



NY Forward

WELCOME

THE MEETING WILL
BEGIN SHORTLY

Local Planning Committee (LPC)
Meeting #3
Wednesday, August 9, 2023



LYONS FALLS
CONNECTS
NY FORWARD

CODE OF CONDUCT



LOCAL PLANNING COMMITTEE

- ◆ Members of the Local Planning Committee must always serve and act in the public interest, regardless of their affiliation with, or relationship to, any business, municipality, not-for-profit, agency, program, entity, or interest group.
- ◆ Members should use the Code of Conduct to guide service and actions while on the Local Planning Committee
- ◆ Remember **DAD**:
 - ◆ Disclose conflicts of interest
 - ◆ Act in the public interest
 - ◆ Disqualify if necessary



AGENDA



- 1 Welcome & Code of Conduct Reminder
- 2 Project Schedule
- 3 Community Engagement Update
- 4 Discussion of Goals & Strategies
- 5 Initial Projects List Discussion
- 6 Next Steps
- 7 Public Comment

PROJECT SCHEDULE



KEY MILESTONES

JUNE

- ◆ LPC Kick-off
- ◆ Vision
- ◆ Engagement Plan
- ◆ Call for Projects

JULY

- ◆ Downtown Profile (Draft)
- ◆ Goals (Final)

AUGUST

- ◆ Preliminary Project List
- ◆ Downtown Profile
- ◆ Strategies

SEPTEMBER

- ◆ Project Profiles
- ◆ Strategies (Final)

OCTOBER

- ◆ Document Edits Complete
- ◆ NY Forward Strategic Investment Plan (Draft)

NOVEMBER/
DECEMBER

- ◆ NY Forward Strategic Investment Plan (Final)

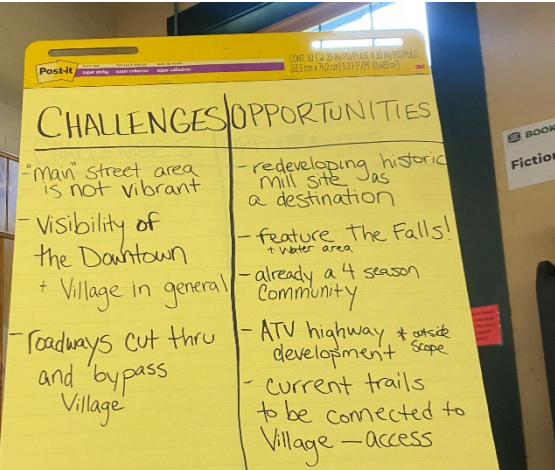


NY Forward

COMMUNITY ENGAGEMENT



ENGAGEMENT UPDATE



◆ Pop-up tables

- ◆ Lewis County Fair
- ◆ Farmers Market

◆ NY Forward website

- ◆ 203 unique visitors as of August 8th
- ◆ www.lyonsfalls-nyforward.com



COMMUNITY ENGAGEMENT



ENGAGEMENT UPDATE

- ◆ Public Open House
 - ◆ July 17th – 5:00 - 7:00PM, Lyons Falls Library
- ◆ Project team onsite for questions
- ◆ Call for Projects Table
- ◆ Approximately a dozen community members attended
- ◆ Meeting Summary to be posted to website



COMMUNITY ENGAGEMENT



ENGAGEMENT UPDATE



◆ Community Survey

- ◆ **Opened July 17th** at Public Open House
- ◆ Closed August 4th
- ◆ Hard copies available at Village Hall and Lyons Falls Library
- ◆ Online version available on the project website
- ◆ 58 total responses
(20 hard copies, 38 online)

www.lyonsfalls-nyforward.com

GOALS & STRATEGIES

GOALS

Celebrate History and the Environment: *Share and promote Lyons Falls' historical connections through focused rehabilitation and preservation of existing resources.*

Expand Connectivity and Access Opportunities: *Activate the downtown with distinctive wayfinding, placemaking, and infrastructure.*

“Always a Destination”: *Provide a range of offerings that highlight the natural and unique assets of the Village throughout the calendar year.*

Advance an Economic Renaissance: *Support existing industry and small businesses while committing to attractive, transformative investment.*

GOALS & STRATEGIES

STRATEGIES

- ◆ Actionable statements that are specific with local context;
- ◆ Derived from opportunities and challenges;
- ◆ Relate to the proposed DRI/NYF projects;
- ◆ Clearly and concisely direct a type of action to help meet a specific goal; and
- ◆ Guide the community on how to continue revitalization beyond DRI/NYF projects.

INITIAL PROJECTS LIST

- ◆ Call for project launched June 19th / Due July 31st
- ◆ Office hours with consultant Team– virtual/in-person
- ◆ All projects must submit to be considered for NY Forward
 - ◆ Available on Lyons Falls NY Forward website
 - ◆ Paper copies at Village Hall and Library
- ◆ All submitted proposals included on initial projects list
- ◆ All proposals will be reviewed by the LPC and consultant team

LYONS FALLS CONNECTS
NY FORWARD

SCAN QR CODE FOR MORE INFORMATION ON YOUR MOBILE DEVICE

OPEN CALL FOR PROJECTS NOW LIVE!

Transform Downtown Lyons Falls with NY Forward!

We invite YOU to share your vision for Lyons Falls.

To learn more about NY Forward, project eligibility requirements and to access an official Call for Projects Application form, visit www.lyonsfalls.nyforward.com or scan the QR code above. For assistance with the Open Call for Projects application, virtual and in-person office hours will be available. Please check the website for upcoming dates and times.

ACCEPTING PROJECT PROPOSALS UNTIL JULY 31, 2021 AT 5:00PM

JOIN OUR PUBLIC OPEN HOUSE!

JULY 17TH
5:00 - 7:00 PM

Lyons Falls Library
3788 High Street

Open house style format - drop in anytime! Participate in a variety of activity stations to learn and provide your input!

A community-driven initiative to enhance the quality of life, create economic opportunities, and foster a vibrant downtown environment. Supported by the NY Forward award.

INITIAL PROJECTS LIST

- ◆ 24 Proposed Projects Received
- ◆ \$12.6 in NY Forward Request
- ◆ \$15.1 Total Project Cost

LYONS FALLS CONNECTS
NY FORWARD

SCAN QR CODE FOR MORE INFORMATION ON YOUR MOBILE DEVICE

OPEN CALL FOR PROJECTS NOW LIVE!

Transform Downtown Lyons Falls with NY Forward!

We invite **YOU** to share your vision for Lyons Falls.

To learn more about NY Forward, project eligibility requirements, and to access an official Call for Projects Application form, visit www.lyonsfalls.ny.gov/nyforward.com or scan the QR code above. For assistance with the Open Call for Projects application, virtual and in-person office hours will be available. Please check the website for upcoming dates and times.

JOIN OUR PUBLIC OPEN HOUSE!

JULY 17TH
5:00 - 7:00 PM

Lyons Falls Library
298 High Street

Open house style format - drop in anytime! Participate in a variety of activity stations to learn and provide your input!

A community-driven initiative to enhance the quality of life, create economic opportunities, and foster a vibrant downtown environment. Supported by the NY Forward Fund.

ACCEPTING PROJECT PROPOSALS UNTIL
JULY 31, 2021 AT 5:00PM

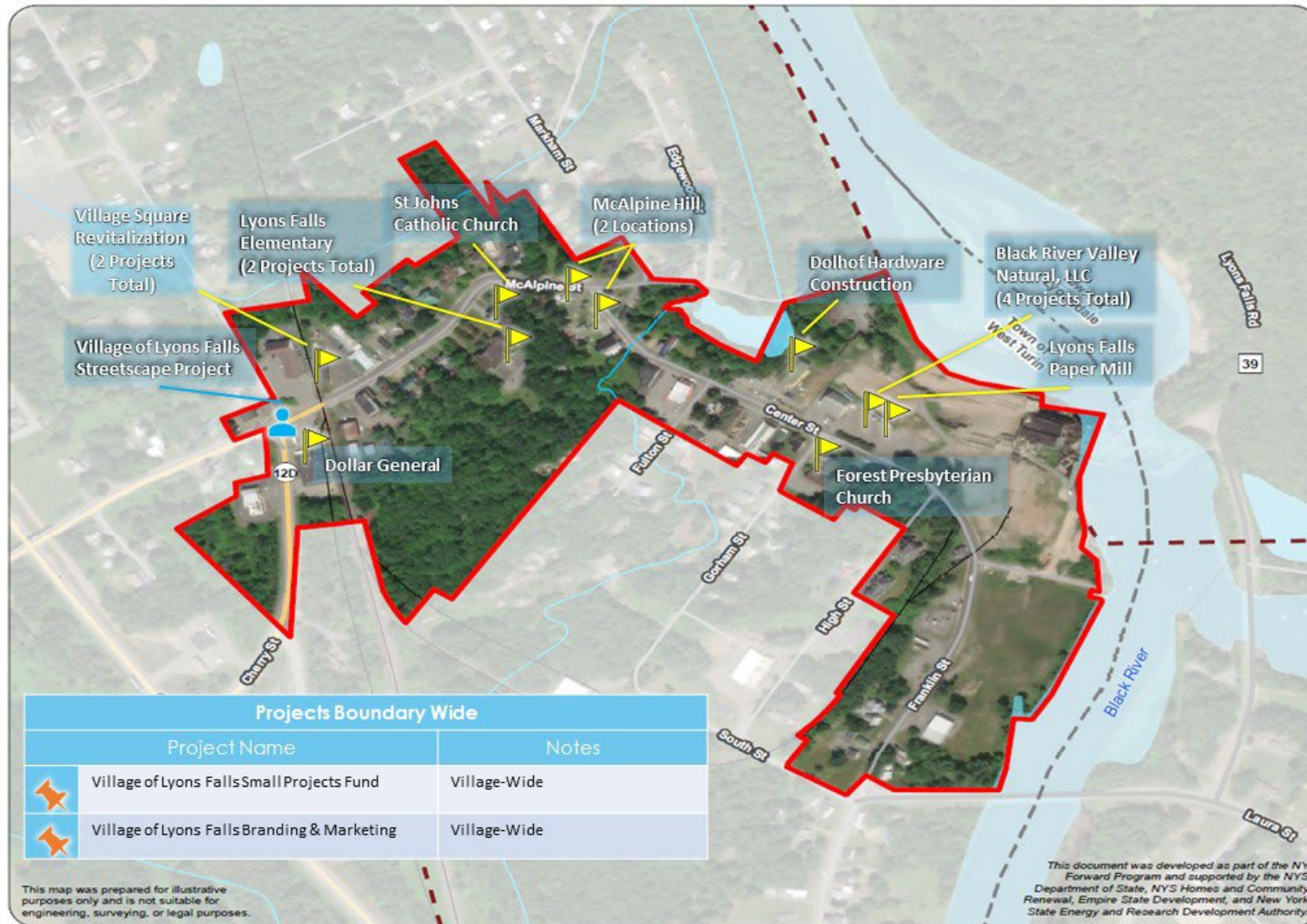
INITIAL PROJECTS LIST

- ◆ Project ID, Sponsor, Location, Description, Cost, NYF Request
- ◆ 17 NYF Projects
- ◆ 7 Projects Not for NYF
 - ◆ No location identified
 - ◆ Outside boundary
 - ◆ Could be eligible for future grant/small projects fund

LYONS FALLS CONNECTS NY FORWARD		Lyons Falls NY Forward Initial Projects List				NEW YORK STATE OF OPPORTUNITY NY Forward	
(Inclusion on Initial Project List does not indicate award status) August 2023							
ID	Sponsor	Project Name	Address	Description	Total Cost	NYF Funding Request	% NYF Ask
New Development & Rehabilitation of Existing Downtown Buildings							
A02	Lawrence E. Tillack, Lawrence Construction	Dollar General*	6804 McAlpine St, Lyons Falls	This is a 1-acre parcel, with a 9,000 sq feet, free-standing building to be rehabilitated. The project includes: installing a new store front canopy, paving the parking lot, and repairing storm-water culvert drainage. This will improve the retail space occupied by Dollar General. Property is owned by sponsor.	\$195,000	\$195,000	100%
A03	Larry Dolhof, Dolhof Hardware, Inc	Dolhof Hardware Construction*	4064 Center Street, Lyons Falls	Construction of a new 4,800 square foot, single story building, for the purpose of storage and display of new inventory. This would allow the expansion of the current offerings of the existing business. The property is vacant and owned by Dolhof Hardware. Upon completion this project will retain 12 jobs, and likely create 1 or 2 new ones. It will help in the preservation of the main hardware store building, which has been in existence and functioning as a hardware store since the 1890's	\$191,173	\$133,820	70%
A05	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC #1*	4012 Center St. Lyons Falls NY	This significant expansion project is expected to add new cheesemaking capabilities and double the current cheesemaking capacity for the facility. It will also partially eliminate and pre-treat over 2000 gallons of high BOD water with greases and fats before discharging into the Village sewer system. The equipment and waste water treatment system is expected to use about 800 sq ft. Cooler space, an incubation room, and a loading dock will be added as well. This will add nearly 700 sq ft of new production space. The facility also plans on additional sales and marketing employees/resources to help leverage the additional capability and capacity.	\$496,344	\$351,344	71%
A06	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC #2*	4012 Center St. Lyons Falls NY	This project is targeted at a specific agreement we they recently entered into with the largest cheese curd buyer in the North Country. To meet the demand for this new customer, they need to achieve an even higher level of cheesemaking capacity. meet the demand for this new customer. we need to achieve an even higher level of cheesemak-ing capacity. For this project we will be converting our existing raw receiving bay into high hygiene production space. Installing two new cheese vats, a finishing table, and two weigh baggers for packaging. We will also need to expand our existing footprint to build a new raw receiving bay with significantly increased raw milk storage. This new receiving bay will include two 6,000 gal raw milk storage silos, a cleaning system, and additional dry storage space. The new bay will 30'x50'. *1 new FTE staff will be needed to support	\$454,000	\$454,000	100%
A07	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC #3*	4012 Center St. Lyons Falls	This project will expand distribution capacity by purchasing two new refrigerated trucks, install 3 rotary yogurt fillers, an HTST pasteurizer, a homogenizer, and an aseptic high speed carton filler. The expansion will employ up to 12 new FTE employees to support & provide us with economies of scale to bid more competitively for this business. The project is targeted at capturing specific opportunity to bid on providing milk and yogurt for over 50 schools across the North Country and the NYC Department of Education.	\$1,140,500	\$1,140,500	100%

INITIAL PROJECTS MAP

- ◆ Projects NOT Mapped include:
 - ◆ Projects not location specific
 - ◆ Streetscape project



LYONS FALLS INITIAL PROJECTS LIST MAP

Projects Key:

- ▲ New Development & Rehabilitation
- 👤 Public Improvement Projects
- ★ Small Projects Fund Branding & Marketing

**The boundary covers approx. 62 acres*



INITIAL PROJECTS LIST

New Development & Rehabilitation

ID	Sponsor	Project Name	Address	Description	Total Cost	NYF Funding Request	% NYF Ask
New Development & Rehabilitation of Existing Downtown Buildings							
A02	Lawrence E. Tillack, Lawrence Construction	Dollar General*	6804 McAlpine St, Lyons Falls	This is a 1-acre parcel, with a 9,000 sq feet, free-standing building to be rehabilitated. The project includes: installing a new store front canopy, paving the parking lot, and repairing storm-water culvert drainage. This will improve the retail space occupied by Dollar General. Property is owned by sponsor.	\$195,000	\$195,000	100%
A03	Larry Dolhof, Dolhof Hardware, Inc	Dolhof Hardware Construction*	4064 Center Street, Lyons Falls	Construction of a new 4,800 square foot, single story building, for the purpose of storage and display of new inventory. This would allow the expansion of the current offerings of the existing business. The property is vacant and owned by Dolhof Hardware. Upon completion this project will retain 12 jobs, and likely create 1 or 2 new ones. It will help in the preservation of the main hardware store building, which has been in existence and functioning as a hardware store since the 1890's	\$191,173	\$133,820	70%
A05	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC #1*	4012 Center St. Lyons Falls NY	This significant expansion project is expected to add new cheesemaking capabilities and double the current cheesemaking capacity for the facility. It will also partially eliminate and pre-treat over 2000 gallons of high BOD water with greases and fats before discharging into the Village sewer system. The equipment and waste water treatment system is expected to use about 800 sq ft. Cooler space, an incubation room, and a loading dock will be added as well. This will add nearly 700 sq ft of new production space. The facility also plans on additional sales and marketing employees/resources to help leverage the additional capability and capacity.	\$496,344	\$351,344	71%
A06	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC #2*	4012 Center St. Lyons Falls NY	This project is targeted at a specific agreement we they recently entered into with the largest cheese curd buyer in the North Country. To meet the demand for this new customer, they need to achieve an even higher level of cheesemaking capacity. meet the demand for this new customer. we need to achieve an even higher level of cheesemaking capacity. For this project we will be converting our existing raw receiving bay into high hygiene production space. Installing two new cheese vats, a finishing table, and two weigh baggers for packaging. We will also need to expand our existing footprint to build a new raw receiving bay with significantly increased raw milk storage. This new receiving bay will include two 6,000 gal raw milk storage silos, a cleaning system, and additional dry storage space. The new bay will be 30'x50'. 1 new FTE staff will be needed to support	\$454,000	\$454,000	100%
A07	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC #3*	4012 Center St. Lyons Falls	This project will expand distribution capacity by purchasing two new refrigerated trucks, install 3 rotary yogurt fillers, an HTST pasteurizer, a homogenizer, and an aseptic high speed carton filler. The expansion will employ up to 12 new FTE employees to support & provide us with economies of scale to bid more competitively for this business. The project is targeted at capturing specific opportunity to bid on providing milk and yogurt for over 50 schools across the North Country and the NYC Department of Education.	\$1,140,500	\$1,140,500	100%

INITIAL PROJECTS LIST

New Development & Rehabilitation

A08	James Munn, Black River Valley Natural, LLC	Black River Valley Natural, LLC*	4012 Center St. Lyons Falls	This project is targeted at revitalizing the downtown by creating a destination for residents, visitors, and tourists alike. Project will include the construction of an on-site factory store and café with a visitor center featuring some local history. The retail store will also include an outside patio area for enjoying the river views and a walk-up ice cream window. Applicant hopes to collaborate with other projects located nearby.	\$250,000	\$175,000	70%
A10	Peter Stratton, Forest Presbyterian Church	"Repair, replacement of cedar shakes, rugs, & wheelchair ramp"	4019 Center Street, Lyons Falls	<p>The scope of work for replacement of cedar shakes (shingles):</p> <ol style="list-style-type: none"> 1. Remove deteriorated cedar shakes, dispose of damaged shingles, replace and stain all of the shingles on the building. The square footage of the outside buildings is 12,000 feet. Approximately 1200 square feet will need shingle replacement. 2. Reswing the two entrance oak doors, 17'x4"x6' 3. Replace and repair handicap ramp, stain/paint the ramp. Upper ramp 29 1/2 feet long, lower ramp 11'x4'x4'. 4. Sanctuary Carpets (total sq. feet 1720: removal of existing carpets, dispose of old rug, prep & patch, install commercial carpet. 5. Atrium/entryway: removal of existing carpet, dispose of carpet, install new carpet. <p>The Sanctuary and surrounding area is used for numerous community events, for example Adirondack Community Chorus concerts, large village meetings, dinners for the area, areas used for the Forest Finds thrift store. We do not charge any group for the use of the church, just a donation if possible.</p>	\$66,611	\$66,611	100%
A12	Jaylyn Heames, Snow Belt Housing	McAlpine Hill*	4117 Center Street and 6854 McAlpine St, Lyons Falls	<p>Includes a 4 unit apartment complex (6854 McAlpine St.) & a single family rental unit (4117 Center St.) 6854 McAlpine was built in 1900 as a 2 story single family home, and converted by the current owner into 2 functional/occupied units that each have one bedroom and two units are unfinished & currently used for storage but could be converted into one bedroom units. The property is approximately 2,753 sqft on a .24 acre lot.</p> <p>4117 Center was built in 1975 as a single family, 2 bedroom modest home. This property is approximately 1,100 square feet on a .0124 acre lot. Properties were upgraded by the current owner and need rehabilitation to address health, safety and energy efficiency concerns. The proposed improvements will incorporate the results of an energy audit into the scope of work, Lead Based Paint abatement as identified, and will include the upgrade of the existing heating system for all units with a high efficiency furnace, Electrical upgrade, Energy Star rated appliances and light fixtures; upgrade of safety features (fire alarms, smoke alarms, carbon monoxide detectors); replacement of the vinyl siding with LP SmartSide, a renewal energy product, and replacement of inefficient windows with Energy Star insulated windows; addition of kitchen, bathroom and living space renovation for two units to include (replacement of cabinets, countertops, lighting fixtures, plumbing, and replacement of the flooring); and repair/replacement of the roof on the single family home.</p>	\$338,675	\$268,675	79%
A14	Susie Hammecker	Village Square Revitalization*	6805 McAlpine Street Lyons Falls	The Village Square Revitalization Project consists of exterior beautification and facade improvements to a 10,000sqft building that has five occupied commercial units on the first floor, and two occupied residential units on the second floor. The project includes much needed infrastructure projects, as well as exterior beautification improvements. These include: new lap siding, painting of cedar shakes, double hung energy efficient windows, orch improvements, new door, replacing heating system with heat pump, electrical upgrades to allow for individual meters in the first floor commercial spaces and second floor residential spaces, and stone foundation work. The project will not only beautify the property, as it is the first property you see as you drive into the Village, but provide much needed upgrades to ensure that the building will last for many more years.	\$233,298	\$173,298	74%

INITIAL PROJECTS LIST

New Development & Rehabilitation

A15	Susie Hammecker	Village Square Revitalization w/ Roof*	6805 McAlpine Street Lyons Falls	The Village Square Revitalization Project consists of exterior beautification and facade improvements to a 10,000sqft building that has five occupied commercial units on the first floor, and two occupied residential units on the second floor. The project includes much needed infrastructure projects, as well as exterior beautification improvements. These include: new lap siding, painting of cedar shakes, double hung energy efficient windows, orch improvements, new door, replacing heating system with heat pump, electrical upgrades to allow for individual meters in the first floor commercial spaces and second floor residential spaces, and stone foundation work. The project will not only beautify the property, as it is the first property you see as you drive into the Village, but provide much needed upgrades to ensure that the building will last for many more years.	\$285,998	\$225,998	79%
A16	Tim Petersen/Lewis County Development Corporation	Lyons Falls Pulp and Paper Mill Redevelopment/ Beautification*	4012 Center Street, Lyons Falls,	The LCDC plans to redevelop a portion of the former Lyons Falls Pulp and Paper Mill site for public use. This project includes beautification along the Center Street side of the site, including: new green space, permanent public seating areas, a small stage for live music and gatherings, murals and art to bring residents and tourists into the downtown, and an overlook of the river. The purpose of the project is to create a public space within the downtown to highlight the historic legacy of the mill site and the beautiful waterfront of the Black River to bring together residents and tourists, alike, and create a draw to bring people downtown. The LCDC will partner with its property neighbor, Black River Valley Natural, to share the parking lot for public use.	\$200,000	\$150,000	75%
A18	Deacon James and Christine Chaufty	St. John's Catholic Church*	PO Box 138 Lyons Falls	Square footage not known. New steel needed ot replace shingles which have been on for over 25 years old.	\$100,000	\$100,000	100%
A19	Robert Loud/ Grunert Consulting, LLC	Lyons Falls Elementary: Residential Redevelopment*	6832 McAlpine Street, Lyons Falls	This building is approximately 23,850 sq ft, has 3 floors (2 main floors and a basement), and sits on 4.5 acres. It is our intent to redevelop the entire building into a 15-unit residential facility and commercial space.	\$7,151,096	\$5,362,077	75%
A20	Lawrence Dolhof/Lewis County	Lyons Falls Elementary Stabilization Project*	6832 McAlpine Street, Lyons Falls	In June 2023, Lewis County formally took ownership of the decommissioned Lyons Falls Elemntary School through a foreclose process. This building is approximately 23,850 sq ft, it has 3 floors (2 main floors and a basement) and sits on 4.5 acres. It is the intent that Lewis County partner with the Lewis County Development Corporation (LCDC) to market this property for private developer to adaptively reuse - preferably as a miced use commerical and market rate housing residential facility. In order to do this, the beffirs needs to be cleared out of the building, some of which has disturbed hazardous materials littered around it. That said, a developer has expressed interest in developing this proerty into a miced commerical/residential use.	\$911,400	\$683,550	75%

INITIAL PROJECTS LIST

Public Improvement Projects, Small Projects Fund, Branding & Marketing

Public Improvement Projects							
B01	Village of Lyons Falls / Mayor Donna Dolhof	Village of Lyons Falls Streetscape Project	Cherry / McAlpine Street Intersection	<p>A - Cherry and McAlpine Intersection Proposed Improved Improvements include: reducing travel lane width for traffic calming, enhanced gateway signage, 6' sidewalks with decorative buffer strips, additional crosswalks, street trees, pedestrian lighting</p> <p>B - McAlpine Street Proposed Improvements include: reducing travel lane width for traffic calming, small plaza space for historic assets (amenities include benches, interpretative signage, trash receptacles, and ornamental trees), 6' sidewalks, large street trees</p> <p>C - McAlpine and Center Street Intersection Proposed Improvements include: reducing travel lane width for traffic calming, gateway signage, veterans park extension/enhancements, 6' sidewalks with decorative buffer strips, additional crosswalks and detection strips, small ornamental street trees, pedestrian lighting, benches</p> <p>D - Canal Basin Park Proposed Improvements include: redesign of canal basin park with hardscape, plantings, signage, lighting and amenities, adjoining plaza space with benches, designated on street parking, 6' sidewalks with decorative buffer strips, additional crosswalks and detection strips, pedestrian lighting</p> <p>E - Center Street Proposed Improvement include: reduced road width for traffic calming, 8' sidewalks and decorative buffer strips, additional crosswalks and detection strips, designated on street parking, storm water management, small ornamental street trees</p> <p>F - Center Street Expansion Proposed improvements include: reduced road width for traffic calming, 5' sidewalks and grass buffer strips, crosswalks and detection strips, large street trees</p>	\$2,600,000	\$2,600,000	100%
Small Project Fund							
C04	Village of Lyons Falls/Mayor Donna Dolhof	Village of Lyons Falls Small Projects Fund	Village-wide	A locally managed matching small project fund is proposed to undertake a range of smaller downtown projects such as facade enhancements, building renovation improvements to commercial or mixed-use spaces, business assistance, or public art \$300,000 for NYF communities. The proposed improvements enhance the Village's charm and invite existing/ future residents and visitors to stop, explore, and stay.	\$300,000.00	\$300,000.00	100%
Branding and Marketing							
D01	Village of Lyons Falls/Mayor Donna Dolhof	Village of Lyons Falls Branding and Marketing	Village-wide	Downtown branding and marketing projects that may target residents, investors, developers, tourists, and/or visitors.	\$50,000.00	\$50,000.00	100%

INITIAL PROJECTS LIST

Not Recommended
for NY Forward

Not for NY Forward							
A01	Stuart de Camp	Tug Tours, LLC*	Office Space within boundary exact location TBD 3 sites under review	Canoe, kayak and trail bike rentals as well as guided tours on and/or along the Black River and Moose Rivers. Currently there are NO local rental facilities in the immediate area. If approved; this improved business can open new office within the boundary map for summer 2024. It is also advertising all winter in the local tourism guide. Winter months can be used to complete the new office space.	\$24,000	\$24,000	100%
A04	Lyons Falls History Association, Stuart De Camp	Historical Walking Tours Façade Update*	6805 McAlpine St. Lyons Falls, NY	Historical walking tours within the boundary to educate and explain the history of Lyons Falls and its local, state and national impacts. It is currently a historical museum location within this building. Looking to create attractive outside facade or mural to promote visual interest in the museum and walking, self guided and guided history tours for summer 2024. Susie Hammeker owns the building which houses the museum.	\$25,000	\$25,000	100%
A09	Helen McHale	The Mance*	4015 Center Street, Lyons Falls NY 13368	Improvements to the external portion of the Forest Presbyterian Mance: External Painting of the entire Mance and treatment that follows historical society rules. Replace and install a new roof for the Mance. Sidewalk repair and additional sidewalk to be installed. Revitalization of the original hardwood floors throughout the building including the staircase. New external cellar hatch cover	\$48,100	\$48,100	100%
A11	David Kraegar	Old Agway Building/Train Depot*	6813 & 6819 McAlpine St, Lyons Falls, NY 13368	Part 1 - Addition of 1-one bedroom apartment upstairs in the Old Agway building (Currently houses Lewis County Head Start downstairs). The current space for the apartment is vacant and uninhabitable as it is not currently insulated, has some electric, but no plumbing. The apartment is approximately 620 square feet and upgrades will include interior renovations to create a new one bedroom space, new exterior entrance, new bathroom, new kitchen and all new electrical and plumbing. The apartment will be offered at market rate. Part 2 - Replacing the shingle roof on the 900 square foot Train Depot with a new standing seam metal roof. The Train Depot roof is currently a shingled roof that has fallen into disrepair over the years. A new roof will complete the renovations of the historic building and will provide a new life for the building for a new commercial business for years to come.	\$41,295	\$41,295	100%
A13	Larry Dolhof, Dolhof Hardware, Inc	Hardware Store Façade and repainting Apartment Building*	4055 and 4057 Center Street Lyons Falls, NY 13368	Existing buildings need facade update. Restoring the front of the Hardware Store (4057) and repainting the Apartment building (4055).	\$13,400	\$9,380	70%
A17	Barbara Denslow	Gould House*	6823 McAlpine St. Lyons Falls, NY	Post Victorian bungalow. Historically one of the "Gould Houses". Chimney is in need of repair to continue the uniqueness of the home. Chimney is no longer used but needs to be repaired to ensure the design of the home is not compromised. Replacing cap, repainting and removal of tarp. Mrs. Denslow is the owner of the house.	\$3,500	\$3,500	100%
A21	Michael Farr	Hotel Hendel*	Two locations: 6814 McAlpine Street / 6812 McAlpine St.	Hotel 6841 McAlpine power wash and paint 2 sides & replace broken window. Barn 6812 McAlpine Power wash and paint the front & west side. Property is owned by Toni Farr, Michael Farr is their spouse.	\$14,300	\$14,300	100%

*More information required

REFINING THE INITIAL PROJECTS LIST

- ◆ LPC to develop a refined list of proposed projects;
- ◆ Then a final slate of projects recommended for inclusion in the Strategic Investment Plan.
- ◆ This slate of projects should represent a NYF request of between \$4 – \$5 million.

REFINING THE INITIAL PROJECTS LIST

- ◆ Project Evaluation Criteria
- ◆ Project Evaluation Worksheet
- ◆ Consultant Team Review
- ◆ LPC Meeting Discussion

14	Transformative potential: <i>Project contains elements that fundamentally change the downtown and how it is perceived</i>	High ___	Moderate ___	Low ___
15	Market demand and economic feasibility	High ___	Moderate ___	Low ___
16	Ability to provide a sustainable impact in the downtown. <i>The longevity of the project & its impact</i>	High ___	Moderate ___	Low ___

COST EFFECTIVENESS

Lyons Falls NYF Project Evaluation Worksheet



Project ID Number: _____ Project Name: _____

Instructions: The following worksheet is intended to assist the LPC in further refining the NYF projects list. To the extent you can, please complete and be prepared to discuss each project. Note that not all criteria listed below may be ready for evaluation at this stage of the process but may be considerations moving forward. Criteria are based on guidance for decision-making provided by state partners.

Evaluation Criteria		Evaluation Assessment		
STATE AND LOCAL GOALS				
1	Alignment with State goals	Yes ___	No ___	Need More Info ___
2	Alignment with REDC goals	Yes ___	No ___	Need More Info ___
3	Alignment with local vision and goals	Yes ___	No ___	Need More Info ___
4	Alignment with ongoing local development initiatives	Yes ___	No ___	Need More Info ___
PROJECT READINESS				
5	Scope of work and project activities are clearly identified	Yes ___	No ___	Need More Info ___
6	Capacity to implement the project and manage a state contract	Yes ___	No ___	Need More Info ___
7	Ability to begin implementation in the near-term (~2 years from award)	Yes ___	No ___	Need More Info ___
8	Project has other funding available needed to proceed	Yes ___	No ___	Need More Info ___
9	Documented status of funds needed to complete the project	Yes ___	No ___	Need More Info ___
10	Project sponsor has supplied backup documentation to support project readiness: ex. <i>images of existing conditions, project renderings, etc.</i>	Yes ___	No ___	Need More Info ___
11	Sponsor can demonstrate site control <i>If no, potential for resolution?</i>	Yes ___	No ___	Need More Info ___
12	Ability to proceed without any significant regulatory hurdles	Yes ___	No ___	Need More Info ___
CATALYTIC EFFECT				
13	Catalytic potential: <i>Potential to attract other private investment</i>	High ___	Moderate ___	Low ___


No ___	Need More Info ___
No ___	Need More Info ___
Moderate ___	Low ___
___ / ___ %	
No ___	Need More Info ___
Moderate ___	Low ___
Moderate ___	Low ___
Moderate ___	Low ___
Moderate ___	Low ___
No ___	NA ___
No ___	Need More Info ___
No ___	Need More Info ___
Moderate ___	Low ___


REFINING THE INITIAL PROJECTS LIST

Project Evaluation Criteria – Examples

- ◆ Alignment with NYF Vision
- ◆ Transformative Potential
- ◆ Sponsor Capacity
- ◆ Project Readiness
- ◆ Community Benefits
- ◆ Site Control

Lyons Falls NYF
Project Evaluation
Worksheet





Project ID Number: _____ Project Name: _____

Instructions: The following worksheet is intended to assist the LPC in further refining the NYF projects list. To the extent you can, please complete and be prepared to discuss each project. Note that not all criteria listed below may be ready for evaluation at this stage of the process but may be considerations moving forward. Criteria are based on guidance for decision-making provided by state partners.

Evaluation Criteria		Evaluation Assessment		
STATE AND LOCAL GOALS				
1	Alignment with State goals	Yes ___	No ___	Need More Info ___
2	Alignment with REDC goals	Yes ___	No ___	Need More Info ___
3	Alignment with local vision and goals	Yes ___	No ___	Need More Info ___
4	Alignment with ongoing local development initiatives	Yes ___	No ___	Need More Info ___
PROJECT READINESS				
5	Scope of work and project activities are clearly identified	Yes ___	No ___	Need More Info ___
6	Capacity to implement the project and manage a state contract	Yes ___	No ___	Need More Info ___
7	Ability to begin implementation in the near-term (~2 years from award)	Yes ___	No ___	Need More Info ___
8	Project has other funding available needed to proceed	Yes ___	No ___	Need More Info ___
9	Documented status of funds needed to complete the project	Yes ___	No ___	Need More Info ___
10	Project sponsor has supplied backup documentation to support project readiness: ex. <i>images of existing conditions, project renderings, etc.</i>	Yes ___	No ___	Need More Info ___
11	Sponsor can demonstrate site control <i>If no, potential for resolution?</i>	Yes ___	No ___	Need More Info ___
12	Ability to proceed without any significant regulatory hurdles	Yes ___	No ___	Need More Info ___
CATALYTIC EFFECT				
13	Catalytic potential: <i>Potential to attract other private investment</i>	High ___	Moderate ___	Low ___

REFINING THE INITIAL PROJECTS LIST

Project Profile Components

- ◆ Title, Sponsor, Location
- ◆ Funding request, project cost
- ◆ Project description
- ◆ Capacity to implement
- ◆ Project partners
- ◆ Alignment with local and regional strategies
- ◆ Anticipated benefits



1 - Interior and Exterior Renovations to 59 Market Street



Project Title	Interior and Exterior Renovations to 59 Market Street
DRI Funding Request	Total DRI Funds: \$203,000 Total Project Cost: \$405,000
Project Description	<p>The project includes interior and exterior improvements to 59 Market Street, the location of McDuff's Tavern. Exterior improvements include constructing an ADA compliant entrance while preserving the 19th century architecture of the building. Additional improvements include renovating the current entrance stairs, windows, front doorway, facade improvements and a new roof. Interior improvements include the renovation of the basement level to create a multi-use space with integrated multi-media functionality. This will include new flooring, bathrooms, a multi-media business platform and a high efficiency boiler.</p> <p>This project is the second stage of building improvements that were first completed in 2015 when the current owner purchased the property. Stage one of this process included a \$250,000 investment by the property owners which involved new windows on the upper floors, exterior repairs and interior renovations to the bar area and kitchen and 9 apartments on the third and fourth floors.</p>

1 - Interior and Exterior Renovations to 59 Market Street
Village of Potsdam Downtown Revitalization Initiative

1



is within and is designated as a contributing
listed in the National Register of Historic



Nicolas Zinn and Alice McClure of El Cabello

led out by the Project Sponsors, Nicolas Zinn
e project sponsors have demonstrated their
innovations with the completion of the first
street. Upon purchasing the building in 2015,
the building which included the installation of
bars and interior renovations to the bar and
and fourth floors. The second stage of building
improvements, creating an ADA accessible
functionality.

Project Partners | No partners identified.

1 - Interior and Exterior Renovations to 59 Market Street
Village of Potsdam Downtown Revitalization Initiative

2

REFINING THE INITIAL PROJECTS LIST

Project Profile Components (cont'd)

- ◆ Budget and funding sources
- ◆ Feasibility/cost justification
- ◆ Regulatory requirements
- ◆ Photos
- ◆ Proposed design, renderings, plans
- ◆ Implementation timeframe



1 - Interior and Exterior Renovations to 59 Market Street



Project Title | Interior and Exterior Renovations to 59 Market Street

DRI Funding Request | Total DRI Funds: \$203,000
Total Project Cost: \$405,000

Project Description | The project includes interior and exterior improvements to 59 Market Street, the location of McDuff's Tavern. Exterior improvements include constructing an ADA compliant entrance while preserving the 19th century architecture of the building. Additional improvements include renovating the current entrance stairs, windows, front doorway, facade improvements and a new roof. Interior improvements include the renovation of the basement level to create a multi-use space with integrated multi-media functionality. This will include new flooring, bathrooms, a multi-media business platform and a high efficiency boiler.

This project is the second stage of building improvements that were first completed in 2013 when the current owner purchased the property. Stage one of this process included a \$250,000 investment by the property owners which involved new windows on the upper floors, exterior repairs and interior renovations to the bar area and kitchen and 9 apartments on the third and fourth floors.

*1 - Interior and Exterior Renovations to 59 Market Street
Village of Potsdam Downtown Revitalization Initiative*

1

upgrades would include finishing the facade entrance and renovating the basement, to be used as a multi-use space with multi-media functionality.

Project Partners | No partners identified.

*1 - Interior and Exterior Renovations to 59 Market Street
Village of Potsdam Downtown Revitalization Initiative*

2



is within and is designated as a contributing listed in the National Register of Historic

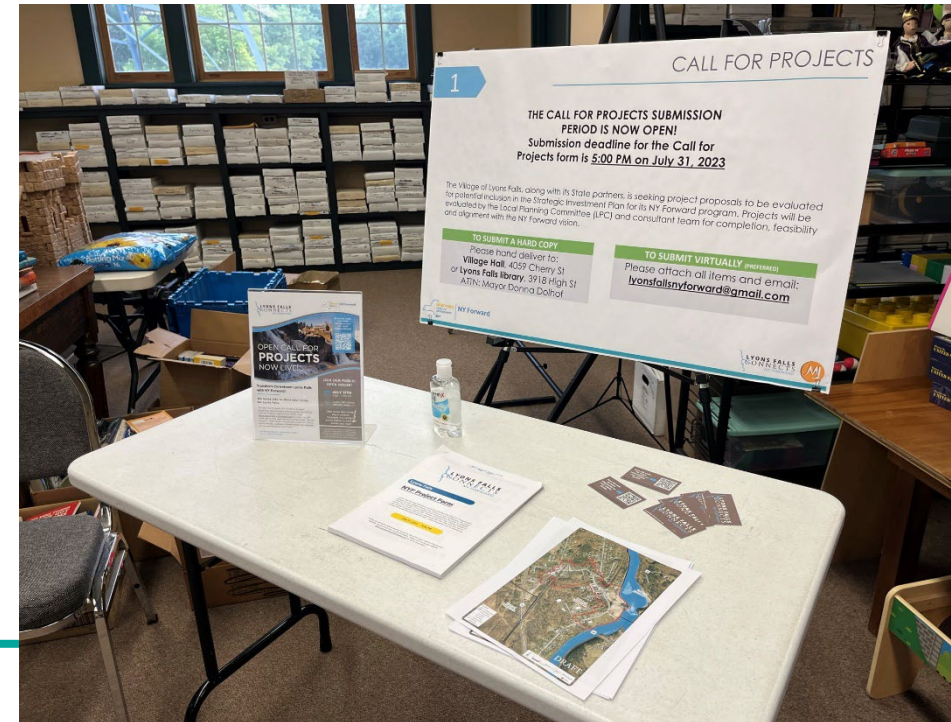


Nicolas Zirn and Alice McClure of El Cabello

led out by the Project Sponsors, Nicolas Zirn the project sponsors have demonstrated their renovations with the completion of the first street. Upon purchasing the building in 2015, the building which included the installation of stairs and interior renovations to the bar and third and fourth floors. The second stage of building improvements, creating an ADA accessible

LPC Evaluation Guidance

- ◆ Proposed project materials will be shared through a OneDrive link
- ◆ Complete a **Project Evaluation Worksheet** for each proposed project
- ◆ Identify one of the following options for each project:
 - ◆ Project is Ready to Advance
 - ◆ Project Needs More Information
 - ◆ Project Not for NYF



LPC Evaluation Guidance

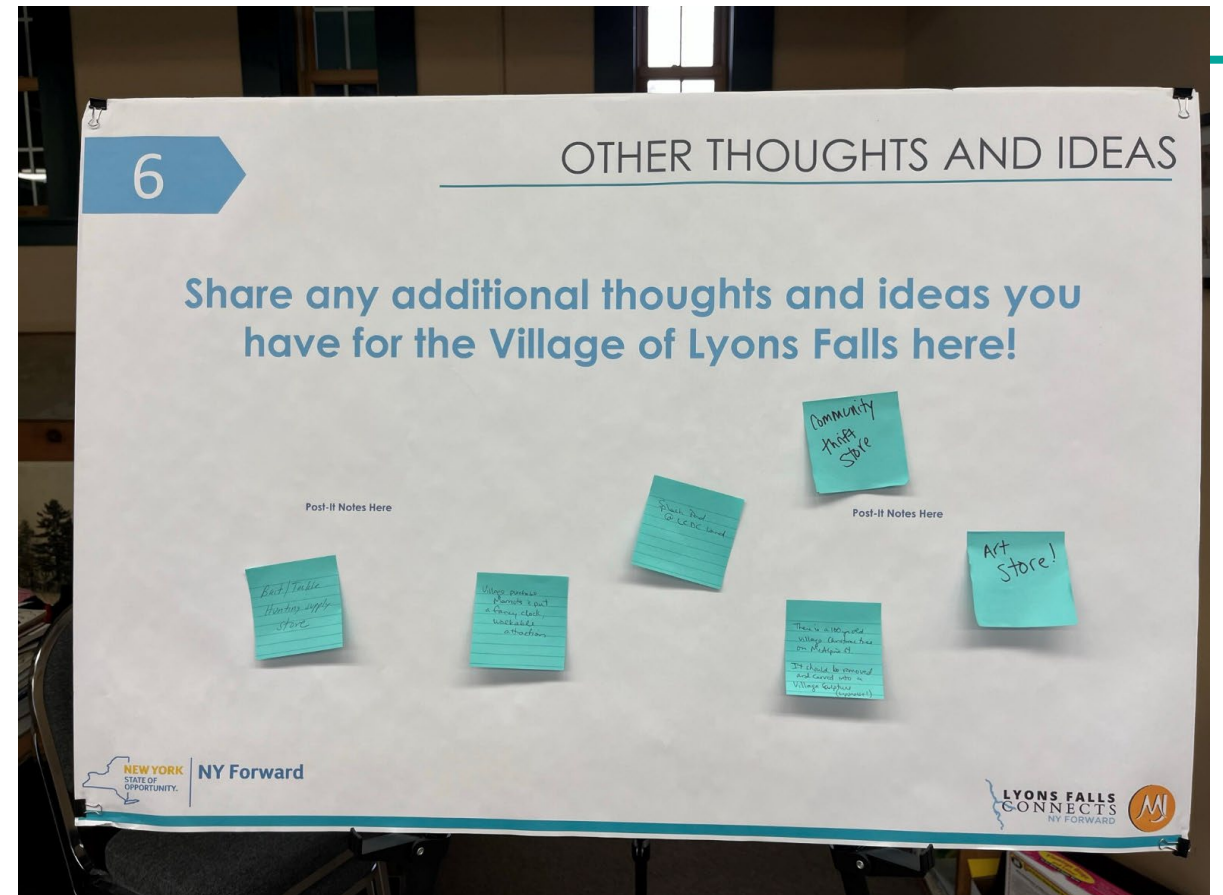
- ◆ **Share Evaluation Worksheets with MJ Team by September 6th**
- ◆ **September LPC Meeting:**
 - ◆ Discussion of Projects to Advance /Need More Information
 - ◆ Refine projects list



NEXT STEPS

www.lyonsfalls-nyforward.com

- ◆ Future LPC Meetings (monthly)
 - ◆ September 13th – 12:00 PM
 - ◆ Project Evaluation Discussion
 - ◆ October 18th – 12:00 PM
- ◆ Consultant Team
 - ◆ Virtual Work Groups
 - ◆ Stakeholder Meetings
 - ◆ In-person / virtual
 - ◆ Downtown Profile
 - ◆ Project Evaluation



PUBLIC COMMENT



LYONS FALLS
CONNECTS
NY FORWARD