

Village of Phoenix - NY Forward Local Planning Committee Meeting #4

Meeting Notes

Date/Time	September 28, 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 until 6:00) Sheila Dion , Erin's Angels Paul Griser , Village of Phoenix Trustee (switched to Zoom at 6pm) Sally Woolson , Phoenix Community Garden (via Zoom until 5:30)
LPC Not in Attendance:	Natalie Curran , Village of Phoenix Public Library
State/Consultant Team Attendees:	Holly Granat , New York State (NYS) Department of State (DOS) Steve Kearney , Stantec Phil Schaeffing , Stantec

The Village of Phoenix's fourth NY Forward Local Planning Committee (LPC) meeting took place on Thursday, September 28, 2023, at White Pines Commons. The meeting's purpose was to review planning process updates and to discuss the projects being considered for NY Forward funding. Steve Kearney and Phil Schaeffing 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 20 Bridge Street.

Planning Process Updates

- Public survey over summer received 164 responses. Summary will be posted online.

- Second public meeting in September was public opportunity to learn about projects and share their opinions about them.

Project Discussion

Marina:

- \$3M request is more than two-thirds total NYF award amount. Could we ask to reduce request?
- Leverage is significant and it is a transformative project.
- When do they have to secure site control? Feels hard to include if they don't have by vote at end of October.
 - No firm requirement but want to see progress.

Enterprise Fire Co:

- Do they have rest of funding committed?
- What are the project details – just meeting space?
 - Includes space for fire department, a small museum, and community meeting space.
 - Full draft project profiles will be provided to LPC for review
- Do they own the land? Do they need additional approvals?
 - They do own the site and can proceed with project.
- Are there other funding sources available for a project like this?
 - Yes, consultant and State team are identifying for sponsor to pursue
- Why is fire company in private projects not public?
 - Mayor: fire company is private not public

ConnexCare:

- One LPC member believes sponsor has decided on a location.
- If there are other projects happening near the site they choose it could make it more transformative.

1 Bridge:

- 93% is a specific request – how did they determine precise number? If we request a lower amount from them like 40%, can they still do the project?
 - Consultant team has requested sponsor to come back with lower request.
- I believe project received funding from another State program – do we consider that?
- That's a big concern [having received funding from another State program]
- Is that the old bank?
 - Yes.

Daycare at 102 Volney:

- Seems like a lot of projects so far aren't quite ready yet – how likely they can pull details together in time?
 - Other projects are more ready, those that aren't may not be on recommended list but can still be in SIP as LPC supported but not for NYF funding.

- Threshold readiness like site control important. Design work can happen after award since projects expected to break ground within two years of award.
- Your team did a housing study, has there been a study for daycare need? Even from housing study could extrapolate how many families could move here.
 - There has not been one.
 - One LPC member noted they have a young child and have to drive 25 minutes for daycare that had an open slot – this would be a welcome addition.

Start-Up Offices at White Pines Commons:

- Do we know what the need for office space? I know of available office space.
 - We can follow-up with sponsor.

73 State St Mixed-Use:

- Would like to see lower request amount, closer to 40%.
- Thinks this one hits a lot of goals.
- Do they have a committed ground floor tenant?
 - We will confirm – think so.
- Agree with asking for max 40% request.
- Agree ask is very high

8 Bridge St Façade:

- Like the project, close to 40% request.

Lock 1 Distillery Outdoor Event Space:

- Existing building brings people here that wouldn't come otherwise. Like project before this, brings people here.
- Last time we had people come from elsewhere was Woodsby's Market(?)
- Gives you pride in being from Phoenix. Few questions: open air pavilion means only warm weather use? What site work needed?
 - Glass garage doors would allow four-season use. Circle K owns site and have very corporate process to buy, lawyers reviewing latest contract. Site work is to remove pond that gathers water.

74 State St Renovations:

- One LPC member noted their massage person is there and they lost workers when other school closed – this is needed.
- Nearby health and wellness businesses help create a cluster.
- They have already expanded business across street into empty space. They're a wellness center.
- Which new space?
 - 69 State St next to dog groomer.

15 Culvert St Façade:

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- One of my favorite because of location, first thing people see crossing bridge, next to distillery.
- Is \$130k enough to do project? Would support larger request if larger project cost?
 - Will follow up with sponsor and review cost estimate

20 Bridge St Pizzeria: [potential Small Project Fund candidate]

- If Small Project Fund candidate, minimum 25% match.

77 State St Café: [potential Small Project Fund candidate]

- Is \$30k enough to do project?
 - Most of property recently renovated.

79-81 State St Façade: [potential Small Project Fund candidate]

75 State St Improvements: [potential Small Project Fund candidate]

Public Improvements:

North Island:

- Village spoke w fabricator and his cost was half of consultant team's \$1-1.5M estimate, do we know why?
 - Village Admin has detail, can compare. Team estimate included bridge, ADA approach ramps, installation, and design/engineering costs.
- Is pedestrian bridge only way to island? Could you take it out to reduce cost?
 - No, drawbridge provides access. Initial Village estimate assumed \$500k ped bridge and \$1.5M in other improvements.

Wastewater Treatment Plant:

- This also supports development outside of Phoenix. Other funding includes federal, State, County, and IDA.
- Super important – but not an 'attractive' project

Lock Island:

- Does dog park create liability issue for Village?
- Like both projects on island but requests are larger percents, do we have to hold public and private projects to same standard?
 - Public sponsors don't earn a profit from projects like private sponsors do so higher NYF request is ok.
- If private sponsors need site control by October vote, should public sponsor also resolve site control re: NYSDOT agreement?
 - Village should work to resolve.

Henley Park:

- Henley Park is center of boating community – more docks give us more space, electric upgrades mean more reliable power.
- Are pictures with dollar signs phases of the project or something else?
 - Examples of pavilions at different relative cost levels
- Should confirm whether cost is enough to do what they envision.

Small Project Fund:

- Noted LPC decisions: whether to include fund in list of recommended projects, and if so at what funding level up to \$300,000.

Marketing Campaign/Wayfinding:

- No LPC discussion

Other LPC Discussion:

- Agree site control is important factor.
- As consultant team gets more information, will it be shared with LPC in batches or all at next meeting? We have difficult decisions, more information will be helpful.
 - Will send initial draft profiles to LPC for review shortly, then provide update emails in the coming weeks.
- Would Oct 10 meeting be executive session or public?
 - Executive (working) session.
 - Will confirm with LPC via email.
- Does there need to be a consensus on LPC vote in October?
 - Want consensus if possible.
- Do Mayor need to recuse himself from public projects?
 - No, as public benefit projects the Mayor does not have to recuse from those.
- Request to send email about next meeting to LPC so people can have on calendar.

Public Comments

13 members of the public attended the meeting. 1 attended via Zoom.

- There are several sponsors in room. Are they aware of MWBE requirements [with NYF funding]?
 - Note: MWBE = Minority- or Woman-Owned Business Enterprise.
 - Yes, part of application process.
 - Can you clarify MWBE requirement?
 - Goal is 30% of award amount, not total project cost.
 - Goal is compliance, but waivers are available with appropriate documentation of good faith effort.
- Does Village have to pay prevailing wage on public projects?
 - Will confirm but think so.
 - Also Village has to follow its own procurement policy.

- Is prevailing wage included in public project costs?
- Re: Henley Park, existing structure is historic so anything that touches it has to meet SHPO guidelines.

The meeting was adjourned at 6:45 pm.

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

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