

Village of Phoenix - NY Forward Local Planning Committee Meeting #5

Meeting Notes

Date/Time	October 26, 2023 / 5-7pm
Place:	White Pines Commons, 61 Davis Street
LPC Attendees:	Mayor Brian Borchik , Co-Chair Austin Wheelock , Executive Director of Operation Oswego County, Co-Chair John Adolfi , Adolfi Real Estate Brendan Backus , Lock 1 Distilling Co Amy Boyzuck , Great Bear Childcare LLC (via Zoom) Natalie Curran , Village of Phoenix Public Library Sheila Dion , Erin's Angels (via Zoom) Paul Griser , Village of Phoenix Trustee Sally Woolson , Phoenix Community Garden
LPC Not in Attendance:	None
State/Consultant Team Attendees:	Holly Granat , New York State (NYS) Department of State (DOS) Dan Kolinski , NYS Empire State Development (ESD) Steve Kearney , Stantec Phil Schaeffing , Stantec

The Village of Phoenix's fifth NY Forward Local Planning Committee (LPC) meeting took place on Thursday, October 26, 2023, at White Pines Commons. The meeting's purpose was to review project development updates and to discuss the projects being considered for NY Forward funding. Steve Kearney from Stantec presented the attached slideshow. The meeting began at 5:05 PM.

Welcome

- LPC Co-Chair Austin Wheelock presented the LPC code of conduct to remind members to always act in the public interest.
 - LPC member John Adolfi acknowledged a conflict of interest as the sponsor of a submitted project at 75 State Street.
 - LPC member Brenden Backus acknowledged a conflict of interest as the sponsor of a submitted project at 17 Culvert Street and next door to a project at 15 Culvert Street.
 - LPC member Sheila Dion acknowledged a conflict of interest with two projects at 79-81 State Street and Independent Pizzeria (20 Bridge Street).

Working Session Recap

- LPC held a working session via Zoom on October 10 to discuss the most recent project updates. No decisions were made but LPC members completed a one question poll to evaluate project readiness for NYF. Poll results were shared in the presentation.

Project Discussion

Marina:

- LPC voted to include concept of a mixed-use marina in the SIP but not recommend for funding due to lack of site control. Show of hands showed all but 1 LPC member support that.

Enterprise Fire Co:

- No LPC discussion

ConnexCare:

- LPC question: what does 'nearing LOI [letter of intent]' mean?
 - Sponsor waiting for response to final letter of intent sent to seller

1 Bridge:

- LPC agreed not to include in recommended list due to high NYF request that was not reduced after LPC question.

Daycare at 102 Volney:

- ESD rep: Project could be candidate for ESD grants as well, if not selected for NYF or to reduce NYF funding needed. Deadline is 10/31, but may have some flexibility.
- Co-chair: State agencies will communicate during project selection process.

Start-Up Offices at White Pines Commons:

- Project's location near Micron development will support related small businesses
- Has there been a study about vacant office space in area?
 - No, but there's a difference between new space with amenities and older existing spaces that may be vacant.
 - Sponsor based need on experience turning away potential tenants from existing White Pines Commons facility.

73 State St Mixed-Use:

- Did sponsor reduce request to 40%
 - Yes.
- What's the cost breakdown between the commercial and residential space?
 - Will check sponsor information.
- LPC member noted that some project costs have increased and they didn't realize that was happening.

- Consultant team shared sponsor estimates with the team's cost estimator partner so some changes have occurred.

8 Bridge St Façade:

- Did we request 40% for this one too?
 - LPC did not but the 43% request is in the ~40-45% range typically seen.
 - State agencies may reduce award amount during decision-making process.
- LPC member noted that for projects that increase project cost but don't change request, they lower percent but don't change amount.
 - Higher project cost provides more leverage against NYF funding however, one aspect State agencies look at.

Lock 1 Distillery Outdoor Event Space:

- No LPC discussion.

74 State St Renovations:

- Any parking concerns at this location? If it's only street parking, is that enough?
 - None expressed by sponsor but will ask.
- It's a big scope jump at the 11th hour, cost went from \$67k to \$227k.
 - Adjacent building was recently vacated by former tenant, sponsor went to building owner and asked about space.
 - New café would address a need. Not many options downtown, no breakfast place.
 - I like transition from boat repair place (former tenant) to diner.

74 State St:

- For projects requesting between \$50k-75k, can they also potentially be Small Project Fund projects?
 - Projects can be both NYF candidate and, if not funded, apply for Small Project Fund at later date (if State awards one to village).
 - ESD rep: our goal is to fund as many projects as possible

15 Culvert St restaurant and housing:

- No LPC discussion

Public Improvements:

Wastewater Treatment Plant:

- Would the NYF funds be the 'last money in' if funded?
 - Yes, other funding lined up.

North Island:

- Project cost does not include adding dog park from Lock Island concept

Lock Island:

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- Village offered to remove Lock Island from project list and move dog park to North Island to reduce Village's total request amount. Dog park there would be smaller than 75'x100' proposed on Lock Island.
- I see boat launch and fishing pier, are we doing anything to bring boaters to the proposed entertainment venue?
 - Yes, proposing 200' of dockage on canal side for boats and fishing

Henley Park:

- If Lock Island removed as project, should this request increase to 100%?
 - LPC agrees it should.

Small Project Fund:

- LPC agrees to include project and fund at maximum allowable \$300k.
- Clarification that Small Project Fund would be open to any properties in NYF area, not just those in SIP.

Marketing Campaign/Wayfinding:

- No LPC discussion

Discussion of Projects to Recommend for NYF Funding Consideration

- Marina and 1 Bridge St removed from list.
- Assume a slight increase in North Island funding request to add dog park from Lock Island
- Increase Henley Park request from 75% to 100%
- Unofficial show of hands indicates unanimous LPC support for list of projects (~\$6.5M in requested NYF funding) with changes noted above.

Other LPC Discussion:

When can LPC expect email with ballot to vote?

- Next week, once consultant team gets answers to remaining questions from tonight.

Public Comments

16 members of the public signed in at the meeting. 1 attended via Zoom.

- With Small Project Fund, when will sponsors be notified if we're selected and what happens next?
 - First State has to award the small project fund to the Village. Once State contract signed and fund administrator identified, then Fund will accept applications. Small projects that submitted an Open Call for Projects form for NYF are not automatically in consideration but just need to complete Small Project Fund application once it's developed and released.
- What about parking for Bridge Street projects and restaurants, is that considered? Was that why 1 Bridge St was removed?
 - 1 Bridge St was removed because of the high request (93%)

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- As Independent Pizzeria project sponsor, can I respond about parking? Plan to repurpose area behind/near buildings to add new parking spaces, haven't applied for anything yet to Village.
- LPC member noted that if parking is sometimes hard to find, that's generally a sign of a strong downtown.
- What happens if a project is awarded funding but can't be completed for some reason?
 - Village's full \$4.5M award will be invested in Phoenix. In that case, funding would be reallocated to another project on the LPC's recommended list (which is why LPC's list is larger than Village's award amount).
- If ConnexCare project goes through, would it be in same location their office is today?
 - No, will be in a new location.
 - ConnexCare and daycare alone aren't as transformative by themselves but will be near another approved new business which creates a more transformative impact.

The meeting was adjourned at 6:03 pm.

Please send questions, comments or corrections regarding the meeting notes to Steve Kearney (steve.kearney@stantec.com).

Stantec Consulting Services Inc.

Steve Kearney

Principal

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