

NY Forward

Village of Phoenix LPC Meeting #5

October 26, 2023



LPC Code of Conduct

- Co-chairs will remind LPC members of their obligation to act in the public interest.

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. The conflicts of interest we have on file include <list>.

Do any other LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Agenda

- 1 Working Session Recap**
- 2 Project Development Update + Discussion**
- 3 Recommended List of Projects Discussion**
- 4 Next Steps**
- 5 Public Comment**

LPC Working Session 10/10/23

Working sessions, which need not be open to the public, provide an opportunity for brainstorming and in-depth discussions focused on specific topics or projects.

No decision-making may occur during these sessions, and information discussed in these sessions will be reported out at LPC meetings.

- DRI and NY Forward Guidebook

LPC Working Session Recap 10/10/23

- Consultant team shared latest project updates
- LPC members discussed projects
- LPC members completed brief survey asking level of support for projects to inform decision-making:
 - Strong NYF candidate
 - On the bubble for NYF consideration
 - Not ready for NYF yet

17 Projects Being Considered:

✓ 14 Projects have over 50% support

Reminder: LPC will recommend a list of projects totaling \$6-8M in NYF funding requests. State agencies will make final selections for Village's \$4.5M

| Project Name | % Strong NYF Candidate | NYF Request (10/11/23) |
|---|------------------------|------------------------|
| 8 Bridge Street | 100% | \$170,000 |
| Distillery Outdoor Space and Pavilion | 100% | \$106,000 |
| Wastewater Treatment Plant Expansion | 100% | \$783,683 |
| 74 State Street Renovation | 83% | \$75,000 |
| Henley Park Improvements | 83% | \$93,750 |
| Small Project Fund | 83% | \$300,000 |
| Wayfinding and Marketing | 83% | \$82,500 |
| ConnexCare Primary Care Relocation/ Expansion | 67% | \$990,000 |
| White Pines Commons Phase II | 67% | \$500,000 |
| 73 State Street Renovation | 67% | \$200,000 |
| 15 Culvert Street Renovation | 67% | \$92,000 |
| North Island Improvements | 67% | \$2,000,000 |
| Lock Island Improvements | 67% | \$543,000 |
| Daycare Facility | 50% | \$600,000 |
| Enterprise Fire | 33% | \$2,872,000 |
| Marina Mixed Use | 17% | \$3,000,000 |
| Restaurant and event space at 1 Bridge St | 0% | \$835,000 |

2

Project Discussion

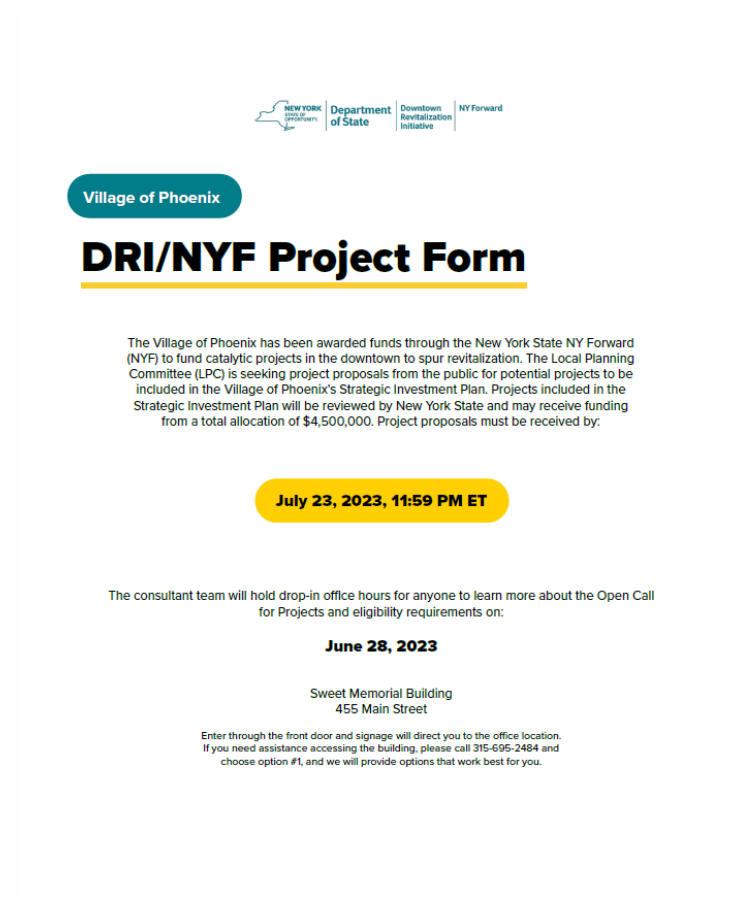



Projects Under Consideration

- 22 projects being considered
- \$10.7M requested NYF funding and \$51.2M total project costs

Reminder...

- LPC will recommend a list of projects totaling \$6-8M in NYF funding request
- State agencies will make final selections for Village's \$4.5M award





Village of Phoenix

DRI/NYF Project Form

The Village of Phoenix has been awarded funds through the New York State NY Forward (NYF) to fund catalytic projects in the downtown to spur revitalization. The Local Planning Committee (LPC) is seeking project proposals from the public for potential projects to be included in the Village of Phoenix's Strategic Investment Plan. Projects included in the Strategic Investment Plan will be reviewed by New York State and may receive funding from a total allocation of \$4,500,000. Project proposals must be received by:

July 23, 2023, 11:59 PM ET

The consultant team will hold drop-in office hours for anyone to learn more about the Open Call for Projects and eligibility requirements on:

June 28, 2023

Sweet Memorial Building
 455 Main Street

Enter through the front door and signage will direct you to the office location. If you need assistance accessing the building, please call 315-695-2484 and choose option #1, and we will provide options that work best for you.

| Project name | NYF request | Total project cost |
|---|-------------|--------------------|
| Private sponsor projects | | |
| Build Mixed-Use Waterfront Housing on State Street | \$3,000,000 | \$19,665,000 |
| Construct New Enterprise Fire Co Building | \$1,000,000 | \$7,180,000 |
| Construct Primary Care and Behavioral Health Facility on North Street | \$990,000 | \$4,950,000 |
| Transform 1 Bridge Street into Restaurant | \$835,000 | \$920,000 |
| Construct Daycare Facility at 102 Volney | \$600,000 | \$1,500,000 |
| Construct Start-Up Office Space at White Pines Commons | \$500,000 | \$1,285,000 |
| Renovate 73 State Street for Mixed-Use Development | \$168,000 | \$420,000 |
| Enhance 8 Bridge Street Façade, Rooftop, and Patio | \$170,000 | \$392,000 |
| Create Outdoor Event Space with Open Air Pavilion Adjacent to Lock 1 Distillery | \$106,000 | \$265,000 |
| Renovate 15 Culvert Street for New Restaurant and Housing | \$92,000 | \$230,000 |
| Expand 20 Bridge Street Pizzeria with 3-Season Seating and Open New Cafe | \$90,700 | \$227,700 |
| Renovate Interior and Exterior of 74 State Street | \$75,000 | \$222,000 |
| Transform 77 State Street into Café with Canal-Facing Deck | \$12,000 | \$30,000 |
| Enhance 79-81 State Street Façade | \$10,700 | \$21,400 |
| Improve Housing at 75 State Street | \$8,000 | \$9,870 |
| Public improvement projects | | |
| Transform North Island into Canalside Entertainment Venue & Recreational Area | \$1,250,000 | \$1,250,000 |
| Expand Wastewater Treatment Plant and Upgrade Facilities | \$783,683 | \$11,242,665 |
| Expand Recreational Opportunities on Lock Island with New Dog Park, Dock, and Other Amenities | \$487,500 | \$650,000 |
| Establish a Small Project Fund to Support Mixed-Use and Commercial Property Improvements | \$300,000 | \$300,000 |
| Enhance Henley Park To Better Accommodate Community Events and Boaters | \$142,500 | \$190,000 |
| Expand Marketing Campaign for the Village, Including New Gateway and Wayfinding Signage | \$82,500 | \$110,000 |

BUILDINGS

Build Mixed-Use Waterfront Housing on State Street



Preliminary concept rendering

DESCRIPTION

- 48 rental housing units at range of budgets
- Marina with ~26 docks, mix of private and commercial/public use

COST ESTIMATE

\$3,000,000

NYF request (15%)

\$19,665,000

Total project cost

PROJECT UPDATES

- Sponsor responded to inquiries, limited detail due to preliminary nature of project
- Sponsor lacks site control – Village owns site

Of Note

- Most new housing units of any potential NYF project, addressing market demand
- High leverage but largest NYF request (2/3 of Village's NYF award)
- 35% 'high support' / 35% 'some support' / 29% 'no support' from public survey*
- "Not Ready Yet" by 4 of 6 LPC respondents

BUILDINGS

Construct New Enterprise Fire Company Building



DESCRIPTION

- 10,000 sq ft two-story addition to existing fire station on adjacent parcel
- Renovation of existing building

COST ESTIMATE

\$1,000,000

NYF request (14%)

\$7,180,000

Total project cost

PROJECT UPDATES

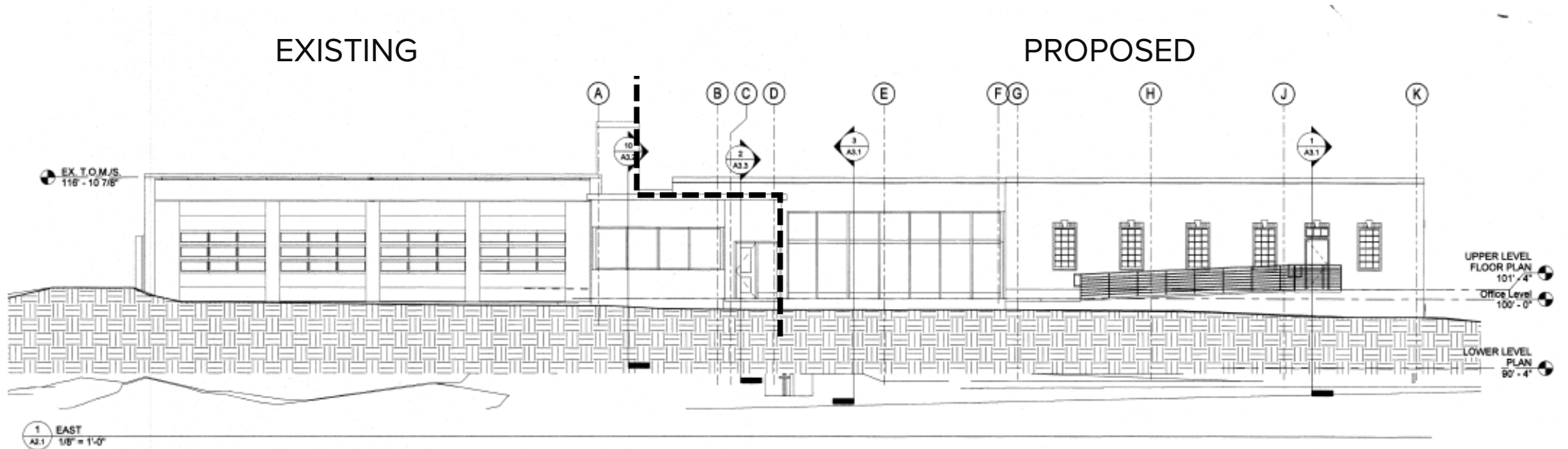
- Sponsor agreed in principle to reduce NYF request, exploring cost saving options
- Project scope includes community meeting space + small museum

Of Note

- Returns a vacant corner to active use and remediates a former gas station site
- Fairly high leverage but 2nd largest NYF request (64% of Village's NYF award)
- 44% 'some support' from public survey
- "Strong NYF Candidate" by 2 of 6 LPC respondents

BUILDINGS

Construct New Enterprise Fire Company Building



Enterprise Fire Co - preliminary elevation concept

BUILDINGS

Construct Primary Care and Behavioral Health Facility



DESCRIPTION

- New construction for 10,000 sf primary care, behavioral health, and ancillary services

COST ESTIMATE

\$990,000
NYF request (20%)
\$4,950,000
Total project cost

PROJECT UPDATES

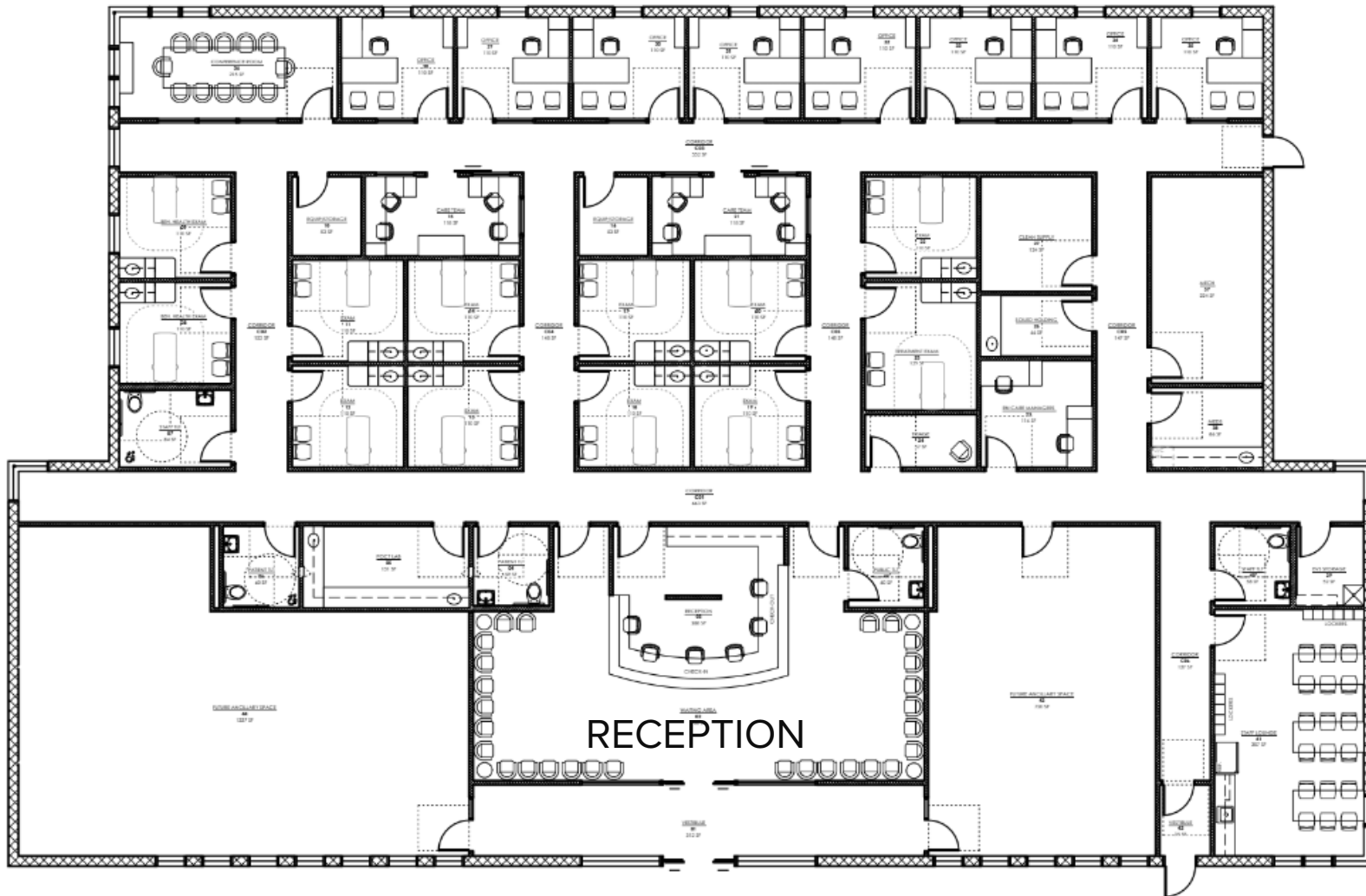
- Sponsor unable to reduce NYF request from current amount
- Sponsor nearing LOI for site in NYF area

Of Note

- Project would allow sponsor to expand services, addressing a need expressed at public meetings
- High leverage, 4th largest NYF request (22% of Village's NYF award)
- 56% 'high support' from public survey
- "Strong NYF Candidate" by 4 of 6 LPC respondents

BUILDINGS

Construct Primary Care and Behavioral Health Facility



ConnexCare - conceptual floor plan

BUILDINGS

Transform 1 Bridge Street into Restaurant



DESCRIPTION

Build two-level four-season entertainment deck, covered rooftop terrace, and improve ADA access

COST ESTIMATE

\$835,000

NYF request (93%)

\$920,000

Total project cost

PROJECT UPDATES

- Sponsor re-confirmed NYF request amount

Of Note

- Very high request amount
- 50% 'high support' from public survey
- "Not ready yet" by 6 of 6 LPC respondents

BUILDINGS

Construct Daycare Facility at 102 Volney



DESCRIPTION

New construction for 8,000 sf daycare facility

COST ESTIMATE

\$600,000

NYF request (40%)

\$1,500,000

Total project cost

PROJECT UPDATES

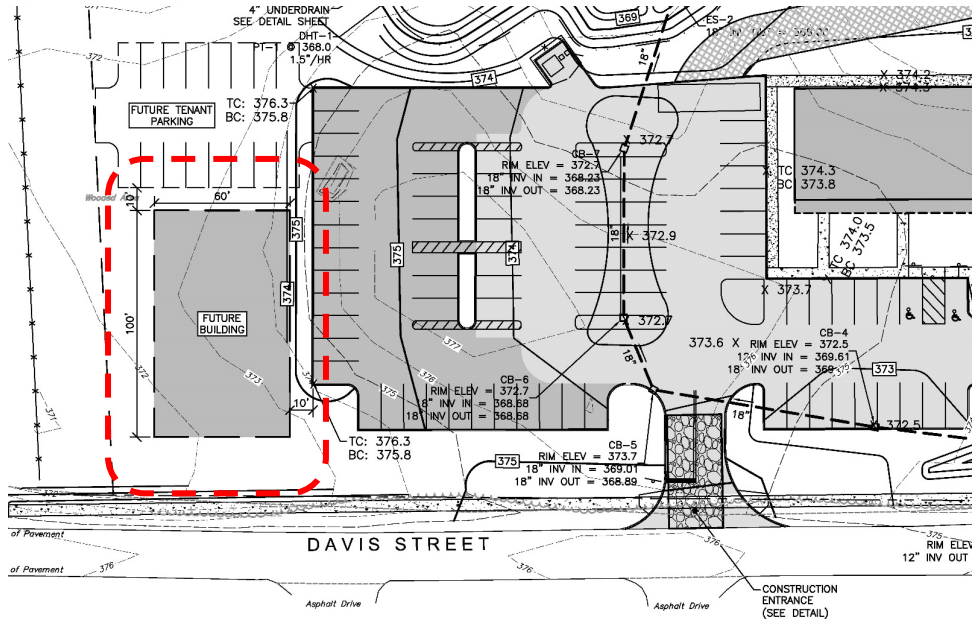
- New building for existing daycare facility in village – will significantly increase capacity to meet need for affordable childcare (6 weeks to 5 years)
- Daycare plans to hire 10-15 new employees

Of Note

- Supports need expressed by public for increased services
- 48% ‘high support’ from public survey
- “Strong NYF Candidate” by 3 of 6 LPC respondents

BUILDINGS

Construct Start-Up Office Space at White Pines Commons



DESCRIPTION

New construction of 8,100 square foot office building for start-ups and small businesses

COST ESTIMATE

\$500,000

NYF request (39%)

\$1,285,000

Total project cost

Costs and project scope subject to change

PROJECT UPDATES

- Building will have 7 tenant spaces from 1,050 – 1,200 sq ft each
- Sponsor ready to begin construction shortly after award notice

Of Note

- New construction near but not in downtown
- 52% ‘some support’ from public survey
- “Strong NYF Candidate” by 4 of 6 LPC respondents

BUILDINGS

Renovate 73 State Street for Mixed-Use Development



DESCRIPTION

Renovate building along canal into retail and 2 apartments. Includes façade improvements, window replacements, new HVAC, and roof deck with green roof.

Costs and project scope subject to change

COST ESTIMATE

\$168,000

NYF request (40%)

\$420,000

Total project cost

PROJECT UPDATES

- Project cost increased, NYF request decreased to 40%
- Project scope includes renovation for café/retail space, gut remodel of 2nd floor apartments, and green roof with deck
- Sponsor notes building has not received public/grant funding from other programs

Of Note

- New housing and retail downtown
- Renovating existing building near canal
- 57% ‘high support’ from public survey
- “Strong NYF Candidate” by 4 of 6 LPC respondents

BUILDINGS

Enhance 8 Bridge Street Façade, Rooftop, and Patio



DESCRIPTION

Addition of rooftop seating, expansion of kitchen, façade renovation, patio renovation, addition of second story residential unit

Costs and project scope subject to change

COST ESTIMATE

\$170,000

NYF request (43%)

\$392,000

Total project cost

PROJECT UPDATES

- No major updates
- Project scope includes tripling size of kitchen, enlarging rear patio, and front façade improvements including new signage
- Project also creates two new apartments on 2nd floor of adjacent building

Of Note

- Adds housing downtown
- Improves storefront and supports local business
- 48% ‘high support’ from public survey
- “Strong NYF Candidate” by 6 of 6 LPC respondents

BUILDINGS

Create Outdoor Event Space with Pavilion Adjacent to Lock 1 Distillery



Pole barn example provided by sponsor

DESCRIPTION

Develop adjacent site with ~4,400 sq ft pole barn for events with parking. Cover existing patio to enhance outdoor dining.

Costs and project scope subject to change

COST ESTIMATE

\$106,000

NYF request (40%)

\$265,000

Total project cost

PROJECT UPDATES

- Progressing toward site control, pending environmental testing

Of Note

- Turns vacant lot on primary street into event space
- Supports local business and tourism
- Site control pending – in negotiation
- 56% ‘high support’ from public survey
- “Strong NYF Candidate” by 6 of 6 LPC respondents

BUILDINGS

Expand 20 Bridge Street Pizzeria with Three-Season Outdoor Seating and Open New Cafe



DESCRIPTION

- Enhance pizzeria with three-season outdoor seating and additional kitchen equipment to expand business.
- Create new café next door

Costs and project scope subject to change

COST ESTIMATE

\$90,700
NYF request (40%)
\$227,700
Total project cost

PROJECT UPDATES

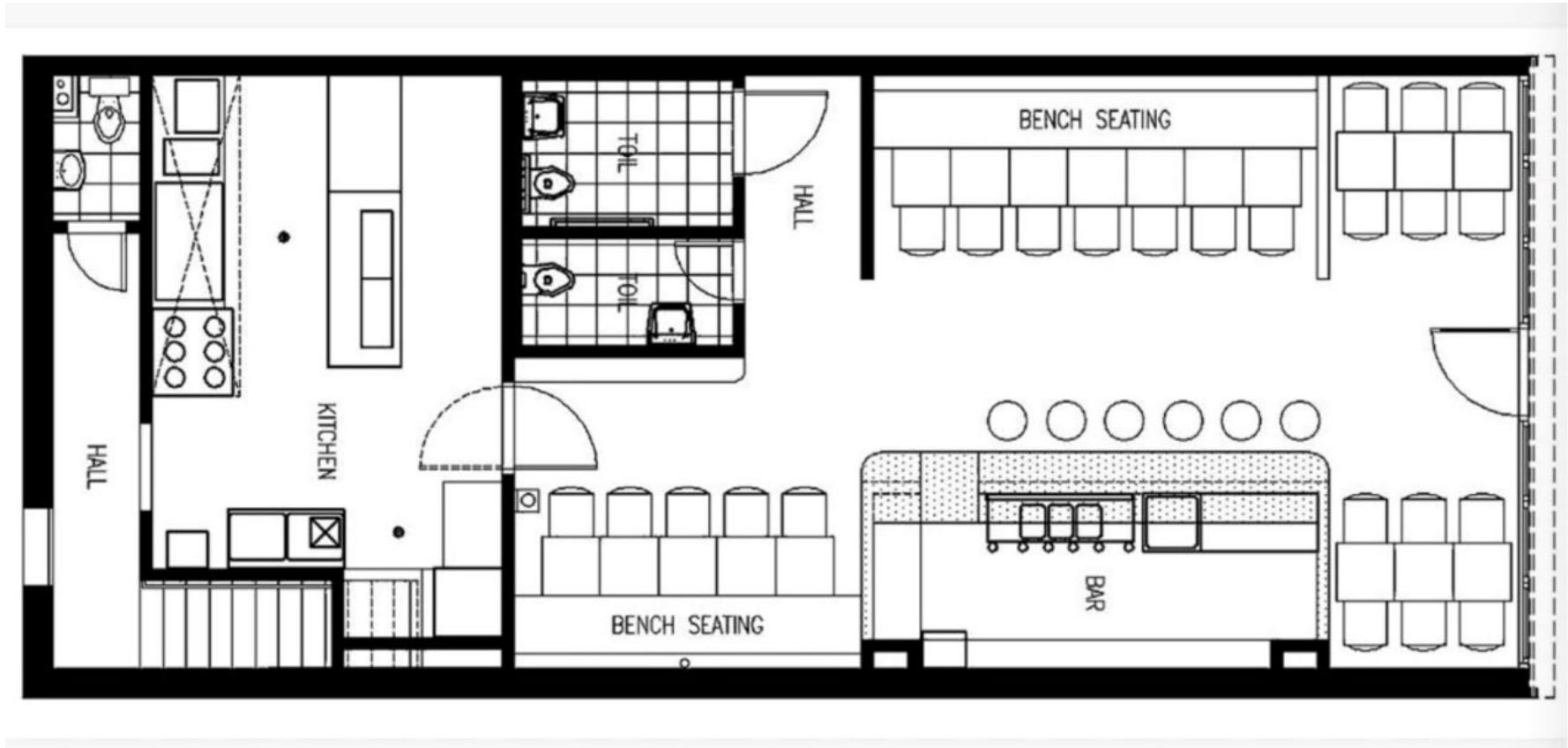
- Project now also includes creating “Independent Café” in adjacent space as breakfast diner with seating for ~30
- Project cost and NYF request increased

Of Note

- Supports local business and increases dining options in Village
- 41% ‘some support’ from public survey

BUILDINGS

Expand 20 Bridge Street Pizzeria with Three-Season Outdoor Seating and Open New Cafe



Independent Cafe - conceptual floor plan

BUILDINGS

Renovate Interior and Exterior of 74 State Street



DESCRIPTION

Renovate existing 5,600 sf office building into massage school and wellness center. Interior fit-out, new lighting and HVAC, new windows and doors.

COST ESTIMATE

\$75,000

NYF request (34%)

\$222,000

Total project cost

PROJECT UPDATES

- No major updates

Of Note

- New services downtown
- Wellness Center will create new jobs
- Mostly interior improvements
- 52% 'high support' from public survey
- "Strong NYF Candidate" by 5 of 6 LPC respondents

BUILDINGS

Renovate 15 Culvert Street For New Restaurant + Housing



DESCRIPTION

Front façade renovation to support new BBQ restaurant, new upper floor housing, possible event space

COST ESTIMATE

\$92,000

NYF request (40%)

\$230,000

Total project cost

PROJECT UPDATES

- Sponsor increased project scope: adding either 2 apartments on 2nd floor or 1 apartment and event/meeting space for ground floor tenants
- Received letter of interest from BBQ restaurant for ground floor
- Total cost and NYF request increased, still at 40%

Of Note

- Project now hits multiple goals (housing and local businesses)
- 53% 'high support' from public survey
- "Strong NYF Candidate" by 4 of 6 LPC respondents

Expand Wastewater Treatment Plant and Upgrade Facilities



DESCRIPTION

Expand and improve wastewater treatment plant to accommodate new projects and future growth

COST ESTIMATE

\$783,683

NYF request (7%)

\$11,242,665

Total project cost

PROJECT UPDATES

- No major updates

Of Note

- Important Village project to facilitate growth and development
- 71% 'high support' from public survey
- "Strong NYF Candidate" by 6 of 6 LPC respondents

PUBLIC IMPROVEMENT

Transform North Island into Canalside Entertainment Venue and Recreational Area with Pedestrian Bridge to State Street



Example of potential music shell (Lake Placid, NY)

DESCRIPTION

Build music venue at northern tip.
Add fishing pier and new boat launch to increase water access.
Add perimeter walking trail and increase parking.

COST ESTIMATE

\$1,250,000

NYF request (100%)

\$1,250,000

Total project cost

PROJECT UPDATES

- Cost estimate reduced by removing pedestrian bridge to State Street
 - Pedestrian bridge with ADA approaches: ~\$1M-1.5M without engineering

Of Note

- Important Village project
- Increases public use of waterfront open space
- Provides event space to complement Henley Park
- 87% 'high support' from public survey*
- "Strong NYF Candidate" by 4 of 6 LPC respondents

PUBLIC IMPROVEMENT

Expand Recreational Opportunities on Lock Island with New Dog Park, Dock, and Other Amenities



DESCRIPTION

Create a dog park with benches, clean up stations, agility obstacles and an environmentally friendly rainwater catchment system. Install a new boat dock.

COST ESTIMATE

\$487,500

NYF request (75%)

\$650,000

Total project cost

PROJECT UPDATES

- Project cost and NYF request decreased
- Island under NYS Canal Corp jurisdiction, NYSDOT owns access road
- Dog park would require additional insurance (not in cost estimate)

Of Note

- Increases public use of waterfront open space
- Provides additional space for boaters to support tourism
- 68% 'high support' from public survey
- "Strong NYF Candidate" by 4 of 6 LPC respondents

Enhance Henley Park To Better Accommodate Community Events and Boaters



DESCRIPTION

- Install 12'x12' pavilion for Bridge House Brats information center/ workspace.
- Upgrade power and water service on docks and extend dock system by 60 feet.

Costs and project scope subject to change

COST ESTIMATE

\$142,500

NYF request (75%)

\$190,000

Total project cost

PROJECT UPDATES

- Cost estimate and NYF request increased

Of Note

- New pavilion near canal and State Street to support popular program
- 77% 'high support' from public survey
- "Strong NYF Candidate" by 5 of 6 LPC respondents

PUBLIC IMPROVEMENT

Establish a Small Project Fund to Support Mixed-Use and Commercial Property Improvements



DESCRIPTION

LPC may vote to recommend a Small Project Fund for interior and exterior renovations for commercial and mixed-use buildings, upper story housing, business assistance, public art, and associated design fees.

Costs and project scope subject to change

COST ESTIMATE

Up to \$300,000
NYF request (100%)

PROJECT UPDATES

- LPC decisions:
 - Include in list of projects?
 - If so, at what funding level?
\$300k max

Of Note

- Improve building facades
- Create additional housing
- Add public art
- 67% ‘high support’ public survey
- “Strong NYF Candidate” by 5 of 6 LPC respondents

PUBLIC IMPROVEMENT

Establish a Small Project Fund to Support Mixed-Use and Commercial Property Improvements



Potential Small Projects

- 20 Bridge St, business improvements
- 79-81 State St, exterior rehab
- 77 State St, café fit-out
- 75 State St, housing improvements

From open call for projects.

If funded, Small Project Fund will have separate application process open to any building/business owner in NYF area

DESCRIPTION

LPC may vote to recommend a Small Project Fund for interior and exterior renovations for commercial and mixed-use buildings, upper story housing, business assistance, public art, and associated design fees.

Costs and project scope subject to change

COST ESTIMATE

Up to \$300,000
NYF request (100%)

BRANDING/ MARKETING

Expand Marketing Campaign for the Village, Including New Gateway and Wayfinding Signage



DESCRIPTION

- Design/install new gateway and wayfinding signage
- Expand “___ by the River” promo campaign

COST ESTIMATE

\$82,500
NYF request (75%)
\$110,000
Total project cost

PROJECT UPDATES

- No major updates

Of Note

- Signage to direct visitors and increase customers for local businesses
- 52% ‘high support’ from public survey
- “Strong NYF Candidate” by 5 of 6 LPC respondents

3

Recommended Project List Discussion



Phoenix NYF goals



Prioritize our natural waterfront resources and tourism opportunities



Support **economic development** opportunities



Preserve and promote our Village's **rich history and culture**



Improve our **public spaces** for all ages



Retain and grow our **retail and business** community



Encourage more **housing opportunities** of all types

State Goals for NYF Program



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**



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

| Project name | NYF request | Total project cost |
|---|-------------|--------------------|
| Private sponsor projects | | |
| Build Mixed-Use Waterfront Housing on State Street | \$3,000,000 | \$19,665,000 |
| Construct New Enterprise Fire Co Building | \$1,000,000 | \$7,180,000 |
| Construct Primary Care and Behavioral Health Facility on North Street | \$990,000 | \$4,950,000 |
| Transform 1 Bridge Street into Restaurant | \$835,000 | \$920,000 |
| Construct Daycare Facility at 102 Volney | \$600,000 | \$1,500,000 |
| Construct Start-Up Office Space at White Pines Commons | \$500,000 | \$1,285,000 |
| Renovate 73 State Street for Mixed-Use Development | \$168,000 | \$420,000 |
| Enhance 8 Bridge Street Façade, Rooftop, and Patio | \$170,000 | \$392,000 |
| Create Outdoor Event Space with Open Air Pavilion Adjacent to Lock 1 Distillery | \$106,000 | \$265,000 |
| Renovate 15 Culvert Street for New Restaurant and Housing | \$92,000 | \$230,000 |
| Expand 20 Bridge Street Pizzeria with 3-Season Seating and Open New Cafe | \$90,700 | \$227,700 |
| Renovate Interior and Exterior of 74 State Street | \$75,000 | \$222,000 |
| Transform 77 State Street into Café with Canal-Facing Deck | \$12,000 | \$30,000 |
| Enhance 79-81 State Street Façade | \$10,700 | \$21,400 |
| Improve Housing at 75 State Street | \$8,000 | \$9,870 |
| Public improvement projects | | |
| Transform North Island into Canalside Entertainment Venue & Recreational Area | \$1,250,000 | \$1,250,000 |
| Expand Wastewater Treatment Plant and Upgrade Facilities | \$783,683 | \$11,242,665 |
| Expand Recreational Opportunities on Lock Island with New Dog Park, Dock, and Other Amenities | \$487,500 | \$650,000 |
| Establish a Small Project Fund to Support Mixed-Use and Commercial Property Improvements | \$300,000 | \$300,000 |
| Enhance Henley Park To Better Accommodate Community Events and Boaters | \$142,500 | \$190,000 |
| Expand Marketing Campaign for the Village, Including New Gateway and Wayfinding Signage | \$82,500 | \$110,000 |

Getting to the Recommended Project List

- **\$10.7M** requested NYF funding
- **\$6-8M** requested NYF funding on LPC slate of recommended projects
- **\$4.5M** awarded NYF funding by State agencies

4

Next Steps



NY Forward Process

Late Oct

- LPC votes to recommend a list of projects totaling \$6-8M in NYF funding requests

Fall 2023

- Strategic Investment Plan (SIP) submitted to State

Early 2024

- State agencies review SIP and make final project selections for Village's \$4.5M award

NY Forward Process

2nd half
2024+

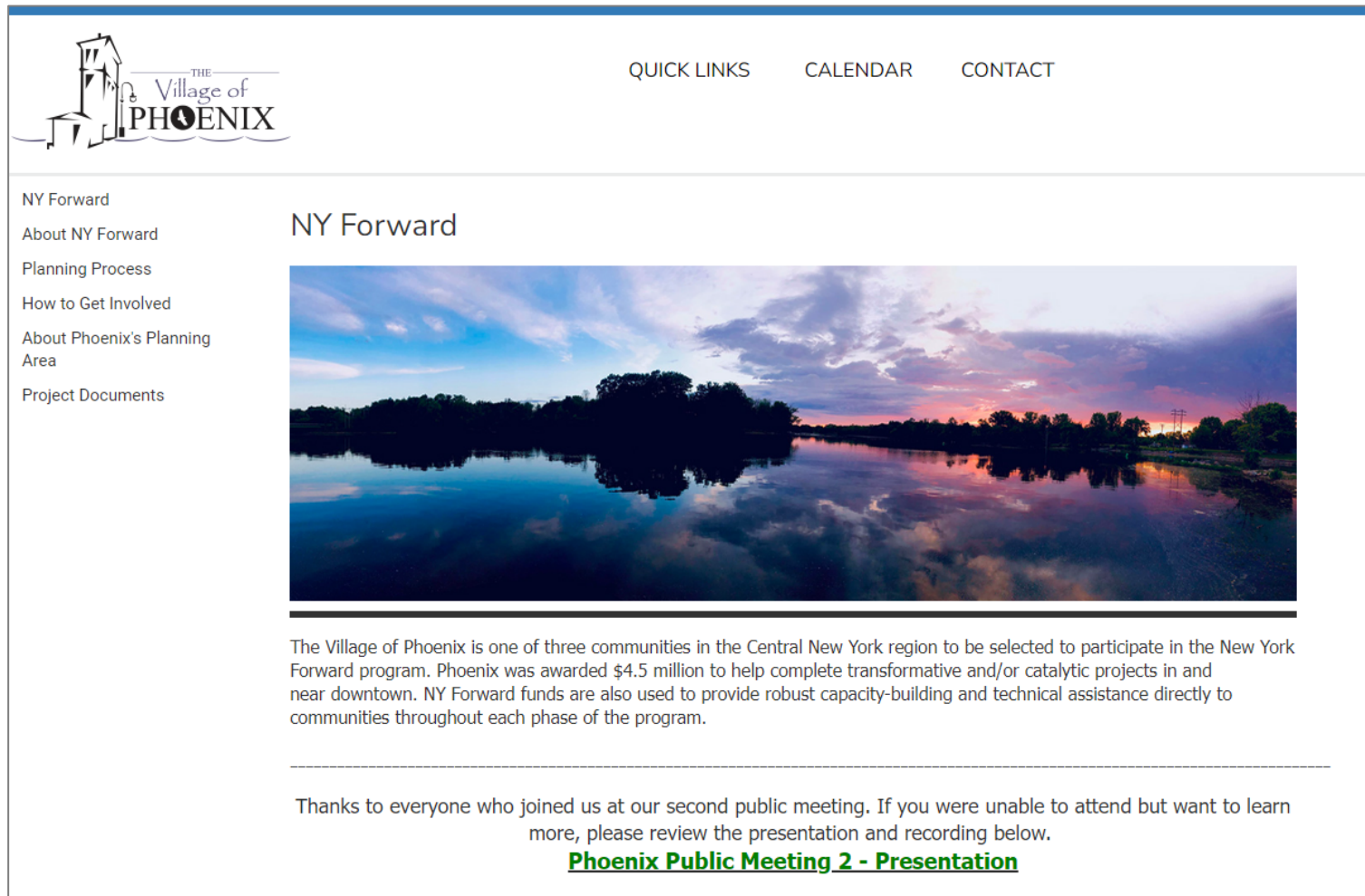
- Project implementation begins
 - ❖ After sponsor finalizes contract with State agency
 - ❖ Within two years of award

Project
Completion

- Sponsor reimbursed for their NY Forward award amount after project completed

Village's NY Forward Website

<https://tinyurl.com/PhoenixNYForward>



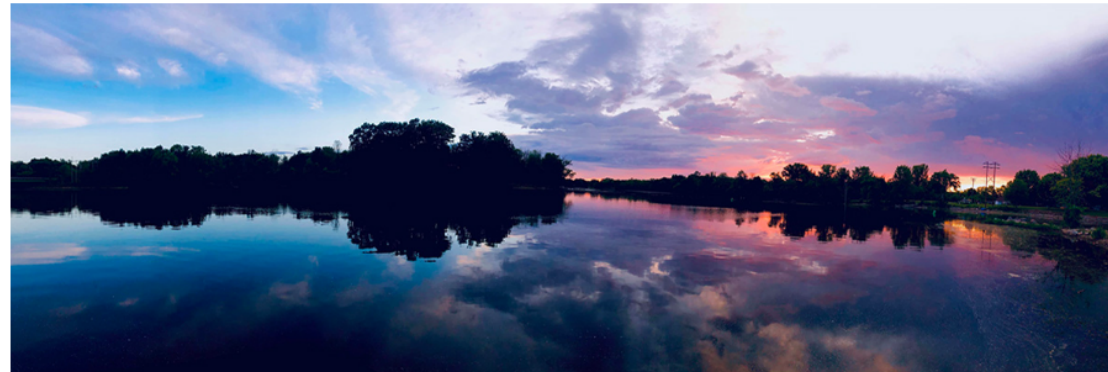
The screenshot shows the website for the Village of Phoenix's NY Forward program. The header includes the Village of Phoenix logo on the left and navigation links for 'QUICK LINKS', 'CALENDAR', and 'CONTACT' on the right. A left sidebar menu lists: 'NY Forward', 'About NY Forward', 'Planning Process', 'How to Get Involved', 'About Phoenix's Planning Area', and 'Project Documents'. The main content area features a large image of a sunset over a lake with the text 'NY Forward' above it. Below the image is a paragraph explaining the program's funding and purpose. At the bottom, a message thanks attendees and provides a link to a presentation recording.



QUICK LINKS CALENDAR CONTACT

- NY Forward
- About NY Forward
- Planning Process
- How to Get Involved
- About Phoenix's Planning Area
- Project Documents

NY Forward



The Village of Phoenix is one of three communities in the Central New York region to be selected to participate in the New York Forward program. Phoenix was awarded \$4.5 million to help complete transformative and/or catalytic projects in and near downtown. NY Forward funds are also used to provide robust capacity-building and technical assistance directly to communities throughout each phase of the program.

Thanks to everyone who joined us at our second public meeting. If you were unable to attend but want to learn more, please review the presentation and recording below.

[Phoenix Public Meeting 2 - Presentation](#)

5

Public Comment

