



**NY Forward**

# WELCOME

THE MEETING WILL  
BEGIN SHORTLY

**Local Planning Committee (LPC)  
Meeting #5  
Thursday, October 19, 2023**

The background of the right side of the slide is a photograph of a blue sky and a blue ocean. A large, dark blue, geometric shape, resembling a stylized 'A' or a mountain peak, is overlaid on the image. The text "CAPE VINCENT" is written in large, white, sans-serif capital letters across the top of the image, partially overlapping the geometric shape.

# CAPE VINCENT

NEW YORK FORWARD

# CODE OF CONDUCT



- 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**:
  - **D**isclose conflicts of interest
  - **A**ct in the public interest
  - **D**isqualify if necessary



# AGENDA

1

Welcome & Code of Conduct Reminder

2

Project Schedule Update

3

Refining Projects List Discussion

4

Next Steps

5

Public Comment

# INTRODUCTIONS



LOCAL PLANNING COMMITTEE	
NAME	AFFILIATION
Jerry Golden	Mayor, Village of Cape Vincent; LPC Co-Chair
Erika Flint	Fort Drum Regional Health Planning Organization; North Country REDC; LPC Co-Chair
Michael Bashaw	Thousand Islands Central School District
Elisabeth Brennan	Cape Vincent Arts Council
Susan Castle	Chateau
Michael Chavoustie	French Towne Market/Cup of Joy
Marty Mason	Town of Cape Vincent
Christine Stark	Cape Vincent Improvement League



# INTRODUCTIONS



## STATE PARTNERS

NAME	TITLE	DEPARTMENT
Kylie Peck	Project Manager	NYS Department of State
Stephen Hunt	Regional Director, North Country Office	Empire State Development
Mary Barthelme	Project Manager	NYS Homes & Community Renewal
Amanda Bearcroft	Program Director, DRI and NY Forward	NYS Department of State

## KEY PLANNING SUPPORT

Name	Title
Mary Rupp	Village Clerk/Treasurer
Pamela Youngs	Cape Vincent Local Development Corporation

# INTRODUCTIONS



## CONSULTANT TEAM



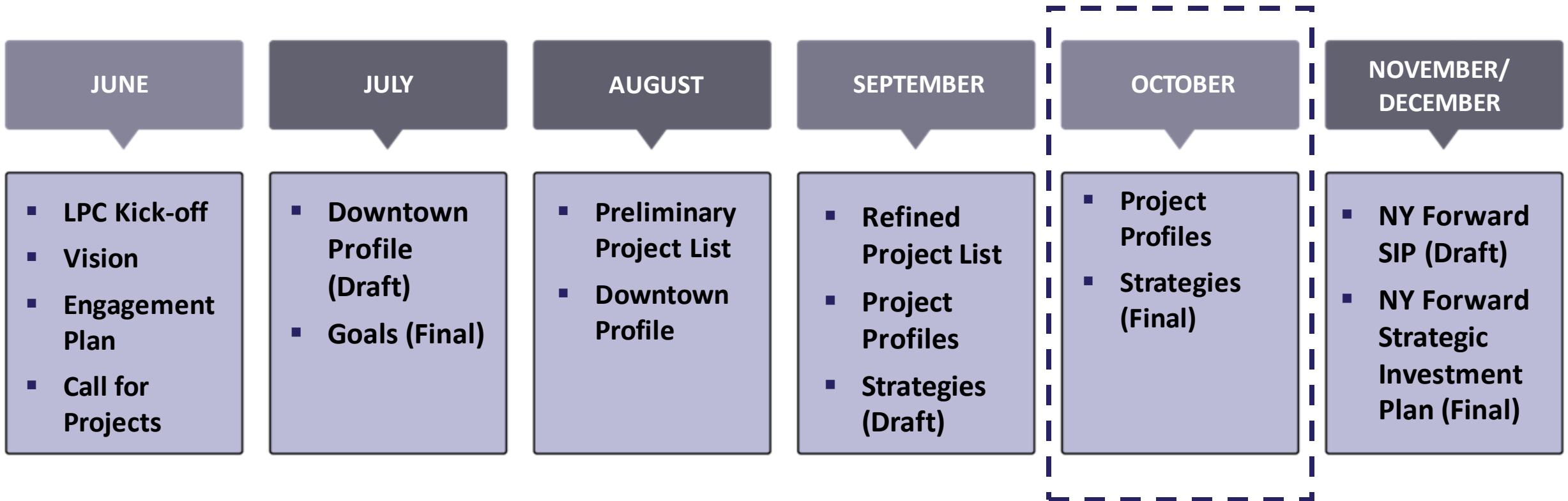
Engineering and  
Land Surveying, P.C.

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# PROJECT SCHEDULE

Key Milestones



# NY FORWARD PROGRAM GOALS



Create an active downtown with a strong sense of place



Attract new and diverse businesses and job opportunities for various skills and salaries



Enhance public spaces and cultural events for residents and visitors



Build a diverse population supported by diverse housing and employment opportunities



Grow the local property tax base



Provide amenities that support and enhance downtown living and quality of life



Reduce greenhouse gas emissions and support resilient investments





## Project Guidelines:

- Aligned with State and Local Goals
- Project Readiness
- Transformative, Catalytic
- Co-Benefits
- Cost Effectiveness / Leveraging



# REFINED PROJECTS LIST



## What Makes a Project Idea into a Viable Project?

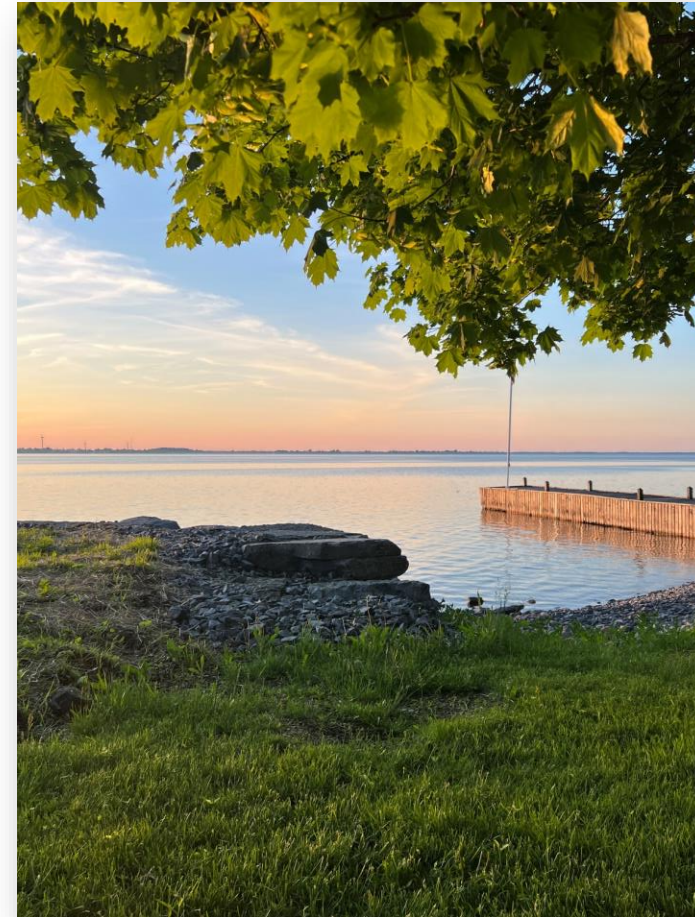
- Eligible project activities
- A project sponsor that has the legal authority and capacity to implement the project
- Sufficient financing
- Site control or demonstrated ability to acquire the property or receive permission to implement a project
- Readiness and capacity to implement the project within two years of NYF funding

# REFINING PROJECTS LIST



**Consultant Team reached out to Project Sponsors to gather additional information including:**

- Clarification of Scope/Budgets
- Sponsor Capacity to Implement
- Project Readiness/Status Updates



# REFINED PROJECTS LIST



Projects selected by LPC for further evaluation:

- A8-10 – French Towne Market
- A03-5 – Cup of Joy Building
- A06 – Exercise Center
- A01 – American Legion Memorial\*
- A07 – Cape Vincent Brewing Building\*
- A12 – Twist of Cape Building\*
- A13 – Chateau Building\*
- A18 – Improvements to Village Green\*
- A21 – Improvements to CV Post Office\*
- B01 – Enhance Downtown Streetscape\*
- B02 – Extend Cape Vincent’s Welcome\*
- B03 – Revitalize Club Street\*
- C01 – Small Project Fund

*\*Additional materials received from Project Sponsor(s) since last LPC meeting*

# REFINING PROJECT LIST



## Project Name: French Towne Market Projects (A08-A10)



- Sponsors: Joe Chavoustie & Michael Chavoustie
- Project Location: 342 E. Broadway & 334/336 Kelsey Lane
- Proposed Projects:
  - EV Charging Station
  - Façade Improvement
  - Rooftop Solar
  - Commercial freezers & Display Tables

# REFINING PROJECT LIST



## Project Name: French Towne Market – EV Charging (A08)

- Sponsors: Joe Chavoustie & Michael Chavoustie
- Project Location: 334/336 Kelsey Lane (outside NYF boundary)
- Project Description:
  - Refurbish existing deteriorating structure and re-purpose into an EV Charging Station with "Comfort Facility" as well as a small Private Self Storage Rental space. (Communication received September 7<sup>th</sup>, indicating possible shift from storage to space for re-located coffee roasting operation.)
- Total Project Cost: \$98,000
- NYF Funding Request: \$90,000
- NYF Ask: 92%

# REFINING PROJECT LIST



## Project Name: French Towne Market – Façade (A09)

- Sponsors: Joe Chavoustie & Michael Chavoustie
- Project Location: 342 East Broadway
- Project Description:
  - Facade renovation to include re-painting of existing structure, sanding and refinishing of fading wood, purchase and installation of six new upstairs windows, re-sealing downstairs windows and doors.
- Total Project Cost: \$25,000
- NYF Funding Request: \$18,750
- NYF Ask: 75%

## REFINING PROJECT LIST



### Project Name: French Towne Market – Rooftop Solar (A10)

- Sponsors: Joe Chavoustie & Michael Chavoustie
- Project Location: 342 East Broadway
- Project Description:
  - Installation of a 49.7 kW roof-mounted PV system on top of the French Towne Market.
- Total Project Cost: \$149,100
- NYF Funding Request: \$57,155
- NYF Ask: 38%



# REFINING PROJECT LIST



## Project Name: French Towne Market – Equipment\*

- Sponsors: Joe Chavoustie & Michael Chavoustie
- Project Location: 342 East Broadway
- Project Description:
  - Purchase and installation of refrigeration and freezer equipment upgrades to ensure the daily operations of French Towne Market. Removal of existing inefficient equipment.
- Total Project Cost: \$70,100
- NYF Funding Request: \$59,500
- NYF Ask: 85%

Action	Cost	Funding source
(4) 4-door Commercial Display Freezer	47,000	Lending Institution
(2) Refrigerated Produce Display Tables	15,000	Lending Institution
Removal of existing units	8,000	Lending Institution
<b>Total NYF funding request</b>	<b>\$ 59,500</b>	
<b>Total funds from other sources</b>	<b>\$ 10,500</b>	
<b>Total project cost</b>	<b>\$ 70,000</b>	

*\*Project application received after Call for Projects submission deadline.*

# REFINING PROJECT LIST



## Project Name: Cup of Joy Building Improvements (A03-5)



- Project Location: **288 E. Broadway St.**
- Project Sponsor: **Our Cup of Joy, Inc.**
- NYF Project Team requested combined project description and budget, documentation of financial capacity to implement the project, and future conditions image(s).
- No updated project materials received to date

## REFINING PROJECT LIST



### Project Name: Develop Exercise Center on Broadway (A06)

- Project Location: Corner of Point St. & Broadway
- Project Sponsors: David & Sharon Wiley
- NYF Project Team requested an exact project location, a refined project description, current/future conditions images, financial capacity documentation, contractor estimates/quotes, permitting update, and business plan (if available)
- No updated project materials received to date

# REFINING PROJECT LIST



## Project Name: Upgrade American Legion Memorial (A01)



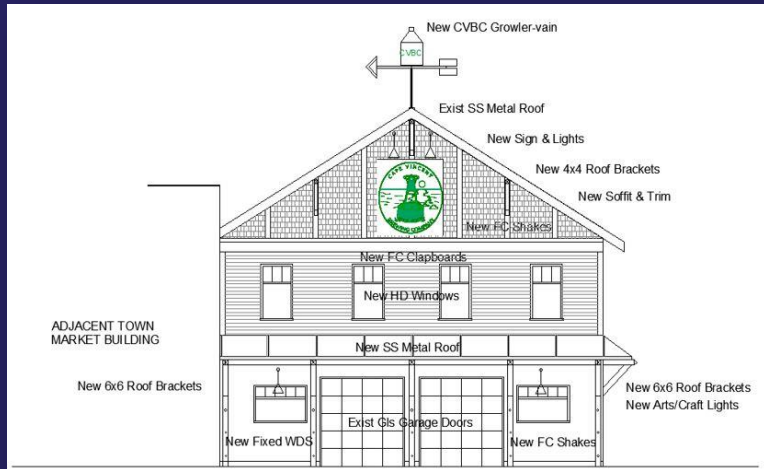
Total Project Cost: \$140,000  
NYF Funding Request: \$130,000  
NYF Ask: 93%

- Sponsor has approximately \$10K in secured funds from past fundraising + flagpole (anticipated)
- Sponsor indicated that organization does not have ability to secure financing for upfront project costs
- Project site is in Village-owned right-of-way on Esselstyne Street
- Letters of support received from Village & Town

# REFINING PROJECT LIST



## Project Name: Cape Vincent Brewing Building (A07)



Total Project Cost: \$245,675  
NYF Funding Request: \$195,675  
NYF Ask: 80%

- Project Sponsors indicated in writing a willingness to contribute \$50k in matching funds
- Sponsors provided bank letter to establish financing capacity
- Sponsors provided future conditions renderings for proposed site improvements

# REFINING PROJECT LIST



## Project Name: Twist of Cape Building (A12)



Total Project Cost: \$165,769  
NYF Funding Request: \$132,615  
NYF Ask: 80%

- Project Sponsor has submitted proof of financial capacity to fund upfront project costs
- Sponsor has indicated willingness to increase “sponsor match” to 20% of overall cost – previously, request was for 100% NYF funding
- Project site existing conditions images submitted

# REFINING PROJECT LIST



## Project Name: Chateau Building (A13)



*\*Example of proposed addition*

Total Project Cost: \$264,500

NYF Funding Request: \$234,500

NYF Ask: 89%

- Sponsor has provided bank letter establish financing capacity
- Sponsor provided written explanation of elevator/HVAC/restroom installation for operation of onsite businesses
- Cost estimate for signage project component submitted
- Copies of zoning permit applications submitted

# REFINING PROJECT LIST



## Project Name: CV Village Green Improvements (A18)



Total Project Cost: \$70,600  
NYF Funding Request: \$60,600  
NYF Ask: 86%

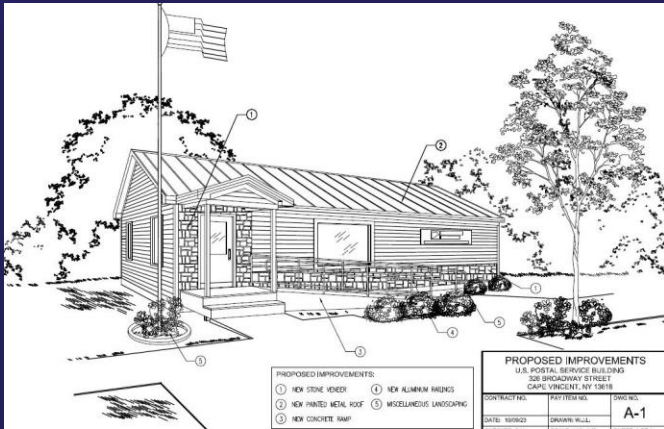
- Sponsor has provided bank letter to demonstrate financial capacity to fund upfront project costs
- Sponsor has provided record of donated funds to demonstrate ability to fund sponsor portion of overall cost
- Future conditions image(s) not available at this time



# REFINED PROJECTS LIST



## Project Name: CV Post Office Building (A21)



Total Project Cost: \$91,455

NYF Funding Request: \$73,156

NYF Ask: 80%

- Sponsor has provided bank information to demonstrate capacity to fund upfront project costs
- Sponsor has provided future conditions image

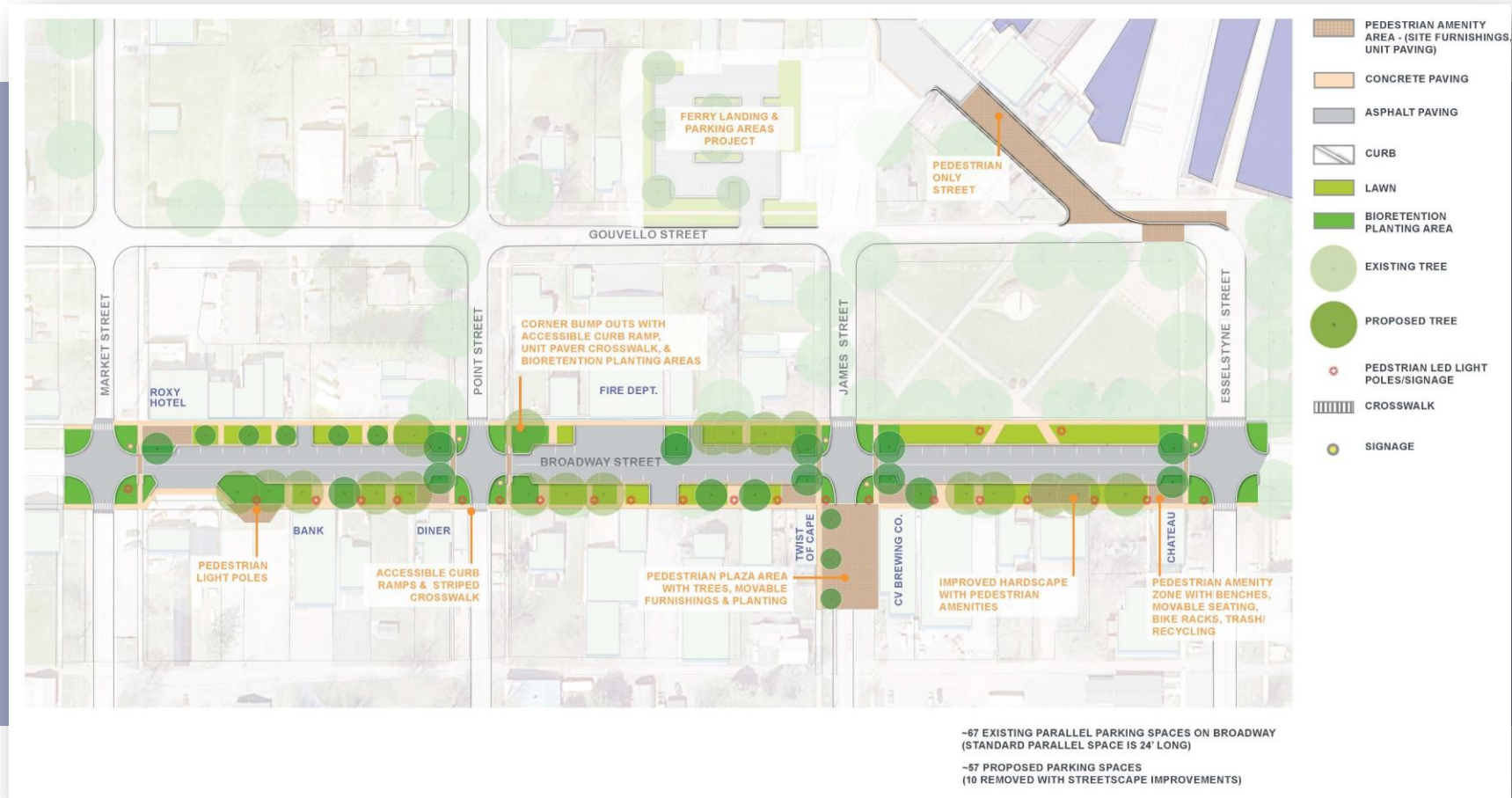
# REFINING PROJECT LIST



## Project Name: Enhance the Downtown Streetscape (B01)

### Project: Enhance Downtown Streetscape

- Total Project Cost: \$5,045,115
- Broadway Streetscape Cost: \$3,890,170
- Club Street Streetscape Cost: \$1,154,945



# REFINING PROJECT LIST

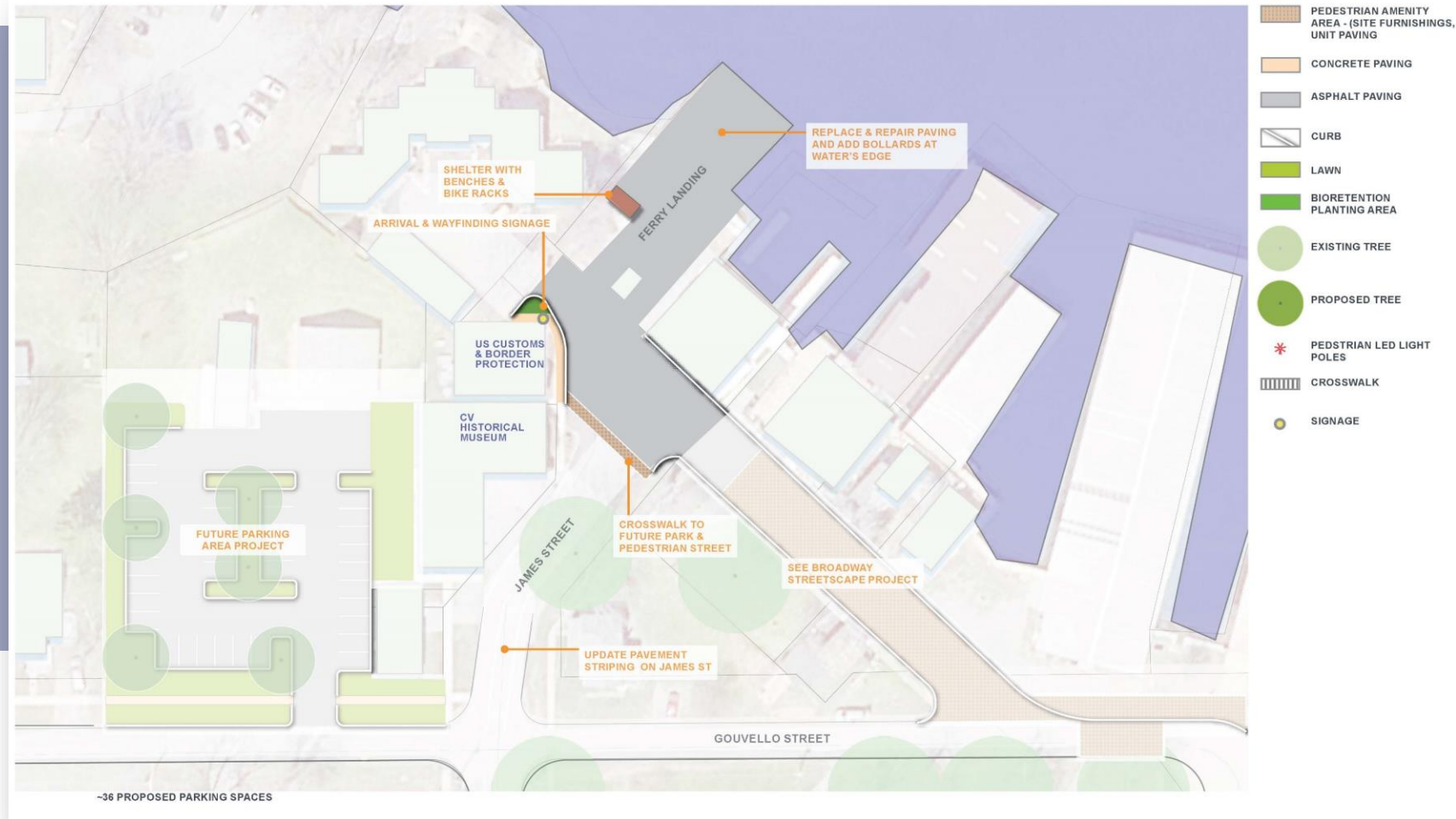


## Project Name: Extend Cape Vincent's Welcome (B02)

### Project: Extend Cape Vincent's Welcome

- Total Project Cost: \$963,544
- Ferry Landing Cost: \$319,000
- Parking Lot Improvements Cost: \$644,544

- Parking lot improvement costs no longer included in NYF Request amount
- Updated NYF Ask is **\$319,000**



# REFINED PROJECTS LIST



## Project Name: Revitalize Club Street (B03)

- Sponsor: Town of Cape Vincent
- Location: Multiple locations on Club Street
- Overall Project Cost: \$1,100,000
- NY Forward Request: \$850,000
- Updates: Sponsor spoke with Project Team to confirm playground, stadium seating, restrooms, landscaping and water feature as components.



# REFINED PROJECTS LIST



## Project Name: Small Projects Fund (C01)

- **Sponsor:** Village of Cape Vincent
- **Location:** Within NYF Boundary
- **Overall Project Cost:** \$300,000
- **NY Forward Request:** \$300,000
- **Project Description:** A locally managed fund to undertake a range of smaller downtown projects such as façade enhancements, building renovation improvements to commercial or mixed-use spaces, business assistance, or public art.



# REFINING PROJECTS LIST



- LPC to develop a refined list of proposed projects;
- Then a final slate of projects will be recommended for inclusion in the Strategic Investment Plan.
- This slate of projects should represent a NYF request of between \$6 - \$8 million

# REFINING PROJECTS LIST



## For LPC Discussion:

- A01 – American Legion Memorial Upgrades
- A03-5 – Cup of Joy – Combined Site Improvements
- A06 – Exercise Center on Broadway
- A07 – Cape Vincent Brewing Co. Building Improvements
- A08-10 – French Towne Market Project Components
- A12 – Rehabilitate Twist of Cape Building
- A13 – Expand Chateau Building

*\*For LPC discussion purposes*

# REFINING PROJECTS LIST



## For LPC Discussion:

- A18 – Park Improvements to Village Green
- A21 – Improve Access to Village Post Office
- B01 – Enhance the Downtown Streetscape
- B02 – Extend Cape Vincent’s Welcome
- B03 – Revitalize Club Street
- C01 – Small Projects Fund

*\*For LPC discussion purposes*



# REFINING PROJECTS LIST



## Current Totals for Projects Under Evaluation\*

- Total Project Cost: **\$8,896,758**
- Total NYF Request: **\$7,680,066**
- Slate between \$6 - \$8M

*\*DRAFT – For LPC discussion purposes – Includes updated request figures from Project Sponsors*

# NEXT STEPS

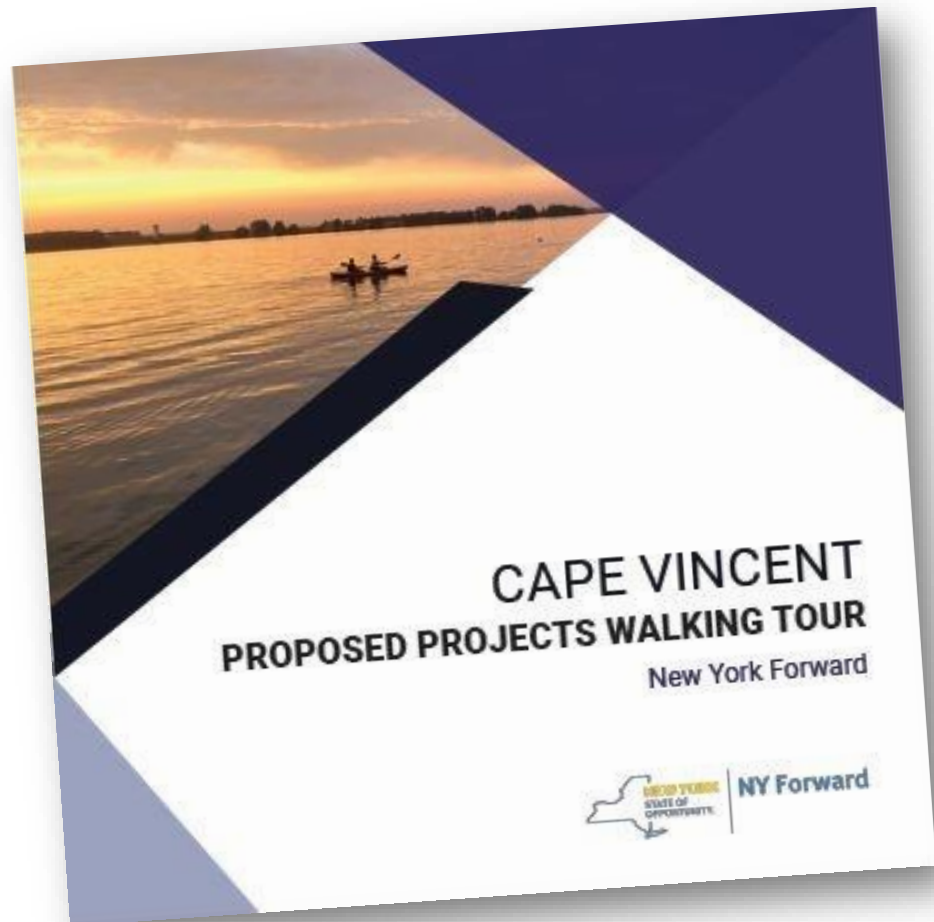


- Future LPC Meetings
  - LPC #6 – November 9 @ 9:00 – 11:00 a.m.
- Public Engagement
  - Proposed Project Walking Tour Brochure
  - Project Gallery
  - Project Questionnaire



Project Website: [www.CapeVincent-NYForward.com](http://www.CapeVincent-NYForward.com)

# FUTURE COMMUNITY ENGAGEMENT



- Proposed Projects Walking Tour
- Project Gallery & Questionnaire
- Broadway Business Survey

[www.CapeVincent-NYForward.com](http://www.CapeVincent-NYForward.com)

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# PUBLIC COMMENT

