



Downtown Revitalization Initiative

TICONDEROGA DRI

11.02.2023 | LOCAL PLANNING COMMITTEE (LPC) #6 MEETING SUMMARY

In Attendance:

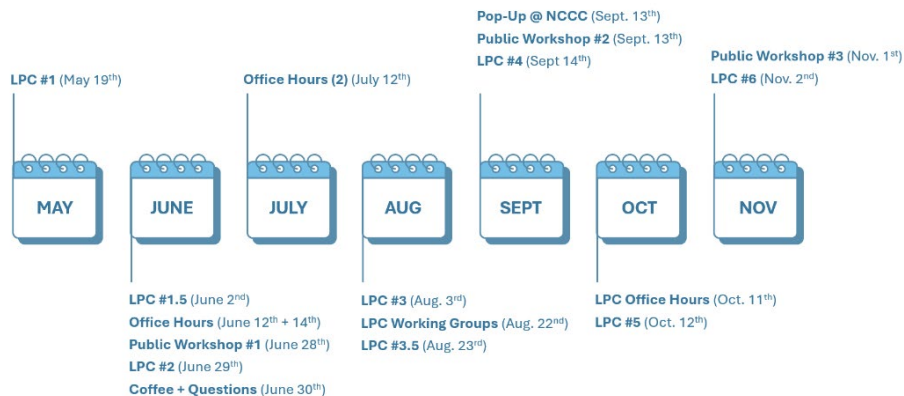
NYS	Ticonderoga LPC	Consultant Team
Susan Landfried, DOS Kylie Peck, DOS	Mark Wright, Co-Chair James McKenna, Co-Chair Stuart Baker John Bartlett Carol Calabrese Matthew Courtright June Curtis Nicole Justice Green Beth Hill Jaimee Kuhl Robert Porter Donna Wotton Megan Scuderi	Chris Jennette, Camiros

Welcome and Overview of DRI Process

Chris Jennette (Camiros) opened the meeting and presented the agenda for LPC #6. Following the introduction, Mark Wright (Co-Chair) read the Code of Conduct Reminder for all LPC members in attendance.

Following the reading of the Code of Conduct, LPC member Stuart Baker read a statement pertaining to his role on the Ticonderoga DRI Local Planning Committee, and his resignation from the Board of Directors of Pride of Ticonderoga and the Essex County Lank Bank. Mr. Baker reminded attendees that the role of all LPC members is to act in the public interest, and that his resignations would serve to clarify that he was indeed fulfilling that role, and not representing any organization through his participation.

Following the statement by Mr. Baker, Chris Jennette presented an overview of the DRI process leading up to the November 2nd meeting. The process began in May, and included eight LPC meetings, three public workshops, two pop-up events, and several sessions of virtual "office hours" over the subsequent six months.





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The consultant thanked all LPC members, as well as members of the public who participated throughout the process, and congratulated the group on completing the daunting task of moving from an initial slate of 43 projects and \$35 million in DRI funding requests to a final slate of 13 truly transformative projects, and a DRI request of \$14,423,000.

Summary of Projects

The consultant presented a summary of each of the 13 projects for consideration by the LPC at the meeting, including public feedback received at the workshop the previous evening (Public Workshop #3). Following the summary of each project, there was opportunity for LPC members to ask questions or comment on projects. General conversation that arose during review pertained to the public feedback received at the meeting, whether attendees were required to vote on every project, and clarification that the number of overall votes on each project could be the result of numerous factors, and should not color the LPCs final consideration of the full slate of projects.

Project	Public Votes			Summary of Public Feedback from Workshop
	Total	Like	Love	
Expand Overnight Accommodations at the Circle Court Motel	53	20%	80%	Strong support for the need for additional rooms, particularly affordable places to stay within the area.
Redevelop a Downtown Gateway into a Multi-Functional Community Space	23	65%	35%	Broad support/understanding that the building needs to be demolished and the area made more attractive. Uncertainty around the ultimate end use.
Develop the Adirondack Performing Arts Center in the Historic Knights of Columbus Building	48	6%	94%	This should be a priority project, given its support of youth and the arts within Ticonderoga.
Stabilize the Hacker Building at 108 Montcalm to Preserve a Key Downtown Building and Create Additional Commercial Opportunities	30	46%	54%	The building is crucial to downtown; public comments indicate agreement that rehabilitation is needed, but there were some questions about plans for the building following renovation.
Revitalize the Ticonderoga Natural Foods Co-Op to Enhance Local Food Access	32	25%	75%	Broad support indicated; essential to promote healthy living in the Ticonderoga community.
Renovate 113 Montcalm Street into a Family Friendly Multi-Purpose Community Hub	33	55%	45%	A family-friendly and youth-oriented project is needed in the community, but there were questions noted about how transformative this project would be.
Establish the Perelman Boutique Hotel in the Historic Cobbler's Bench Building	32	19%	81%	Would bring new options to downtown for locals and residents, and will create job opportunities. Some comments indicated that it may be challenging to attract visitors during the winter months.
Beautify the Montcalm Streetscape in Downtown Ticonderoga	29	69%	31%	Broad support for streetscape improvements as a critical component of downtown revitalization. There were some concerns noted about the cost, as well as long-term maintenance of improvements.



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Activate Adirondack Drive to Link Downtown to the La Chute Riverfront	26	85%	15%	Has the potential to be a link between downtown and the river, but some notes questioned if these funds could be better spent on other recreation projects, or if there are better funding sources.
Enhance the La Chute Riverfront to Promote Natural Features	26	54%	46%	So much potential, a beautiful asset for the community. Upgrades to lighting would be important to help people feel safe. Some notes questioned the added value of programming, in particular the appeal of bike rental facilities.
Implement a Small Project Fund to Assist Local Businesses	28	21%	79%	Critical for small businesses that have already invested in downtown.
Strengthen Downtown Ticonderoga's Identity through a Branding, Marketing, and Wayfinding Signage Initiative	29	41%	59%	This is an important aspect of the DRI, and professional services are important to this effort to attract people's attention and money.
Connect Downtown Ticonderoga Through Dynamic Art Installations	28	50%	50%	Great way for the community to draw tourists, as well as young people to the area. Commissioning art can bring in short term business as well; however some notes indicated concerns around maintenance of the installations.

During the presentation of projects, an LPC member spoke about the 108 Montcalm Street project. This member felt that the project received a review process that all projects did not receive, and expressed concerns regarding the ad-hoc working group that was established to review the project following LPC Meeting #4. After having been removed for further evaluation at LPC Meeting #3, the project in question was brought back onto the list for further consideration following an in-depth discussion with the committee at LPC Meeting #4. The project was then re-evaluated by a volunteer working group established at the LPC meeting, and it was recommended that the project continue to move forward through the project evaluation process. The LPC member also brought up concerns about use of the 108 Montcalm space, citing a letter of intent between the project sponsor and a local business from the original proposal for this project that was not retracted in the resubmittal. Additional comments pertained to the project sponsor and this local business. There was no additional discussion from other LPC members regarding this project.

Public Comment on Projects

Following the project summaries, the members of the public in attendance were given the opportunity to comment. Members of the public thanked the LPC for their hard work, and reinforced that this is a major opportunity for the community and the LPC to come together and achieve revitalization, to continue to advocate for the community and for important local projects even if they are not included in the final Strategic Investment Plan.

A member of the public addressed the 108 Montcalm project, stating that he is affiliated with the project sponsor and that there is no commitment or intent to lease the space to a particular tenant at this point.



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Finally, a member of the public stated that she would like to see more discussion around the 108 Montcalm project, and that she wanted to clarify that space within the Adirondack Performing Arts Center would be publicly accessible and available.

LPC Ballot

After public comment was concluded, LPC members received their official ballots, listing all 13 projects for consideration, and were given voting instructions: this is a yes or no vote for the full slate of 13 projects to move forward, not for individual projects. With no further questions, the LPC proceeded to fill out their ballots, which were returned to DOS Staff.

The full slate of projects moved forward with a majority of LPC votes.

Meeting wrap-up and Next Steps

The consultant congratulated the LPC and again thanked them for their hard work and commitment to the Ticonderoga community. He then presented what will happen next; a Strategic Investment Plan (SIP) will be prepared, including individual project profiles that will be shared with project sponsors for feedback before the plan is finalized. The SIP will be submitted to the State of New York in December of 2023, and will begin review at the State Level. Funding announcements are anticipated in Spring of 2024.

Following the conclusion of the presentation, the meeting was adjourned.