

**Downtown Revitalization Initiative (DRI)  
and NY Forward (NYF)**

# **Local Planning Committee Meeting #3**

**NYS Department of State | Office of Planning, Development & Community Infrastructure**



**Department  
of State**

**Downtown  
Revitalization  
Initiative**

**NY Forward**

# Introduction and Agenda

- ◆ Code of Conduct
- ◆ Points of Contact
- ◆ Project Timeline
- ◆ Public Engagement Review
- ◆ Discussion of Additional Criteria
- ◆ Overview of Submitted Projects
- ◆ Next Steps
- ◆ Public Comment

# LPC Code of Conduct

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.

Do any LPC members need to make a disclosure to the Committee?

# Communication & Point of Contact

- ♦ Primary Points of Contact – Department of State
  - Holly Granat, [holly.granat@dos.ny.gov](mailto:holly.granat@dos.ny.gov)
  - Lissa D'Aquanni, [alissandra.daquanni@dos.ny.gov](mailto:alissandra.daquanni@dos.ny.gov)
- ♦ Primary Points of Contact – C&S
  - Emma Phillips – [ephillips@cscos.com](mailto:ephillips@cscos.com) / (585) 406-7945
  - Tom Voigt – [tvoigt@cscos.com](mailto:tvoigt@cscos.com)
- ♦ Primary Points of Contact – Village of Pulaski
  - ♦ Mayor Tighe – [mayor@villageofpulaski.com](mailto:mayor@villageofpulaski.com)

# Project Timeline

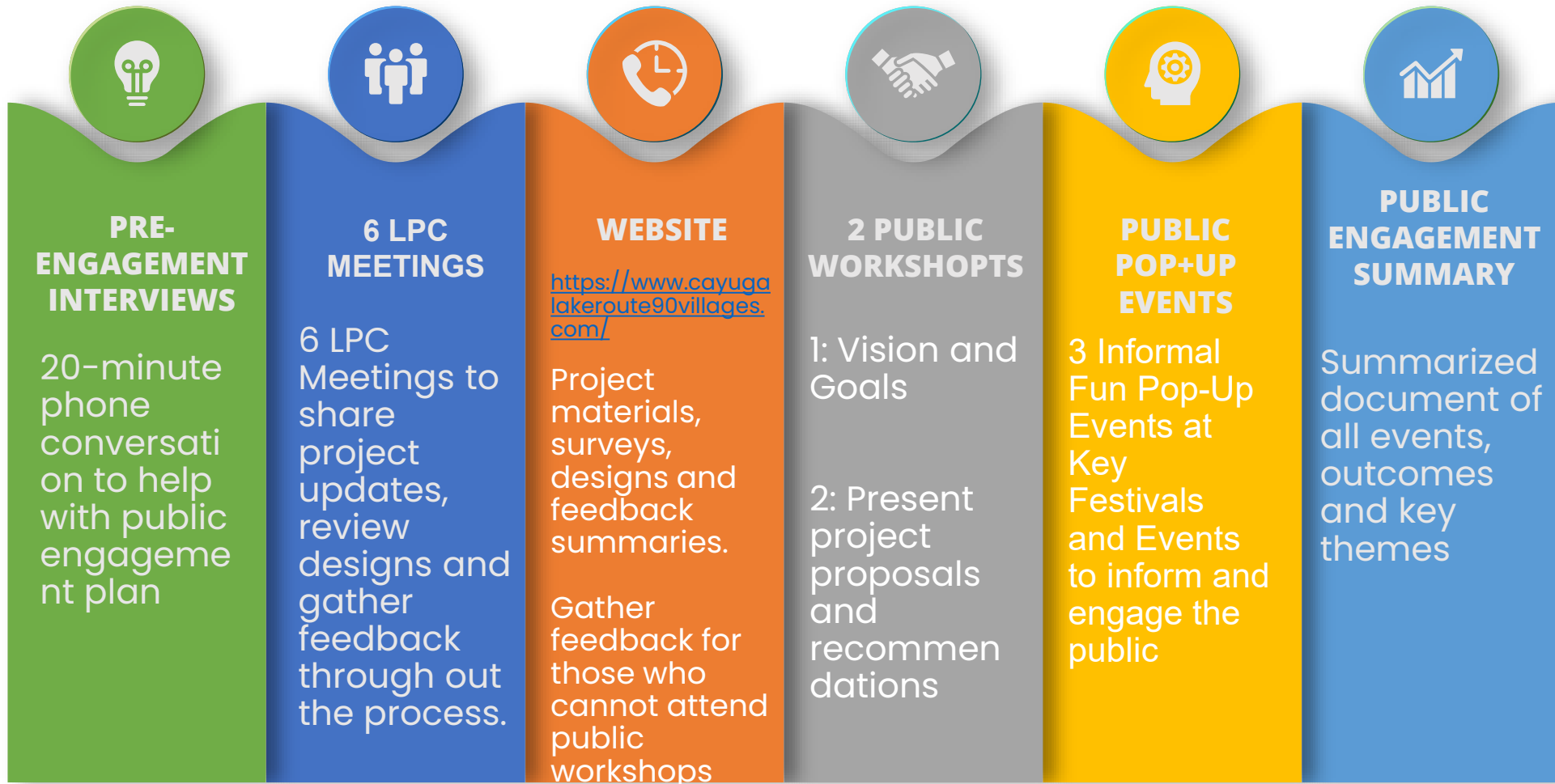
- ♦ **April**
  - Kick-off Meeting with Village
- ♦ **May - LPC Meeting #1**
  - ♦ Intro to DRI Program and Roles
  - ♦ Public Engagement Plan
  - ♦ Open Call for Projects
  - ♦ Confirm DRI Boundary
- ♦ **June - LPC Meeting #2**
  - ♦ **Public Meeting #1**
  - ♦ Finalization of Vision and Goals
  - ♦ Office Hours
  - ♦ Receive projects
  - ♦ Draft DTP&A
  - ♦ Working groups (if necessary)
  - ♦ Plan Pop Up 1
- ♦ **July - LPC Meeting #3**
  - ♦ Finalize Vision & Goals
  - ♦ Create strategies
  - ♦ Pop up 1
  - ♦ Plan Pop up 2
  - ♦ Review Submitted Projects
- ♦ **August - LPC Meeting #4**
  - ♦ Review/focus Project List
  - ♦ Refine Strategies (if needed)
  - ♦ Additional Downtown Analyses (if needed)
  - ♦ Pop up 2
- ♦ **September - LPC Meeting #5**
  - ♦ Public Meeting #2
  - ♦ Review/focus project list
  - ♦ Draft Strategic Investment Plan
  - ♦ Plan Pop Up 3
- ♦ **October - LPC Meeting #6**
  - ♦ Review/focus Project List
  - ♦ Finalize slate of projects
  - ♦ Update Opportunities and Challenges based on Proposed Projects
  - ♦ Pop Up 3
- ♦ **November –**
  - ♦ Finalize Strategic Investment Plan



# LPC Tasks for Today

- ◆ Review Public Engagement Activities
- ◆ Review Updates Vision & Goals
- ◆ Discuss Additional Criteria
- ◆ Review Submitted Projects

# Public Engagement Areas



# Updated Vision for Downtowns

Imagine a Village where the charm of yesterday blends seamlessly with the promise of tomorrow. Nestled along the Salmon River and in close proximity to Lake Ontario, Pulaski is a four-season destination, providing enhanced quality of life for every resident while extending a warm welcome to visitors and future neighbors. Our historic downtown flourishes with commercial and hospitality venues, vibrant art and entertainment, and inviting public spaces that offer essential community services and delightful experiences. Our diverse and affordable housing options, high-quality schools, **exciting variety of** businesses, parks, and multi-season recreational opportunities meet the needs of growing families and enable aging in place to preserve the close-knit community character that makes Pulaski so special. Our revitalized streetscapes, strengthened infrastructure, and world-class hospitality reflect our commitment to thoughtful progress. Through balanced job creation, forward-thinking community investment, and inclusive growth, the Village of Pulaski is not just a place to live – it's a place to grow, connect, and truly call home.



# Updated Goals for Downtowns

- **Expand and Diversify Housing Options:** Develop a range of housing solutions through the adaptive reuse of existing buildings **to provide a range of quality, affordable housing options that support Pulaski community members with a diversity of needs and life stages**, attract new residents to the village, and create sustainable community growth.
- **Enhance Public Spaces and Infrastructure:** Invest in the modernization of streetscapes, parks, and waterfront areas to create safe, accessible, sustainable, and aesthetically pleasing environments that encourage community engagement and outdoor recreation.
- **Stimulate Economic Development and Job Creation:** Support local entrepreneurs and attract new businesses by providing resources and incentives, **creating sustainable, year-round** employment opportunities, and fostering a dynamic downtown economy **welcoming to all**.
- **Preserve Cultural Heritage and Promote Tourism:** Leverage Pulaski's unique history and natural assets to boost tourism, including the development of cultural attractions and events that celebrate the **village's identity and entice locals and visitors to come downtown all year long**.

# Pop Up #1 – Pulaski Farmer's Market

Date: Friday, July 11<sup>th</sup> from 4:00 – 8:00 pm



Spoke with over  
100 people!

Tons of Youth &  
Family  
Engagement

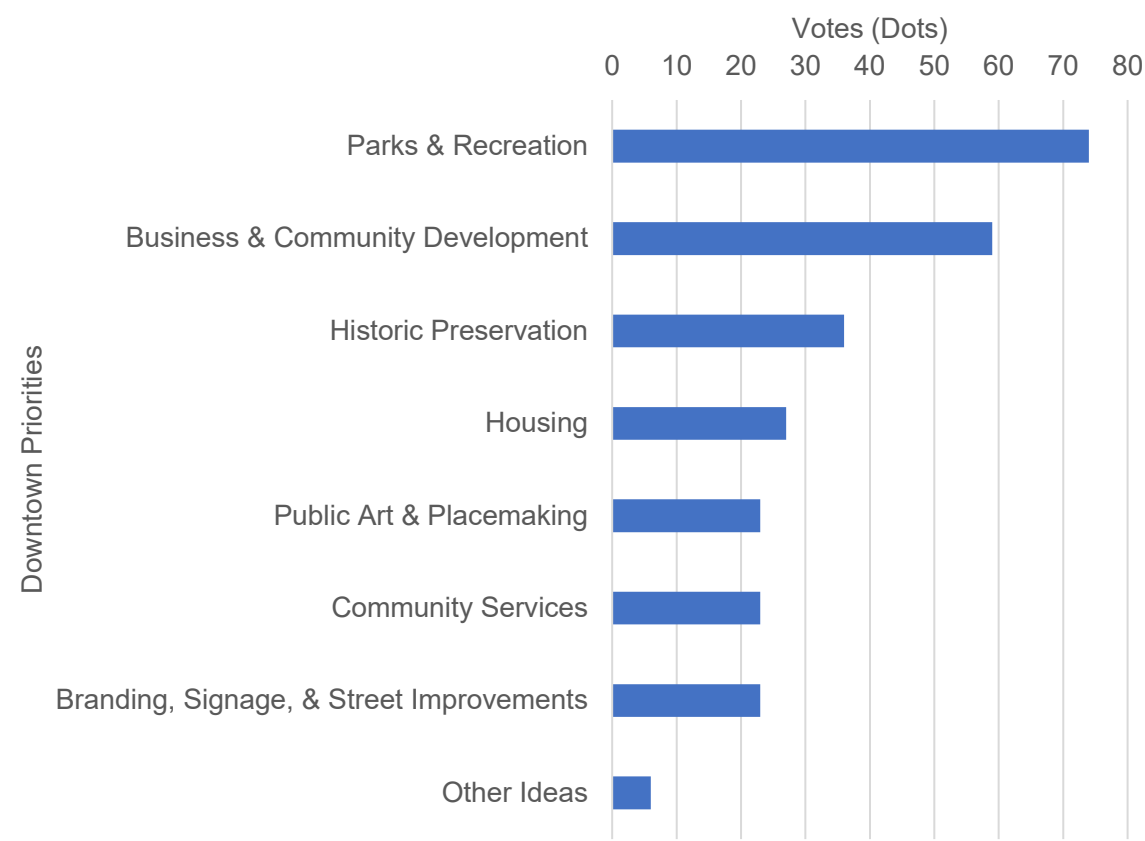
Four Interactive  
Poster Boards +  
Games

Collected over  
500 pieces of data

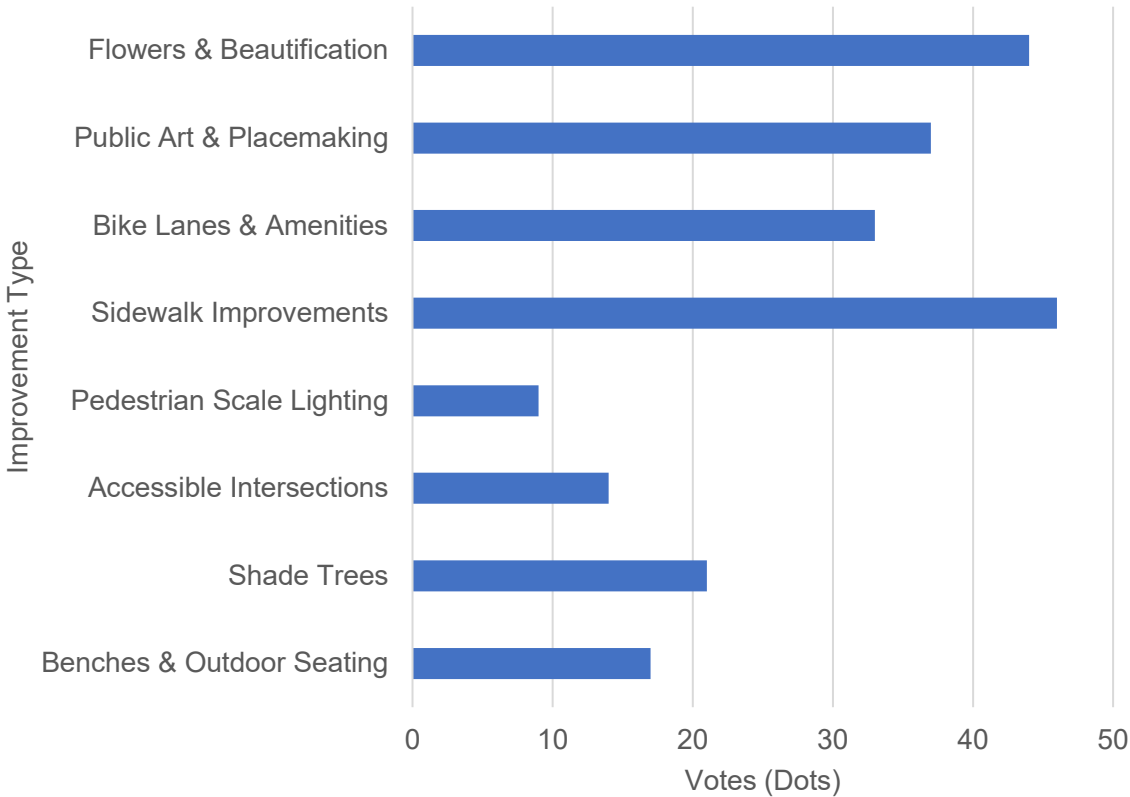
# Pop Up #1 – Pulaski Farmer’s Market

Results from the interactive poster boards:

What are your top three priorities for downtown Pulaski?



Which improvements would most enhance your experience walking, biking, or moving through the Village?





# Pop Up #1 – Pulaski Farmer's Market

Themes from written comments about other ideas people have for Pulaski:

- **Community Activities:** youth, family-friendly, and senior activities and events; summer camps; youth bible camp
- **Recreation & Entertainment:** enhancements to the trail system; improvements to the Haldane Center; group fitness space and classes; recreation amenities such as athletic and sports fields, rock climbing wall, splash pad, roller skating rink, bowling alley, and sledding; more places for youth and teen recreation
- **Public Infrastructure & Transportation Improvements:** water infrastructure enhancements; bridge improvements; more accessible public transit (bus service); more bike infrastructure and protected bike lanes; more walking infrastructure, such as improved sidewalks and pedestrian bridges
- **Local Businesses & Amenities:** desire for a bookstore; animal shelter; more retail establishments; and an alternative healing center



# Survey Update

Survey Open from  
May 26<sup>th</sup> – July 18<sup>th</sup>



375  
RESPONSES

## Key Survey Take-Aways

- The majority (66.84%) of survey respondents were residents of the Village, and 81% live within the Pulaski, NY zip code area (13142).
- Most people spend their time downtown running errands (88%), eating or getting takeout at restaurants (82.93%), attending events (62.13%), or recreating (60.27%)
- The majority of respondents go downtown daily (57.10%) or 2-3 times a week (23.59%)
- Approximately 49% of respondents were ages 40-64, and 40% ages 18-39.

# Survey Update

## **Pulaski's Greatest Assets (themes from the responses)**

- Salmon River & fishing recreation (90+ mentions)
- Events & activities like the farmer's market (60 + mentions)
- Parks & recreation spaces (South Park & the River Walk) (50+ mentions)
- Small town feel & tight knit community (20+ mentions)
- Historic downtown & local businesses (25+, 30+ mentions)
- Walkability (25+ mentions)
- Arts & culture (30+ mentions)

## **Pulaski's Greatest Challenges (themes from the responses)**

- Run-Down/vacant buildings (60+ mentions)
- Lack of youth activities (45+ mentions)
- Traffic during high tourism season (35+ mentions)
- Lack of affordable housing (20+ mentions)
- Need for sidewalk/roadway improvements (40+)
- Need for small business support/economic development opportunities (30+ mentions)
- Need to balance tourism needs with residents' needs (20+ mentions)
- Lack of variety of food and business options (25+ mentions)
- Infrastructure issues such as water, sewer, drainage, utilities (20+ mentions)
- Need for community leadership and communication (15+ mentions)



# Survey Update

## Highest Priorities for Downtown Pulaski

Q8 What should be the highest priorities for the Village's downtown? (Check all that apply)



# Survey Update

## What types of businesses would you like to see in downtown Pulaski?

Q9 What types of businesses would you like to see more of in downtown Pulaski? (Check all that apply)



# Additional Engagement This Summer

## **Pop Up Events**

- Dunbar Field Festival – late August or mid-September

# NYS DRI Criteria

- ◆ **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of the DRI region.
- ◆ **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.
- ◆ **Eligible Project.** Projects must be one of the eligible project types.
- ◆ **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- ◆ **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as: additional economic activity and improved quality of life.

# Pulaski DRI Criteria

- ♦ **Additional criteria the LPC could add**
  - *Visual impacts (façade / visual improvements)*
  - *Impacts on tax revenue*
  - *Assists with job growth*

# DRI Projects – Funding Levels

- ♦ **Public Projects – eligible for 100% reimbursement**
- ♦ **Non-profit Projects – eligible for 100% reimbursement but leveraging other funds creates a more competitive project (must prove 501c3 certification)**
- ♦ **Private Projects → Two Separate Calls for Projects**
  - Open Call for 'Large' Projects (over \$100,000)
  - Open Call for Small Project Fund
- ♦ **Maximum Project Ask (if private) – minimum 25% match of total project cost**
  - All projects should consider leveraging other funding sources
  - Additional funding sources make a project more competitive
  - The higher the match – the more competitive a project could be



# Project Requirements

- ◆ **Project Location.** Must be in DRI boundaries
- ◆ **Project Timing.** Must break ground in two years\*
- ◆ **Project Size and Scale.** Transformative and impactful to the surrounding area and region
- ◆ **Project Funding.** Secured financing commitments with Non-DRI funds (other grants, loans, private equity)
  - Minimum match requirement of 25%
- ◆ **Project Sponsor(s).** Must have capable parties to carry out implementation of the project and maintenance
- ◆ **Building Decarbonization.** Must be willing to include decarbonization strategies if required

# Pulaski Call for Projects

- ◆ Call for projects closed on July 3<sup>rd</sup>
- ◆ 19 large projects submitted (private and public)
- ◆ \$19,484,500 in total DRI Requests
- ◆ Number may change due to updated cost estimates and changes in scope
- ◆ **Goal is to have a slate from \$14 - \$15 million**

# Public Projects

Total Public Project  
Request: *\$4,350,000\**

*\*Subject to Change*

# Implement a Small Projects Fund in Village of Pulaski

Project Title	Address	Owner / Sponsor	Scope of Work	Requests	Total Project Cost
Historical Renovation at 31 Broad Street	31 Broad Street	Richard K Champney, Sole LLC	Upgrades to HVAC system, renovation to siding, painting, new insulation, bathroom for customers, construction of Carriage House.	\$ 75,000	\$ 100,000
Property Improvements for Eastern Shores Insurance at 1 Broad Street	1 Broad Street	Eastern Shores Insurance	Replacement of front porch, windows and trim, new gutters, and siding.	\$ 64,800	\$ 85,000
Preservation of Pulaski Historical Society Building at 3428 Maple Ave	3428 Maple Ave	Pulaski Historical Society	Installation of sidewalk connections to ramp and side porch, condenser and heat pump installation for climate control, insulation in attic, repairs and sealing of driveway, updated technology improvements.	\$ 96,000	\$ 96,000
Deaton's Agway Improvements at 3742 Port Street	3742 Port Street	Brant Deaton Trust	Façade and pedestrian connection improvements.	TBD	TBD
Deaton's Ace Hardware Building Improvements at 3970 Port Street	3970 Port Street	Brant Deaton Trust	Installation of a new historic sign.	TBD	TBD
Installation of a Gazebo at the Springbrook Apartments	4920 Jefferson Street	Peters Realty Co	Construction of a new gazebo with walkway and railings for accessibility.	\$ 36,000	\$ 48,000
Building Improvements at 4859 N Jefferson Street	4859 North Jefferson Street	United Friends of Homeless Animals	Replacement of windows, door, and sidelights on first floor, replacement and restoration of curved windows on second floor. Repairs to façade trim and pain.	\$ 75,000	\$ 100,000
Little Lukes Childcare Improvements at 20 Castle Drive	20 Castle Drive	Little Lukes Childcare Center	Expansion of classroom space and associated upgrades including new classroom and playground equipment and compliance enhancements (ADA Compliant playground equipment, gross motor skill gym equipment, mobility equipment, commercial grade refrigerator and freezer).	\$ 56,000	\$ 74,000
Mixed-Use Building Improvements at 4849 N Jefferson Street	4849 N Jefferson Street	Richmond Builder Inc.	Building Improvements including window replacements, updates to the façade, replacement of flooring, interior walls, plumbing, and electricity in upper residential units	TBD	\$300,000
				<b>\$402,800</b>	



# Implement Improvements at Dunbar Park

- Sponsor: Village of Pulaski
- Location: Lewis Street





# Dunbar Park Improvements



- Sponsor: Village of Pulaski
- Location: Lewis Street
- DRI Request: \$2,000,000
- Total Project Cost \$5,787,570
- Scope:
  - Reconstruction of Dunbar Park to include
    - Trails & overlook areas
    - Pavilion and stage/event space
    - Formalization of parking & realignment of Lewis Street
    - Wooded picnic grove
    - Boat launch
    - Playground
    - Sports courts
    - Stormwater Improvements
  - Village has submitted two other NYS Parks grants to cover remainder of construction costs



# Installation of Placemaking Elements

- Sponsor: Village of Pulaski
- Location: DRI Area





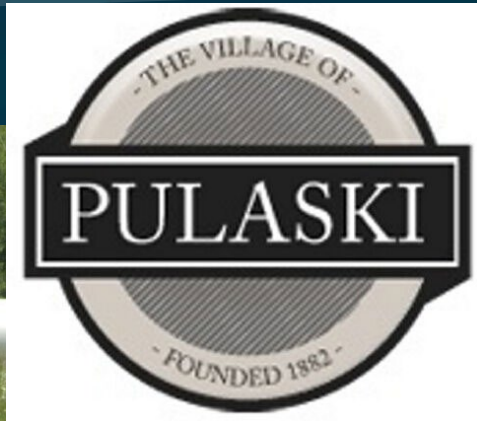
# Installation of Placemaking Elements in Downtown



- Sponsor: Village of Pulaski
- Location: DRI Area
- DRI Request: \$TBD
- Total Project Cost: \$TBD
- Scope:
  - Installation of arrival/identification signage to alert visitors to amenities like boat launches, river access points, public parking, beginning and end of the Historic District
  - Update to Street Furniture
    - Benches
    - Trash Receptacles
    - Bike Racks
    - Planter Boxes
  - Commissioning of Public Art
    - Murals
    - Sculptures
  - LED accent lighting under bridges



# Marketing and Branding Initiative



- Sponsor: Village of Pulaski
- Location: N/A
- DRI Request: \$250,000
- Total Project Cost \$250,000
- Scope:
  - Development of a unified brand identity, including a new logo and branding materials
  - Modernization and improvement of the Village's website and overall web presence

# Private Projects

Total Private Project  
Request: *\$15,134,500\**

*\* Subject to change*

- Each project will be evaluated by the LPC based on:
  - Alignment with the NYS DRI goals and criteria
    - Catalytic Effect
    - Project Readiness
    - Eligible Project
    - Cost Effectiveness
    - Co-Benefits
  - Alignment with Pulaski goals
  - Any additional criteria established by the LPC



# Exterior Renovation of 9 Broad Street

- Sponsor: Lobdell Stewart Realty LLC
- Location: 9 Broad Street





# Transform 3420 Maple Ave into Community Wellness and Event Center

- Sponsor: Nichole Wall
- Location: 3420 Maple Avenue





# Transform 3420 Maple Ave into Community Wellness and Event Center



- DRI Request: \$380,000
- Total Project Cost: \$560,000
- Scope:
  - Redevelopment of the 16,000 SF building to include a
    - Two-story fitness center (6,000 SF) with functional fitness equipment, keyless access, and childcare room
    - Wellness practitioner's suites & community fitness studio (5,000 SF) for acupuncture, chiropractor, and counseling
    - Event rental space (2,000 SF) for flexible use, daily or weekend rentals

# Renovate 4817-4819 Salina Street Apartments

- Sponsor: JV QOF LLC
- Location: 4817-4819 Salina Street





# Renovate 4817-4819 Salina Street Apartments

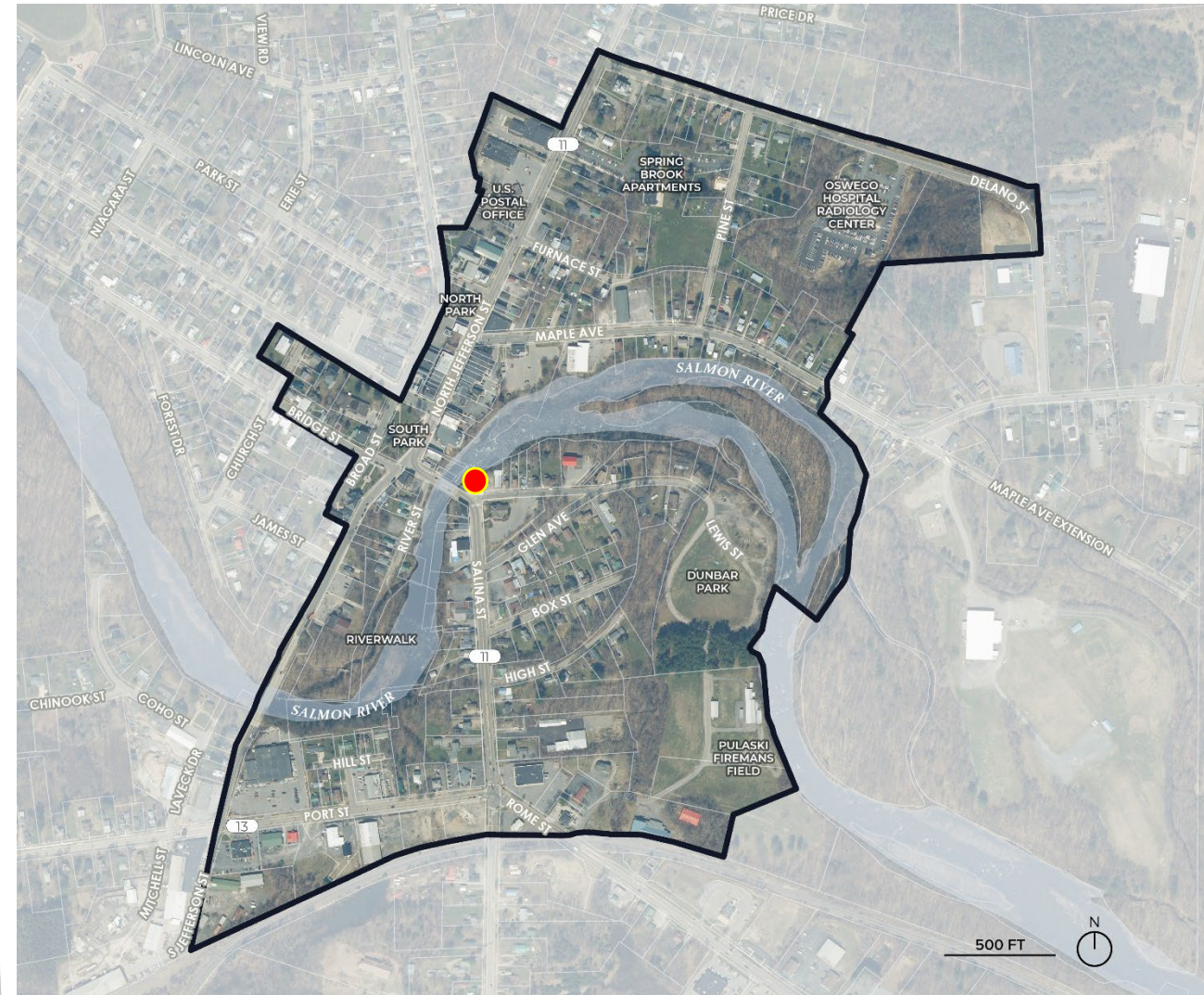


- DRI Request: \$700,000
- Total Project Cost: \$950,000
- Scope:
  - Renovation of four apartment units on second and third floors:
    - 2, two-bedroom (1300 SF each)
    - 2, one-bedroom (1000 SF each)
  - Activities include new flooring, interior walls, paint, doors and appliances / fixtures
  - Project has acquired a NY Main Street Grant for basement stabilization and first floor coffee shop development



# Mixed Use Building Improvements to Provide Housing and Retail at 4826 Salina Street

- Sponsor: Zana Gervaise
- Location: 4826 Salina Street



# Mixed Use Building Improvements to Provide Housing and Retail at 4826 Salina Street



- DRI Request: \$300,000
- Total Project Cost: \$380,000
- Scope:
  - Exterior siding and structural improvements
  - Installation of rooftop solar
  - Plumbing improvements
  - Partial remodel of 2 top floor apartment units
  - Full gut renovation of second floor apartments
  - Renovation of first floor commercial retail space with new lighting, flooring, and electrical



# Transformation of 4844 Jefferson Street into Mixed-Use Space

- Sponsor: V-Squared Management LLC
- Location: 4844 Salina Street



# Transformation of 4844 Jefferson Street into Mixed-Use Space



- DRI Request: \$840,000
- Total Project Cost: \$1,200,000
- Scope:
  - Redevelopment of existing vacant upper stories into apartment rentals for Theatre event space users and redevelopment of two vacant storefront spaces including
    - New electric, plumbing, and HVAC
    - New roof
    - New windows, flooring / interior walls and ceilings,
    - Addition of balcony and deck for Salmon River views
    - Proposed commercial uses include bakery & coffee shop



# Rejuvenate the Salmon River Fine Center, restore façade, and improve apartments at 4848 North Jefferson Street

- Sponsor: Vincent Lobdell
- Location: 4848 North Jefferson Street



# Rejuvenate the Salmon River Fine Center, Restore façade, and Improve Apartments at 4848 North Jefferson Street

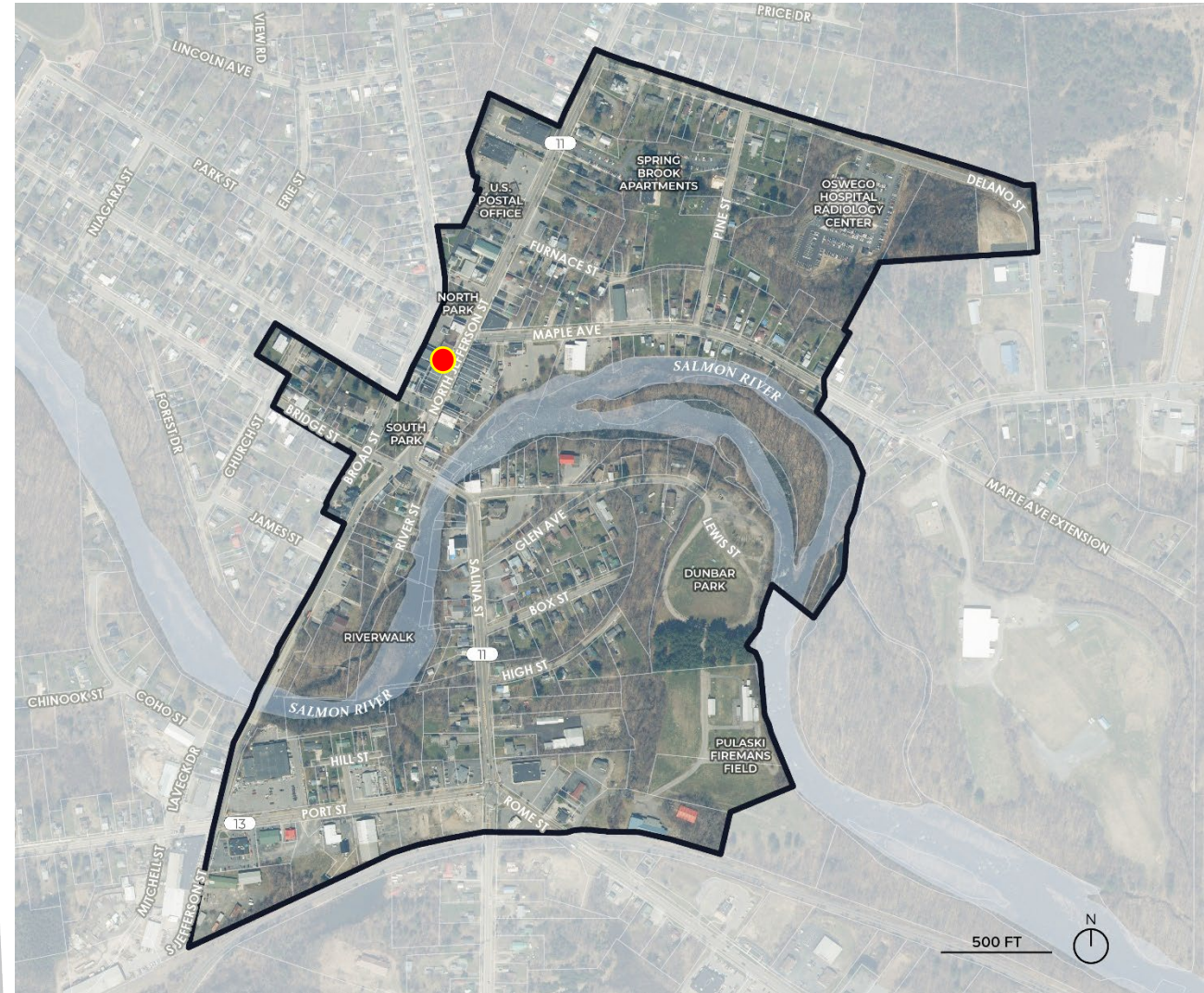


- DRI Request: \$447,000
- Total Project Cost: \$667,000
- Scope:
  - Repairs to deteriorated brick and replacement of windows
  - Replacement of roof and flashing on building, repairs to historic cornices on the front facade, painting of all trim work on the facade to restore historic architecture.
  - Redevelopment of 4 apartments on the second and third floor of building
  - Specific Art Center improvements:
    - Bathroom renovations to become ADA compliant
    - Install classroom space in basement
    - Installation of emergency egress with fire rated door, rear art center entrance with access to ground level.



# Renovate Apartment and Façade Improvements at 4873 Jefferson Street

- Sponsor: CP QOF LLC
- Location: 4873 North Jefferson Street





# Renovate Apartment and Façade Improvements at 4873 Jefferson Street



- DRI Request: \$410,000
- Total Project Cost: \$560,000
- Scope:
  - Renovation of 1,875 SF vacant second-floor apartment unit and façade improvements of building exterior:
    - New insulation
    - Installation of flooring and tile
    - Electrical, plumbing, HVAC improvements
    - Exterior façade brick work

# Development of Integrated Pharmacy Services at 61 Delano Street

- Sponsor: Northern Oswego County Health Services Inc.
- Location: 61 Delano Street





# Development of Integrated Pharmacy Services at 61 Delano Street

- DRI Request: \$550,000
- Total Project Cost: \$1,406,000
- Scope:
  - Development of new pharmacy drive thru with 500 sf canopy
  - Demolition and repurposing of existing clinic rooms and creation of private consultation areas
  - New sidewalk connections into building





# Renovate Historic Cider Mill at 110 Lewis Street into Outdoor Café, Gallery, Lodge, and Event Center

- Sponsor: MLK Enterprises LLC
- Location: 110 Lewis Street





# Renovate Historic Cider Mill at 110 Lewis Street into Outdoor Café, Gallery, Lodge, and Event Center



- DRI Request: \$366,000
- Total Project Cost: \$498,000
- Scope:
  - Demolition of existing garage and construction of new wrap around porch / covered pavilion
  - Interior renovations of vacant property including insulation, windows, doors, plumbing, electric, HVAC, bathrooms, and new flooring



# Development of Commercial Community Kitchen at 2 Hubble Street

- Sponsor: Park United Methodist Church
- Location: 2 Hubble Street



# Development of Commercial Community Kitchen at 2 Hubble Street

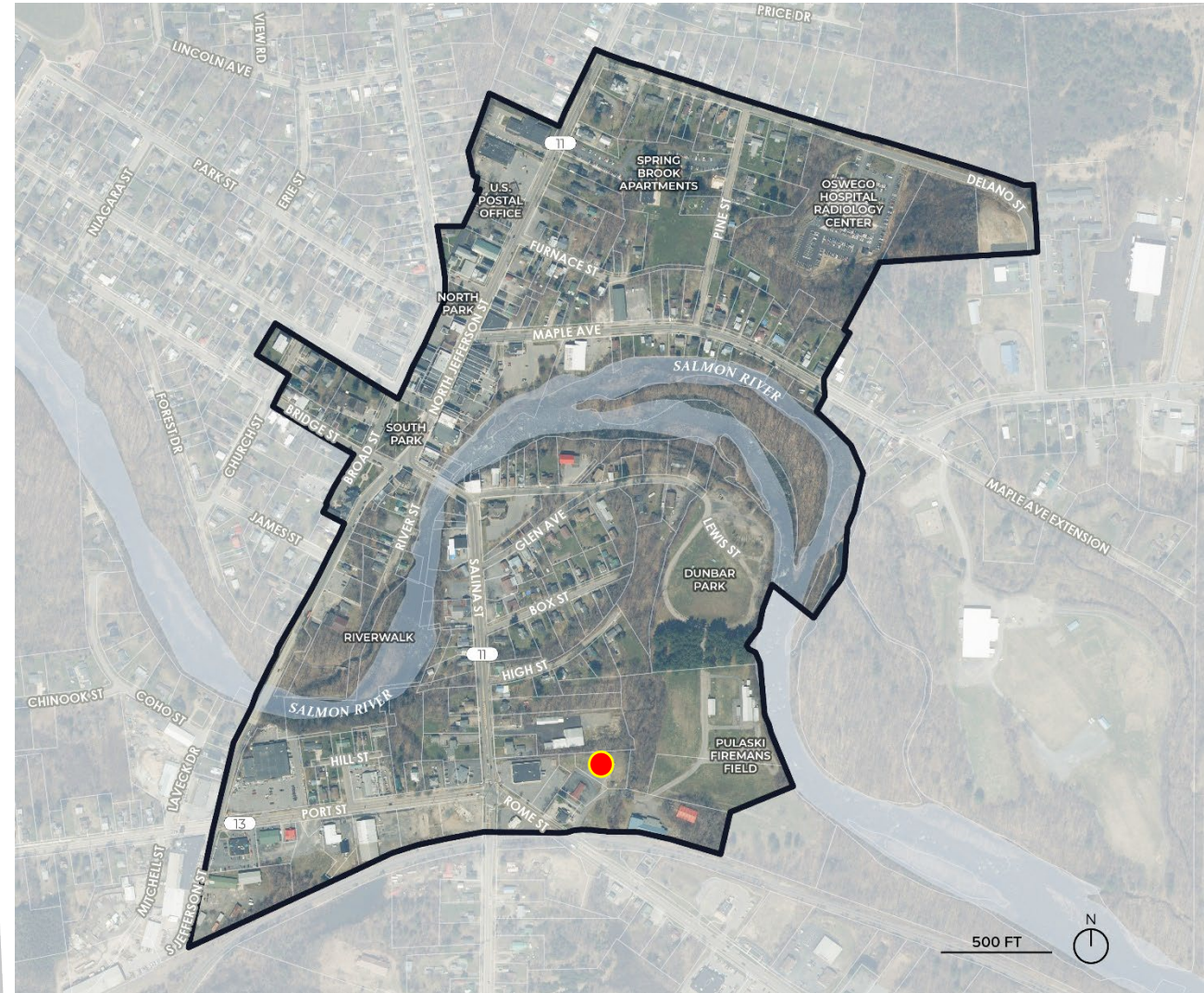


- DRI Request: \$280,000
- Total Project Cost: \$317,000
- Scope:
  - Upgrades to flooring, HVAC, bathrooms and replacement of lighting
  - Full kitchen rehab into commercial quality kitchen and covered outdoor porch area for community events and emergency meal preparation
  - Total project includes renovations of 2,032 SF



# Development of Salmon Run Apartments at 9 Lewis Street

- Sponsor: Louis and Carolyn Petrocci
- Location: 9 Lewis Street





# Development of Salmon Run Apartments at 9 Lewis Street

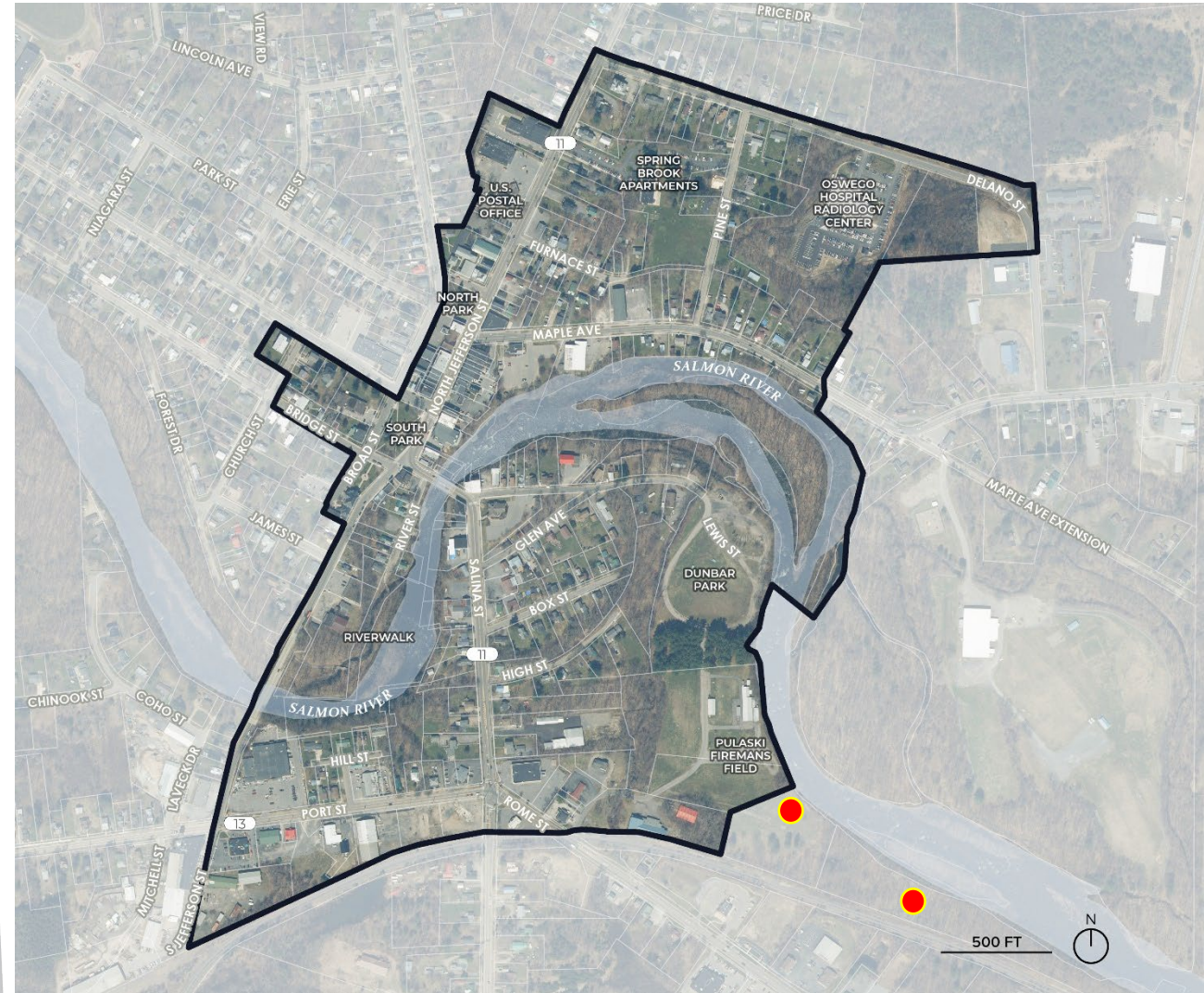


- DRI Request: \$2,450,000
- Total Project Cost: \$3,370,000
- Scope:
  - New development on vacant lot of 12-unit market rate apartment building consisting of 1- and 2-bedroom units with a percentage designated to senior housing
  - 13,000 SF total building footprint with 3-stories
  - Sidewalks and landscaped areas for tenants



# Development of Luxury Cabins and Community Building at 22 and 36 Lewis Street

- Sponsor: Valvalo Property Management
- Location: 22 & 36 Lewis Street  
*\*Outside of Boundary\**





# Development of Luxury Cabins and Community Building at 22 and 36 Lewis Street

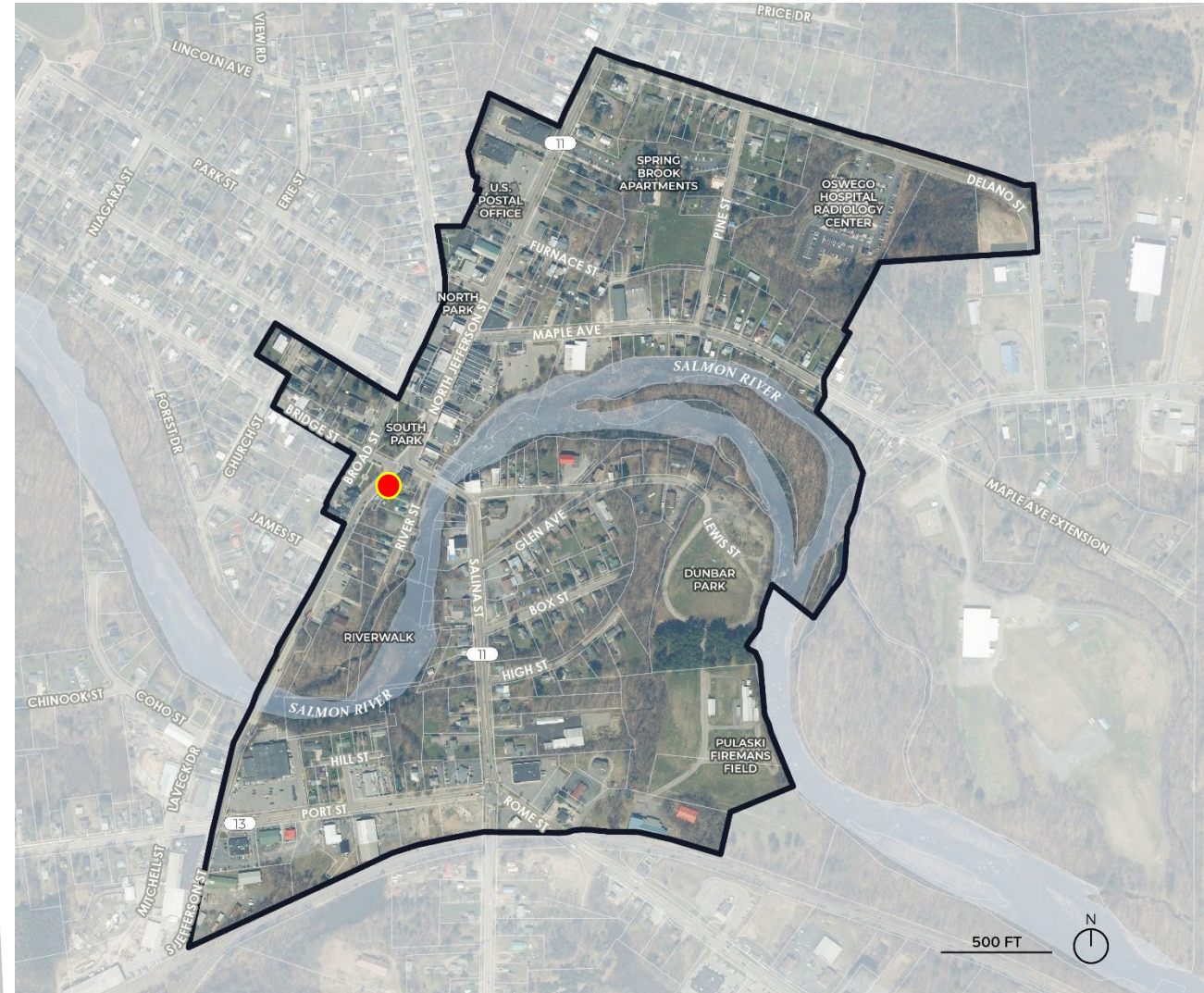


- DRI Request: \$3,500,000
- Total Project Cost: \$5,700,000
- Scope:
  - Development of 16 new cabins and new community building (10,000 SF single story) along Salmon River which will include a swimming pool, hot tubs, outdoor patios, and massage rooms.
  - Realignment of Dunbar Park Road to improve site access.



# Residential and Commercial Building Renewal at 5 South Jefferson Street

- Sponsor: Gabriel Yerdon and Joshua Bilodeau
- Location: 5 South Jefferson Street





# Residential and Commercial Building Renewal at 5 South Jefferson Street

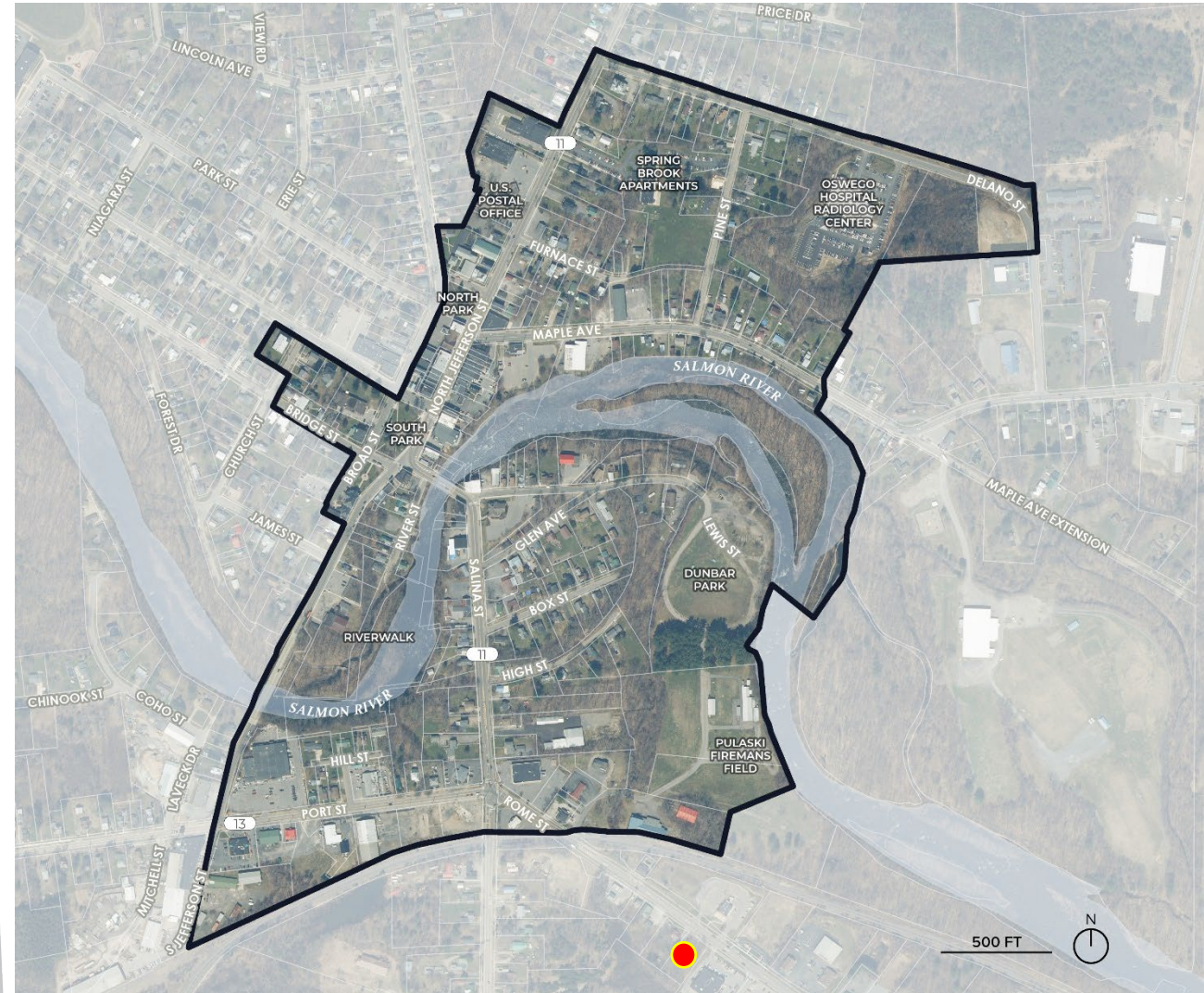


- DRI Request: \$124,000
- Total Project Cost: \$165,000
- Scope:
  - Renovation of existing building including two existing upper residential apartments (1,100 SF / 815 SF) and first floor commercial space (1,100 SF)
  - Façade improvements including new mural and masonry / vinyl repairs



# Development of Rhodes Coffee Co. Café, Roastery, and Community Hub

- Sponsor: Rivers and Rhodes LLC
- Location: 3879-3383 Rome Road  
*\*Outside of DRI Area\**





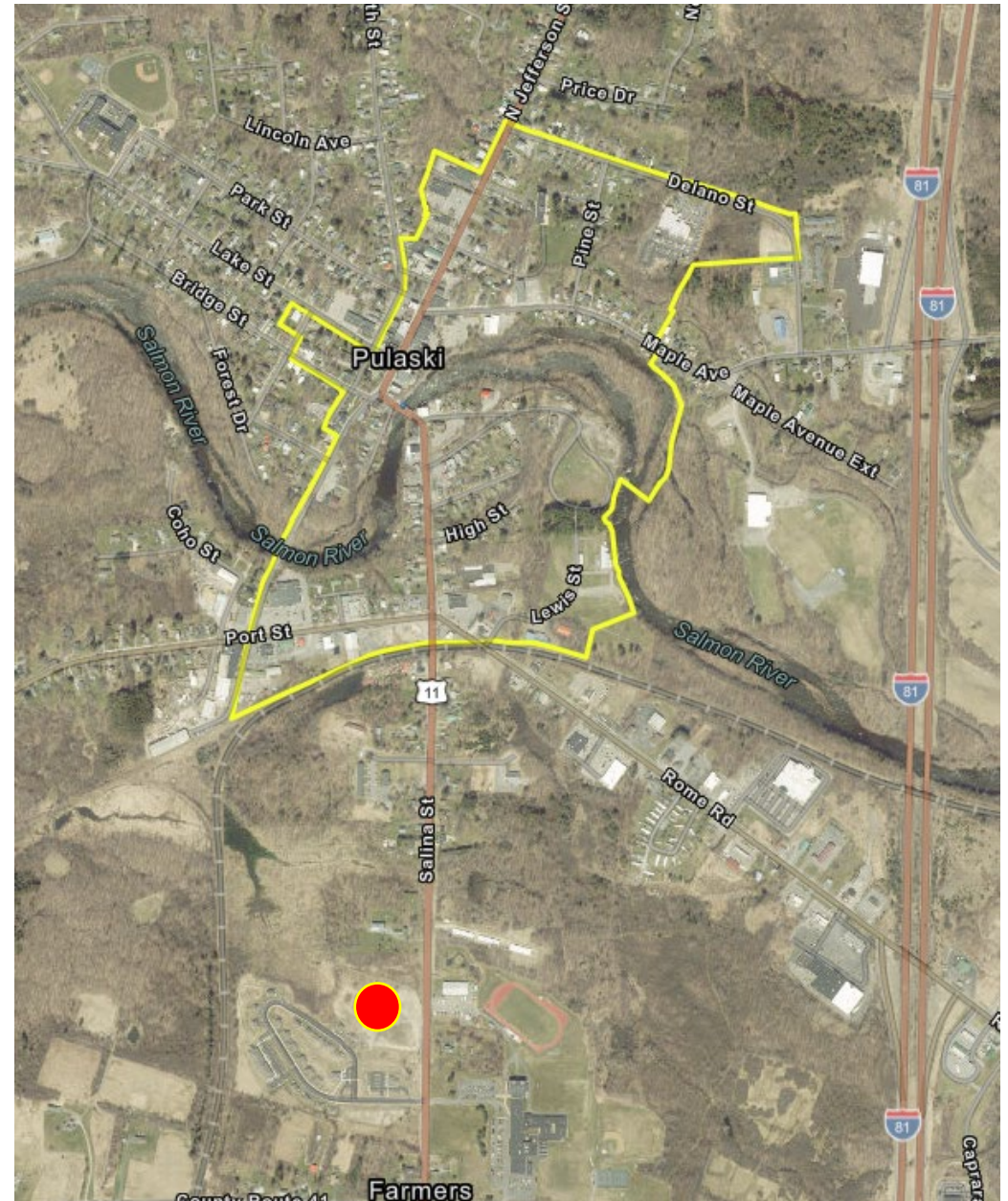


- DRI Request: \$800,000
- Total Project Cost: \$1,200,000
- Scope:
  - Construction of a new, two story, 2,000 SF, building that will include a ground floor café and roastery and second story glass front community event space
  - Project includes construction of a new exterior patio and outdoor seating area with associated parking lot and drive thru

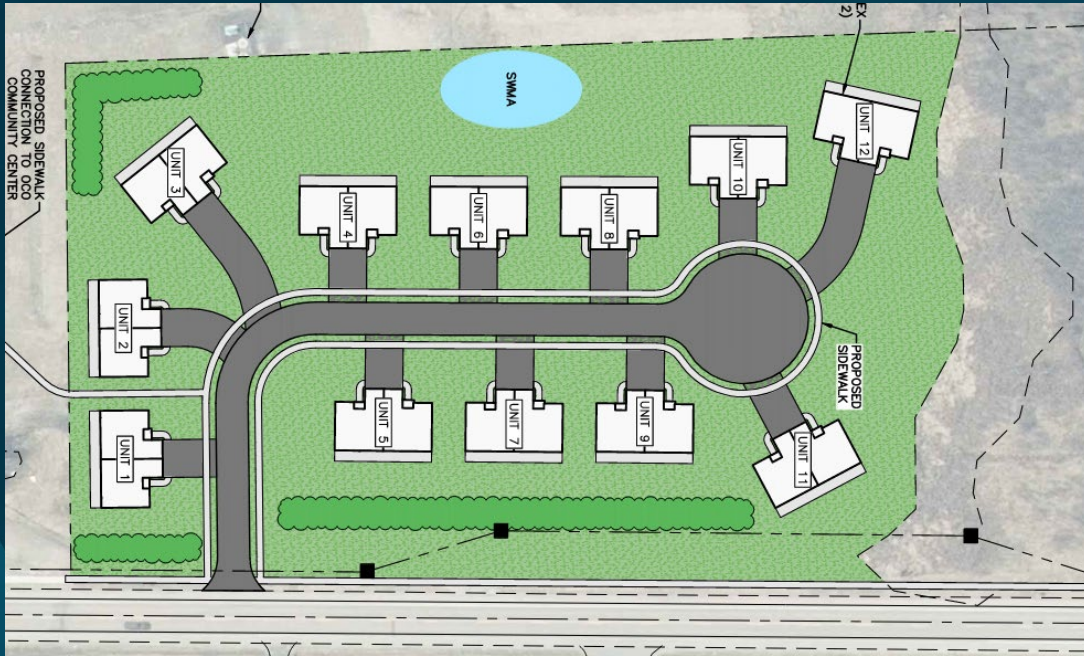


# Development of Senior Living Duplex Apartments on Salina Street

- Sponsor: MBL Properties NY LLC
- Location: Salina Street  
*\*Outside of DRI Area\**



# Development of Senior Living Duplex Apartments on Salina Street



- DRI Request: \$2,675,000
- Total Project Cost: \$5,861,000
- Scope:
  - Development of a Senior Living apartments - 20 units (1200 SF, single story, with two-bedrooms including garage and paved driveways)
  - Construction of interior access roads and sidewalks



# Redevelopment of 16 Lewis Street into an Outdoor Retail Space and Small Business Hub

- Sponsor: Mike Deaton
- Location: 16 Lewis Street



# Redevelopment of 16 Lewis Street into an Outdoor Retail Space and Small Business Hub

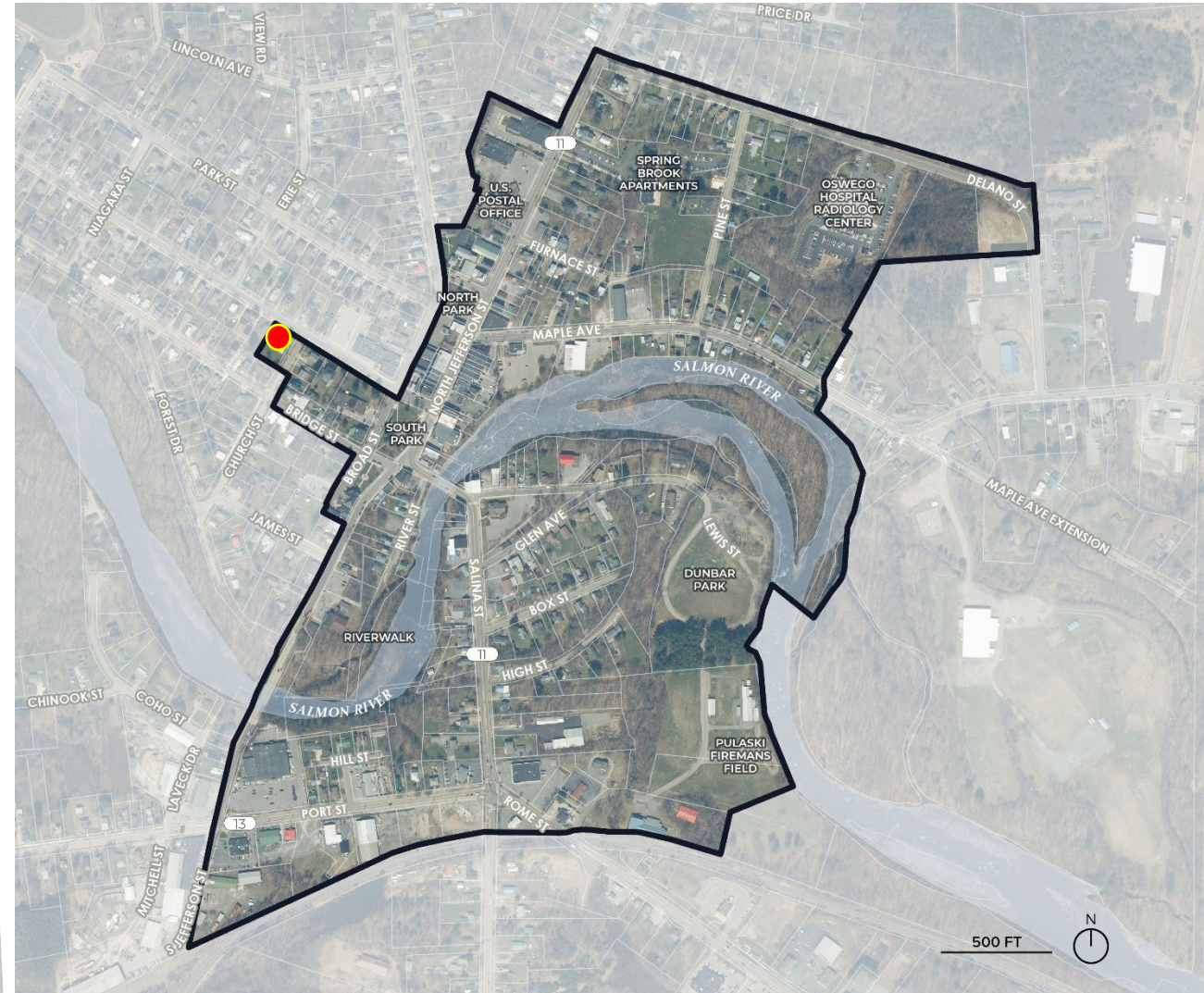


- DRI Request: \$137,500
- Total Project Cost: \$550,000
- Scope:
  - Renovation of former Feed Mill and old Ace Hardware building into retail spaces for camping, hiking, and outdoor sporting equipment, and several spaces for specialty retailers (6400 SF)
  - Includes plumbing, electrical work, new restrooms, HVAC system, insulation, flooring, ADA compliance, interior walls, facade, and windows, outdoor green space and seating for visitors.



# Conversion of Former Church into Two Apartment Units at 27 Church Street

- Sponsor: Unique Palmyra Properties LLC
- Location: 27 Church Street





# Conversion of Former Church into Two Apartment Units at 27 Church Street



- DRI Request: \$975,000
- Total Project Cost: \$1,300,000
- Scope:
  - Conversion of the currently vacant church into two separate housing units, an upper level and a lower level. Both will contain three bedrooms and two bathrooms.
  - Foundation and brick work, water drainage system, mold remediation, elevator removal, upgrades to electrical, plumbing, windows, new framing and drywall



# DRI Boundary Adjustments

- ♦ The LPC has the ability to recommend and approve minor boundary adjustments to incorporate a project, or projects, that they believe are compelling and support the vision of the DRI/NYF area.
- ♦ These instances should be limited to transformative downtown projects that will advance the goals of the DRI/ NYF area

# Next Steps and Discussion

- ◆ Project Sponsors typically are given the opportunity to present their projects to the LPC
- ◆ Presentations would replace LPC Meeting 5 on September 24<sup>th</sup>
- ◆ Finalize Additional Criteria
- ◆ Review Downtown Profile & Assessment and provide edits to Project Team
- ◆ Facilitation of Pop Up 2
- ◆ LPC 4 – August 27<sup>th</sup>



# Public Comment