



**Downtown  
Revitalization  
Initiative**



**Local Planning Committee (LPC)  
Meeting # 5**

# **Downtown Revitalization Initiative**

**Town of Ticonderoga, New York**



**October 12, 2023**

## This morning's agenda:

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# 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.



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# Review of Evaluation Criteria

## Alignment with State Goals

- ✓ Create an active downtown with a strong sense of place.
- ✓ Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
- ✓ Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- ✓ Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
- ✓ Grow the local property tax base.
- ✓ Provide amenities that support and enhance downtown living and quality of life.
- ✓ Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

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# Project Status

Projects Proceeding Based on LPC Evaluation	
<b>A1:</b> Circle Court Motel Improvements	<b>C1:</b> Montcalm Streetscape Improvements
<b>B5:</b> Adirondack Performing Arts Center	<b>C2:</b> Adirondack Drive Improvements
<b>B7:</b> Sports and Entertainment Center	<b>C3:</b> Riverfront Recreation Improvements
<b>B8:</b> 106 Montcalm Building Renovation	<b>C4:</b> Bicentennial Park Improvements
<b>B10:</b> 108 Montcalm St.	<b>C5:</b> Capital Ice Rink Improvements
<b>B11:</b> Ticonderoga Natural Foods Co-op Renovation + Improvements	<b>D1:</b> Small Projects Fund
<b>B13:</b> Children’s Museum/Champ Café/Daycare	<b>E1:</b> Ticonderoga Marketing, Branding, and Signage
<b>B14:</b> The Perelman, a Ticonderoga Boutique Inn	<b>F1:</b> Artscape Public Art Fund
<b>B19:</b> 172 Champlain Avenue Building Rehabilitation	<b>F2:</b> Demolition of the Agway Building
<b>B21:</b> Black Watch Library	

DRI Funding Request Status	
<b>Total DRI Funding Request</b>	<b>\$18,182,844</b>

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# A1: 6 Montcalm Street - Circle Court Motel

**LPC Score:** 3.6

**Updated Information Received:**

Responses to questions, confirmation of building permit request

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

Total Cost: \$1,347,336

**Recusals:** None





## B5: 103 Montcalm Street – Adirondack Performing Arts Center

**LPC Score:** Moved forward without vote

**Updated Information Received:**

Responses to questions

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

Total Cost: \$2,425,008

**Recusals:**

Nicole Justice Green, Mark Wright, Stuart Baker



## B7: 105 Montcalm Street – Sports and Entertainment Venue

**LPC Score:** 3.4

### **Updated Information Received:**

Responses to questions

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

Total Cost: \$933,412

### **Recusals:**

John Bartlett





## B8: 106 Montcalm Street - Mixed-Use Building

**LPC Score: 3**

**Updated Information Received:**

Response to questions, proof of funds

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

Total Cost: \$513,500

**Recusals:**

Jaimee Kuhl



## B10: 108 Montcalm Street

**LPC Score:** N/A

**Updated Information Received:**

Updated budget and scope, response to questions

**Revised DRI Request: \$1,264,522 (10% Match)**

Total Cost: \$1,404,522

**Recusals:**

Donna Wotton, Robert Porter, Mark Wright



# B11: 109 Montcalm Street - Ticonderoga Natural Foods Co-op

**LPC Score:** 3.7

**Updated Information Received:**

Response to questions

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

Total Cost: \$517,956

**Recusals:**

Carol Calabrese, Nicole Justice Green





# B13: 113 Montcalm Street - Punky Noodles Children's Museum/Café/Daycare

**LPC Score:** 4.1

**Updated Information Received:**

Responses to questions

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

Total Cost: \$260,355

**Recusals:**

Nicole Justice Green, Carol Calabrese, Stuart Baker



## B14: 116 Montcalm Street – The Perelman

**LPC Score:** 3.4

**Updated Information Received:**

Responses to questions, revised budget, SHPO certification, developer projections

**DRI Request:** \$2,300,000 (60% Match)

Total Cost: \$5,817,990

**Recusals:**

Donna Wotton





## B19: 172 Champlain Avenue – Mixed-Use Building

**LPC Score:** 3.2

**Updated Information Received:**

No additional information requested

**DRI Request:** \$186,500 (46% Match)

Total Cost: \$340,000

**Recusals:**

None



## B21: 6 Carnegie Place – Black Watch Library

**LPC Score:** 3.7

**Updated Information Received:**

Responses to questions, site plan

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

Total Cost: \$373,100

**Recusals:**

Stuart Baker





# C1: Montcalm Streetscape Improvements

**LPC Score: 3.7**

**Updated Information Received:**

Updated budget, precedent images

**Updated DRI Request: \$4,055,545 (1% Match)**

Total Cost: \$4,105,545

**Recusals:**

Stuart Baker





## C2: Adirondack Drive Improvements

**LPC Score:** 3.6

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

Total Cost: \$565,872

**Recusals:**

Stuart Baker



## C3: Riverfront Recreation Improvements

**LPC Score: 4**

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

Total Cost: \$753,957

**Recusals:**

Stuart Baker





## C4: Bicentennial Park Improvements

**LPC Score:** 3.7

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

Total Cost: \$1,465,063

**Recusals:**

Stuart Baker



## C5: Capital Ice Rink Improvements

**LPC Score: 3.7**

**Updated Information Received:**

Answers to questions, revised budget

**Updated DRI Request: \$783,650 (1% Match)**

Total Cost: \$793,650

**Recusals:**

Nicole Justice Green, Stuart Baker

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TICONDEROGA, NY

## D1: Small Projects Fund

**LPC Score:** Moved forward without vote

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

Total Cost: \$735,000

**Recusals:**

Nicole Justice Green, Carol Calabrese, Stuart Baker

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Revitalization  
Initiative  
TICONDEROGA, NY

E1: Ticonderoga  
Marketing, Branding,  
and Signage

**LPC Score:** 3.6

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

Total Cost: \$330,000

**Recusals:**

Matt Courtright

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Revitalization  
Initiative**  
**TICONDEROGA, NY**

## F1: Public Art Fund

**LPC Score:** 3.5

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

Total Cost: \$250,000

**Recusals:**

Nicole Justice Green, Donna Wotton, Stuart Baker





## F2: Demolition of Agway Building

**LPC Score:** N/A

**Updated Information Received:**

Responses to questions, MOU, revised budget

**Revised DRI Request: \$435,000 (0% Match)**

Total Cost: \$435,000

**Recusals:**

Nicole Justice Green, Stuart Baker



# Project Locations



**A1**  
6 Montcalm St.  
Circle Court Motel



**B5**  
103 Montcalm St.  
Adirondack Performing Arts Center



**B7**  
105 Montcalm St.  
Sports & Entertainment Venue



**B8**  
106 Montcalm St.  
Mixed-Use Building



**B10**  
108 Montcalm St.  
Building Rehabilitation



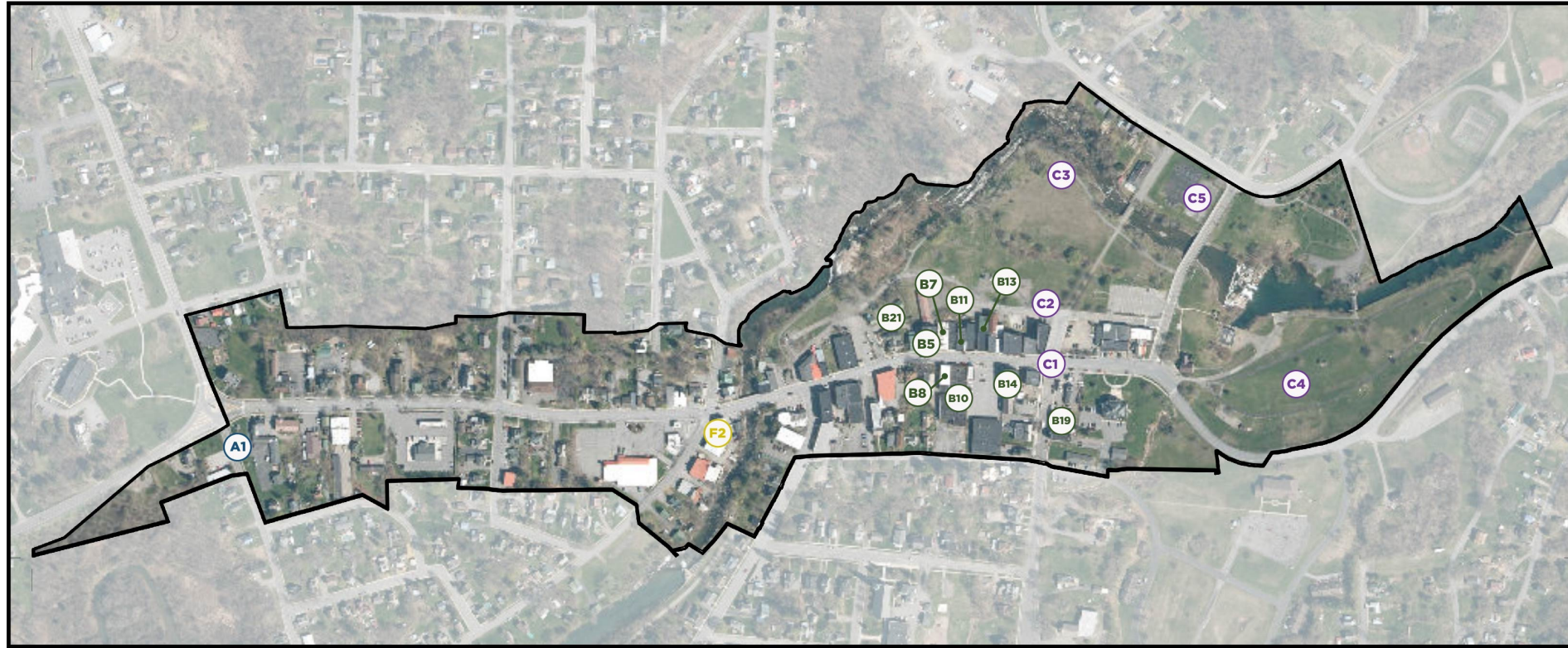
**B11**  
109 Montcalm St.  
Ticonderoga Natural Foods Co-op



**B13**  
113 Montcalm St.  
Punky Noodles Children's Museum/  
Champ Café / Daycare



**B14**  
116 Montcalm Street  
The Perelman Boutique Hotel



**B19**  
172 Champlain Avenue  
Mixed-Use Building



**B21**  
6 Carnegie Place  
Black Watch Library



**C1**  
Montcalm St.  
Streetscape Improvements



**C2**  
Adirondack Dr.  
Improvements



**C3**  
Riverfront Recreation  
Improvements



**C4**  
Bicentennial Park  
Improvements



**C5**  
Tower Ave. &  
Burgoyne Ave.  
Capital Ice Rink  
Improvements



**F2**  
74 Montcalm St.  
Demo of  
Agway Building

**D1**  
Small Project Fund

**E1**  
Ti Marketing & Branding

**F1**  
Public Art Fund

*Not shown on map*

**Get out your phone or device and get ready to join!**



***Wireless Network: “NCCC-Ti”***

***Password: “wireless-ti”***

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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
<b>Oct. 12</b>	<b>9-11am</b>	<b>LPC #5</b>	<b>Continued project evaluation</b>
<b>Nov. 1</b>	<b>4-6pm</b>	<b>Public Workshop #3</b>	<b>Present updated list of projects</b>
<b>Nov. 2</b>	<b>9-11am</b>	<b>LPC #6</b>	<b>Final project overview</b>

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Comments?

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