

Downtown Revitalization Initiative (DRI)

Village of Cattaraugus DRI Local Planning Committee Meeting #1

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



**Department
of State**

**Downtown
Revitalization
Initiative**

NY Forward

Agenda

1. Welcome & Introductions (DOS)
2. DRI Program Overview (DOS)
3. DRI Planning Process (WSP)
4. Public Engagement (Highland)
5. Your Role as the LPC (DOS)
6. Code of Conduct Refresher (DOS)
7. Cattaraugus DRI Application (Mayor)
8. Vision & Goals Exercise (Highland)
9. What's Next? (WSP)
10. Public Comments

***Thank you for serving
on the Local Planning
Committee for your
community!***

Welcome + Introductions



DRI Program Overview

Roles and Responsibilities

State Agency Team

Governor's Office

Frank Puglisi, frank.puglisi@exec.ny.gov

Mo Sumbundu, mo.sumbundu@esd.ny.gov

Department of State

Ben Bidell, benjamin.bidell@dos.ny.gov

Empire State Development

Erin Corraro, erin.corraro@esd.ny.gov

Homes and Community Renewal

Tirzah Peters, tirzah.peters@hcr.ny.gov

- Provide guidance and support for the DRI planning process
- Manage and assist the consultant team
- Participate in preparation and review of DRI documents
- Engage other State agencies, when needed

Consultant Team

Lead Consultant:

WSP USA

Stephanie Camay, Project Manager

stephanie.camay@wsp.com

Sub-Consultant Team:

Highland Planning

Prospect Hill Consulting

BJH Advisors

- Lead all public engagement
- Prepare program documents
- Assist LPC with identification, development, and evaluation of potential projects
- Conduct research, as necessary.

Local Planning Committee

LPC Co-chairs

- Anthony Nagel, Village of Cattaraugus Mayor
- Paul Brown, WNY Regional Economic Development Council Representative

- Participate in LPC meetings
- Provide direction on planning efforts
- Provide feedback to consultant team and State
- Review documents
- Assist with community engagement and outreach

Local Planning Committee

Members

- Crystal Abers, Cattaraugus Co. Economic Development, Planning & Tourism Dept.
- Lauren Bronneberg, Cattaraugus Fire Dept.
- Tom Cullen, RocketCup Coffee
- Kiana Deiter, Deiter's Wolfpack Childcare
- Mike Jones, Roberts Memorial Free Methodist Church
- Cedric Manganiello, Bound and Branch Photography/Videography
- Rob Miller, Cattaraugus-Little Valley School
- Elizabeth O'Neill, Saving Grace Outreach
- Tara Perkins, Perky's Market & Village Board
- Mary Pritchard, Resident
- Nancy Radwanski, Resident
- Tyler Soderlund, Cattaraugus Free Library
- TJ Stein, Town & Country Disposal
- Justin York, Dollar General

- Participate in LPC meetings
- Provide direction on planning efforts
- Provide feedback to consultant team and State
- Review documents
- Assist with community engagement and outreach

Municipal Representatives

Municipal Staff

Tami Stallard-Mormile, Village Clerk

- Participate in core team meetings
- Provide crucial data, reports, plans, and documents to the consultant team
- Assist with public engagement outreach, logistics, and advertising

Program Goals and Timeline

What is the DRI + NY Forward?

- Two complementary programs with common goals
- Programs recognize the unique qualities and sizes of various communities throughout the State
- State-wide investment to reinvigorate local and regional economies by revitalizing downtowns



DRI Program Goals



**Enhance downtown living
and quality of life**



**Provide enhanced public
spaces that serve those of
all ages and abilities**



**Create an
active downtown with
a mix of uses**



**Create diverse
housing options for
all income levels**



**Provide diverse
employment opportunities
for a variety of skill sets
and salary levels**



**Encourage the reduction
of greenhouse gas
emissions**



**Grow the local property
tax base**

DRI Program from Start to Finish



APPLICATION + SELECTION **September 2024 – March 2025**

- Communities prepared and submitted applications to REDCs
- REDCs nominated communities
- State announced winners



PLANNING

April – December 2025

- Local Planning Committees are established
- Community vision and goals are refined
- Projects are identified + developed
- LPC recommends projects to State
- Participate in the preparation of the Strategic Investment Plan

YOUR FOCUS IS HERE!



IMPLEMENTATION **2026 - 2031**

- Final Strategic Investment Plan is submitted to the State
- Projects are selected and awarded

Successful Projects in Our Region

Buffalo Broadway-Fillmore Lederman Building (DRI Round 5)



Jamestown Riverwalk Illumination (DRI Round 1)



319 & 321 N. Union Street in Olean (DRI Round 2)



Lockport South Street Enhancements (DRI Round 3)

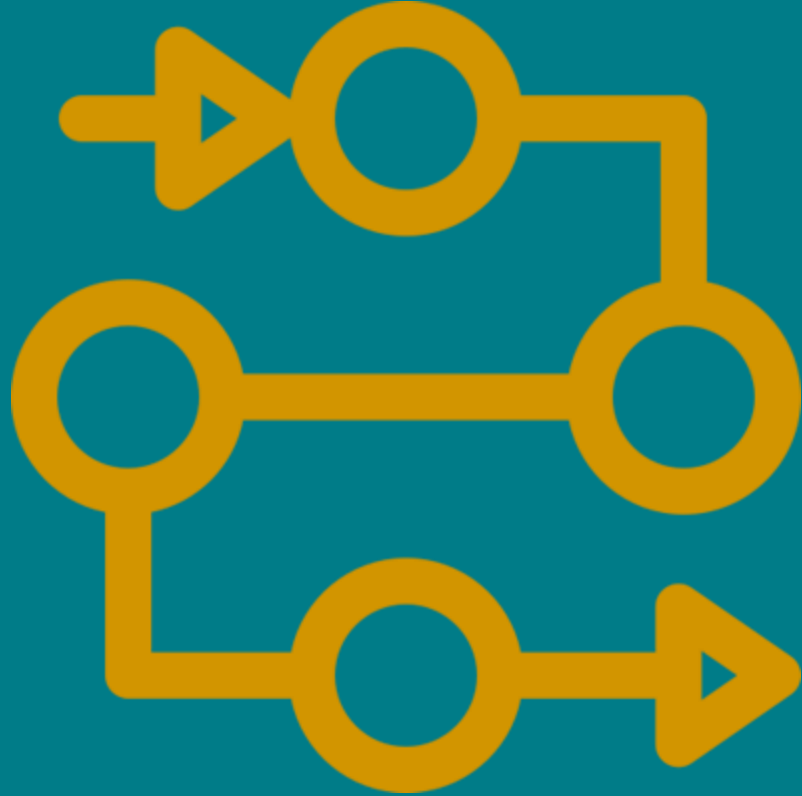


Manny Hanny Building, Olean (DRI Round 2)



Niagara Falls National Heritage Area Murals (DRI Round 4)





DRI Planning Process

Planning Process



Visioning

Refine the community's future vision, establish priorities and gather input



Opportunities + Challenges

Understand the community's unique characteristics and key opportunities



Project Development + Evaluation

Identify, develop, and evaluate potential projects



Project Recommendations

Recommend projects that align with the community's goals

9 Month Timeframe (April – December 2025)

- Each community is led by a consultant team who guides the planning process, works with sponsors to develop projects to recommend to the State, and documents the process/projects in the Strategic Investment Plan.
- This process helps ensure all voices are heard and projects are carefully considered.

What are the eligible project types?



Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

Ineligible Project Types/Activities

- **Planning Activities.** All DRI funds must be used to implement projects.
- **Operations and Maintenance.** Funds cannot be used for on-going or routine expenses, such as staff salaries and wages, rent, utilities, and property up-keep.
- **Pre-award Costs.** Reimbursement for costs incurred before the completion of the Strategic Investment Plan and the announcement of funding awards is not permitted.
- **Property Acquisition.** DRI funds cannot be used for property acquisition.
- **Training and Other Program Expenses.** DRI funds cannot be used to cover continuous costs, such as training costs and expenses related to existing programs.
- **Expenses related to Existing Programs.** DRI funds cannot supplement existing programs or replace existing resources.
- **Demolition and repaving.**

Project Match Requirements

- **All Projects.** Project minimum of \$75,000 total.
- **Privately-Sponsored Projects.** Minimum match of 25% of total project cost.
- **Public or Non-Profit-Sponsored Projects.** No minimum match requirements.

The LPC has discretion to increase match goals, as appropriate. For example, the LPC may decide to increase the match goal for privately-sponsored projects to 40%, if desired.

How are projects identified?



**Projects included in the
community's DRI application**



**Projects solicited through
the Open Call for Projects**

**The LPC will evaluate all projects based on the DRI
Program criteria and community goals. Not all solicited
projects will be included in the final Strategic
Investment Plan.**


Open Call for Projects

- The Open Call for Projects provides an opportunity for community members, property owners, and business owners to submit projects for consideration
- Submission period will be open to the public for 4 to 6 weeks
- Applicants must complete a project submission form with required information (available online or in hard copy at accessible locations)
- The consultant team can assist with project development, particularly for public projects

We are looking for projects that are ready to be implemented in the near-term, are transformational, and are feasible!

Open Call Information

- Private, non-profit, and public entities are eligible to submit applications
- Intended to ensure all business and property owners are afforded an opportunity to submit a project
- We are looking for projects that are well-defined and ready to be implemented in the short term
- Application forms will be available in-person and online
- Submission timeframe of 5 weeks



The graphic is a vertical rectangular poster with a white background. At the top right, there are four logos: 'NEW YORK STATE' with a map of the state, 'Department of State', 'Downtown Revitalization Initiative', and 'NY Forward'. Below these, on the left, is a teal rounded rectangle containing the text 'Village of Gowanda'. To the right of this is the title 'DRI/NYF Project Form' in bold black text, underlined with a yellow line. Below the title is a paragraph of text: 'The Village of Gowanda has been awarded funds through the New York State NY Forward (NYF) program to fund catalytic projects in the downtown to spur revitalization. The Local Planning Committee (LPC) is seeking project proposals from the public for potential projects to be included in the Waterville Strategic Investment Plan. Projects included in the Strategic Investment Plan will be reviewed by New York State and may receive funding from a total allocation of \$4.5 million. Project proposals must be received by:'. Below this paragraph is a yellow rounded rectangle containing the text '5pm on July 10th, 2024'. Below that is a line of text: 'To learn more about the Open Call for Projects and eligibility requirements schedule a one-on-one call with a representative.' At the bottom is a blue rounded rectangle containing the text 'Schedule a Call by Clicking Here or Email dkane@LaBellaPC.com'.

NEW YORK STATE
Department of State
Downtown Revitalization Initiative
NY Forward

Village of Gowanda

DRI/NYF Project Form

The Village of Gowanda has been awarded funds through the New York State NY Forward (NYF) program to fund catalytic projects in the downtown to spur revitalization. The Local Planning Committee (LPC) is seeking project proposals from the public for potential projects to be included in the Waterville Strategic Investment Plan. Projects included in the Strategic Investment Plan will be reviewed by New York State and may receive funding from a total allocation of \$4.5 million. Project proposals must be received by:

5pm on July 10th, 2024

To learn more about the Open Call for Projects and eligibility requirements schedule a one-on-one call with a representative.

Schedule a Call by Clicking Here
or Email dkane@LaBellaPC.com

Submission Form Components

- Project Sponsor Contact Information
- Project Location
- Existing Conditions
- Project Title and Description
- Property Ownership
- Funding Estimate / Description
- Capacity
- Project Readiness / Timeframe for Implementation
- Supplemental Information, including required documents.

How to Submit Your Project

- 1 Review the Eligibility Criteria**
on page 2 to make sure your project is eligible to be considered for NYF funding.
- 2 Review the Project Requirements**
on page 3 to learn about the requirements for projects and how your project will be considered by the Wellsville Local Planning Committee and New York State.
- 3 Review the Evaluation Criteria**
on page 4 to see how the State evaluates projects and to understand how the Wellsville LPC may evaluate projects.
- 4 Fill out the Project Proposal Submission Form**
on pages 5 through 11. Address each topic thoroughly and completely. The LPC will use this information to consider projects to be included in the Wellsville Strategic Investment Plan.
- 5 Submit your Completed Application**
Submit your Completed Application (and any supplemental materials) either electronically, in-person, or by mail no later than 5PM on July 14, 2023.

→ To submit online:

Go to
WellsvilleNYForward.com

→ To submit via email:

Email your completed
application and any
supplemental materials to
Derik Kane at
dkane@LaBellaPC.com

→ To submit a hard copy, mail
or hand-deliver:

Village Clerk's Office
23 N. Main St.
Wellsville, NY 14895

? Questions regarding project eligibility, evaluation, or the project forms can be directed to Derik Kane at dkane@LaBellaPC.com

How are projects evaluated?

- **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for the DRI community.
- **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown.
- **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.

Project Evaluation Worksheet Examples

Yes	No	maybe	COMMUNITY SUPPORT
			The project is supported by the community and in line with its DRI vision.
Yes	No	maybe	PROJECT READINESS
			The project is well developed and poised to proceed in the near term in a way that will jumpstart the redevelopment of the neighborhood. The sponsor has the capacity to implement and maintain the project.
Yes	No	maybe	CATALYTIC EFFECT
			The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment.
Yes	No	maybe	CO-BENEFITS
			The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
Yes	No	maybe	COST EFFECTIVENESS
			There is a demonstrated needs for DRI funds and investment of public DRI funds in the project would represent an effective and efficient use of public resources.

Catalytic Effect*

Will this project have a significant positive impact on downtown Medina? Can it spur additional public and private investment?

-Please select-

High

Medium

Low

Unknown

break ground within 2 years?

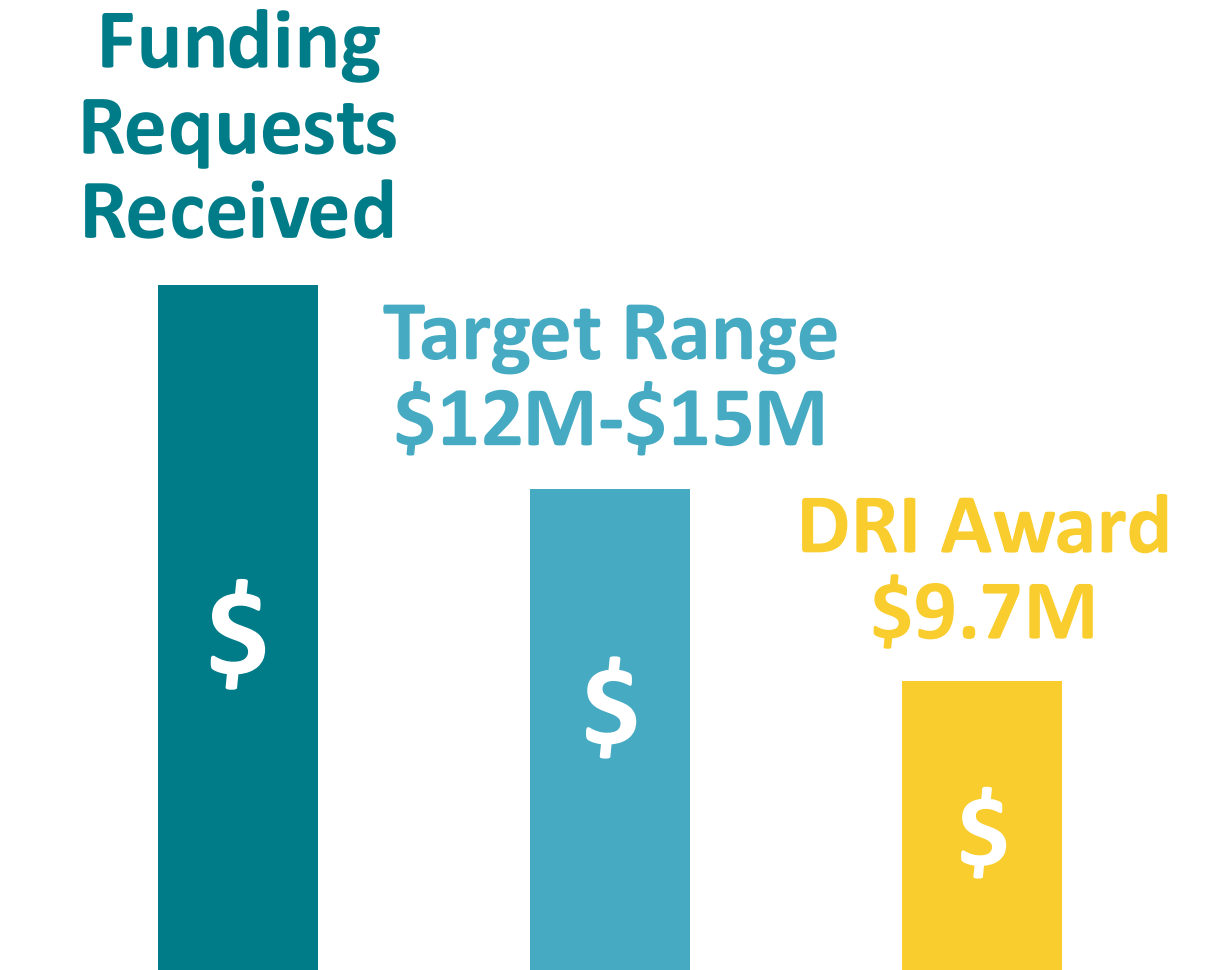
Cost Effectiveness*

Is this project a good use of public funds? Is the budget realistic? Is the NYF request reasonable?

-Please select-

Final Slate of Recommended Projects

- Final slate of projects takes into consideration feedback from the public and is finalized by the LPC
- The total amount of requested DRI funds will have a higher dollar amount than what will be awarded

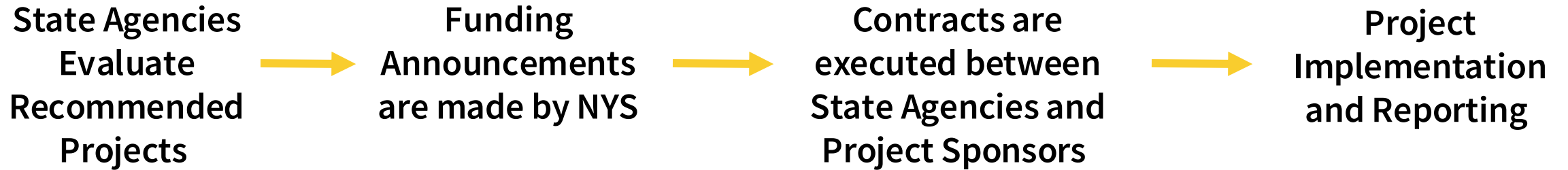


What is the end goal of the planning process?

- Consensus on a recommended list of projects for implementation
- Submission of a Strategic Investment Plan to the State containing recommended list of projects
- Momentum and direction for downtown revitalization



What happens after the planning process ends?



- Announcements are typically made in the months following submission of SIPs
- Projects begin implementation as soon as possible

Project Implementation

- All awards are provided as a reimbursement grant – project sponsors must complete work before monies are provided
- Project sponsors will likely need to secure bridge financing to cover costs while project is being completed
- All awards are subject to State requirements, including MWBE goals, competitive procurement, etc.



Public Engagement

Public Engagement

- **Critical component of the DRI planning process!**
- Lead by the consultant team
- Takes place throughout the process and is tailored specifically to each community's needs
- Activities should encourage participation from a broad and diverse population



How does Public Engagement Help This Process?

- Helps to craft / refine the downtown's vision, goals, and strategies
- Input on project types and community needs
- Feedback on proposed projects and transformative potential in downtown



Public Engagement Methods

LPC Meetings

- In-person, open to the public
- Regularly scheduled and announced in advance
- 6 meetings total (~1 per month)

Public Meetings

- Workshop/open house format
- 2 meetings (visioning/project identification and review of proposed projects)

Stakeholder Participation

- Interviews individually and in small groups
- Community partners/agencies
- Business and property owners

Online Engagement

- Project website
- Online and social media
- Community survey
- Project feedback forums

Immersive Outreach Activities

- Pop-ups at local events
- Presentations at standing community meetings
- Other

Are there important community groups or stakeholders we should reach out to?

Do you have any advice on meeting locations, specific activities, notification methods, etc?

Engaging Hard-to-Reach Populations

- Youth / Students
- Senior Citizens
- Seasonal Residents / Visitors
- Lower Income Residents
- Other?

Possible Approaches

- Events at Schools, Churches, Service Organizations, etc.
- Custom Surveys
- Directed Mailers





Your Role as the LPC

What is the Local Planning Committee?

- Group of diverse community and regional stakeholders nominated by the municipality and others. Confirmed by New York State.
- Ambassadors of the DRI program and their respective communities
- Led by co-chairs (typically the local chief elected official and a REDC member/designee)
- Ensure the community vision is met and the public interest is served



Your ultimate responsibility is to...

- Identify best ways to communicate with and engage the community
- Recommend key stakeholders and groups/organizations we should hear from
- Provide guidance and direction on documents
- Help identify potential projects for funding
- **Conduct project evaluation and recommend projects for funding**



We want you all to be active participants in this process and hear your opinions!

What should you expect?

- Generally monthly meetings approximately 1.5 – 2 hours in length, which are open to the public
- Regular emails from state representatives and/or consultants with meeting materials
- Assistance with and participation in public engagement sessions
- Provide input on documents prepared by consultants



We will establish a schedule of meetings at a time that is most convenient for members.

LPC Meeting Topics

LPC Meeting #1. Topics to be covered during this meeting include:

- Team introductions
- Overview of the DRI/NYF program
- Overview of planning process scope and timeline
- Community's DRI/NYF application
- Confirmation of the DRI/NYF boundary as compact, walkable, and well-defined
- Public engagement and Open Call for Projects
- Stakeholders, various constituent groups, and hard-to-reach populations to engage
- Downtown opportunities and challenges
- Public comment

LPC Meeting #2. Topics to be covered during this meeting include:

- Planning process and engagement updates
- Summary of past plans and recent investment
- Overview of characteristics of strong DRI/NYF projects and slates of projects
- Project evaluation criteria
- Vision and goals for downtown
- Open Call for Projects
- Public comment

LPC Meeting #3. Topics to be covered during this meeting include:

- Planning process and engagement updates
- Vision, goals, and revitalization strategies for downtown
- Downtown profile key findings/takeaways
- Project evaluation criteria
- Proposed projects
- Projects to remove from funding consideration, as appropriate
- Proposed boundary amendments that may be needed to incorporate potentially transformative projects
- Public comment

LPC Meeting Topics

LPC Meeting #4. At this point in the planning process, LPC meetings will shift to focus on developing and evaluating the proposed projects. Topics to be covered during this meeting include:

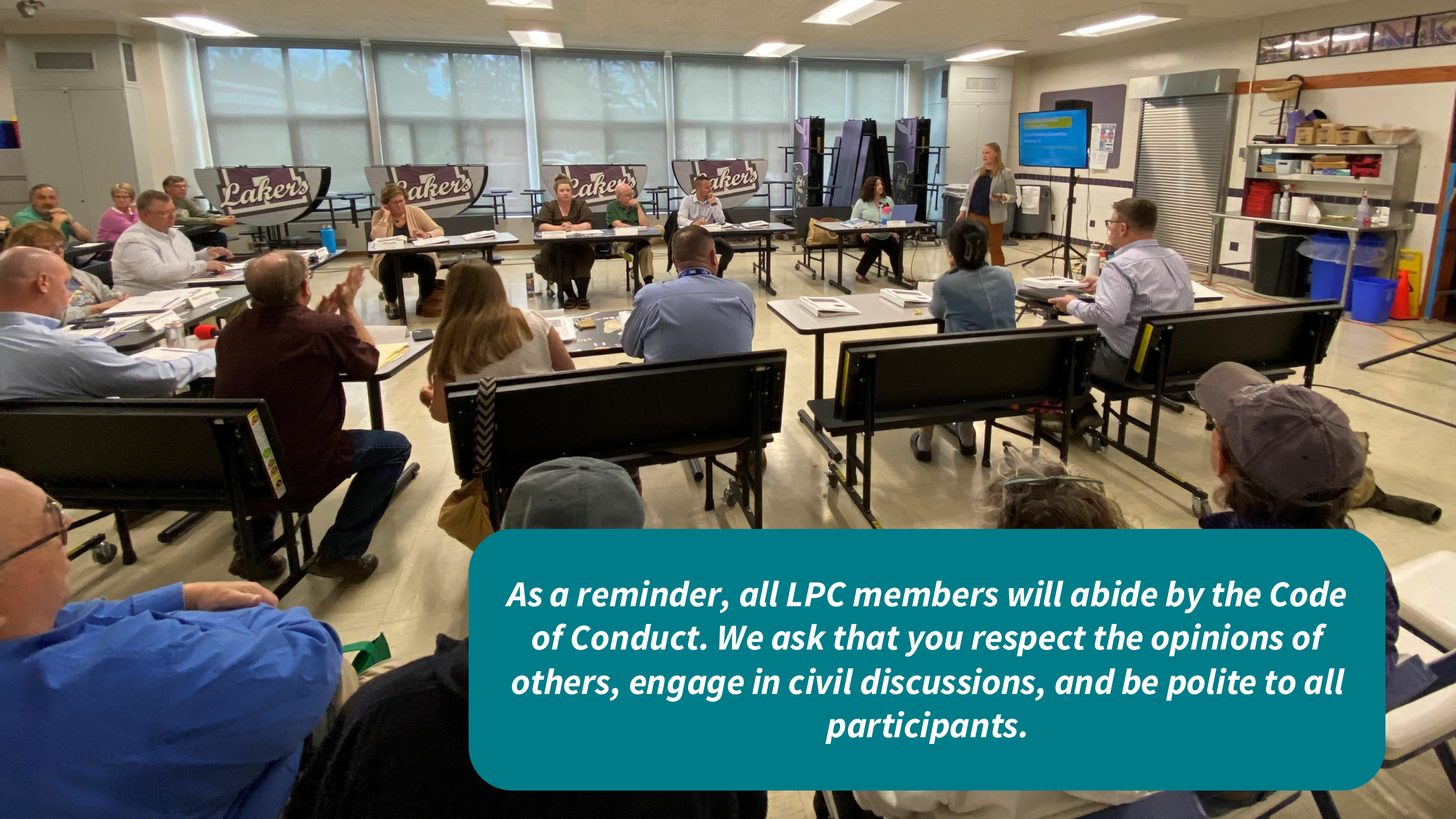
- Planning process and engagement updates
- Project evaluation criteria
- Proposed projects
- Additional project information needed to support decision-making
- Projects to remove from funding consideration, as appropriate
- Public comment

LPC Meeting #5. Developing and evaluating the proposed projects will continue at this meeting. Topics to be covered during this meeting include:

- Planning process and engagement updates
- Project evaluation criteria
- Proposed projects
- Additional project information needed to discuss decision-making
- Projects to remove from funding consideration, as appropriate
- Public comment

LPC Meeting #6. By the end of this meeting, the LPC should be prepared to finalize the slate of proposed projects recommended for funding. Ideally, only a few projects will need to be removed from consideration at this meeting to arrive at the final slate of projects. Topics to be covered during this meeting include:

- Project evaluation criteria
- Proposed projects
- Projects to remove from funding consideration, as appropriate
- Vote on the final slate of proposed projects
- Public comment



As a reminder, all LPC members will abide by the Code of Conduct. We ask that you respect the opinions of others, engage in civil discussions, and be polite to all participants.

Code of Conduct Refresher

What is the DRI Code of Conduct?

- Guidelines, standards and procedures for Local Planning Committee (LPC) members to follow throughout the planning process
- All LPC members are required to serve and act in the public interest.
- LPC members will receive and **must** sign the *Code of Conduct for Members of New York State Downtown Revitalization Initiative Planning Committees* (“Code of Conduct”).

Remember...

- Members should use the Code of Conduct to guide service and actions while on the Local Planning Committee:

D.

**Disclose conflicts
of interest**

A.

**Act in the public
interest**

D.

**Disqualify as
necessary**

Documenting Conflict(s)

- Members must identify if they have a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed.
- When a potential conflict is identified, LPC members must complete and submit a formal Recusal Form.
- LPC members may not vote, or attempt to influence, a discussion or vote on any project(s), where a potential conflict of interest exists.



**Downtown
Revitalization
Initiative**



NY Forward

Recusal Form

LPC Member Name _____ Date _____

DRI or NYF Name _____

Applicable Project Title(s) _____

Reason(s) for Recusal

(Check all that apply.)

☐ I or a relative or family member have a financial interest in the project. (Describe below.)

☐ I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in the project sponsor. (Describe below.)

☐ I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in a potential competitor of the project. (Describe below.)

☐ Other: _____

Please provide a description of each conflict. (Be complete and specific. Attach additional pages if necessary.)

Member Signature _____

Documenting Conflict(s)

- The LPC co-chairs will remind members of their obligation to recuse at each meeting of the committee.
- A list of recusals together with the recusal form completed by each recused member will be maintained for each project for the duration of the DRI planning process.
- The recusal list will be updated at each meeting.

Voting on Recommended Projects

- All LPC members will vote on a slate of projects to be recommended to the state for DRI funding.
- Voting will take place via an official LPC ballot to be submitted to the State.
- LPC members must recuse themselves from voting on individual projects where a conflict of interest exists.
- LPC members must follow the determinations made by the Ethics Officer in accordance with the Code of Conduct and other applicable laws.

Preamble

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 (pause for additional disclosures)? Thank you.

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly and then recuse yourself from discussion or voting on the project.

Are there any general or clarifying questions we can answer now?

If you have specific questions regarding your situation or need advice, contact the New York State Department of State Ethics Officer:

Anais Vasquez, Ethics Officer
(518) 948-0275
Anais.Vasquez@dos.ny.gov

Village of Cattaraugus

DRI Application

Preliminary DRI Boundary



Are there amendments that should be made to the DRI boundary to capture important buildings, sites, or economic development areas?

-  CATTARAUGUS DRI BOUNDARY
-  1 REDEVELOPMENT OF THE CRAWFORD HOTEL
-  2 DEVELOPMENT OF THE CATTARAUGUS SCHOOL APARTMENTS
-  3 IMPROVEMENTS TO ONE MAIN EVENT SPACE
-  4 DAYCARE EXPANSION AT COMMUNITY CARES CENTER
-  5 RESTORATION OF THE CATTARAUGUS PALACE THEATRE
-  6 RENOVATION OF THE LARKIN BUILDING
-  7 RESTORATION AND RENOVATION MILL STREET MARKET
-  8 42 MAIN STREET APARTMENT RENOVATIONS AND BUILDING IMPROVEMENTS
-  9 REDEVELOPMENT OF BOWLING ALLEY INTO BIKE SALE AND RENTAL SPACE
-  10 JENNY LEE/FEED MILL ENHANCEMENTS
-  11 RAISE OF HOPE CONVERSION TO COUNSELING CENTER AND TRANSITIONAL HOUSING
-  12 ROCKETCUP COFFEE IMPROVEMENTS
-  13 RESTYLE SALON BUILDING REHABILITATION
-  14 DEVELOPMENT OF MAPLE RETAIL STOREFRONT
-  15 DEVELOPMENT OF THE UNITED METHODIST CHURCH
-  16 IMPLEMENTATION OF STREETSCAPING ENHANCEMENTS
-  17 PAT MCGEE TRAIL EXTENSION
-  18 EAST ALLEY IMPROVEMENTS
-  19 ADMINISTRATION OF A SMALL PROJECTS FUND

Preliminary DRI Boundary and Village Boundary

Are there amendments that should be made to the DRI boundary to capture important buildings, sites, or economic development areas?



Overview of Proposed Projects

1

REDEVELOPMENT OF THE CRAWFORD HOTEL

Estimated Project Cost –
\$10,000,000

Potential Funding Sources –
ESD Grant Funds (already
committed), Private Investment

Project Sponsor – Historic
Cattaraugus Corporation

Location – 25 N. Main Street

Historic Cattaraugus Corporation is developing the former Crawford Hotel into a world-class destination. The project preserves the historic 1890 brick structure and adds 15,000 square feet in new construction to form a 26-room luxury hotel complete with fine dining, concierge, spa, and event space. The Crawford will welcome international guests looking for an experience that includes hiking, fly fishing, equestrian, shooting sports, and more. Each room is at least 600 square feet with a fireplace and bathtub. This luxury resort plans to be a part of the Relais and Châteaux hotel group with its focus on culinary and hospitality excellence. Plans were endorsed by Empire State Development with a \$2MM grant award, and a feasibility study by hotel consultancy RevPar International concluded “The Crawford Hotel will be again an indispensable cornerstone of the community, and the beating heart of a vibrant social, arts, and business district.”



Overview of Proposed Projects

2

DEVELOPMENT OF THE CATTARAUGUS SCHOOL APARTMENTS

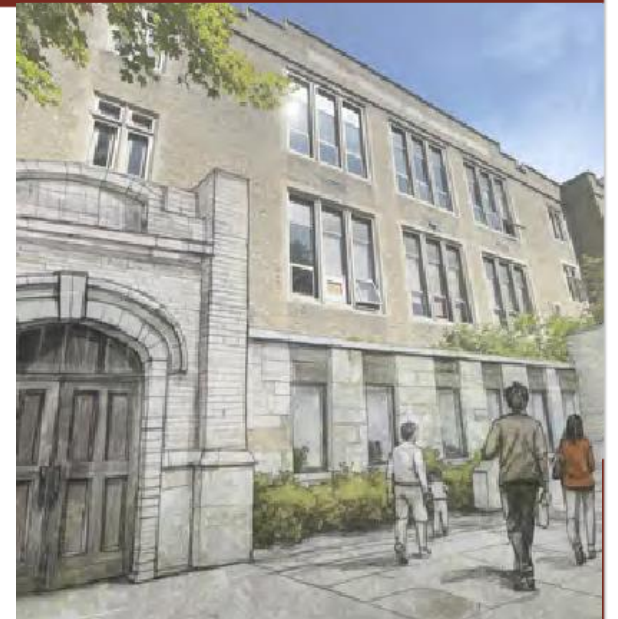
Estimated Project Cost –
\$7,750,000

Potential Funding Sources –
NYS HCR, Private Investment

Project Sponsor – Peak
Development Partners

Location – 51 Washington Street

The elementary school that sits in the heart of the Village of Cattaraugus was built in 1936. The building has been vacant since the early 1990's and Peak Development Partners is interested in creating affordable housing in the building that would also feature storage, laundry, and exercise facilities for residents. The 3-story building spans 35,000 square feet. 18 to 22 one- and two-bedroom apartments will be created for a total project cost of \$7,750,000. Apartments will be available for workforce housing for individuals and families working throughout the County, including in Ellicottville where there is a shortage of worker housing available.



Overview of Proposed Projects

3

IMPROVEMENTS TO ONE MAIN EVENT SPACE

Estimated Project Cost –
\$2,250,000

Potential Funding Sources –
NYS Council on the Arts, ESD
Grant Funds, Private Investment

Project Sponsor – Bank of
Cattaraugus

Location – 1 N. Main Street

The Historic Cattaraugus Corporation plans to further develop this iconic Teddy Roosevelt site at One Main Street into a public attraction that will serve residents, draw visitors, and make passersby's stop and take notice. This is currently a major outdoor community and event space for the village. It overlooks the Village and the surrounding hills and sits at the northern border of the commercial district. Historic Cattaraugus Corporation owns the 5-acre property, and this year alone the Bank of Cattaraugus invested over \$30,000 to clear, grade, and surface a large portion to serve as a community and tourist event space. It currently hosts the Village's weekly Farmers Market and serves as the trailhead for Revolution Rail's railbike tourist destination.

Future plans include the development of an outdoor event venue that will host the Village and school's seasonal events, including the Forever Fest Music Festival, Rib-a-Palooza, Trick-or-Treat Trunk Party, and Santa's Visit, new market shops and a pavilion as well as a new gateway that will institute place-making strategies.



Overview of Proposed Projects

4

DAYCARE EXPANSION AT COMMUNITY CARES CENTER

Estimated Project Cost –
\$700,000

Potential Funding Sources –
NYS Office of Children and Family
Services, Foundation Donations

Project Sponsor – Saving Grace
Location – 26 Mill Street

Saving Grace is a faith-based community center located at the North end of the Village. It currently provides programming in the building including a food pantry, thrift store, youth center and gym, and afterschool and summer programming for children. The third floor is available for rehabilitation that would add a daycare operation that is needed for the community. The rehabilitation project includes a need for new glass, new flooring, new walls, demolition, and reconstruction as well as a new lift for accessibility and the build out of a kitchen that will serve the daycare and as a community kitchen.



Overview of Proposed Projects

5

RESTORATION OF THE CATTARAUGUS PALACE THEATRE

Estimated Project Cost –
\$1,000,000

Potential Funding Sources –
NYS Council on the Arts - Arts & Cultural Facilities Improvement Program, ESD Grant Funds, Private Investment

Project Sponsor – Historic Cattaraugus Corporation

Location – 14 Washington Street

The Cattaraugus Palace Theatre was built in 1909 and served as a vibrant center of entertainment in the region with films, theatre performances, and school plays. After closing in 1959, the 350-seat theatre fell into disrepair, but the front facade was secured and restored with the help of an emergency grant from State Senator Cathy Young. The Theatre is currently owned by Historic Cattaraugus Corporation.

The Historic Cattaraugus Corporation proposes a multi-use facility that serves the community year-round by hosting movies, stage performances, dances, concerts, town meetings, art fairs, craft shows, and children's programs. A significant amount of work is required to rebuild the theatre from the ground up, but the original balcony is still intact and provides a starting point for revitalization. There is strong community desire for an arts and entertainment center, and a restored Palace Theatre would meet this need and promote music and culture for the area.



Overview of Proposed Projects

6

RENOVATION OF THE LARKIN BUILDING

Estimated Project Cost –
\$500,000

Potential Funding Sources –
NYS HCR New York Main Street
Program, Private Investment

Project Sponsor – Historic
Cattaraugus Corporation

Location – 11-13 N. Main Street

11-13 Main Street is a vacant mixed-use building at the heart of the Village's commercial district. It consisted of two storefronts on the street level and an office unit on the second level. Historic Cattaraugus Corporation has invested over \$80,000 to acquire this Village centerpiece, stabilize the structure, point up the brick facade, and contract plans for a complete rehabilitation. Further work consists of completing structural improvements, renovating the two street-level storefronts, and building out a two-bedroom residence on the 2nd floor. The renovated storefronts will serve as a hub for visitors to the nationally recognized Amish Trail. It will consist of an antiques and furniture store, a dry goods general store, and an informational tourism center.



Overview of Proposed Projects

7

RESTORATION AND RENOVATION MILL STREET MARKET

Estimated Project Cost –
\$1,500,000

Potential Funding Sources –
Restore NY, Private Investment

Project Sponsor – Jon Willard

Location – 1 Mill Street

The Mill Street Market is a 12,500 square foot building located near the Pat McGee trail in the Village across from the starting point for Rev Rail at One Main Street. The building which has been vacant for many years has a planned mixed-use renovation that will bring opportunities for a brewery, local micro-businesses, and housing. Plans include twelve (12) 300-square foot first floor retail spaces with an 8-foot walkway in front of the building with room for customers to sit outside and enjoy the scenery. Mill Street Market will also act as a continuation of the Farmers Market located at One Main. The second floor would consist of 5-6 market rate studio and one bedroom loft apartments with a rooftop deck for tenants to enjoy. The end of the building will consist of a 2,500 square foot brewery or tap room with a large deck/patio area for customers to sit outside and enjoy the stunning views of the Village and hillsides.



Overview of Proposed Projects

8

42 MAIN STREET APARTMENT RENOVATIONS AND BUILDING IMPROVEMENTS

Estimated Project Cost –
\$150,000

Potential Funding Sources –
Private Investment

Project Sponsor – Anthony Nagel

Location – 42 S. Main Street

The three-story building has three apartments on the top floor, three commercial units on the main floor, and a 2,500 sq ft vehicle storage facility on the lower floor. In Summer 2023, 48 Kids renovated a 700 sq ft commercial space converting it from a leased office into a retail location offering new and consigned pre-owned clothing and toys. In the spring of 2024, the second commercial space (900 sq ft) was renovated, and 48 Kids expanded to 1,600 square feet and now hosts a baby shower gift shop and locally themed clothing. Future plans include the renovation of the unoccupied two-bedroom unit on the upper level, upgrading parking and replacing the siding on the building exterior.



Overview of Proposed Projects

9

REDEVELOPMENT OF BOWLING ALLEY INTO BIKE LANES: BIKE SALE AND RENTAL SPACE

Estimated Project Cost –
\$250,000

Potential Funding Sources –
Private Investment

Project Sponsor – Anthony Nagel

Location – 10 Waverly Street

Redevelopment of the building at 10 Waverly, a mid-century manual pin set bowling alley into a bike/e-bike sales and rental location. The original wood lanes and fixtures will create a unique showroom for bikes, biking accessories, and outdoor gear. Project scope includes renovating the former bowling alley and converting a workshop space into a bike maintenance facility. Sales or rental of bikes and e-bikes was expressed as a need at the community meetings as a way for people of all ages and abilities to access the trail systems in and around the Village.



Overview of Proposed Projects

10

JENNY LEE/FEED MILL ENHANCEMENTS

Estimated Project Cost –
\$300,000

Potential Funding Sources –
Private Investment

Project Sponsor – Ashley and Nick Rhinehart

Location – 15-17 N. Main Street

The Jenny Lee Country Diner and Store and Feed Mill Restaurant and Bar, a beloved store in the heart of the Village, has been a regional hub for dining and entertainment. Following its successful expansion into the adjacent building, which involved a large rehabilitation of the restaurant and bar, the establishment is seeking to further enhance other areas in its mixed-use facilities. This includes a facade renovation of the last section of the building and the addition of a private dining room. Renovations will add an outdoor dining space that will overlook the Pat McGee trailhead. Conversion of a street level apartment into business use to incorporate private dining, local meeting space, and retail space for local merchandise. Renovations of 4 upstairs apartments include updating plumbing and electrical service. And the relocation of deliveries and employee parking off Main Street to the rear alleyway will increase parking for the tourists who will be coming to the Village.



Overview of Proposed Projects

11

RAISE OF HOPE CONVERSION TO COUNSELING CENTER AND TRANSITIONAL HOUSING

Estimated Project Cost –
\$350,000

Potential Funding Sources –
NYS Office of Mental Health,
Foundation Donations, Private
Investment

Project Sponsor – Rebecca Ellis
and Nancy Hurst

Location – 12 Washington Street

Two local women own 12 Washington have begun to invest and convert the space to a multi-use counseling center and housing for youth transitioning out of foster care. The building currently requires structural improvements, including the front and side of the building. The building will include a community center and two offices for social work and individual mental health counseling, group therapies for all ages, recovery groups and linkage for resources including as a place to host various community health and wellness events. Upstairs will convert to two apartments for transitional housing for young adults.



Overview of Proposed Projects

12

ROCKETCUP COFFEE IMPROVEMENTS

Estimated Project Cost –
\$100,000

Potential Funding Sources –
Private Investment

Project Sponsor – RocketCup
Coffee

Location – 18 N. Main Street

RocketCup Coffee Company and Roastery is headquartered at 18 N Main Street with a cafe open daily, a production roastery offering gourmet tastings and hands-on tours, and a speakeasy serving coffee-inspired cocktails paired with a farm-to-table food menu. This anchor business has grown to 25 employees in the past twelve months and is positioning itself to meet projected demand. Strategic plans include building an improved shipping and receiving dock to enable increased production, renovating the brick facade and patio to improve aesthetics and amenities, and commissioning public art to create a welcoming gateway to the roastery and speakeasy. These improvements will increase operational capacity, enhance customer experience, and provide a unique and attractive destination for visitors.



Overview of Proposed Projects

13

RESTYLE SALON BUILDING REHABILITATION

Estimated Project Cost –
\$250,000

Potential Funding Sources –
NYS HCR, Private Investment

Project Sponsor – Historic
Cattaraugus Corporation

Location – 12 N. Main Street

12 Main Street is a mixed-use building with historic landmark designation and consists of a storefront and seven apartments. This former hotel was renovated in 2005 with the help of \$100,000 in private funding as well as a grant from the Federal Home Loan bank. The storefront has hosted the “Restyle” beauty salon for over 17 years, and six of the seven apartments are currently occupied at “affordable” rent levels. Historic Cattaraugus Corporation is planning building improvements to continue preserving and utilizing this historic landmark including rehabilitation work on the brick facade and balcony, structural improvements including handicap accessibility for the salon, remodel of the blighted seventh apartment, and fixing the residential exterior and improving safety access.



Overview of Proposed Projects

14

DEVELOPMENT OF MAPLE RETAIL STOREFRONT

Estimated Project Cost –
\$400,000

Potential Funding Sources –
Private Investment

Project Sponsor – Timothy and
Melissa Ulinger

Location – 17-19 Washington
Street

Timothy & Melissa Ulinger own and operate Ulinger's Maple Farm, a 14,000-tree farm, sugarhouse, and kitchen producing 4,000 gallons of pure maple syrup annually for local stores and regional distributors. The family owns 17-19 Washington Street that they propose to rehabilitate into a mixed-use development, adding storefront locations for their maple syrup while also improving the overall building infrastructure. Project components include a retail operation, a regional showroom and supply store to sell maple syrup production equipment as well as syrup production demonstrations and sample kitchen that will offer educational demonstrations and sampling of maple syrup production. The project also includes residential rehabilitation of two upstairs apartments.



Overview of Proposed Projects

15

DEVELOPMENT OF THE UNITED METHODIST CHURCH

Estimated Project Cost – \$850,000

Potential Funding Sources –
Private Philanthropic, Cattaraugus
County, Capital Improvements Grant
for Pro-Housing Communities, NYS
HCR New York Main Street Program

Project Sponsor – Village of
Cattaraugus

Location – 53 Washington Street

The County anticipates acquiring the property and the plan would be to turn it over to the Cattaraugus County Land Bank Corporation (CCLBC). The church provides an ideal location for a community center with the possibility of meeting space, gymnasium, outdoor green space, and possibly a dog park. All of these are desires expressed by those that attended the community meetings.



Overview of Proposed Projects

16

IMPLEMENTATION OF STREETSCAPING ENHANCEMENTS

Estimated Project Cost –
\$2,540,565

Potential Funding Sources –
NYS Department of Transportation
TAP, Federal BUILD funds, Safe
Streets for All

Project Sponsor – Village of
Cattaraugus

Location – Main Street

Building on plans that are about to be completed by GOBike, the Village would like to embark on improvements in the downtown streetscaping and placemaking improvements. This would include elements of the Phase 1 Complete Streets Plan that will be released for public comment soon. Ph 1 would include improvements on Main Street between Waverly and Jefferson in the Business District.



Overview of Proposed Projects

17

PAT MCGEE TRAIL EXTENSION

Estimated Project Cost –
\$2,350,403

Potential Funding Sources –
NYS Parks, Recreation & Historic
Preservation Recreational Trail
Grant Program, Wilson Foundation

Project Sponsor – Village of
Cattaraugus

Location – Railbed from County
Rte 6 to NYS Rte 353/Main Street

The existing Pat McGee Trail runs for roughly 12 miles from the City of Salamanca to Leon Road in the Town of New Albion, just 1.6 miles short of the former railroad's intersection with Main Street in the Village of Cattaraugus. GObike was tasked by the Village of Cattaraugus and Historic Cattaraugus to explore the feasibility of extending the trail from its current terminus at Leon Road into the Village and beyond. Recommendations envision continuing the trail along the former railbed into the Village of Cattaraugus at the intersection of Main Street and continuing further north to connect with the Cattaraugus-Little Valley Central School.

Initial assumptions are that the trail would run from Leon Road to Main Street, with stone dust surface, several hundred feet of privacy fencing, two access points and one trailhead, and crosswalks with signage at each roadway crossing.



Overview of Proposed Projects

18

EAST ALLEY IMPROVEMENTS

Estimated Project Cost –
\$150,000

Potential Funding Sources –
Community Placemaking Grants,
Capital Improvements Grant for
Pro-Housing Communities

Project Sponsor – Village of
Cattaraugus

Location – Alley accessed at 16
Washington St, bordered by
Washington, Main and Jefferson

The existing alley serves as the service access for eight buildings on Main, Washington, and Jefferson Streets, including Restyle Salon and Apartments, RocketCup Coffee and Roastery, Bank of Cattaraugus, Raise of Hope, and Perky's Market. This project would expand the main alley to accommodate deliveries, construction, waste management, fire, and handicap access. It would move idling commercial traffic from public streets and develop an inviting pedestrian side alley with an iron archway, lighting, and public seating. By improving accessibility, safety, and aesthetics, this project will foster a more sustainable, inclusive, and thriving commercial district and allow for future development on Washington Street.



Overview of Proposed Projects

19

ADMINISTRATION OF A SMALL PROJECTS FUND

Estimated Project Cost –
\$400,000

Potential Funding Sources –
NYS HCR New York Main Street
Program, Private Investment

Project Sponsor – Village of
Cattaraugus

Location – DRI-wide

The Village will administer a fund to finance interior and exterior building improvements and improve the aesthetic appeal of downtown's historic buildings. Improvements can include façade improvements, installation of new exterior lighting, replacement windows, code and safety updates and handicapped accessibility improvements. Businesses already interested include Pritchard Hardware, Brick Lane Speedway, and Perky's.



Visioning & Goals Exercise

Initial Community Vision

“The Village of Cattaraugus envisions a vibrant, walkable Main Street that celebrates our historic red-brick charm, natural beauty, and deep-rooted cultural heritage. By honoring our industrial rail legacy and connecting it to outdoor recreation and regional trail networks, we will create a dynamic destination for dining, lodging, and community events. This transformation will spark economic growth, support local businesses, create jobs, and inspire a new generation of residents to call Cattaraugus home.”

Initial Community Goals

01

Attract new businesses while supporting existing businesses.

02

Foster sense of community through public gathering places.

03

Preserve the historic business district.

04

Revitalize housing for today's families, seniors, and workforce

05

Increase walkability, bikeability, and accessibility of our community.

06

Promote commerce through tourism

Group Discussion

- 1) What resonates with you from the draft vision and goals?
- 2) What is missing from the draft vision and goals?
- 3) What specific strategies or project ideas will most effectively achieve the draft vision and goals?

Use the QR code to the right or go to **menti.com** and enter the code:

5982 8793





What's Next?

We would like to set a standing day and time for future LPC meetings.

- Does Thursday evening work for future LPC meetings?
- Do any LPC members have conflicts with the following dates:
 - June 26
 - August 7
 - September 11
 - October 16
 - November 13

Next Steps

- Review the DRI Guidance Document
- Review the community's DRI application
- Complete the DRI LPC Training
- Review, sign, and return the Code of Conduct (if needed)

**Program resources can be
found online at:**

DRI

**[https://www.ny.gov/programs/
downtown-revitalization-
initiative](https://www.ny.gov/programs/downtown-revitalization-initiative)**

Public Comment

Public Comment

Please be respectful and follow these guidelines:

- State your name and affiliation (as applicable)
- Please limit comments to 3 minutes

The project team will be available to respond to questions more in-depth at the first public workshop

**Program resources can be found
on the DRI website:**

**[https://www.ny.gov/programs/
downtown-revitalization-
initiative](https://www.ny.gov/programs/downtown-revitalization-initiative)**