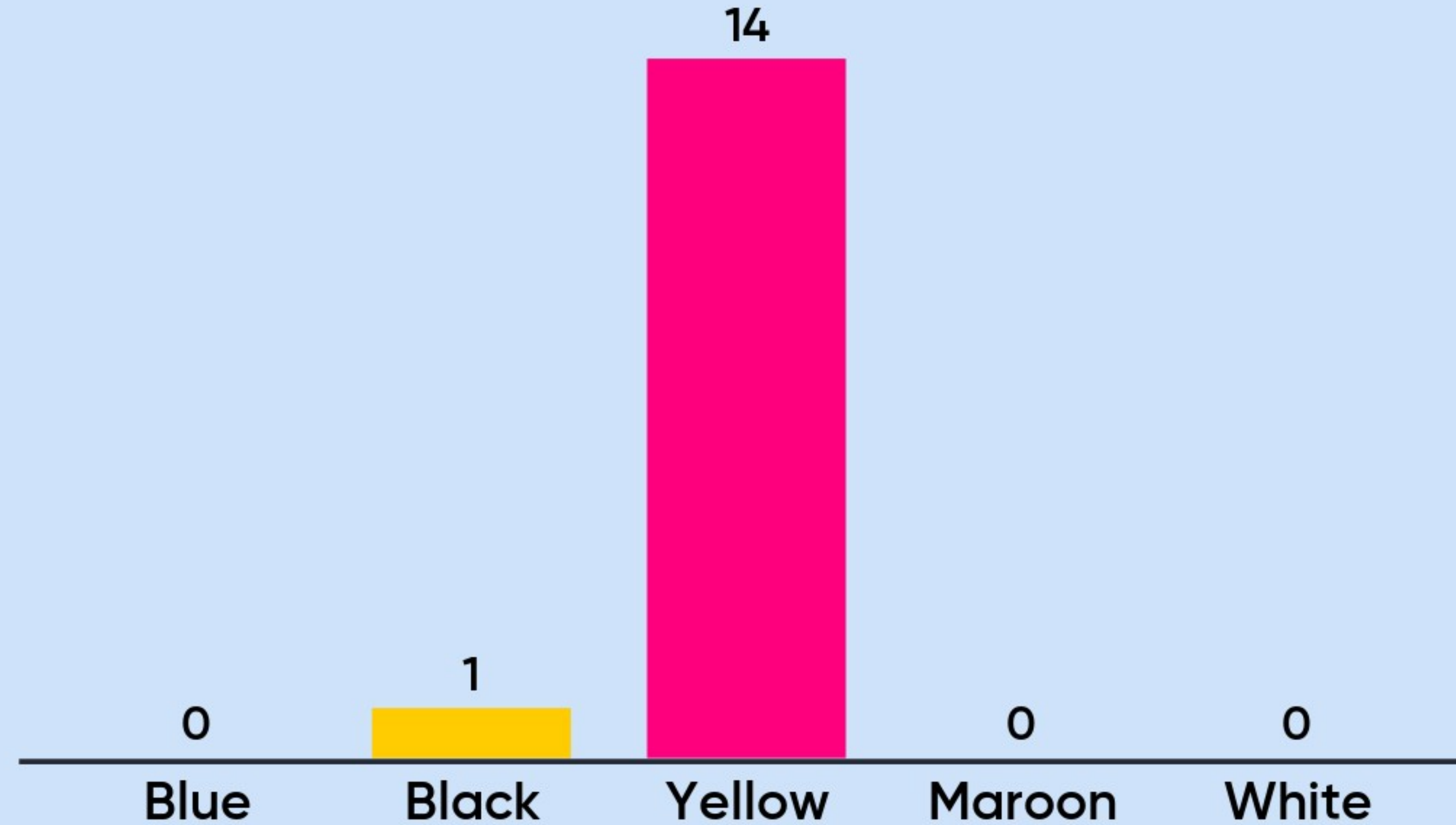
08

Public Comment

Voting Warmup

Ensure you're connected to the presentation (you should be seeing this on your device), and get ready to start voting!

What color is the Ticonderoga #2 Pencil?



Why is the Ticonderoga Pencil associated with this area?

The wood originally
came from
Ticonderoga

3

The graphite originally
came from
Ticonderoga

12



6 Montcalm Street - Circle Court Motel

Transformative Potential (Public)

Total Votes: 97 | Low: 23% | Medium: 33% | High: **44%**

Updated Information Received:

Updated Budget (including 20% contingency), Site Plan, Business Plan, Occupancy Rates, Financial Statements

Previous DRI Request: \$991,956 (14% Match)

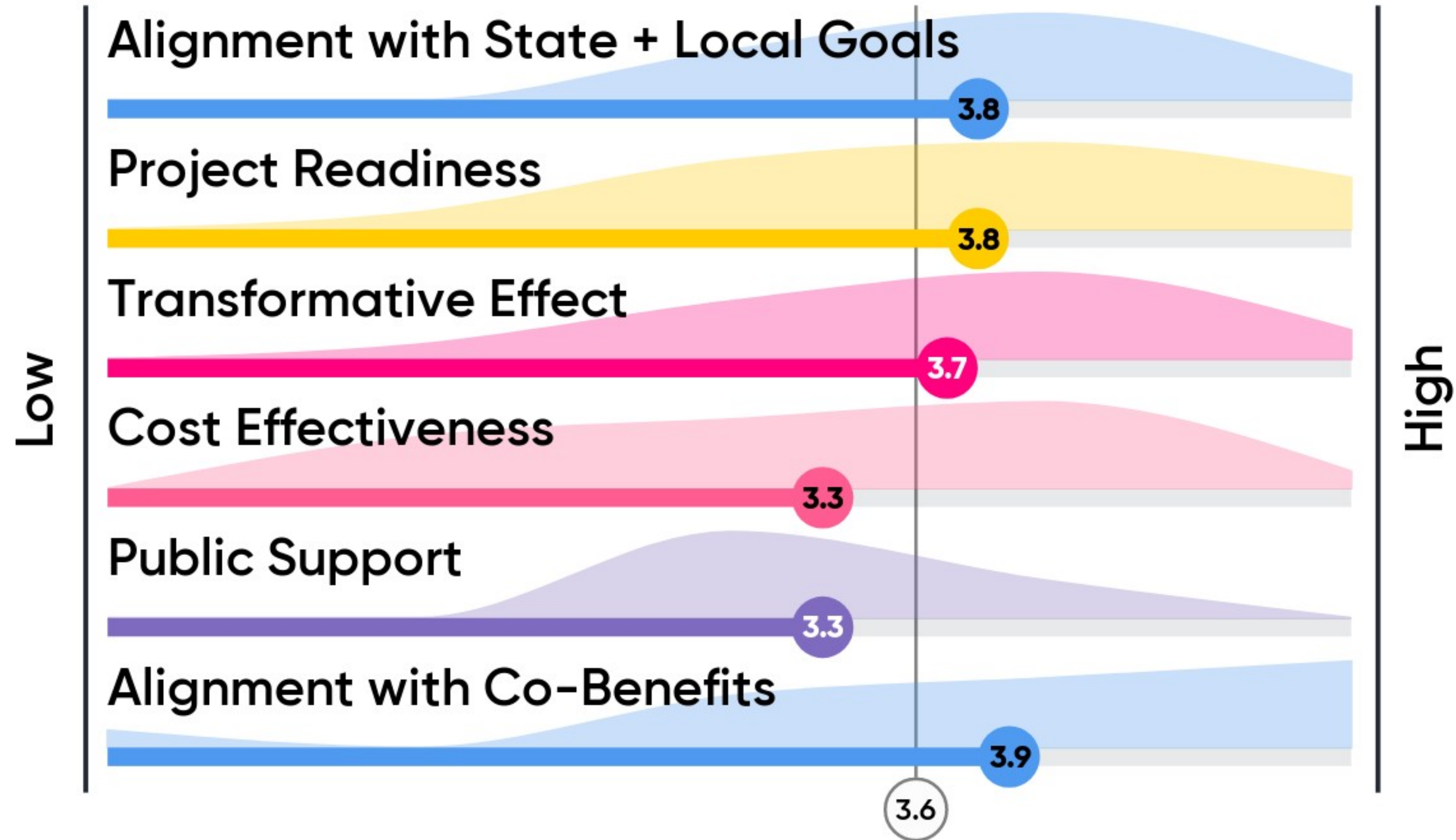
Updated DRI Request: \$1,136,280 (16% Match)

Total Cost: \$1,347,336

Recusals:

None

6 Montcalm Street - Circle Court Motel



6 Montcalm Street - Circle Court Motel

Proceeds



Does not Proceed





109 Montcalm Street - Ticonderoga Natural Foods Co-op

Transformative Potential (Public)

Total Votes: 104 | Low: 15% | Medium: 35% | High: 50%

Updated Information Received:

Updated Budget (Quotes + 10% Contingency), member-owner contribution and grant funding info, improvements to rear of building

Previous DRI Request: \$386,603 (28% Match)

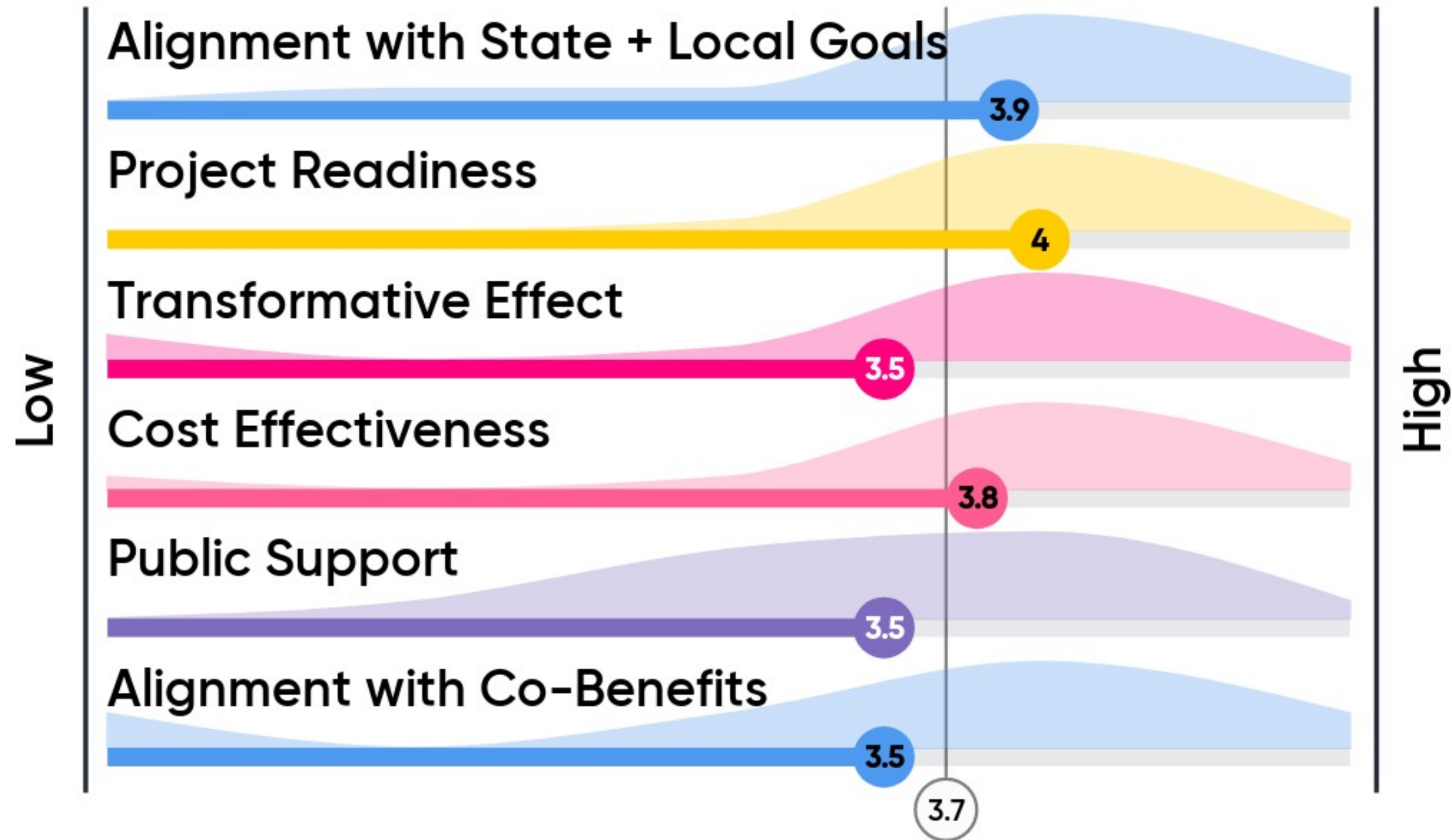
Updated DRI Request: \$375,180 (28% Match)

Total Cost: \$517,956

Recusals:

Carol Calabrese, Nicole Justice Green

109 Montcalm Street - Ticonderoga Natural Foods Co-op



109 Montcalm Street - Ticonderoga Natural Foods Co-op

Proceeds



Does not Proceed





113 Montcalm Street - Punky Noodles Children's Museum/Café/Daycare

Transformative Potential (Public)

Total Votes: 107 | Low: 11% | Medium: 22% | High: 66%

Updated Information Received:

Updated budget, answers to questions

Previous DRI Request: \$304,928 (45% Match)

Updated DRI Request: \$250,355 (4% Match)

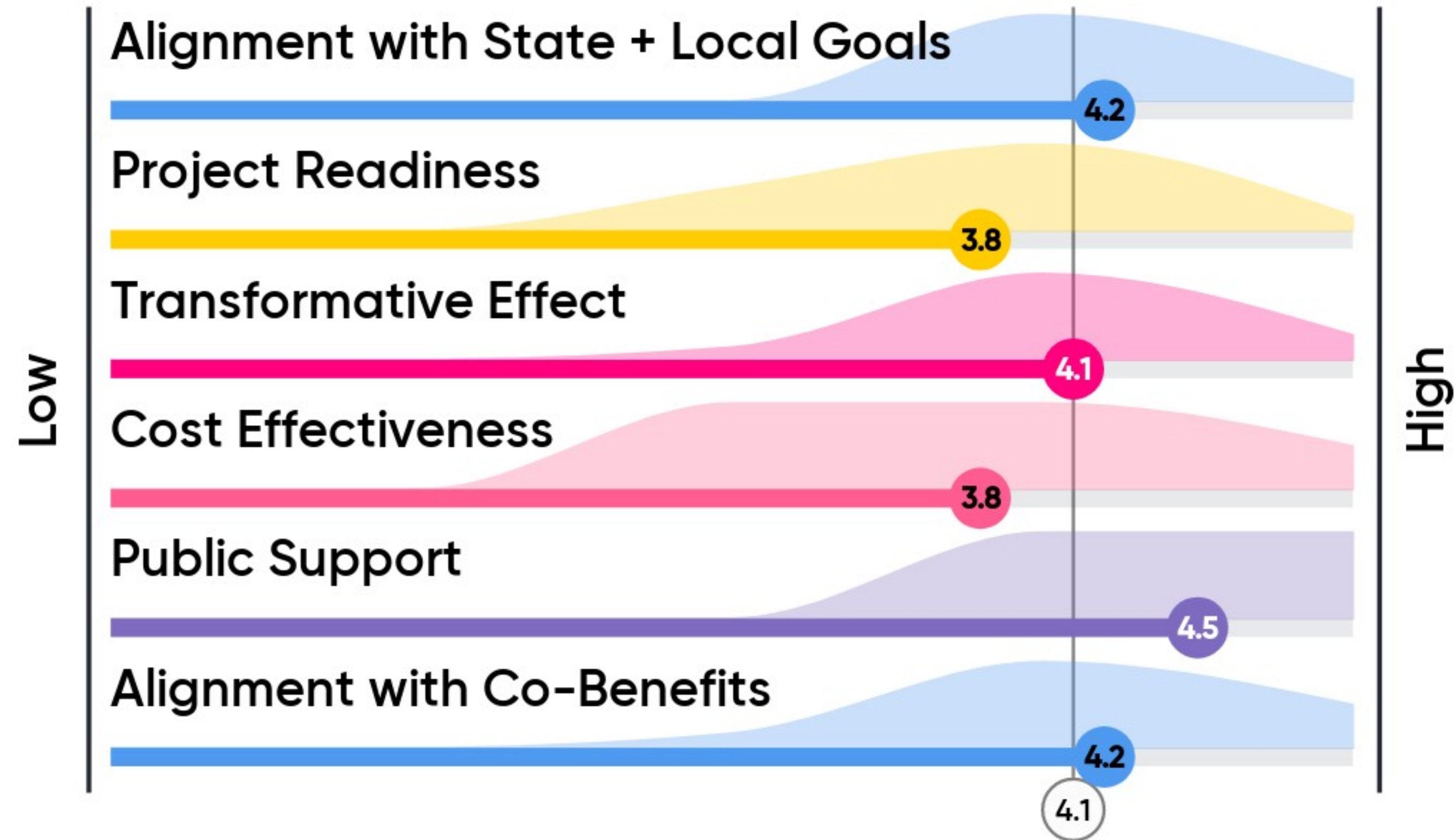
Match reduced (does not count property acquisition)

Total Cost: \$260,355

Recusals:

Nicole Justice Green, Stuart Baker

113 Montcalm Street - Punky Noodles Children's Museum/Café/Daycare



113 Montcalm Street – Punky Noodles Children's Museum/Café/Daycare

Proceeds



Does not Proceed





116 Montcalm Street – The Perelman

Transformative Potential (Public)

Total Votes: 113 | Low: 4% | Medium: 24% | **High: 73%**

Updated Information Received:

Site control demonstration, updated floor plans, financial and budgetary information, project timeline

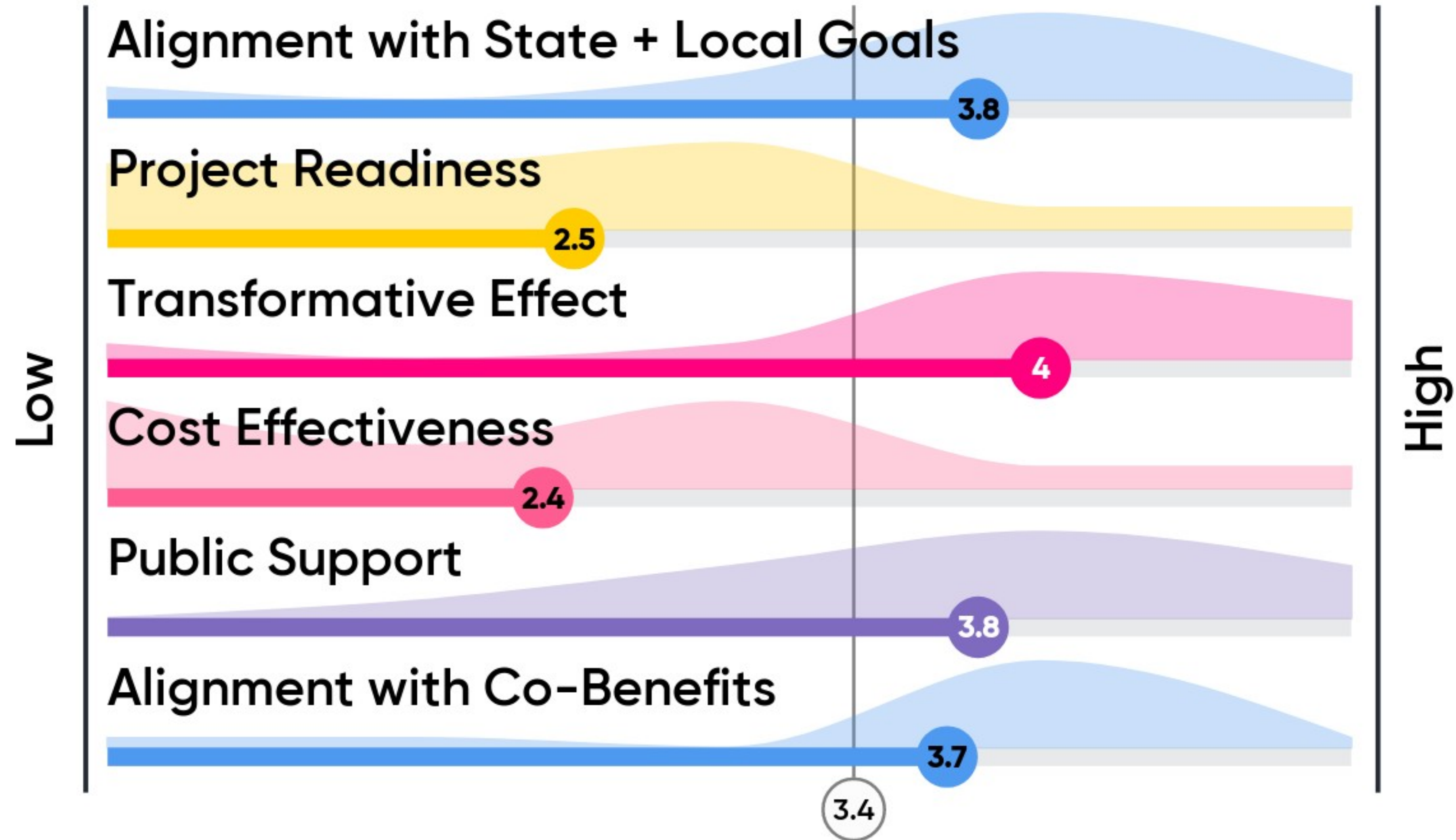
DRI Request: \$3,470,000 (41% Match)*

Total Cost: \$5,875,000

Recusals:

Donna Wotton

116 Montcalm Street – The Perelman



116 Montcalm Street – The Perelman

Proceeds



Does not Proceed





119 Montcalm Street, Gilligan + Stevens Building

Transformative Potential (Public)

Total Votes: 93 | Low: 16% | Medium: 66% | High: 18%

Updated Information Received:

Updated Budget (10% Contingency), building details (rates, occupancy, etc.)

Previous DRI Request: \$390,000 (11% Match)

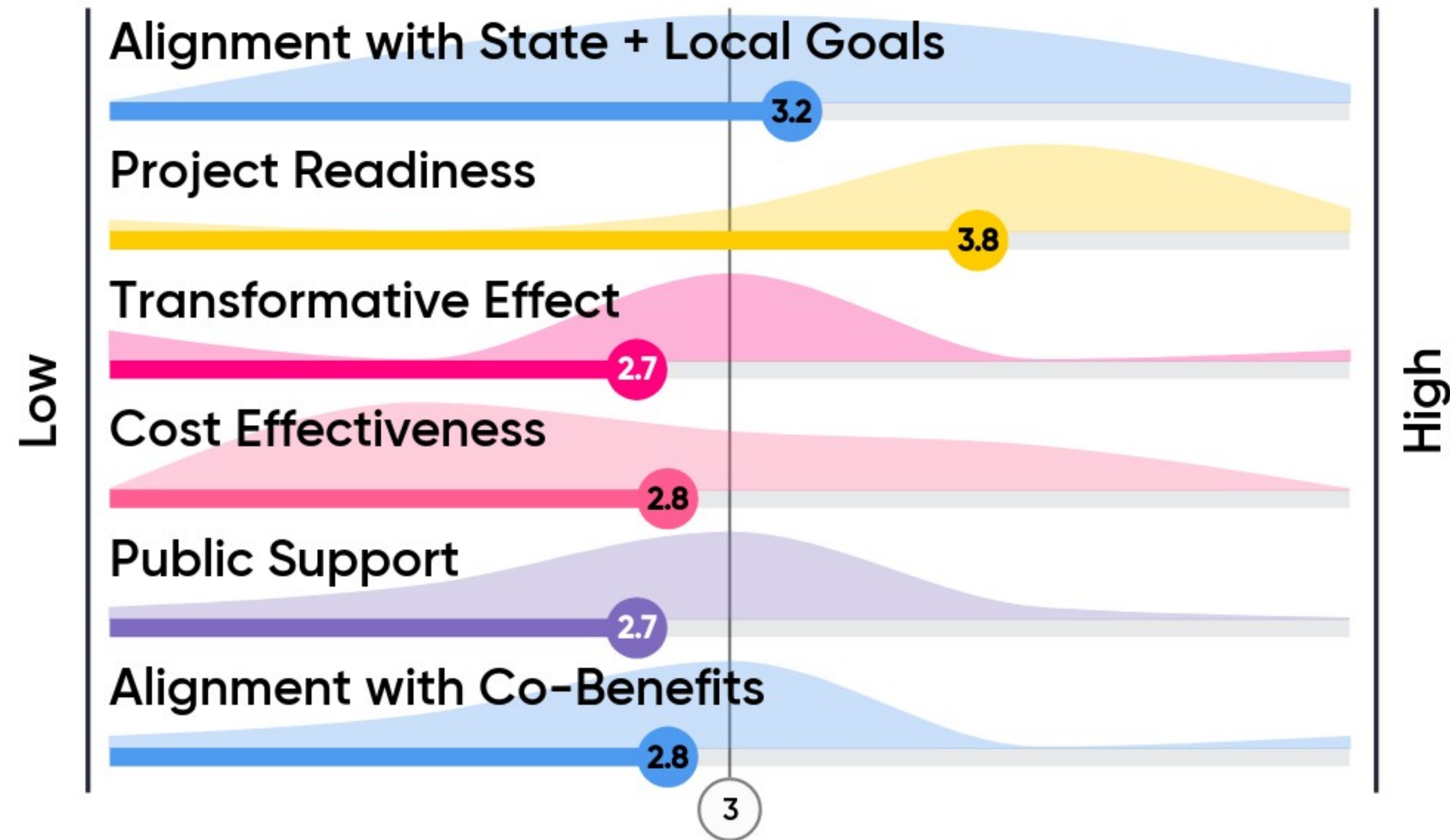
Updated DRI Request: \$396,000 (12% Match)

Total Cost: \$451,000

Recusals:

None

119 Montcalm Street – Gilligan + Stevens Building



119 Montcalm Street – Gilligan + Stevens Building

Proceeds



Does not Proceed





171 Lake George Avenue – Pad Factory

Transformative Potential (Public)

Total Votes: 87 | Low: 23% | **Medium: 62%** | High: 15%

Updated Information Received:

Updated budget (DRI Eligibility), answers to questions

Previous DRI Request: \$143,500 (0% Match)

Updated DRI Request: \$20,000 (50% Match)

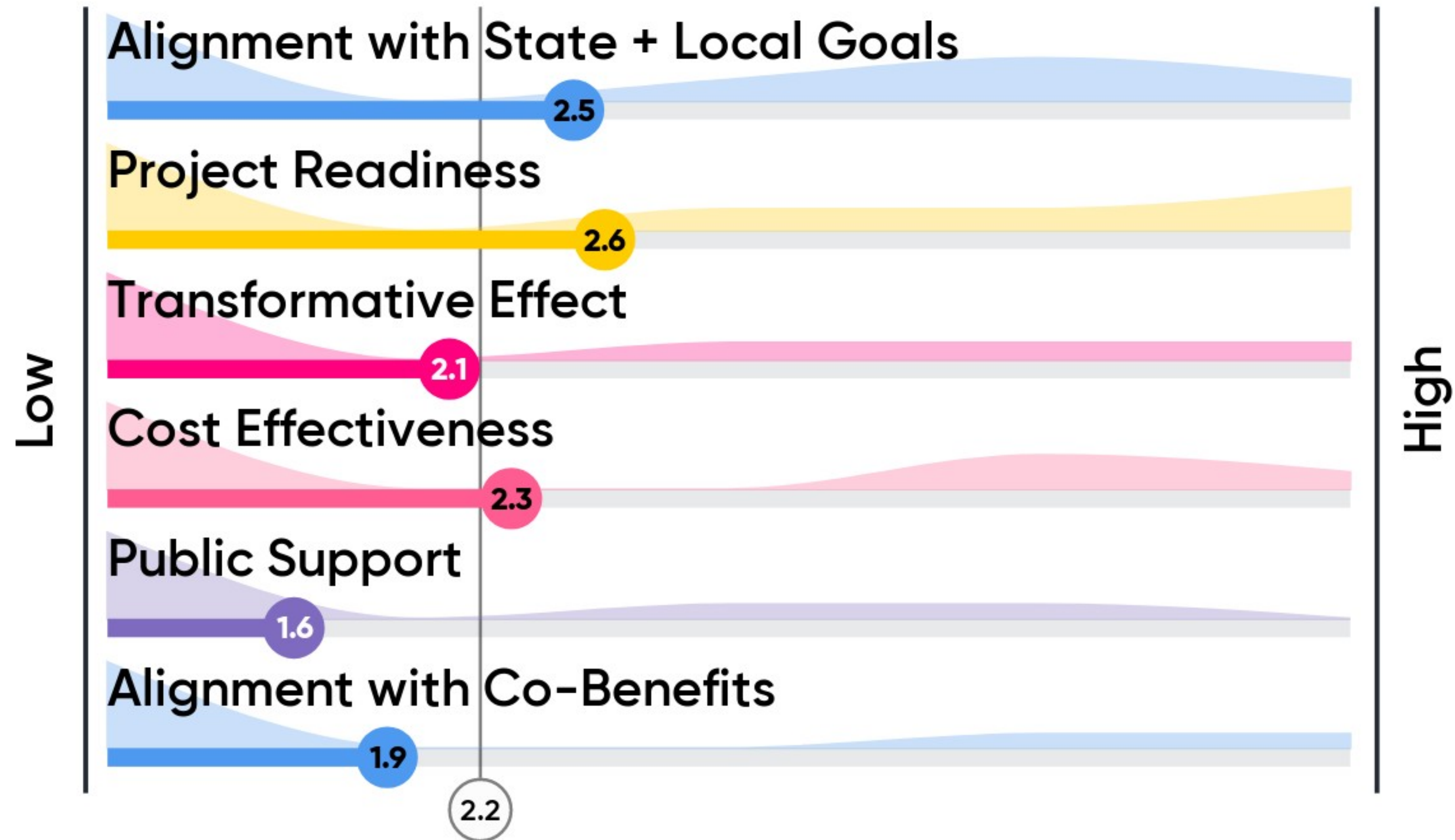
Total Cost: \$40,000

Recusals:

None

Vote to proceed, or send to small projects fund (does not proceed)

171 Lake George Avenue – Pad Factory



171 Lake George Avenue – Pad Factory

Proceeds



Does not Proceed





172 Champlain Avenue – Mixed-Use Building

Transformative Potential (Public)

Total Votes: 94 | Low: 32% | **Medium: 51%** | High: 17%

Updated Information Received:

Updated budget (DRI eligibility), building details

Previous DRI Request: \$186,500 (45% Match)

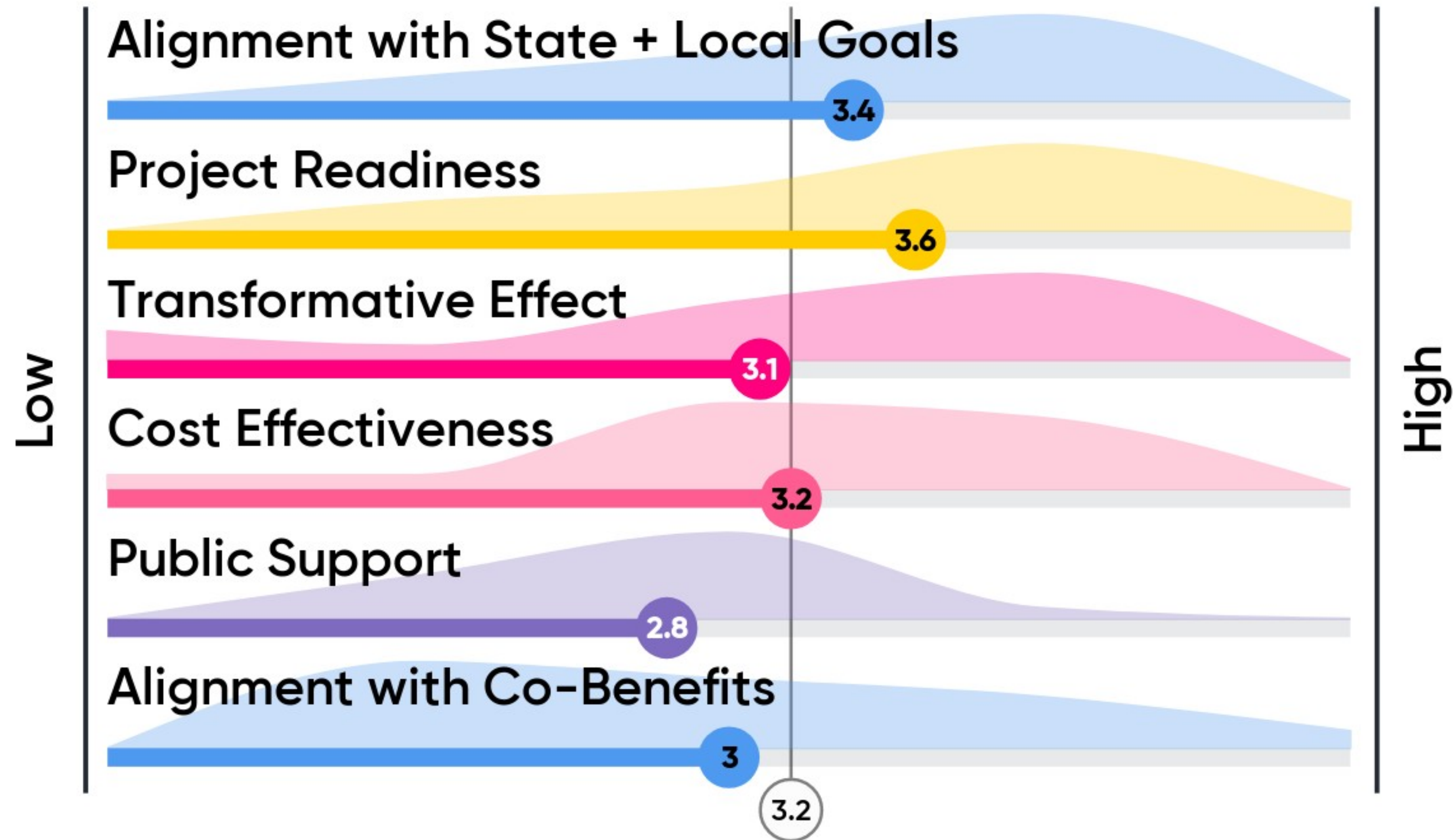
Updated DRI Request: \$185,500 (46% Match)

Total Cost: \$343,400

Recusals:

None

172 Champlain Avenue – Mixed-Use Building



172 Champlain Avenue – Mixed-Use Building

Proceeds



Does not Proceed





94 Montcalm Street – Niagara Mohawk Building

Transformative Potential (Public)

Total Votes: 91 | Low: 24% | **Medium: 51%** | High: 25%

Updated Information Received:

Updated Budget, detailed quotes

Previous DRI Request: \$995,000 (7% Match)

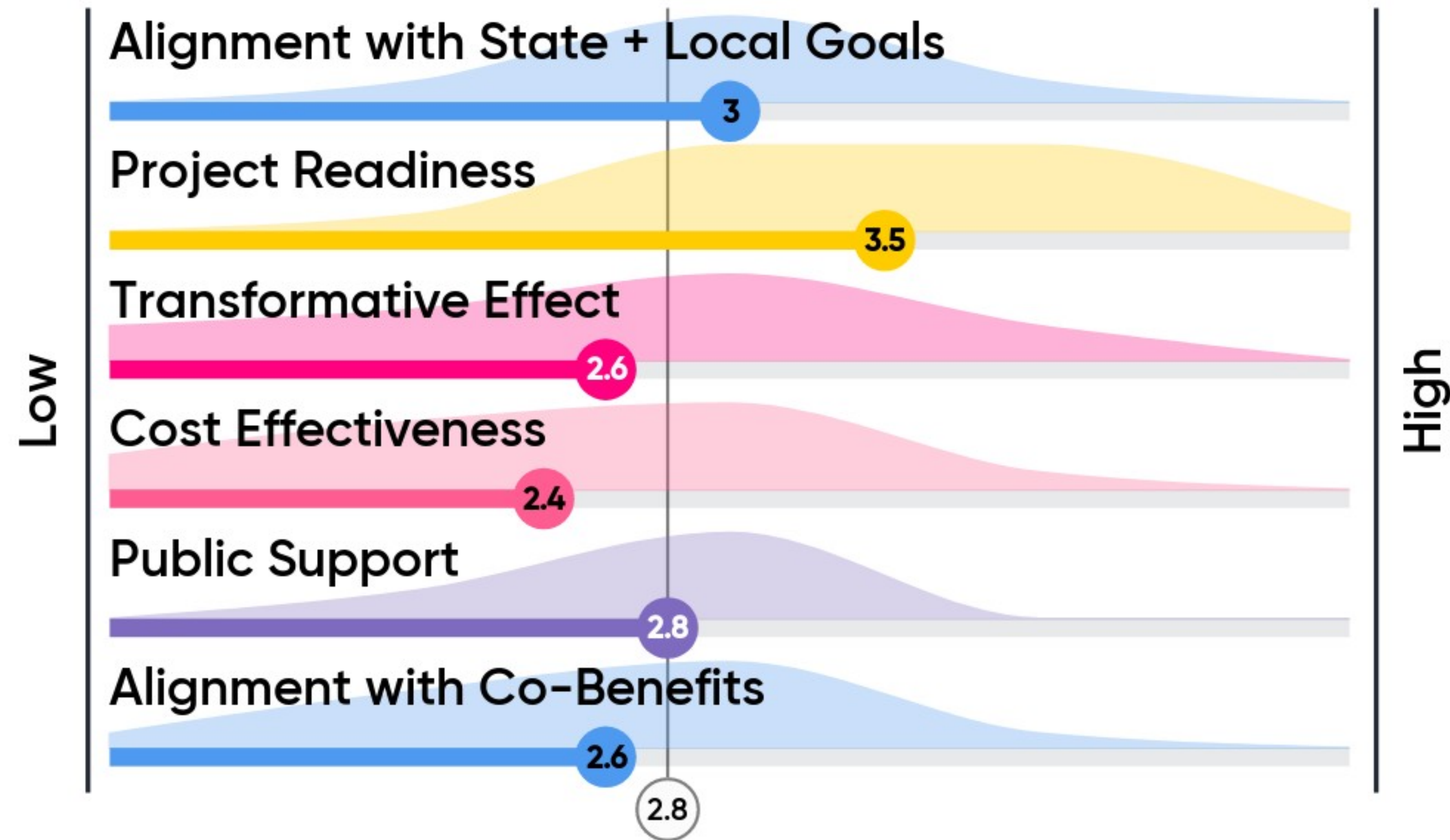
Updated DRI Request: \$930,000 (10% Match)

Total Cost: \$1,030,000

Recusals:

Matt Courtright

94 Montcalm Street – Niagara Mohawk Building



94 Montcalm Street – Niagara Mohawk Building

Proceeds



Does not Proceed





6 Carnegie Place – Black Watch Library

Transformative Potential (Public)

Total Votes: 109 | Low: 1% | Medium: 24% | High: 75%

Updated Information Received:

Revised budget (DRI eligibility), updated quotes, operational detail

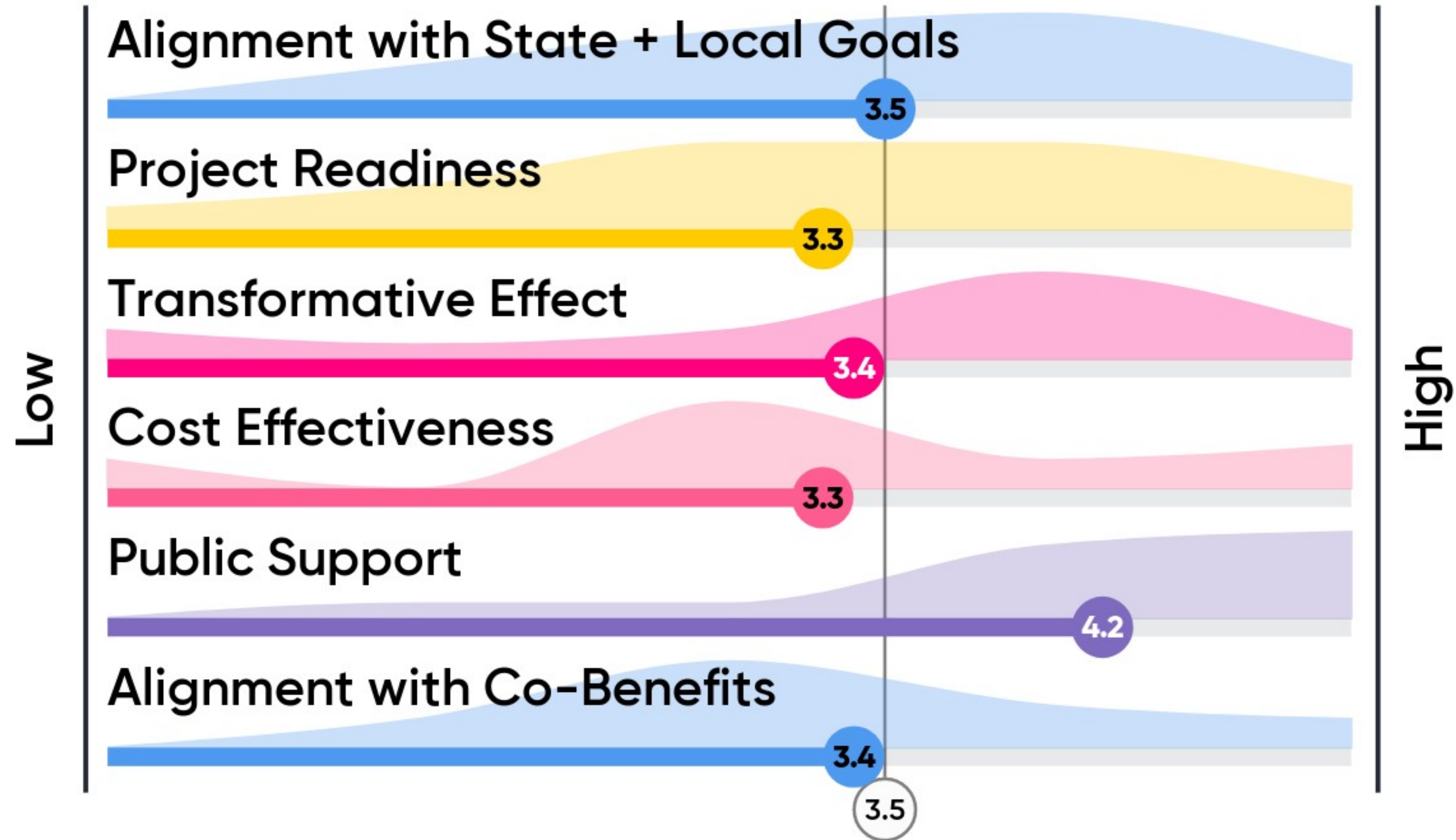
DRI Request: \$366,500 (2% Match)

Total Cost: \$373,100

Recusals:

Stuart Baker

6 Carnegie Place – Black Watch Library



6 Carnegie Place – Black Watch Library

Proceeds



Does not Proceed





110 Montcalm Street – Olio Olive Oil

Transformative Potential (Public)

Total Votes: 98 | Low: 51% | Medium: 30% | High: 19%

Updated Information Received:

Updated Budget, business plan and funding letter

Previous DRI Request: \$85,650 (15% Match)

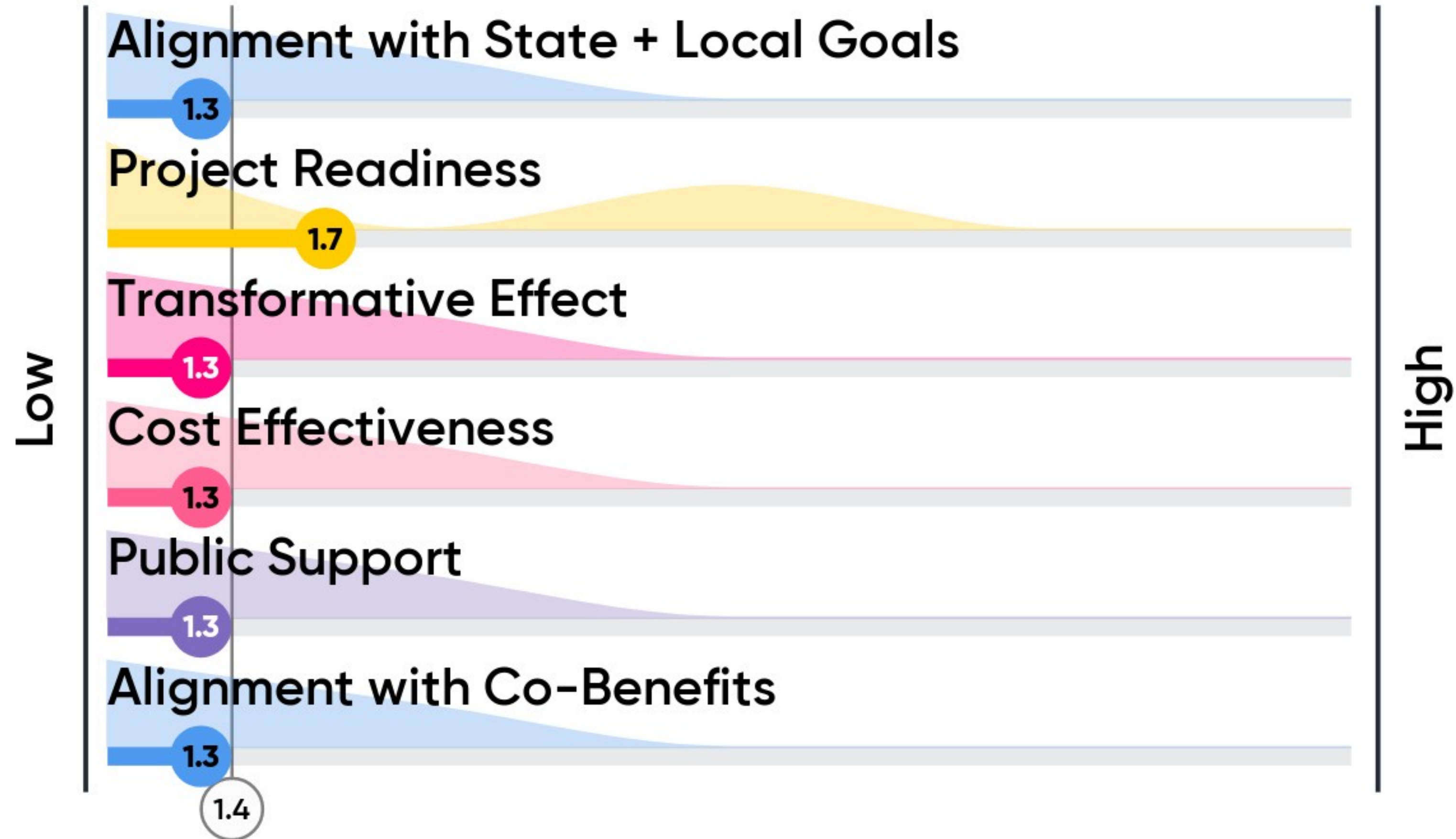
Updated DRI Request: \$80,650 (20% Match)

Total Cost: \$100,650

Recusals:

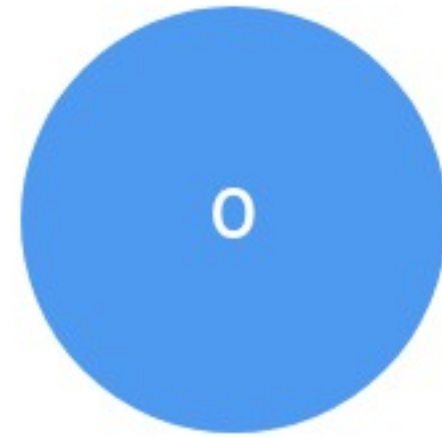
None

110 Montcalm Street – Olio Olive Oil



110 Montcalm Street – Olio Olive Oil

Proceeds



Does not Proceed





98 Montcalm Street – Sugar and Spice

Transformative Potential (Public)

Total Votes: 78 | **Low: 78%** | Medium: 14% | High: 8%

Updated Information Received:

Quotes, budget clarification, information re: paving and roof requests, operational details

Previous DRI Request: \$416,686 (0% Match)

Updated DRI Request: \$416,686 (11% Match)

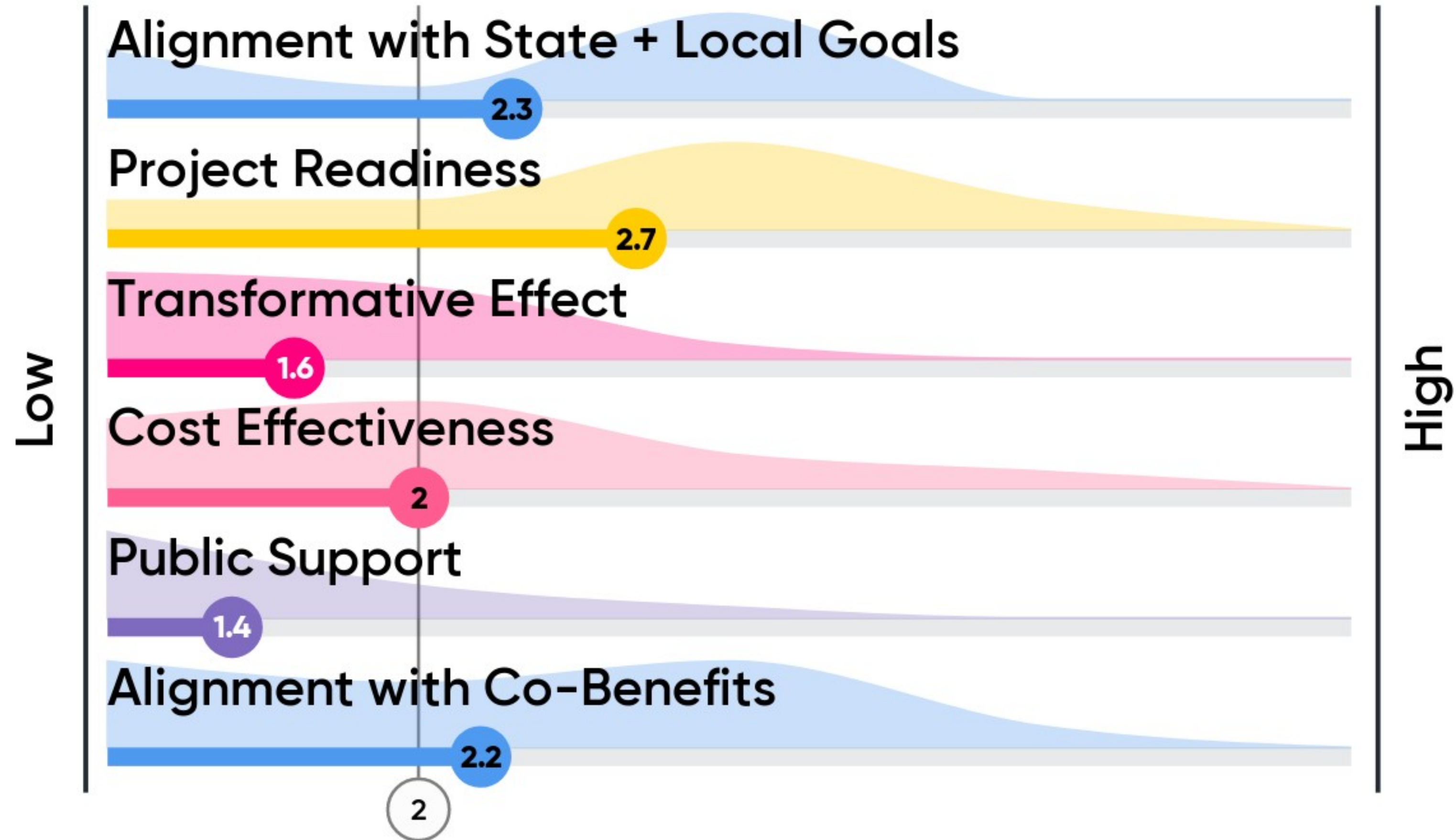
Updated match reflects \$50,000 in cost for paving previously omitted from total cost

Total Cost: \$466,686

Recusals:

None

98 Montcalm Street – Sugar and Spice



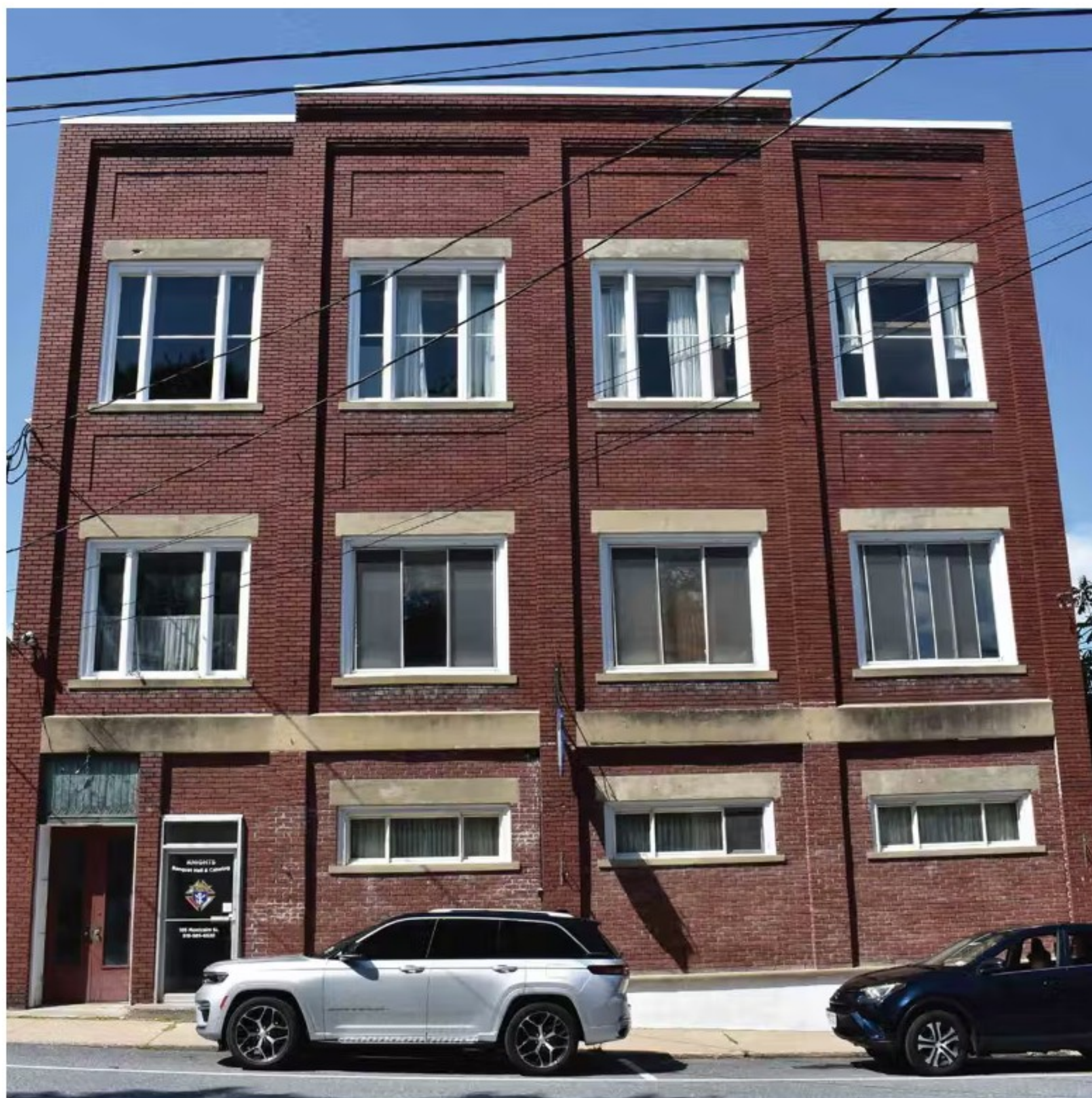
98 Montcalm Street – Sugar and Spice

Proceeds



Does not Proceed





103 Montcalm Street – Adirondack Performing Arts Center

Transformative Potential (Public)

Total Votes: 151 | Low: 0% | Medium: 9% | High: 91%

Updated Information Received:

Updated budget and project details

Previous DRI Request: \$2,424,219 (10% Match)

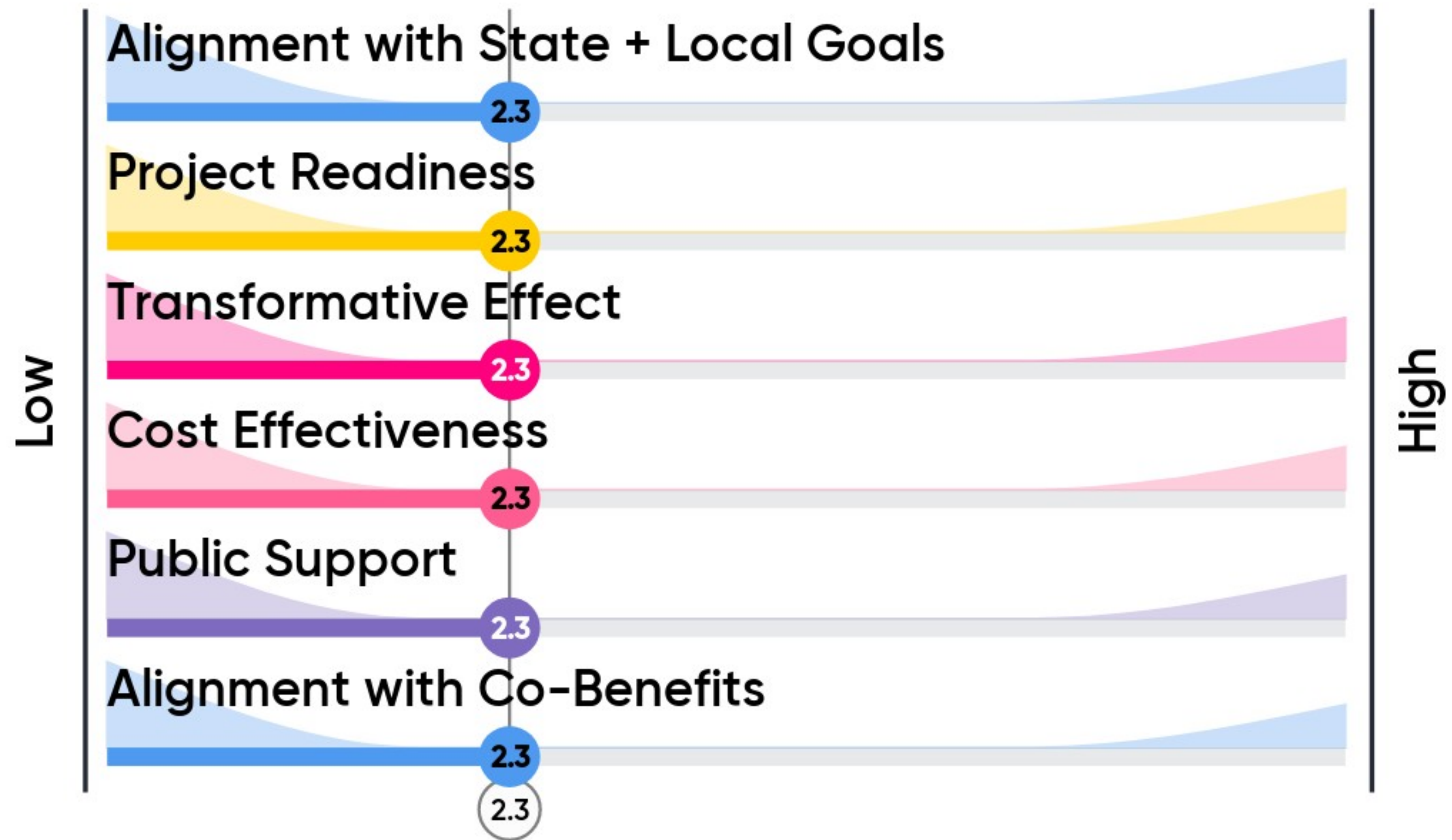
Updated DRI Request: \$2,115,008 (13% Match)

Total Cost: \$2,425,008

Recusals:

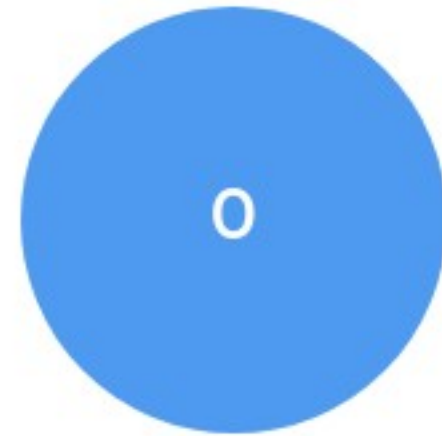
Nicole Justice Green, Mark Wright, Stuart Baker

103 Montcalm Street – Adirondack Performing Arts Center



103 Montcalm Street – Adirondack Performing Arts Center

Proceeds



Does not Proceed





105 Montcalm Street – Sports and Entertainment Venue

Transformative Potential (Public)

Total Votes: 124 | Low: 8% | Medium: 26% | High: 66%

Updated Information Received:

Updated budget, purchase contract, LLC
information

Previous DRI Request: \$675,000 (26% Match)

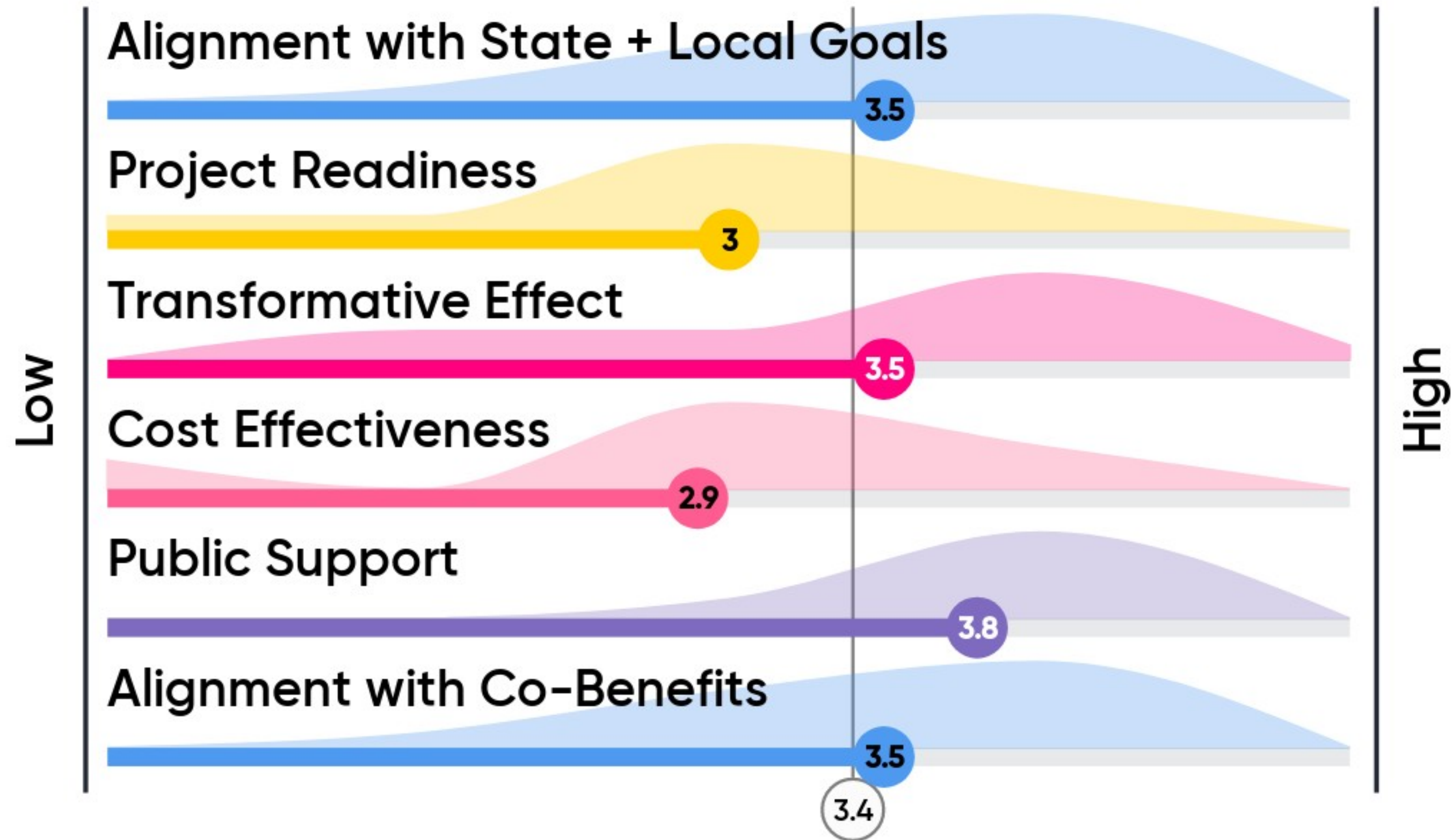
Updated DRI Request: \$653,412 (30% Match)

Total Cost: \$933,412

Recusals:

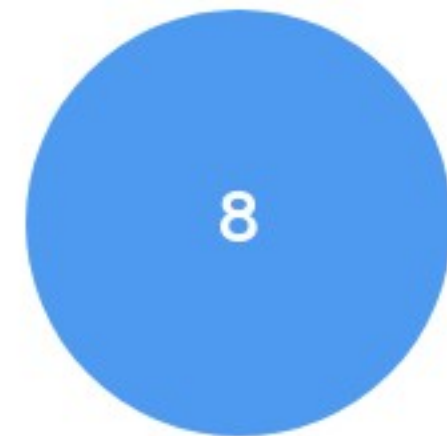
John Bartlett

105 Montcalm Street – Sports and Entertainment Venue



105 Montcalm Street – Sports and Entertainment Venue

Proceeds



Does not Proceed





106 Montcalm Street - Mixed-Use Building

Transformative Potential (Public)

Total Votes: 97 | Low: 29% | **Medium: 59%** | High: 12%

Updated Information Received:

Updated budget (DRI eligibility), building and rental rate information

Previous DRI Request: \$513,500 (0% Match)

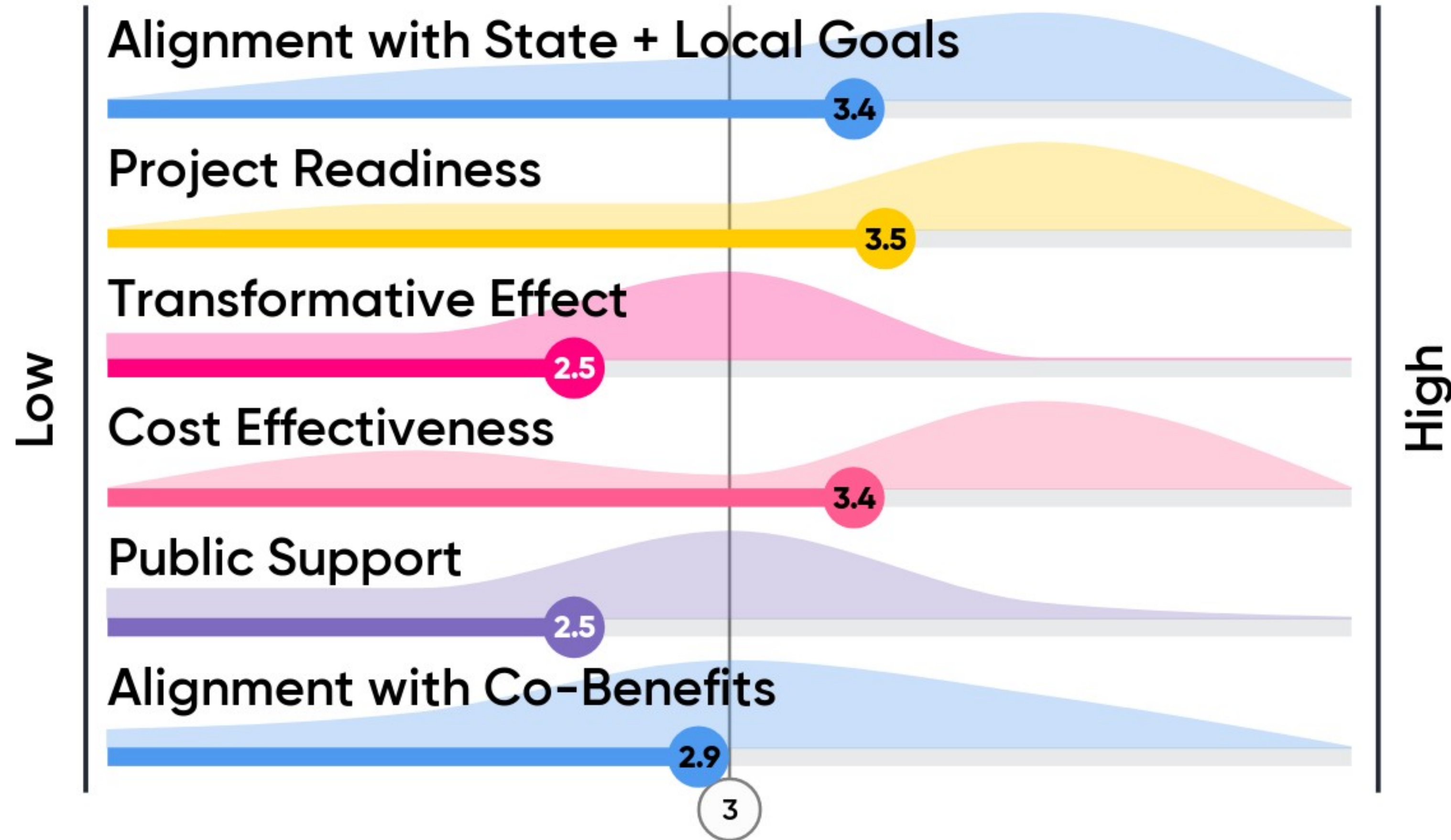
Updated DRI Request: \$356,000 (31% Match)

Total Cost: \$513,500

Recusals:

Jaimee Kuhl

106 Montcalm Street - Mixed-Use Building



106 Montcalm Street - Mixed-Use Building

Proceeds



Does not Proceed





Montcalm Streetscape Improvements

Transformative Potential (Public)

Total Votes: 92 | Low: 18% | **Medium: 45%** | High: 37%

Previous DRI Request: \$3,852,714 (1% Match)

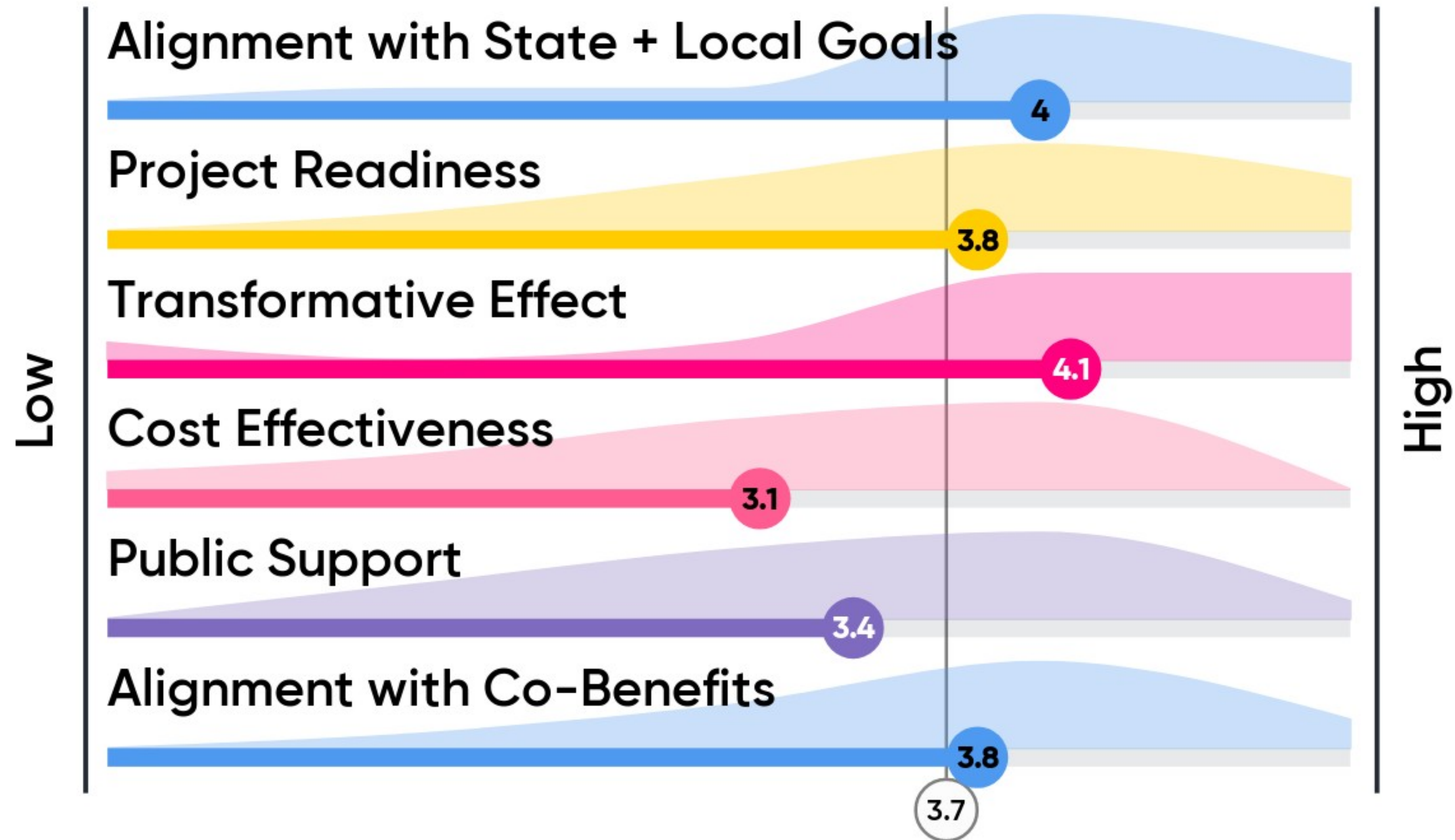
Updated DRI Request: \$4,718,514 (1% Match)

Total Cost: \$4,768,514

Recusals:

Stuart Baker

Montcalm Streetscape Improvements



Montcalm Streetscape Improvements

Proceeds



Does not Proceed





Adirondack Drive Improvements

Transformative Potential (Public)

Total Votes: 87 | Low: 17% | **Medium: 52%** |
High: 31%

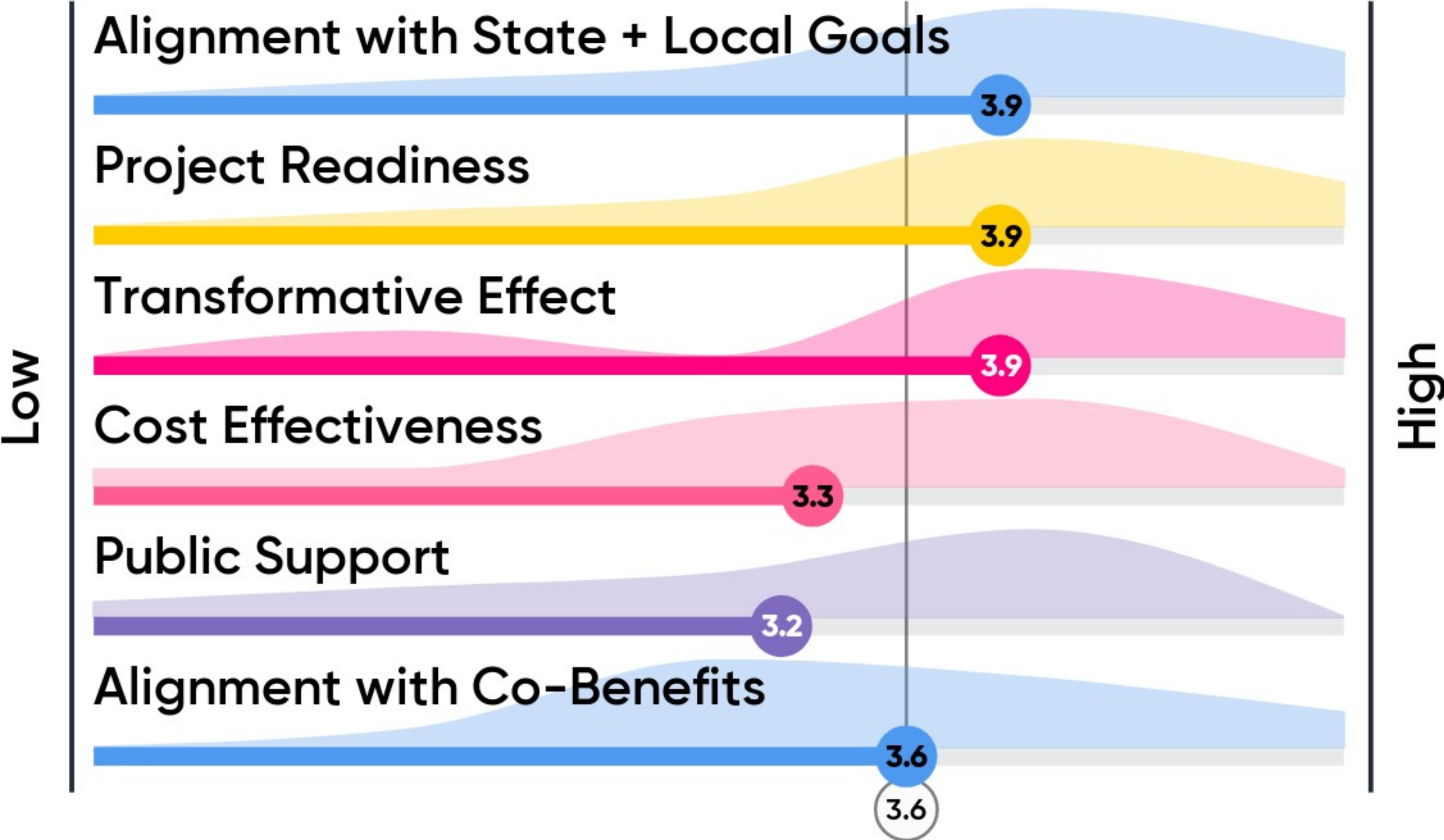
DRI Request: \$565,872 (0% Match)*

Total Cost: \$565,872

Recusals:

None

Adirondack Drive Improvements



Adirondack Drive Improvements

Proceeds



Does not Proceed





Riverfront Recreation Improvements

Transformative Potential (Public)

Total Votes: 101 | Low: 11% | Medium: 28% |
High: 61%

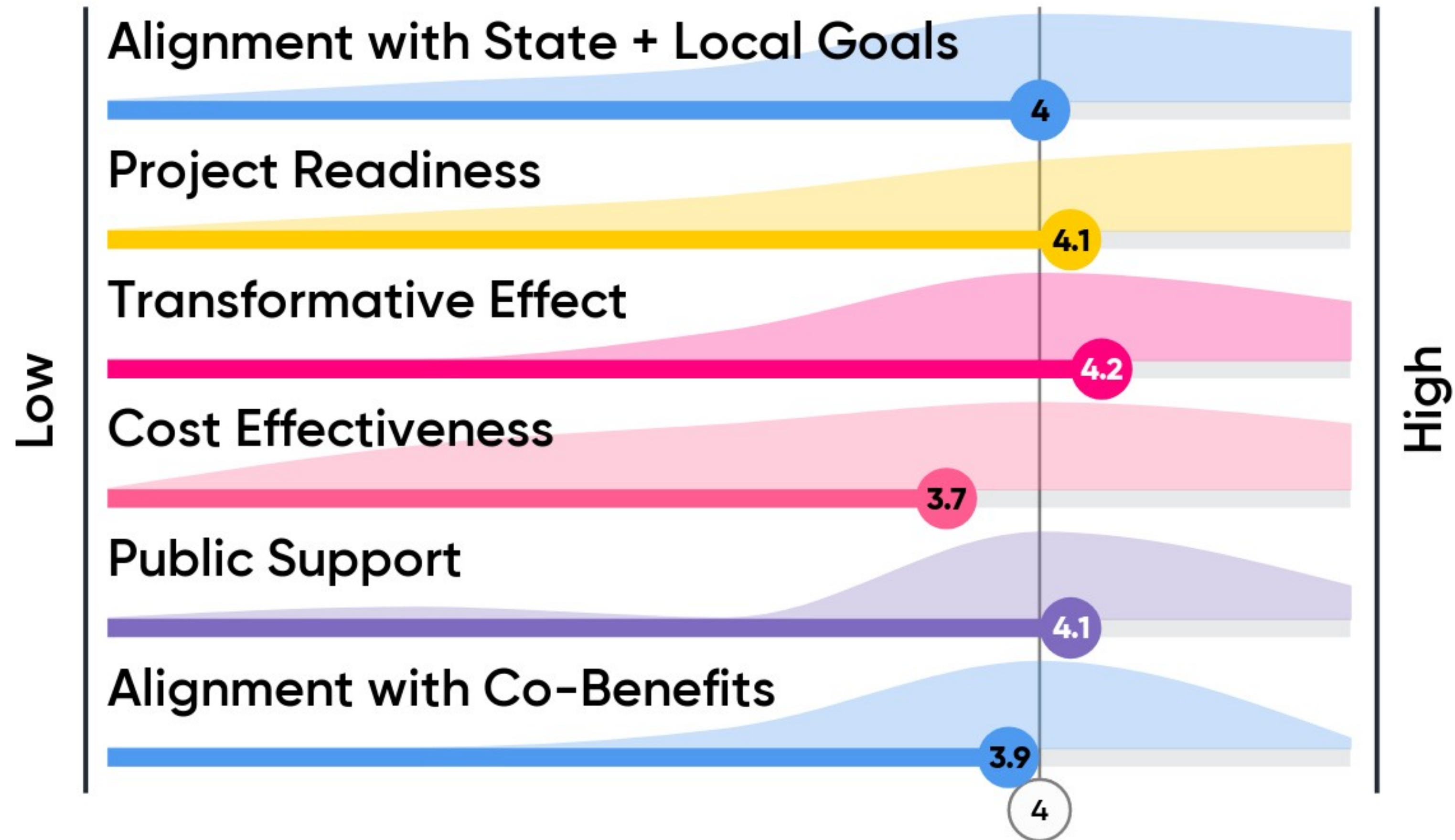
DRI Request: \$753,957 (0% Match)*

Total Cost: \$753,957

Recusals:

Stuart Baker

Riverfront Recreation Improvements



Riverfront Recreation Improvements

Proceeds



Does not Proceed





Bicentennial Park Improvements

Transformative Potential (Public)

Total Votes: 103 | Low: 31% | Medium: 29% | High: 40%

Updated Information Received:

Updated budget (including electrical upgrades),
fencing cost estimate

Previous DRI Request: \$1,471,500 (3% Match)

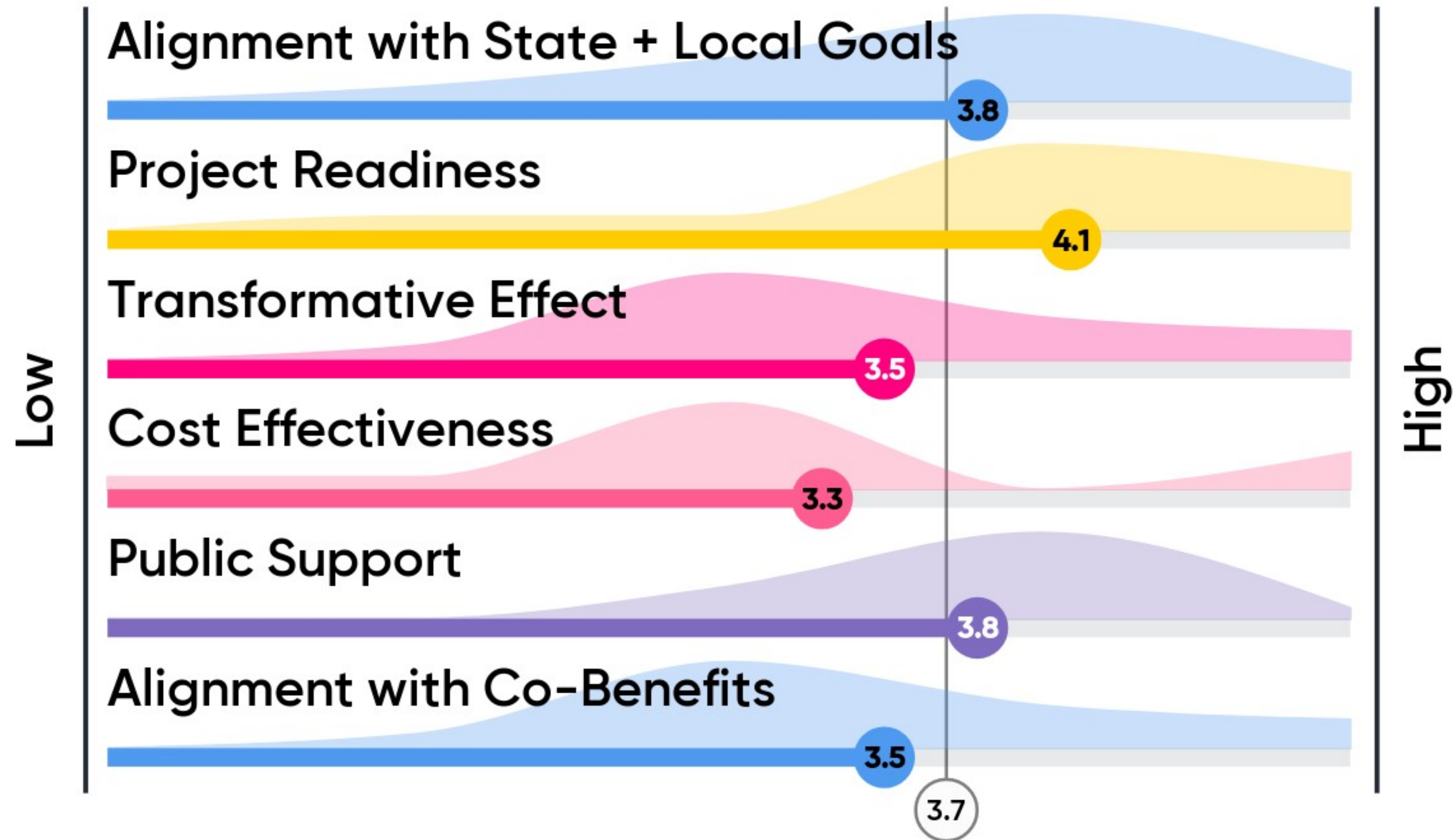
Updated DRI Request: \$1,415,063 (3% Match)

Total Cost: \$1,465,063

Recusals:

Stuart Baker

Bicentennial Park Improvements



Bicentennial Park Improvements

Proceeds



Does not Proceed





Capital Ice Rink Improvements

Transformative Potential (Public)

Total Votes: 107 | Low: 11% | Medium: 31% | High: 58%

Updated Information Received:

Answers to questions

Previous DRI Request: \$968,000 (2% Match)

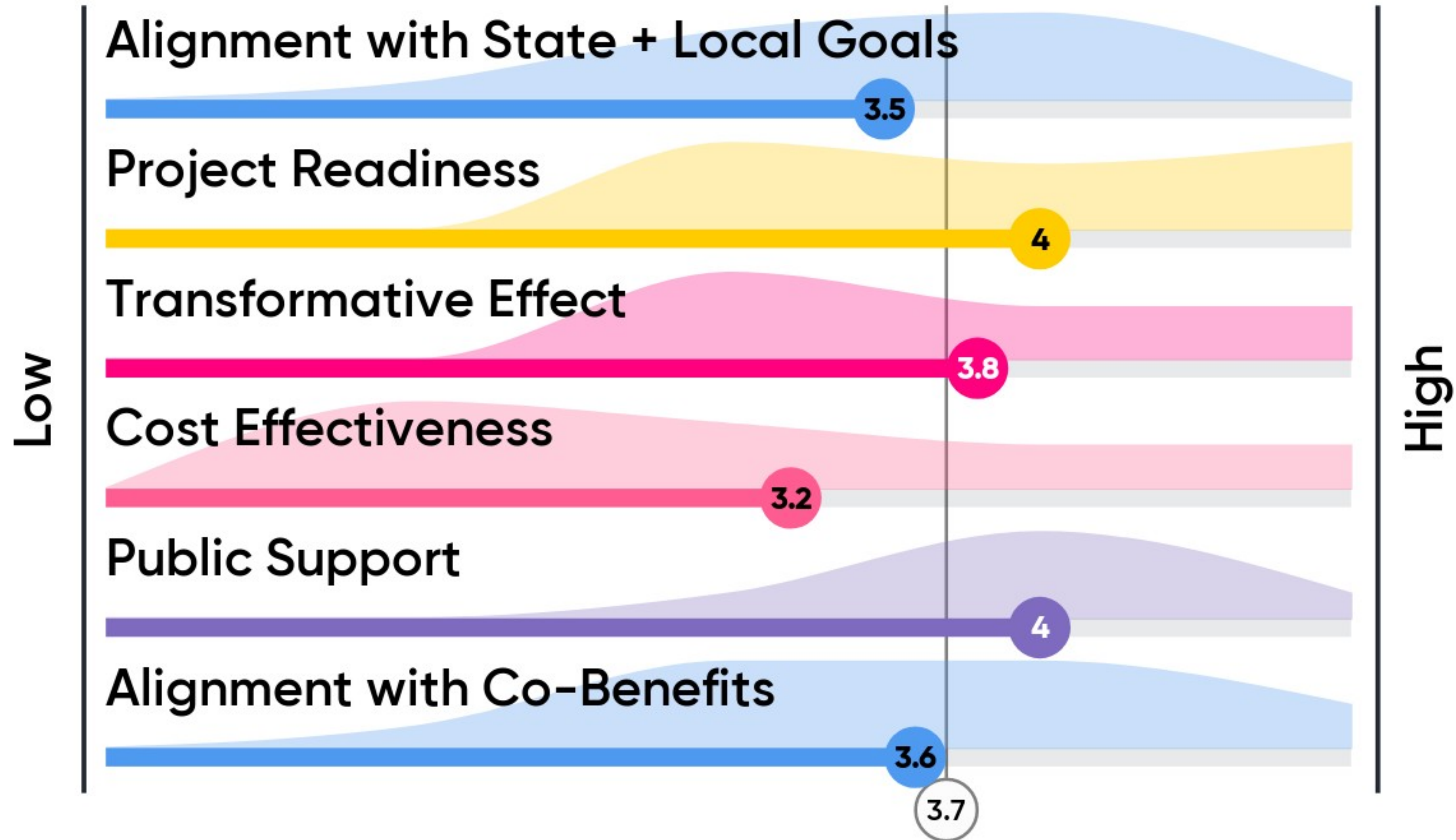
Updated DRI Request: \$778,000 (1% Match)

Total Cost: \$788,000

Recusals:

Nicole Justice Green

Capital Ice Rink Improvements



Capital Ice Rink Improvements

Proceeds



Does not Proceed



DownTown Revitalization Initiative

TICONDEROGA, NY

Small Projects Fund

Transformative Potential (Public)

Total Votes: 87 | Low: 16% | Medium: 29% |
High: 55%

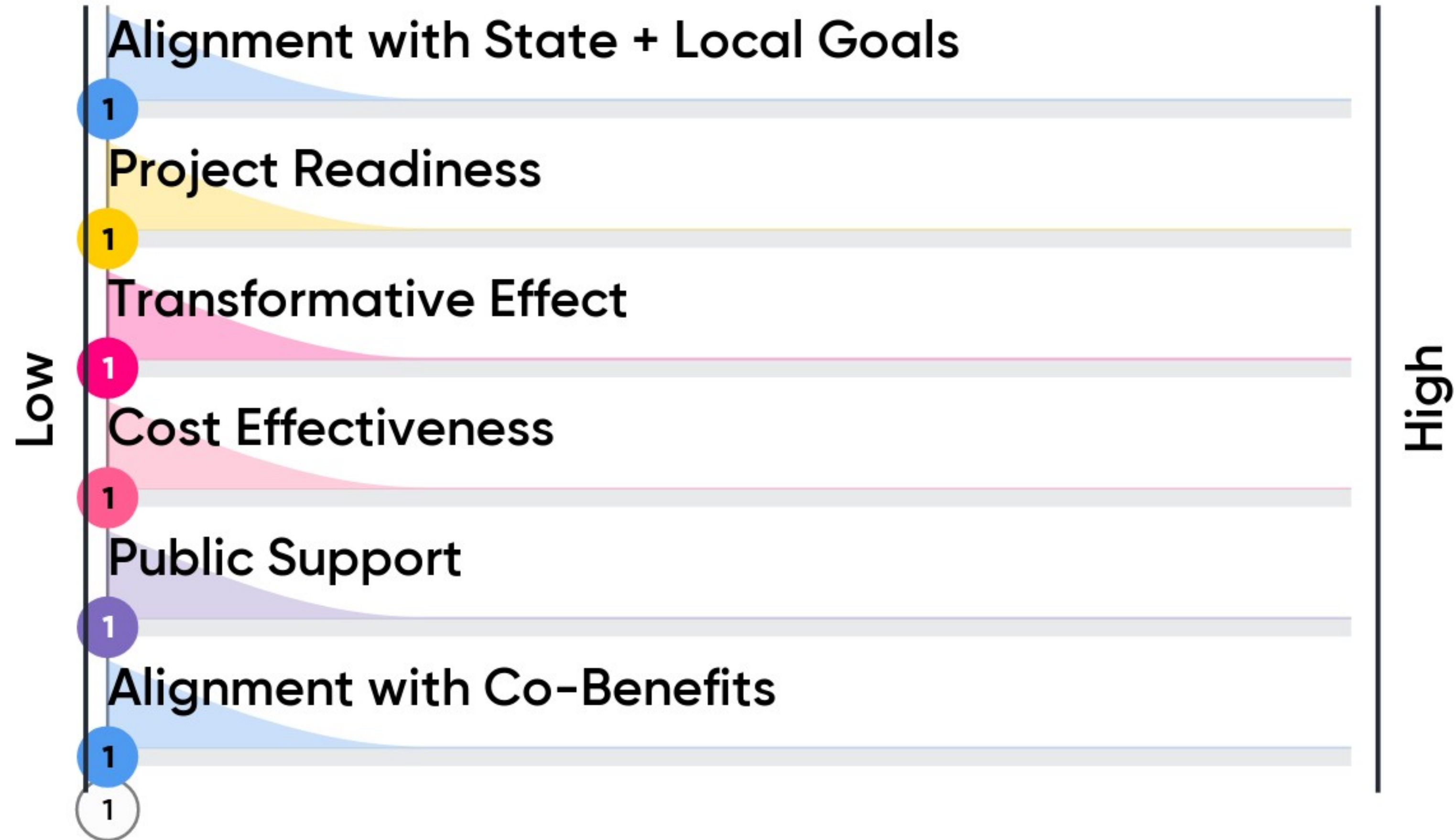
DRI Request: \$600,000 (18% Match)

Total Cost: \$735,000

Recusals:

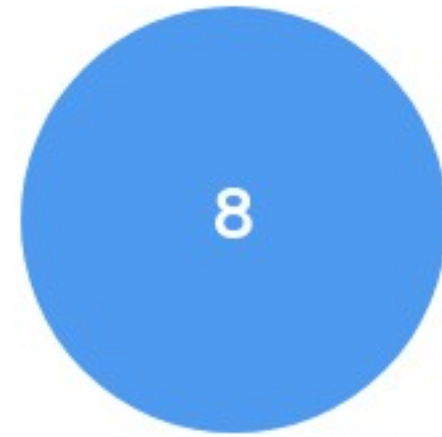
Nicole Justice Green, Carol Calabrese, Stuart
Baker

Small Projects Fund



Small Projects Fund

Proceeds



Does not Proceed



DownTown
Revitalization
Initiative
TICONDEROGA, NY

Ticonderoga Marketing, Branding, and Signage

Transformative Potential (Public)

Total Votes: 76 | Low: 51% | Medium: 33% | High: 16%

Updated Information Received:

Updated budget (DRI eligibility), additional information regarding grant funding efforts

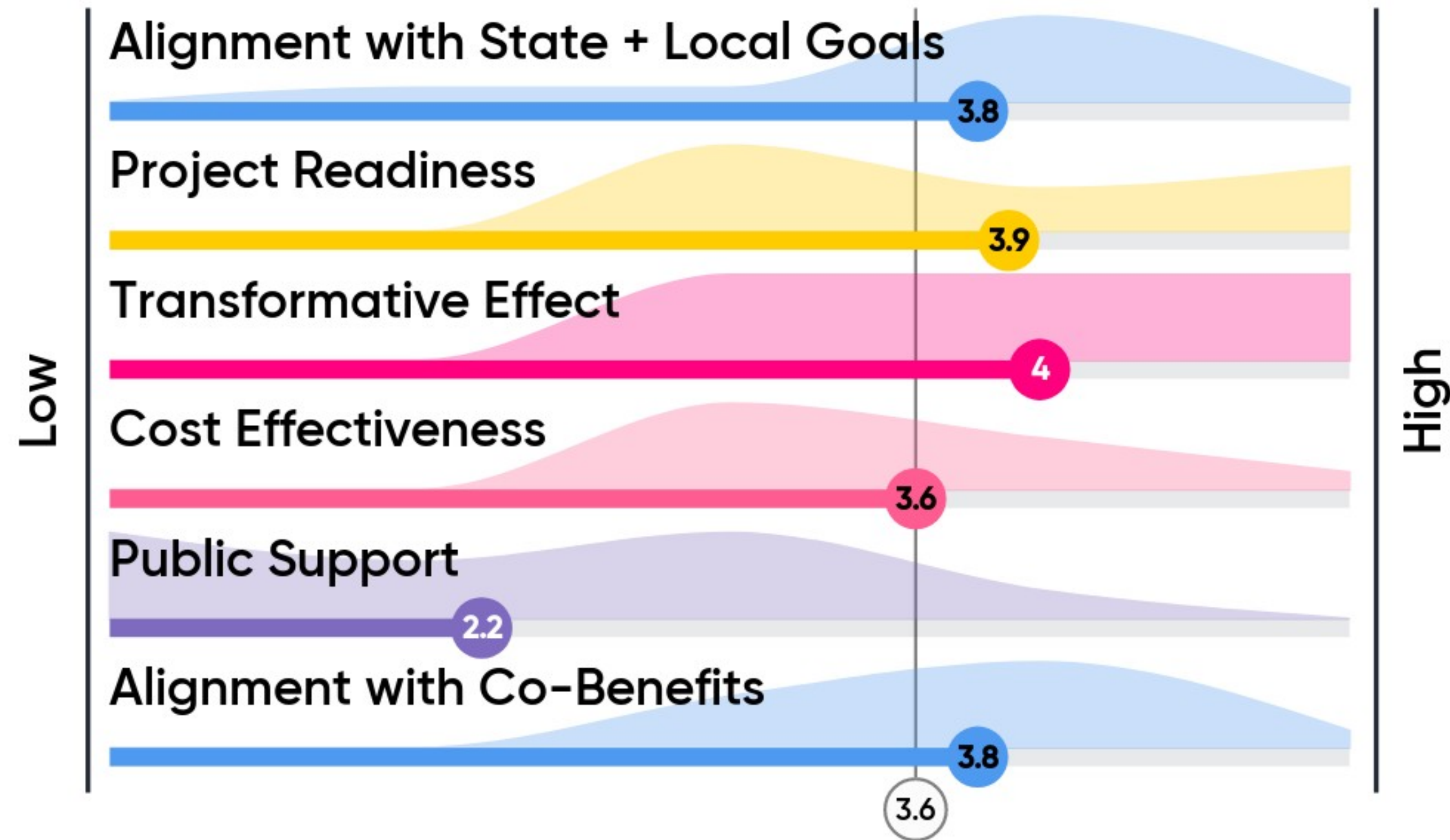
DRI Request: \$330,000 (0% Match)

Total Cost: \$330,000

Recusals:

Matt Courtright

Ticonderoga Marketing, Branding, and Signage



Ticonderoga Marketing, Branding, and Signage

Proceeds



Does not Proceed



DownTown Revitalization Initiative

TICONDEROGA, NY

Public Art Fund

Transformative Potential (Public)

Total Votes: 103 | Low: 21% | Medium: 36% | High: 43%

Updated Information Received:

Cost of public art projects

DRI Request: \$250,000 (4% Match)

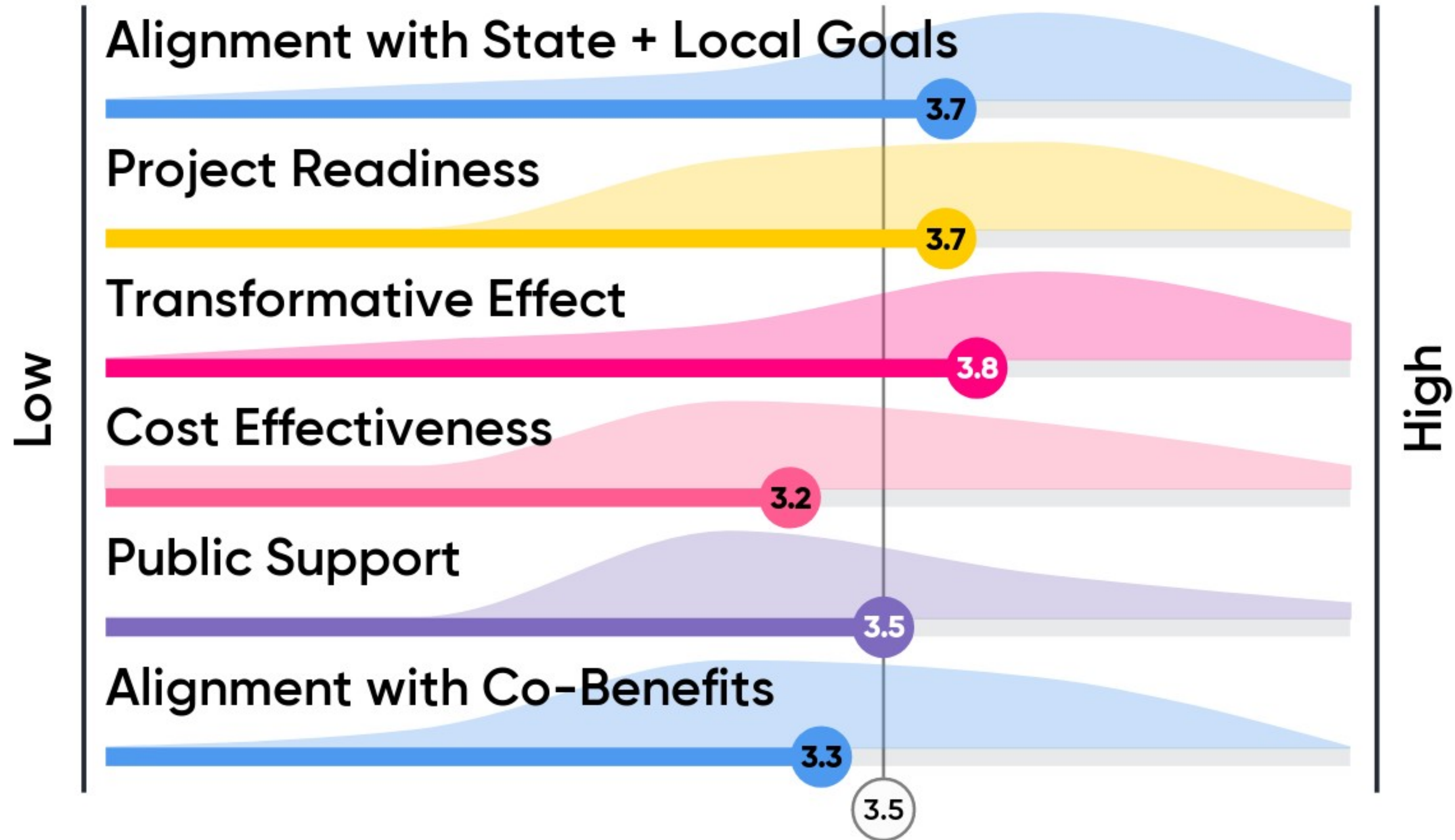
**Updated DRI Request: \$240,000 (4% Match)*

Total Cost: \$250,000

Recusals:

Nicole Justice Green, Donna Wotton, Stuart Baker

Public Art Fund



Public Art Fund

Proceeds



Does not Proceed





Demolition of Agway Building

Transformative Potential (Public)

Total Votes: 105 | Low: 17% | Medium: 27% | High: 56%

Updated Information Received:

Answers to questions (future plans, interest in donation, demolition approval)

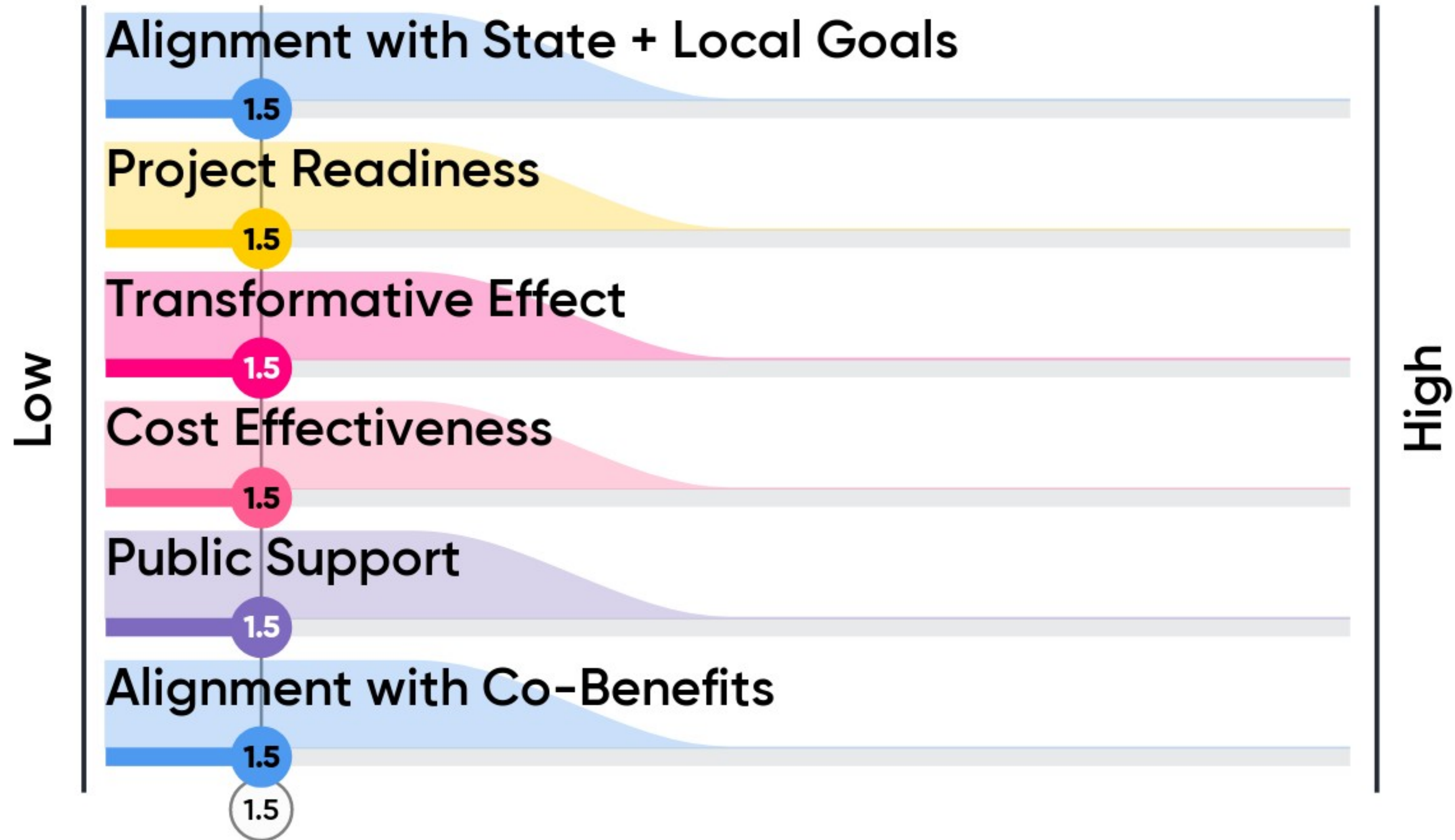
DRI Request: \$246,000 (15% Match)

Total Cost: \$291,000

Recusals:

None

Demolition of Agway Building



Demolition of Agway Building

Proceeds



Does not Proceed



This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

08

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

This morning's agenda:

01

Welcome + Logistics

02

Code of Conduct Reminder

03

Summary of Evaluations (LPC 3.5)

04

Review Phase 2 Evaluation Criteria

05

Review of Projects

06

Summary of Phase 2 Evaluation

07

Next Steps

08

Public Comment

Public Comment

Comments?

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