



**Downtown  
Revitalization  
Initiative**



**Local Planning Committee (LPC)  
Meeting # 6**

# **Downtown Revitalization Initiative**

**Town of Ticonderoga, New York**



**November 2, 2023**

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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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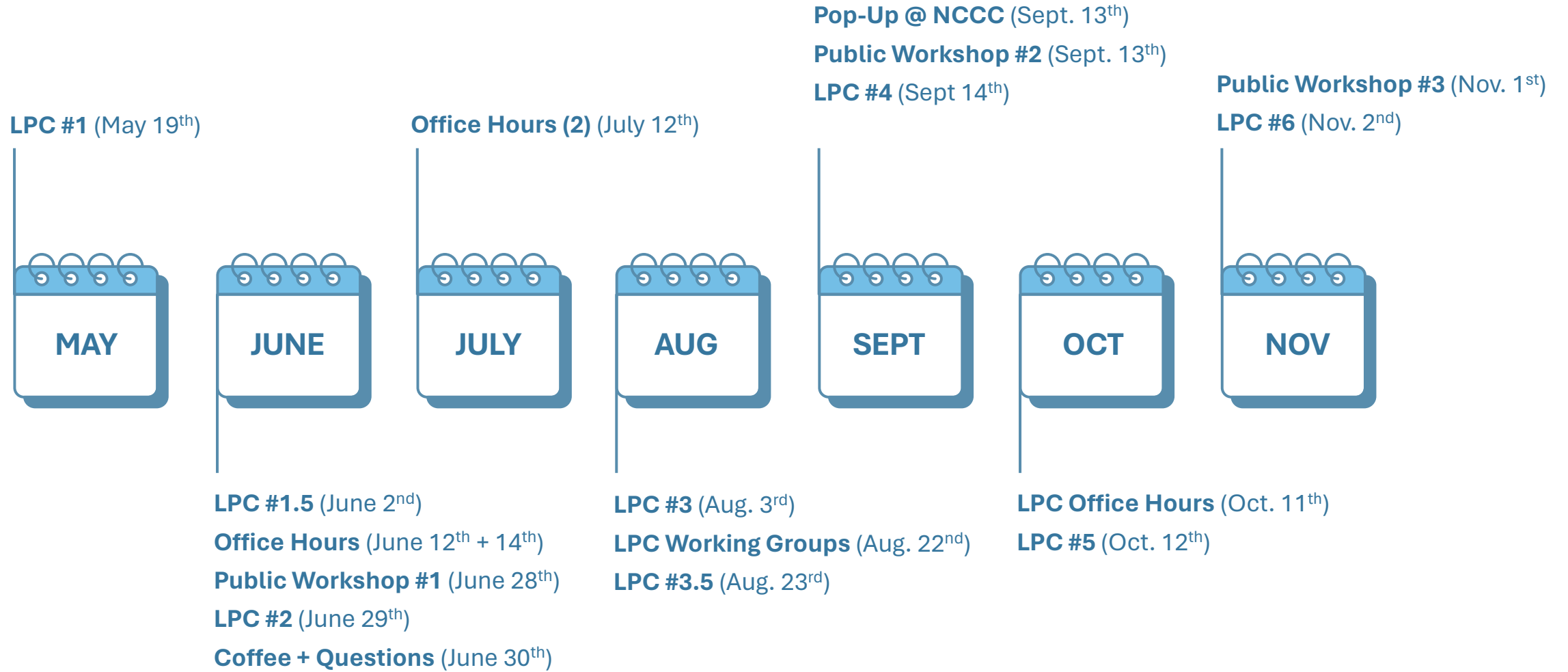
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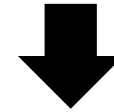
# Ticonderoga DRI Process Overview



# Ticonderoga DRI Process Overview

- **8 LPC Meetings (+ Additional Working Groups)**
  - *(That's at least 16 hours spent in this room!)*
- **3 Public Workshops, 2 Pop-up Outreach Events, Multiple Office Hours**

**43** Projects Submitted  
DRI request of nearly **\$35 Million**



**13** Transformative Projects  
DRI request of **\$14,423,000**

## Ticonderoga DRI Process Overview

LPC Members, Community Members, Project Sponsors + Others

**THANK YOU!**



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# Summary of Projects



1  
6 Montcalm St.  
Circle Court Motel



2  
74 Montcalm St.  
Demo Agway/  
Develop Community Space



3  
103 Montcalm St.  
Adirondack Perform-  
ing Arts Center



4  
108 Montcalm St.  
Building  
Rehabilitation



5  
109 Montcalm St.  
Ticonderoga Natural  
Foods Co-op



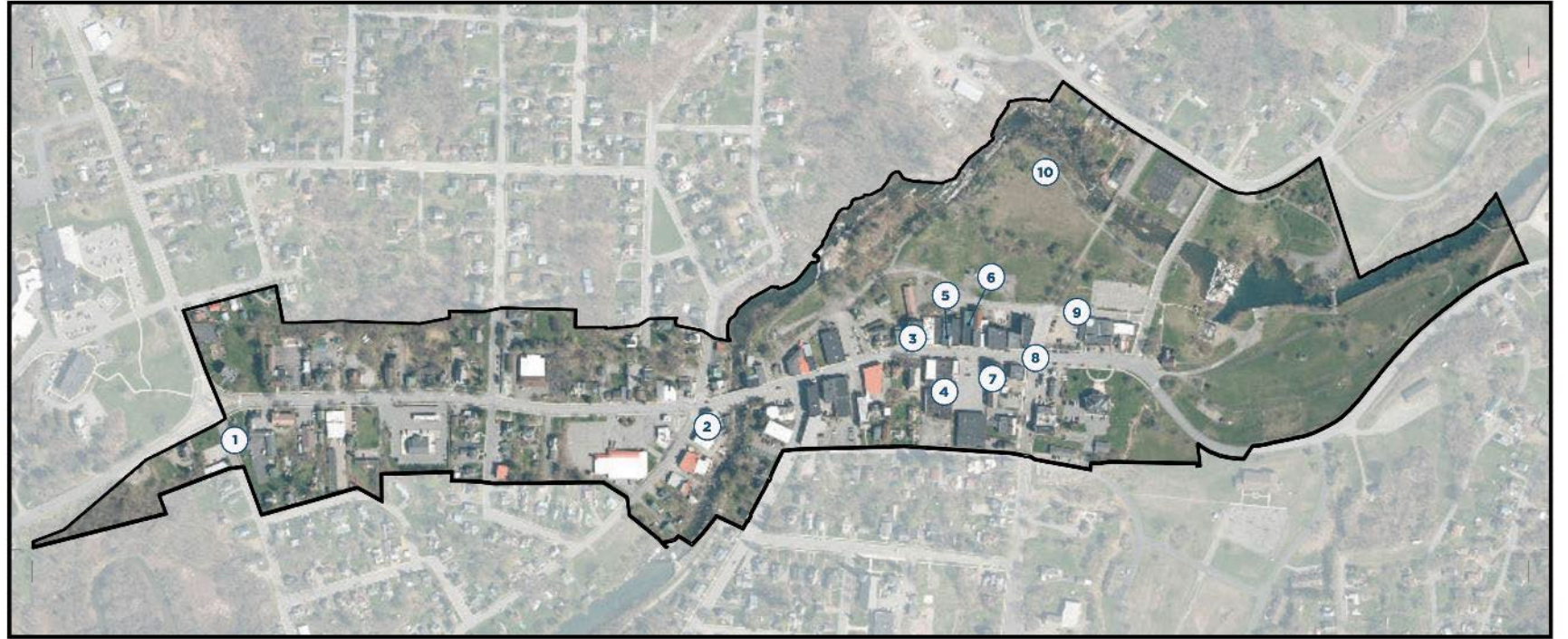
6  
113 Montcalm St.  
Punky Noodles  
Children's Museum/  
Champ Café / Daycare



7  
116 Montcalm Street  
The Perelman  
Boutique Hotel

**13 Transformative  
Projects**

**DRI request of  
\$14,423,000**



8  
Montcalm St.  
Streetscape  
Improvements



9  
Adirondack Dr.  
Improvements



10  
Riverfront Recreation  
Improvements



11  
Small  
Project Fund\*



12  
Ti Marketing  
&  
Branding\*



13  
Public  
Art Fund\*

*\*Projects Not Pictured on Map*

## Summary of Projects

# Expand Overnight Accommodations at the Circle Court Motel

**Total Project Cost: \$1,347,000**

**DRI Funding Requested: \$1,136,000**

### Project 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.

**Public Workshop: 53 Votes // Like it: 20% | Love it: 80%**





## Summary of Projects

# Redevelop a Downtown Gateway into a Multi-Functional Community Space

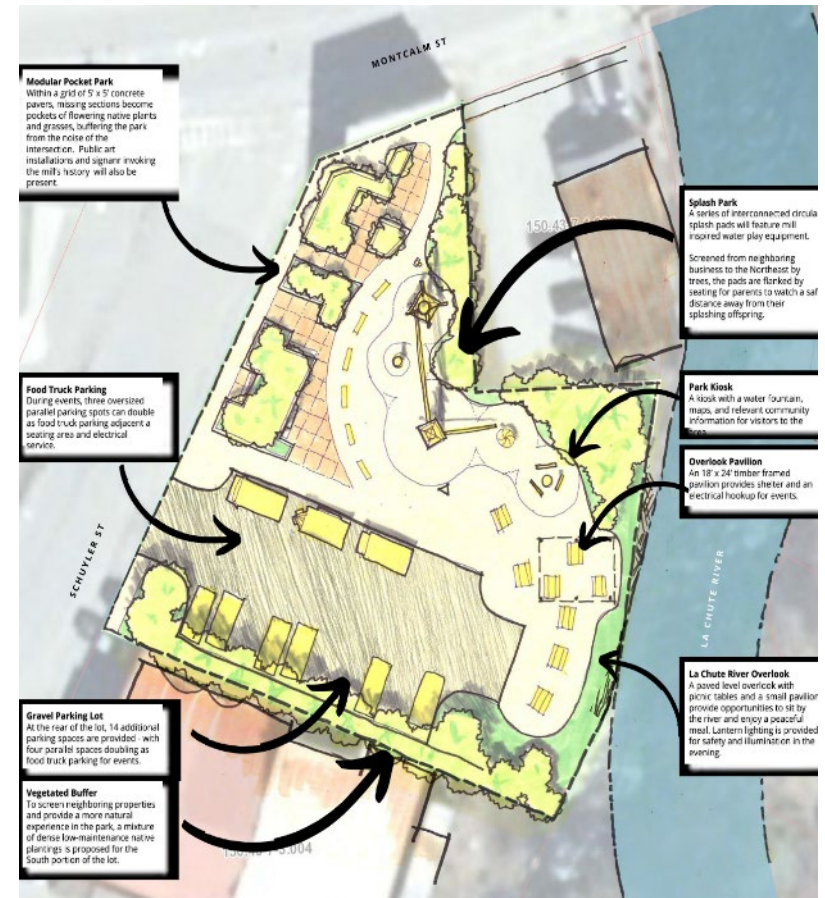
Total Project Cost: \$490,000

DRI Funding Requested: \$435,000

### Project Description:

Demolish the Agway building to develop a new central community space in downtown.

Public Workshop: 23 Votes // Like it: 65% | Love it: 35%



## Summary of Projects

# Develop the Adirondack Performing Arts Center

in the Historic Knights of Columbus Building

**Total Project Cost: \$2,425,000**

**DRI Funding Requested: \$2,115,000**

### Project Description:

Diversify the uses in the Knights of Columbus building by upgrading the basement and first floor, renovating the second floor to include lesson rooms, group performance/rehearsal space, instrument repair shop, and a recording studio for We Are Instrumental, converting the third floor into a co-op performance space that multiple organizations can use, and enhancing the pavilion.

**Public Workshop: 48 Votes // Like it: 6% | Love it: 94%**





## Summary of Projects

# Stabilize the Hacker Building at 108 Montcalm

to Preserve a Key Downtown Building and Create Additional Commercial Opportunities

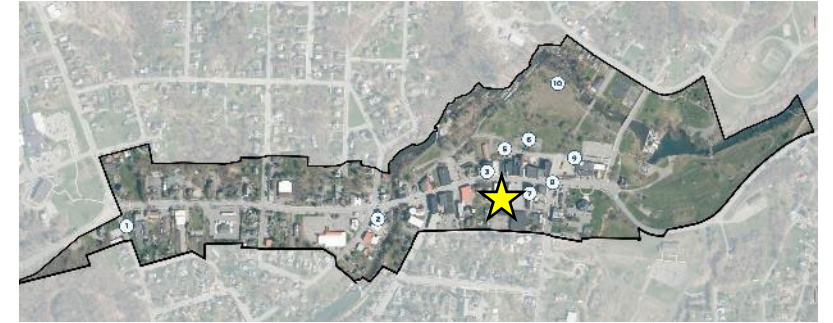
**Total Project Cost:** \$1,405,000

**DRI Funding Requested:** \$1,265,000

### Project Description:

Rehabilitate the Hacker Building to include replacement of the roof, asbestos and mold abatement, façade enhancements, and other renovation activities.

**Public Workshop: 30 Votes** // Like it: 46% | Love it: 54%



## Summary of Projects

# Revitalize the Ticonderoga Natural Foods Co-Op to Enhance Local Food Access

**Total Project Cost:** \$518,000

**DRI Funding Requested:** \$376,000

### Project Description:

Renovate the Ticonderoga Natural Food Co-Op to include a façade renovation, an upgrade of the prep area to a commercial kitchen, addition of a deli counter, enhancement of the interior aesthetics, improvement of the building's energy efficiency, and renovation of the rear of the building.

**Public Workshop: 32 Votes // Like it: 25% | Love it: 75%**





## Summary of Projects

# Renovate 113 Montcalm Street into a Family Friendly Multi-Purpose Community Hub

**Total Project Cost:** \$260,000

**DRI Funding Requested:** \$250,000

### Project Description:

Conduct renovations to 113 Montcalm Street to enhance a daycare, Children's Museum, and café.

**Public Workshop: 33 Votes // Like it: 55% | Love it: 45%**





## Summary of Projects

# Establish the Perelman Boutique Hotel in the Historic Cobbler's Bench Building

**Total Project Cost: \$5,818,000**

**DRI Funding Requested: \$2,300,000**

### Project Description:

Renovate the old Cobbler's Bench Building into an 18-room boutique inn featuring a versatile lobby bar/coffee shop/gathering space and a rooftop bar.

**Public Workshop: 32 Votes // Like it: 19% | Love it: 81%**



## Summary of Projects

# Beautify the Montcalm Streetscape in Downtown Ticonderoga

**Total Project Cost: \$4,106,000**

**DRI Funding Requested: \$4,056,000**

### Project Description:

Beautify the Montcalm streetscape through decorative sidewalk paving, ornamental streetlights, decorative planting and landscaping, enhanced crosswalks, and other features to enhance the pedestrian environment.

**Public Workshop: 29 Votes // Like it: 69% | Love it: 31%**





## Summary of Projects

# Activate Adirondack Drive to Link Downtown to the La Chute Riverfront

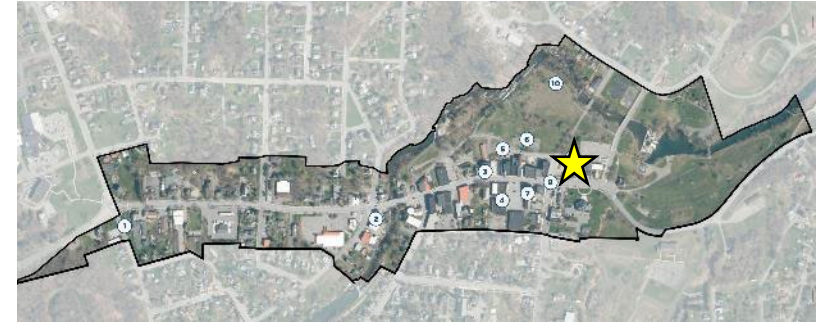
**Total Project Cost:** \$566,000

**DRI Funding Requested:** \$566,000

### Project Description:

Enhance Adirondack Drive from the Champlain/McCormick Street intersection to the connection with Montcalm Street by improving the road and parking, planting trees, screening the rear façades on the river side of Montcalm Street, and enhancing connectivity between downtown and the open space.

**Public Workshop: 26 Votes // Like it: 85% | Love it: 15%**



## Summary of Projects

# Enhance the La Chute Riverfront to Promote Natural Features

**Total Project Cost:** \$754,000

**DRI Funding Requested:** \$754,000

### Project Description:

Activate the La Chute Riverfront by upgrading bike and pedestrian trails, installing waterfall overlooks, adding kayak and bike rental facilities, installing lighting, upgrading the farmers' market facility, enhancing landscaping, and adding user amenities like benches and fitness stations.

**Public Workshop: 26 Votes // Like it: 54% | Love it: 46%**



## Summary of Projects

# Implement a Small Project Fund to Assist Local Businesses

**Total Project Cost:** \$735,000

**DRI Funding Requested:** \$600,000

### Project Description:

Implement a Small Project Fund that assists with small-scale building and site improvements and provides assistance to small businesses.

**Public Workshop: 28 Votes // Like it: 21% | Love it: 79%**



## Summary of Projects

# Strengthen Downtown Ticonderoga's Identity through a Branding, Marketing, and Wayfinding Signage Initiative

**Total Project Cost:** \$330,000

**DRI Funding Requested:** \$330,000

### Project Description:

Marketing, Branding, and Signage aimed at enhancing the visibility and appeal of Ticonderoga as a tourist and residential destination.

**Public Workshop: 29 Votes // Like it: 41% | Love it: 59%**





## Summary of Projects

# Connect Downtown Ticonderoga Through Dynamic Art Installations

**Total Project Cost:** \$250,000

**DRI Funding Requested:** \$240,000

### Project Description:

Install public art throughout the downtown corridor and parks, including murals, sculptures, and interactive art pieces to enhance aesthetics and attract visitors.

**Public Workshop: 28 Votes // Like it: 50% | Love it: 50%**



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# Questions + Discussion: Full Slate of Projects

## Full Slate of DRI Projects to be Considered

Project Name	DRI Funding Request
Expand Overnight Accommodations at the Circle Court Motel	\$1,136,000
Redevelop a Downtown Gateway into a Multi-Functional Community Space	\$435,000
Develop the Adirondack Performing Arts Center in the Historic Knights of Columbus Building	\$2,115,000
Stabilize the Hacker Building at 108 Montcalm Street to Preserve a Key Downtown Building	\$1,265,000
Revitalize the Ticonderoga Natural Foods Co-Op to Enhance Local Food Access	\$376,000
Renovate 113 Montcalm Street into a Family-Friendly Multi-Purpose Community Hub	\$250,000
Establish the Perelman Boutique Hotel in the Historic Cobbler's Bench Building	\$2,300,000
Beautify the Montcalm Streetscape in Downtown Ticonderoga	\$4,056,000
Activate Adirondack Drive to Link the Downtown to the La Chute Riverfront	\$566,000
Enhance the La Chute Riverfront to Promote Natural Features	\$754,000
Implement a Small Project Fund to Assist Local Businesses	\$600,000
Strengthen Downtown Ticonderoga's Identity through a Branding, Marketing, and Wayfinding Signage Initiative	\$330,000
Connect Downtown Ticonderoga Through Dynamic Art Installations	\$240,000

# Please Complete Your Ballot

*\* Please make sure to indicate recusals as applicable*

Projects on the Ballot	
Project Name	DRI Funding Request
Expand Overnight Accommodations at the Circle Court Motel	\$1,136,000
Redevelop a Downtown Gateway into a Multi-Functional Community Space	\$435,000
Develop the Adirondack Performing Arts Center in the Historic Knights of Columbus Building	\$2,115,000
Stabilize the Hacker Building at 108 Montcalm Street to Preserve a Key Downtown Building	\$1,265,000
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Renovate 113 Montcalm Street into a Family-Friendly Multi-Purpose Community Hub	\$250,000
Establish the Perelman Boutique Hotel in the Historic Cobbler's Bench Building	\$2,300,000
Beautify the Montcalm Streetscape in Downtown Ticonderoga	\$4,056,000
Activate Adirondack Drive to Link the Downtown to the La Chute Riverfront	\$566,000
Enhance the La Chute Riverfront to Promote Natural Features	\$754,000
Implement a Small Project Fund to Assist Local Businesses	\$600,000
Strengthen Downtown Ticonderoga's Identity through a Branding, Marketing, and Wayfinding Signage Initiative	\$330,000
Connect Downtown Ticonderoga Through Dynamic Art Installations	\$240,000

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# What Happens Next?

- **Strategic Investment Plan Submitted to NYS in December 2023**
  - *Draft project profiles will be shared with project sponsors before submission to the State*
- **NYS Review of Strategic Investment Plan and Projects**
- **Funding Announcements Anticipated in Spring of 2024**



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## Public Comment

Comments?

***[www.ticonderogadri.com](http://www.ticonderogadri.com)***