



# Village of Lancaster NY Forward

5th LPC Meeting | September 19, 2023



NEW YORK  
STATE OF  
OPPORTUNITY.

NY Forward



# Agenda

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- I. Welcome & Introductions
- II. LPC Meeting Review
- III. Planning Process & Engagement Updates
- IV. Review and Discussion of Proposed Projects
- V. Next Steps
- VI. Public Comment
- VII. Chair Closing Remarks



# LPC Meeting Review

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# LPC Meeting Review

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## Meeting 4



## Meeting 5



## Meeting 6

- Review final Downtown Profile & Assessment
- Finalize Goals & Strategies
- Presentation and discussion of proposed projects
- Identify additional information needed
- Review project evaluation process

- Review project profiles, public feedback, and consultant/LPC evaluations
- Identify projects to remove from funding consideration
- Identify projects to recommend for funding
- Identify additional information needed

- Vote on final slate of recommended projects

A blue-tinted photograph of a street scene featuring historic brick buildings. The buildings have various architectural details, including arched windows and awnings. Trees with light-colored blossoms are visible in the foreground. A car is parked on the left side of the street, and a bicycle is parked near the center. The overall scene is dimly lit, suggesting dusk or dawn.

# Planning Process & Engagement Updates

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# Public Feedback on the Projects

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- Public Workshop #2 held on August 9<sup>th</sup>
- Public Feedback Form remained open through August
- Total responses: 247

## Village of Lancaster NY Forward Project Feedback Form

The Village of Lancaster is the recipient of \$4.5 million in funding through New York State's NY Forward (NYF) program; these funds will be awarded to eligible public, private, and nonprofit projects that have the highest potential to transform Downtown Lancaster. An Open Call for Projects was held between May 31st and July 15th to receive funding proposals from project sponsors. The Village's Local Planning Committee (LPC) is currently evaluating these proposals and looking for input from the public on each project submitted for consideration. The LPC will submit its final slate of funding recommendations to New York State as part of a Strategic Investment Plan. We are asking the public to help inform the process by completing this project feedback form, responses gathered from this form will be reviewed by the LPC as they make their final recommendations to the State.

The Lancaster NYF Local Planning Committee (LPC), through input gathered at Public Workshop #1 and the public survey, developed a final vision statement and identified five overarching goals and underlying strategies. Through this feedback form, we are looking to gather public input on whether these projects will transform Downtown Lancaster and help attract additional investment and how well each project aligns with these goals by ranking their goal alignment as "High," "Medium" or "Low". Basic information about each project is provided below.

Please note: total project cost and NYF fund requests are preliminary. These amounts may change as projects are further refined and developed in the coming months and as additional matching funds are identified. In addition to the projects contained in this packet, an additional 13 submitted projects were recommended by the LPC for potential funding through a \$300,000 Small Project Fund that would be created. These projects will be evaluated as part of a subsequent application process.

# Public Feedback Highlights

Is this a project that will transform Downtown Lancaster & help attract additional investment?

<b>Low rating (less than 50% yes)</b>	<b>Mid-range rating (50-65% yes)</b>	<b>High rating (more than 65% yes)</b>
11-19 West Main Street Senior Housing Historical Museum Wayfinding	110 Central Avenue 32-36 Central Avenue 75-77 Central Avenue Pocket Park Wellness Center Public WiFi Mobility Hub Gateway 1 West Main Street	Skoob's Boys & Girls Club 20 West Main Street 43 Central Avenue Opera House Central Ave. Streetscape

# LPC Working Session

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- Held on September 6<sup>th</sup>
- Purpose of the meeting was to:
  - Review updated project materials; and
  - Answer questions to assist with completing project evaluations
- Summary memo was circulated





# Review and Discussion of Proposed Projects

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<b>Project</b>	<b>Total Project Cost</b>	<b>NYF Funding Request</b>	<b>% of Total Project Cost</b>
1 W. Main Street	\$300,000 ↓	\$150,000 ↓	50%
75-77 Central Avenue	\$2,980,000 ↑	\$1,490,000 ↑	50%
Skoob's Village Grille	\$290,000 ↑	\$145,000 ↑	50%
110 Central Avenue	\$600,000 ↑	\$320,000 ↑	53%
Boys & Girls Club	\$795,000 ↓	\$745,000 ↓	94%
11-19 W. Main Street	\$202,500	\$162,500	80%
32-36 Central Avenue	\$400,000	\$200,000 ↓	50%
20 W. Main Street	\$5,933,570	\$880,400	15%
Pocket Park	\$205,840	\$205,840	100%
Masonic Temple	\$1,934,180	\$967,090	50%
Senior Housing	\$10,107,400	\$1,750,000	17%
43 Central Avenue	\$220,000	\$100,000	45%
Historical Museum	\$370,000	\$370,000	100%
Town Hall/Opera House	\$790,000 ↓	\$730,000 ↓	92%
Public WiFi	\$54,000 ↓	\$54,000 ↓	100%
Mobility Hub	\$412,260 ↓	\$412,260 ↑	100%
Wayfinding	\$500,000 ↑	\$500,000 ↑	100%
Streetscape	\$817,400	\$493,880	60%
<b>Individual Projects Total</b>	<b>\$26,912,150</b>	<b>\$9,675,970</b>	<b>36%</b>
Small Project Fund	N/A	\$300,000	Funding will be capped at 75%
<b>Totals</b>	<b>Minimum of \$27,312,150</b>	<b>\$9,975,970</b>	<b>~36%</b>

# Project Updates

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- Several projects had their overall cost & NYF funding requests go down:
  - 1 West Main Street – scope reduced (no ground floor component)
  - Boys & Girls Club – scope reduced (no residential component)
  - Town Hall/Opera House – scope reduced (no interior lighting/sound or Clark Street awning)
  - Public Wifi – removed operational costs

# Project Updates

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- Several projects had their overall cost & NYF funding requests increase:
  - Skoob's Village Grille – refined to reflect more accurate window costs
  - 110 Central Avenue – change in scope, still in flux
  - Wayfinding – increase to include overpass gateway signage (previously in gateway project that was removed from NYF funding consideration)
  - 75-77 Central Avenue – budget refinement

# Project Updates

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- Several projects had their % NYF funding requests changed:
  - 32-36 Central – reduced ask to 50% of project costs
  - Town Hall/Opera House – reduced ask to 92% of project costs
  - Mobility Hub – increased ask to 100% of project costs



# \$6-8 Million Slate of Projects

- Final Slate Goal: Projects totaling at least \$6 million
- Award: \$4.5m
- Why \$6-8m???
  - Before award:
    - Selected projects may drop out or be disqualified
    - Projects may advance on their own before awards are announced
  - After award: Projects can drop out when financing or other business agreements fall through

# Other Potential Funding Sources

## Parks, Trails, Streetscape

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- **Environmental Protection Fund:** Up to \$500,000, 50% match, part of CFA
- **Climate Smart Communities Program:** Trails, complete streets, etc., reduce auto use & encourage ped/bike uses. Up to \$2 million, 50% match, part of CFA
- **Transportation Alternatives Program:** Up to \$5 million (varies), part of CFA



# Other Potential Funding Sources

## Buildings & Economic Development

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- **New York Main Street Program:** multiple buildings or anchor, up to \$500,000, 25% match, part of CFA
- **RESTORE NY:** up to \$2 million, 10% match, outside of CFA
- **Tax Credits:** historic (up to 40%) and Brownfield Cleanup
- **ESD Capital Grants:** 80% match, no limit, part of *quarterly* CFA
- **CDBG Economic Development:** Up to \$750,000, 60% match, rolling basis
- **NYSHCR:** multiple sources for housing \$





# LPC Evaluations

<b>Highly Aligns with Criteria</b>	<b>Moderately Aligns with Criteria</b>	<b>Slightly Aligns with Criteria</b>
20 West Main Street 75-77 Central Avenue Brookfield Place Senior Housing Central Avenue Streetscape Town Hall/Opera House <u>Pocket Park</u> <b>\$5,550,120</b>	43 Central Avenue Boys & Girls Club Masonic Temple Mobility Hub Skoob’s Village Grille <u>Wayfinding</u> <b>\$2,869,350</b>	1 West Main Street 11-19 West Main Street 32-36 Central Avenue 110 Central Avenue Historical Museum <u>Public Wifi</u> <b>\$1,256,500</b>

\* Projects listed in no particular order

# Available Options

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- Recommend for NYF funding directly
- Move to Small Project Fund (if appropriate)
- Keep as a priority project in the plan, but do not recommend for NYF funding
- Remove from plan (not a priority)
- Request for more information (tabled)

**LPC Evaluations**

<b>Highly Aligns with Criteria</b>	<b>Moderately Aligns with Criteria</b>	<b>Slightly Aligns with Criteria</b>
20 West Main Street 75-77 Central Avenue Brookfield Place Senior Housing Central Avenue Streetscape Town Hall/Opera House Pocket Park	43 Central Avenue Boys & Girls Club Masonic Temple Mobility Hub Skoob’s Village Grille Wayfinding	1 West Main Street 11-19 West Main Street 32-36 Central Avenue 110 Central Avenue Historical Museum Public Wifi

**Public Feedback**

<b>Highly Aligns with Criteria</b>	<b>Moderately Aligns with Criteria</b>	<b>Low Rating</b>
Skoob’s Village Grille Boys & Girls Club 20 West Main Street 43 Central Avenue Town Hall/Opera House Central Avenue Streetscape	110 Central Avenue 32-36 Central Avenue 75-77 Central Avenue Pocket Park Masonic Temple Public WiFi Mobility Hub 1 West Main Street	11-19 West Main Street Brookfield Pl. Sr. Housing Historical Museum Wayfinding



# Next Steps

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# Next Steps

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- Before next LPC Meeting:
  - Outreach to project sponsors to get additional information / answer remaining questions
  - Final draft project profile development, including final renderings (as needed)
- LPC Meeting #6 on Tuesday, October 17<sup>th</sup> at 6 PM
  - Discuss any remaining projects for which a decision has not yet been made
  - Vote on final slate of recommended projects



# Public Comments

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