

JOHNSON



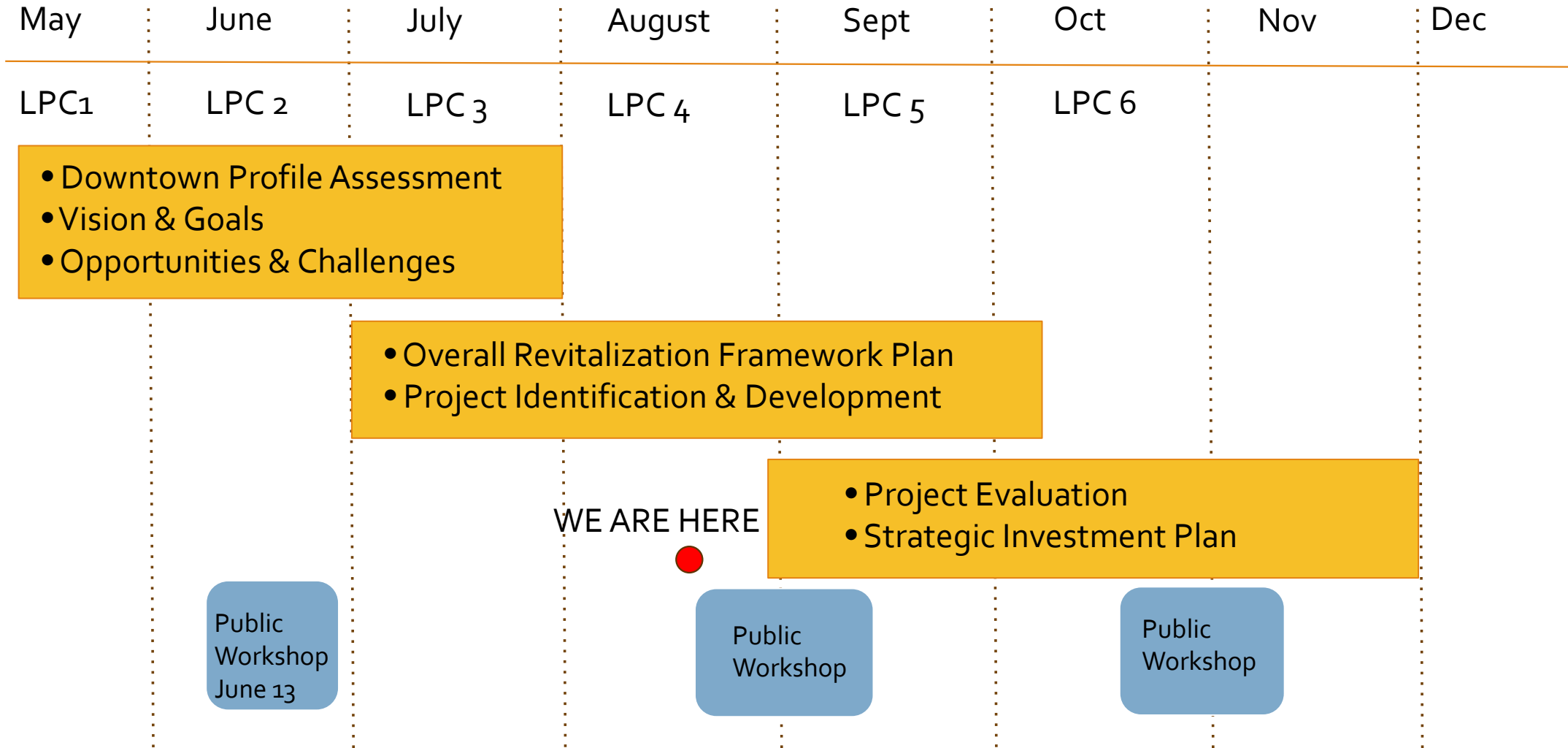
WHERE LIFE IS WORTH LIVING

Johnson City DRI: Agenda

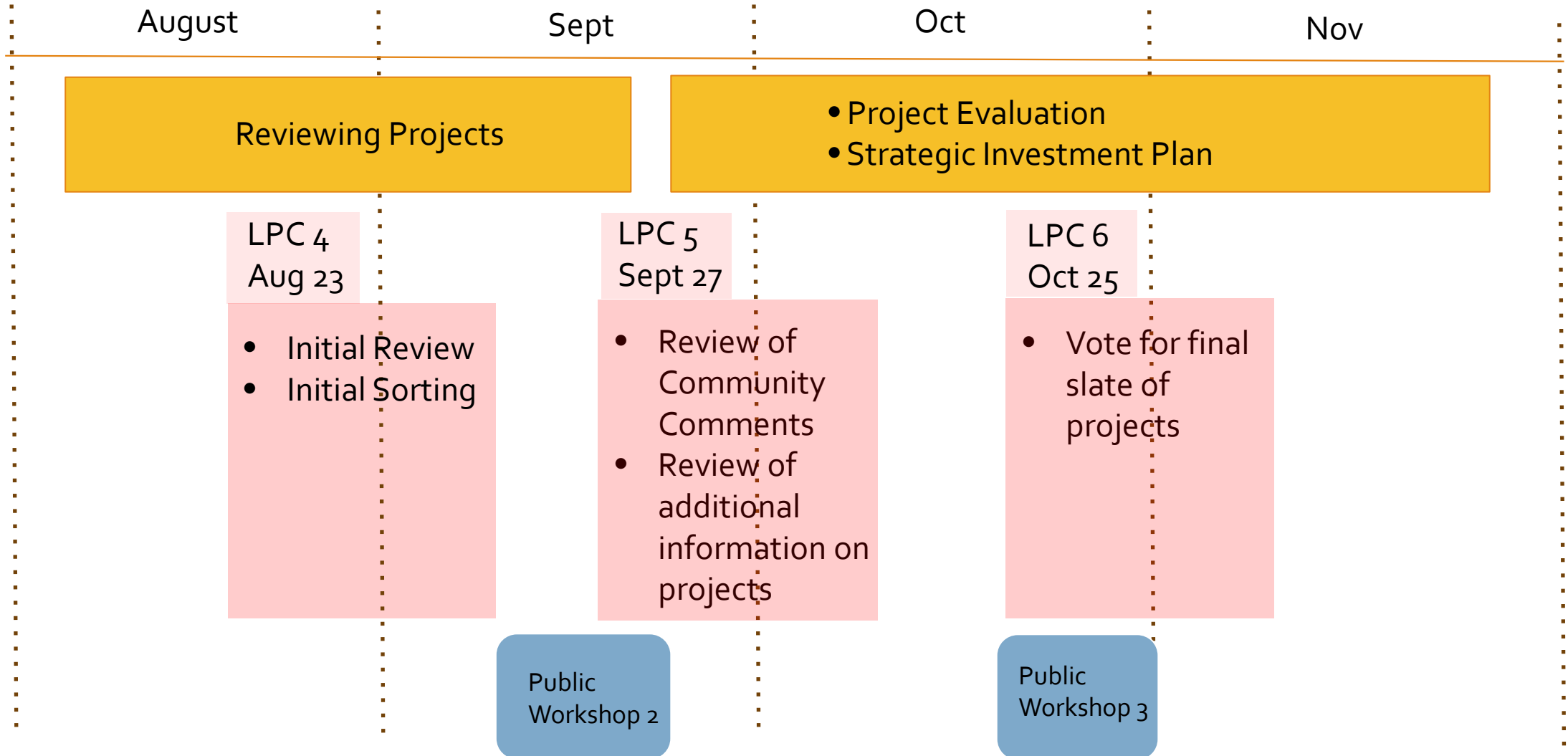


Welcome	
Code of Conduct	2:00-2:05
Schedule of DRI and Current Status	2:05-2:10
Goals & Strategies Discussion	2:10-2:20
DRI Project Applications	2:20-3:25
Willbrow Alley Preliminary Concepts	3:25-3:30
Public Workshop 2 Preparation	3:30-3:40
Next Steps	3:40-3:45
Public Comment	3:45-4:00

Johnson City DRI: Draft Schedule



Johnson City DRI: Draft Schedule



Johnson City DRI: GOALS



Summary of Adjustments:

- Relocated housing goal (previous goal 3) under Goal 1
- Combined goal of cultural growth (previous goal 5) and health and innovation (previous goal 6) into Goal 4 that builds the Health and Cultural District.
- Relocated goal on sustainable design (previous goal 7) and placed under Goal 4

1 Goal: Maintain the heritage of Johnson City and its strong sense of local community

2 Goal: Restore Main Street's historic character and pedestrian-oriented environment, and establish it as a regional center for a variety of shops and businesses.

3 Goal: Increase the variety of public and open spaces in Johnson City.

4 Goal: Build upon Johnson City's successes in the Health and Cultural Innovation District.

1 Goal:

Maintain the heritage of Johnson City and its strong sense of local community

- Protect and restore buildings that contribute to the historic character of the Village.
- Create a 24-hour community with a mix of housing, retail, workplaces, and cultural venues.
- Increase housing and employment opportunities for a diverse set residents and income groups.
- Create a walkable network of streets that link all parts of the downtown.
- Support community services that improve quality of life for residents.

2 Goal:

Restore Main Street's historic character and pedestrian-oriented environment, and establish it as a regional center for a variety of shops and businesses.

- Restore older buildings and fill vacant commercial spaces.
- Promote small businesses in the area.
- Improve signage and wayfinding.
- Establish an efficient parking strategy.
- Increase transit mobility by adding infrastructure for bike, bus, scooters.
- Accommodate people with disabilities.

3 Goal:

Increase the variety of public and open spaces in Johnson City

- Create outdoor social gathering, seating and dining spaces.
- Increase areas for recreational activities.
- Use low-cost tactical urbanism approaches to activate public spaces .
- Enhance streetscapes through improved sidewalks, green infrastructure, lighting, and public art.

4 Goal:

Build upon Johnson City's successes in the Health and Cultural Innovation District

- Collaborate with Binghamton University and UHS to amplify growth opportunities.
- Provide amenities that encourage quality of life and safety of employees and students.
- Provide opportunities for businesses aligned with the health and wellness sector.
- Grow Johnson City's brand as a regional center of creativity, arts, entertainment and culture.
- Grow capacity for events in downtown.
- Support venues for arts and culture.
- Incorporate sustainable practices in all aspects of Village redevelopment efforts.
- Support opportunities for micro-manufacturing in the area.

During the DRI review process adjustments to applications may occur:

- Budgets, DRI Request amounts, cost estimates, and project scopes are tentative and may change based on additional review/ project development.
- Project names and descriptions will be modified during the project profile development process.
- One or more additional pending DRI applications may yet be submitted for the LPC's consideration.
- Additional vetting, including reviews of property tax and code violation history, will be done to determine eligibility.
- Applications lacking information such as description of scope, anticipated location, or amount of DRI funding request amount may not receive further review after September 13th.

\$67,818,251 Total Investment

\$13,122,768 DRI Funding Requested

34 Preliminary Applications

- 4 from Village of Johnson City
- 25 Private Applicants
- 5 Non-profit Applicants

Johnson City DRI: Applications Overview

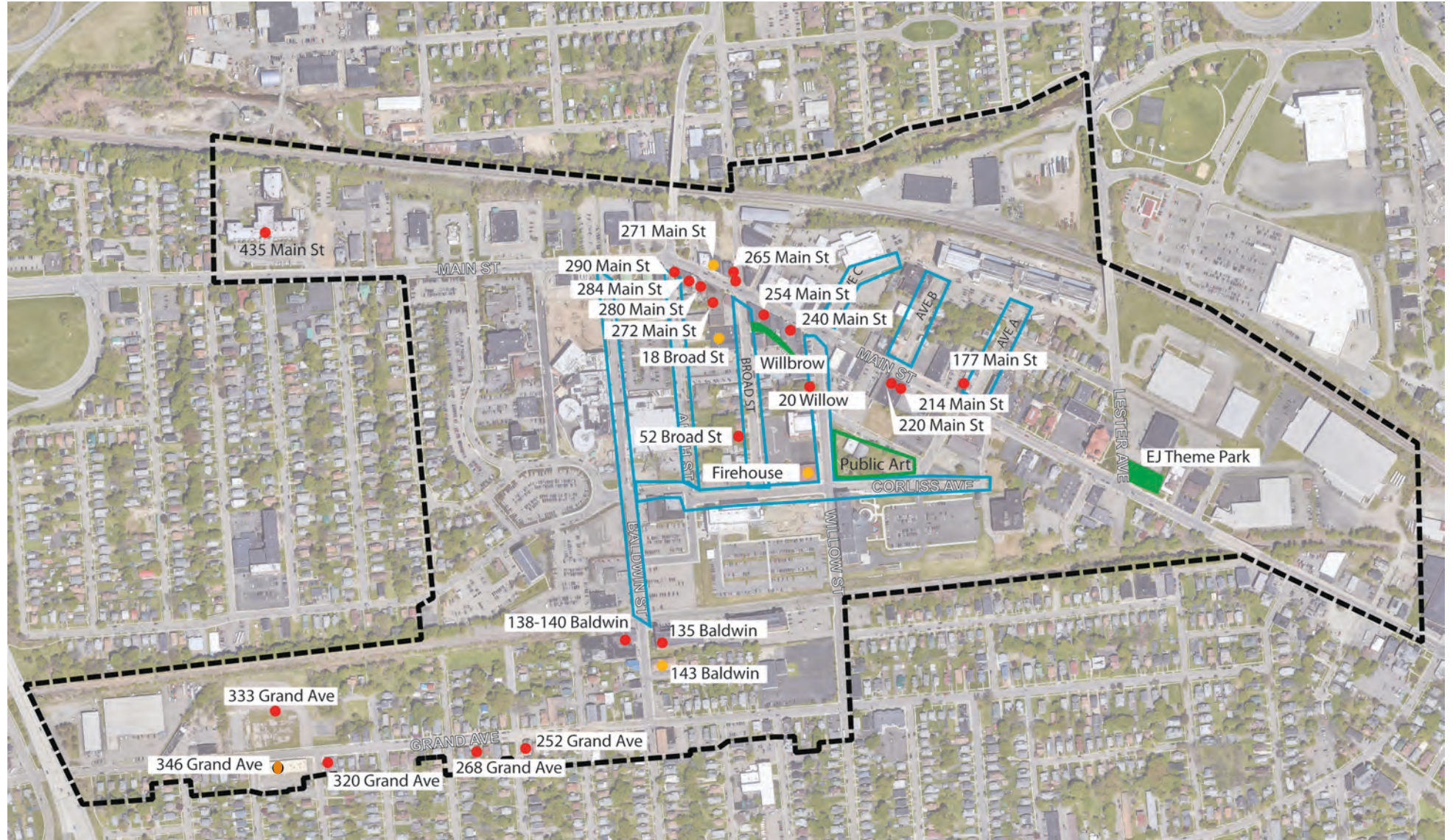


Private Projects ●

Non-Profit Projects ●

Street Enhancements □

Public Space Improvements □



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	None as of submission
NAME OF SPONSOR:	Diane Lynn Johnson
EST PROJECT COST:	\$ 350,000
DRI REQUEST:	\$ 350,000
Percent Leveraged	0%

Description

- Project to be a multi-function space. Uses anticipated to include:
 - Café
 - Restaurant
 - Meeting rooms for parties, lunches, conferences
 - Daycare

Note

- No Address



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	None as of submission
NAME OF SPONSOR:	Jason Rounds
EST PROJECT COST:	\$ 384,807
DRI REQUEST:	\$ 382,807
Percent Leveraged	1%

Description

- Sponsor has other businesses in region is seeking location
- Coffee roaster, café, and community center
- Event space
- Employment for BIPOC, LGBTQ, neurodiverse, physically disabled, and formerly houseless, impoverished, and incarcerated kitchen leaders

Note

- No Location established



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	Events Within DRI boundary
NAME OF SPONSOR:	Matthew White
EST PROJECT COST:	\$ 25,000
DRI REQUEST:	\$ 25,000
Percent Leveraged	0%

Description

- Sponsor desires to set up repeatable events in the DRI area

Note

- 'Events' are not a category of projects that can be funded by DRI.



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 138 - 140 Baldwin Street
NAME OF SPONSOR: Don DeMauro
EST PROJECT COST: Spool Art Space (non-profit)
DRI REQUEST: \$ TBD
Percent Leveraged: \$ TBD
TBD%

Description

- Scope unidentified.

Note

- No scope or funding request



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	Willbrow Alley
NAME OF SPONSOR:	Matthew White
EST PROJECT COST:	\$ 69,300
DRI REQUEST:	\$ 69,300
Percent Leveraged	0%

Description

- Sponsor plans to activate Willbrow Alley

Note

- Applicant does not have site control



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 252 Grand Street
NAME OF SPONSOR: Dorian Lans
EST PROJECT COST: \$ 275,000
DRI REQUEST: \$ 225,000
Percent Leveraged 18%

Description

- Total renovation of two homes on same parcel
- 252 Grand Ave will be 3 units
- 175 Hudson will be 2 units
- Market-rate housing

Note

- Insufficient leverage



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 271 Main Street
NAME OF SPONSOR: Teresa Ciancio
IBEW Local (non-profit)
EST PROJECT COST: \$ 105,000
DRI REQUEST: \$ 105,000
Percent Leveraged 0%

Description

- Replace storefront with newer, more efficient window and door system
- Replace second floor windows
- Replaces exterior doors on floors 2 and 3
- Replace siding on rear of building

Question

- Does scope align with DRI criteria



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	EJ Theme Park
NAME OF SPONSOR:	Village of JC
EST PROJECT COST:	\$ TBD
DRI REQUEST:	\$ TBD
Percent Leveraged	TBD%

Description

- Art installations in Jenison Park
- Painted street art program
- Fund remaining balance for EJ Theme Park (future Workers' Park)

Note

- Amount of DRI funding request has not been established



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 320 Grand Ave.
NAME OF SPONSOR: Dorian Lans
EST PROJECT COST: \$ 200,000
DRI REQUEST: \$ 100,000
Percent Leveraged 50%

Description

- 1,900 square foot commercial renovation
- Coffee Bar Eatery during the day that converts to drinking bar in the evening

Note

- Scheduled to open Spring 2024. Schedule may not align with DRI funding timeline.



Johnson City DRI: APPLICATIONS



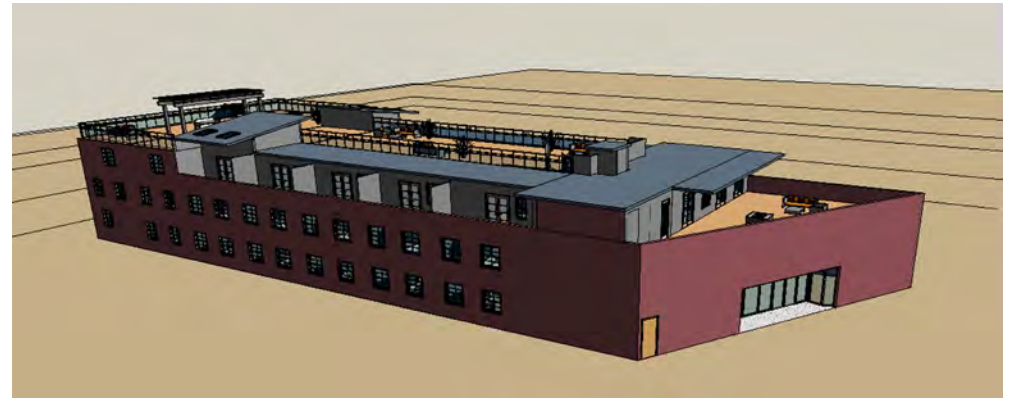
PROJECT ADDRESS: 272 Main Street
NAME OF SPONSOR: Josh Bishop
JJB Property Management
EST PROJECT COST: \$ 4,925,000
DRI REQUEST: \$ 1,150,000
Percent Leveraged 77%

Description

- Renovation of existing structure
- 2,000 square feet of commercial space
- 28 dwellings (1- and 2-bedrooms)
- Upgrades to HVAC, data, plumbing, etc. systems

Note

- Compliance with regulatory standards to be ascertained



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 18 Broad Street
NAME OF SPONSOR: Lisa Kost
HCA (non-profit)
EST PROJECT COST: \$ 1,308,450
DRI REQUEST: \$ 750,000
Percent Leveraged 43%

Description

- Renovation of existing building and grounds including:
 - New roof
 - New Playground structure
 - New Parking Surface
 - Plumbing reconstruction
 - Addressing drainage issues
 - Façade improvements
- Building addition to accommodate additional therapies and improvements to services



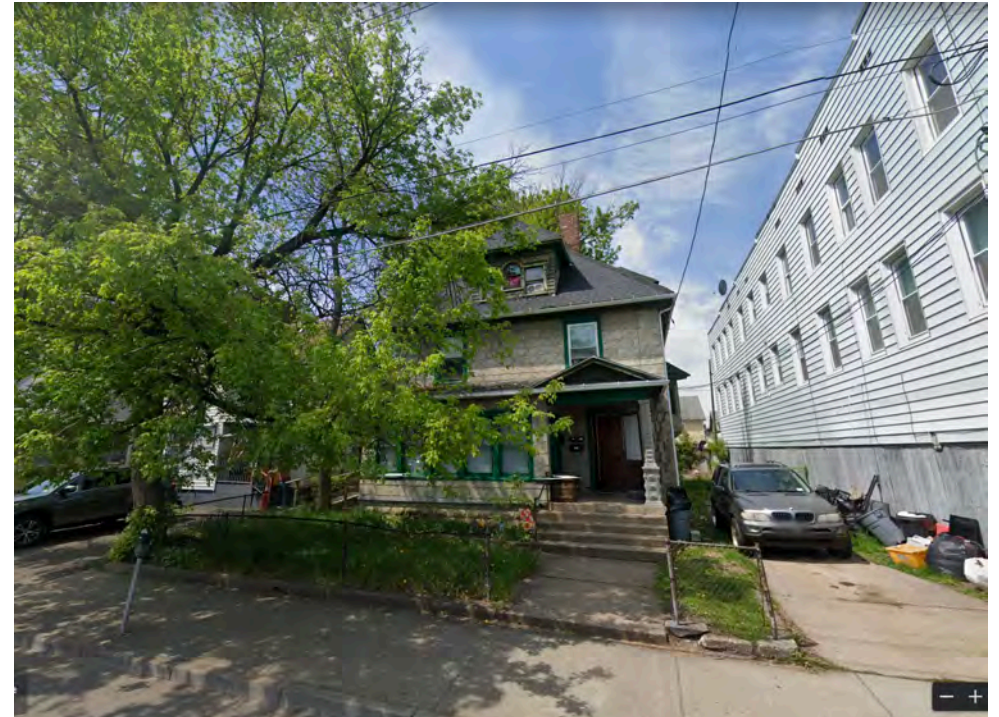
Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 20 Willow St
NAME OF SPONSOR: Daniel Davenport
EST PROJECT COST: \$ 496,000
DRI REQUEST: \$ 375,000
Percent Leveraged 24%

Description

- Renovation of existing building into an art gallery, vintage shop, and photo studio; offices for real estate firm, painting firm, and LED UCV company; residential build out for owner occupancy
- Exterior renovations and improvements including
 - Repairs to windows, gutters, roof, fences, and fire escape
 - Exterior lighting
 - Security cameras
- Completed in 3 phases (Exterior, Interior, Final Interior and Exterior work)



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 48 Willow St
NAME OF SPONSOR: Naima Kradjian
Firehouse Stage
(non-profit)
EST PROJECT COST: \$ 9,700,000
DRI REQUEST: \$ 2,000,000
Percent Leveraged 79%

Description

- Adaptive reuse of Municipal Building Central Fire Station
- Rehabilitation of basement and updating to meet code & ADA requirements
- Upgrade mechanical systems
- Firehouse Stage
- Multifunction event/theater space
- Restaurant space, theatre offices, rehearsal spaces, education space



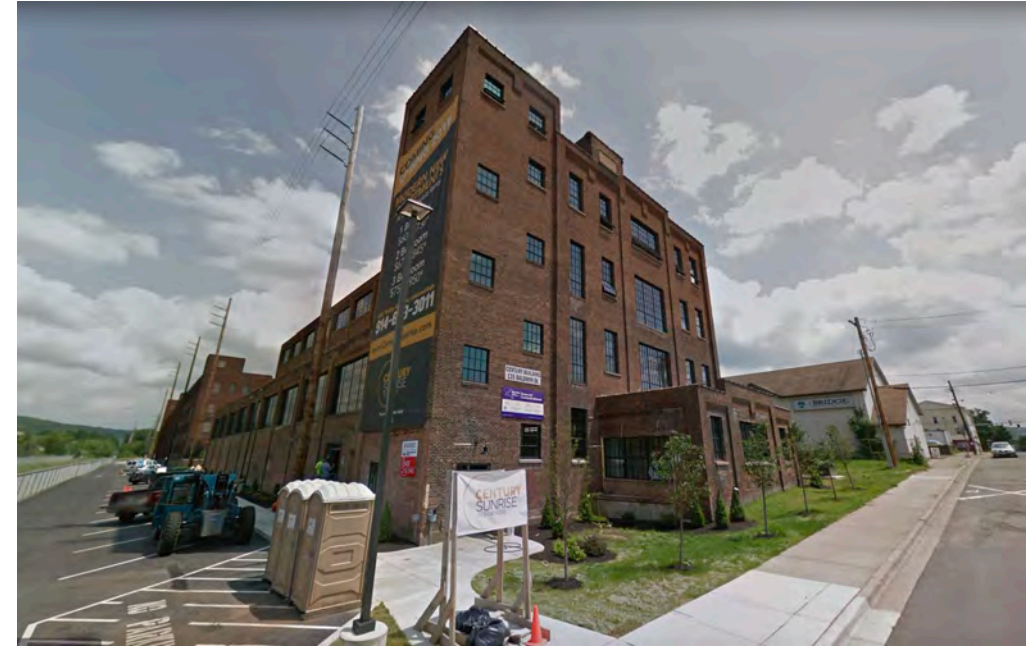
Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 135 Baldwin St
NAME OF SPONSOR: Kristen Lyons
Brewery
EST PROJECT COST: \$ 850,000
DRI REQUEST: \$ 300,000
Percent Leveraged 65%

Description

- Build-out of 4,860 square feet of existing vacant space within Century Building. Program includes:
 - Multi-purpose performance space
 - Commercial kitchen
 - 15 bbl brewhouse with canning line and supporting infrastructure to increase production capacity



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 240 Main Street
NAME OF SPONSOR: Mindi Green
EST PROJECT COST: \$ 200,000
DRI REQUEST: \$ 150,000
Percent Leveraged 25%

Description

- Renovation of 13,000 square foot commercial space (approx. 7,000 square feet per floor) including:
 - New storefront and front entry
 - New rear entry
 - New flooring
 - New painting
 - Repair & replacement of ceiling and lighting



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 254 Main Street
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 200,000
DRI REQUEST: \$ 100,000
Percent Leveraged 50%

Description

- Façade renovations including:
 - Brick repointing
 - Exterior light installation
 - Redesign of storefront
- Renovation of two dwelling units above commercial space similar to approach utilized at Giblin's
- Units to be affordable



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 333 Grand Ave
NAME OF SPONSOR: Larry Regan
EST PROJECT COST: \$ 31,224,783
DRI REQUEST: \$ 1,000,000
Percent Leveraged 97%

Description

- The project plans to merge two parcels
- Affordable and workforce residential apartment building
- 72 Units
- 4 stories
- 6,200 square foot space for children's daycare
- Site includes playground



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 346 Grand Ave.
NAME OF SPONSOR: Sharon Chesna
Mothers & Babies (non-profit)
EST PROJECT COST: \$ 189,000
DRI REQUEST: \$ 141,750
Percent Leveraged 25%

Description

- Upgrades to existing HVAC system leading to 80% efficiency improvement over existing system
- Use of more environmentally friendly refrigerant – current system makes use of R-22 which is no longer used or produced



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 435 Main Street
NAME OF SPONSOR: Mark Lane
EST PROJECT COST: \$ 15,500,000
DRI REQUEST: \$ 1,150,000
Percent Leveraged 93%

Description

- Renovation of 70,000 square feet of existing space
- Convert existing building into 62 apartments
 - 50 market-rate
 - 12 affordable units
- ADA Upgrades
- 30,000 SF commercial space
- Upgraded landscaping and parking facilities



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 214 Main Street
NAME OF SPONSOR: David Whalen
EST PROJECT COS: \$ 1,075,000
DRI REQUEST: \$ 450,000
Percent Leveraged 58%

Description

- Renovation of 7,200 square foot, 2 story mix-used building at 214 Main St.
- Renovations will cover both the 1st and 2nd floor commercial and residential spaces, respectively, as well as the Facade and Storefronts.
- Project will bring online space for 2 new restaurant tenants on the 1st floor and 6 new units of Workforce Housing on the 2nd Floor.



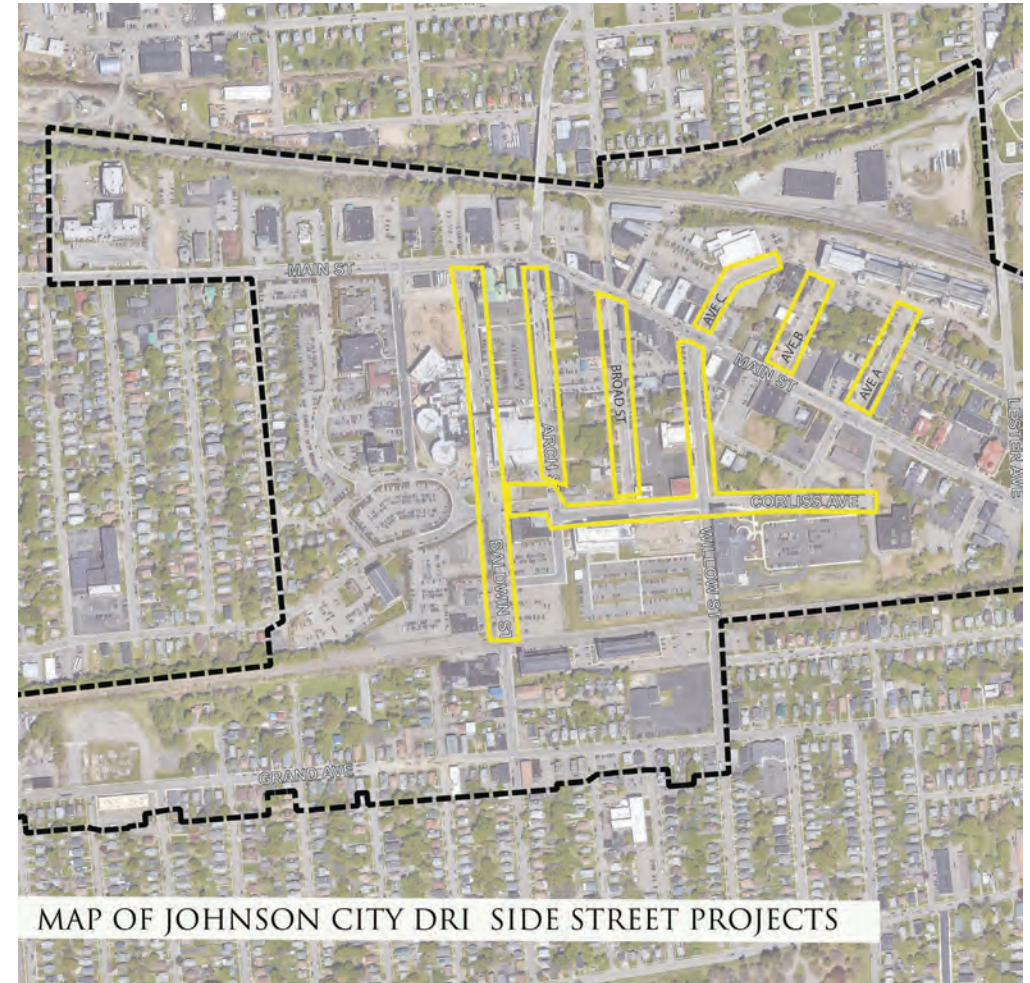
Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	Downtown Streets
NAME OF SPONSOR:	Village of JC
EST PROJECT COST:	\$ 4,000,000
DRI REQUEST:	\$ 4,000,000
Percent Leveraged	0%

Description

- Funding for Phase II of Main Street streetscape project
- Pedestrian, ADA, bicycle infrastructure along side-streets that intersect with Main Street
- Complete street along Willow Street from Main Street to Endicott Avenue including:
 - Plaza in front of the Firehouse Stage
 - Traffic Calming



MAP OF JOHNSON CITY DRI SIDE STREET PROJECTS



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	Willbrow Alley
NAME OF SPONSOR:	Village of Johnson City
EST PROJECT COST:	\$ 500,000
DRI REQUEST:	\$ 500,000
Percent Leveraged	0%

Description

- Project to enhance pedestrian experience of Willbrow Alley, making the location a destination within Johnson City. Elements include:
 - Seating
 - Lighting
 - Pavers
 - Landscaping
 - Public Art
 - Dumpster enclosure



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	Within DRI Boundary
NAME OF SPONSOR:	Village of Johnson City
	Small Project Fund
EST PROJECT COST:	\$ 600,000
DRI REQUEST:	\$ 600,000
Percent Leveraged	0%, A minimum 25% match is anticipated from participating private property owners and businesses.
Description	
▪ Small Project Fund	



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	Main Street Blade Signs
NAME OF SPONSOR:	Village of JC
EST PROJECT COST:	\$ 30,000
DRI REQUEST:	\$ 30,000
Percent Leveraged	0%

Description

- The Blade Sign Project will provide funds to small businesses on Main Street to design and install 'Blade Signs'. Blade signs are attached perpendicular to the building façade near the top of the first floor or at the second floor so that signs are visible to pedestrians and vehicles from a block or two away. Their purpose is to increase the visibility and recognition of individual businesses. The fund will offer \$2500 per business for this purpose.



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 177 Main Street
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 130,000
DRI REQUEST: \$ 65,000
Percent Leveraged 50%

Description

- Building façade renovations including:
 - Brick repointing
 - Exterior light installation
 - Redesign of storefront
 - Prepare two commercial spaces for prospective tenants



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 143 Baldwin Street
NAME OF SPONSOR: Tara Terry
Community Center
(non-profit)
EST PROJECT COST: \$ 27,000
DRI REQUEST: \$ 15,000
Percent Leveraged 44%

Description

- New signage on the Baldwin Street side
- New covering over main entry on Baldwin Street side
- Planters along Baldwin Street side
- Interested in learning about how to upgrade building to lower emissions and improve building carbon footprint



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 220 Main Street
NAME OF SPONSOR: Rita Moelder
EST PROJECT COST: \$ 27,261
DRI REQUEST: \$ 27,261
Percent Leveraged 0%

Description

- Roof replacement, including insulation where applicable
- Storefront improvements



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	265 Main Street
NAME OF SPONSOR:	Gabriella LoPiccolo
EST PROJECT COST:	\$ 61,650
DRI REQUEST:	\$ 61,650
Percent Leveraged	0%

Description

- Addition of 20'x20' back porch to accommodate a 10'x10' walk-in refrigerator or freezer, as well as outdoor dining
- New signage
- Finishing 600 square feet of basement to enable the storage of supplies and pantry storage



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS:	265 Main Street
NAME OF SPONSOR:	David Whalen
EST PROJECT COST:	\$ 40,000
DRI REQUEST:	\$ 30,000
Percent Leveraged	25%

Description

- Sponsor will repoint and replace brick and masonry work on rear wall of existing building
- Approximately 1,200 square feet



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 52 Broad St
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 60,000
DRI REQUEST: \$ 30,000
Percent Leveraged 50%

Description

- Façade renovations including
 - Front garden
 - Redoing driveway
 - Exterior lighting
 - Renovation of 2 apartments
- Affordable housing



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 268 Grand Ave
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 80,000
DRI REQUEST: \$ 40,000
Percent Leveraged 50%

Description

- Façade renovations including:
 - Front garden installation
 - Driveway redone
 - Exterior light installation
- Renovation of 3 apartment units



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 280 Main Street
NAME OF SPONSOR: Enrique Munoz
EST PROJECT COST: \$ 10,000
DRI REQUEST: \$ 10,000
Percent Leveraged 0%

Description

- Renovation of exterior to include:
 - New back steps
 - New Frontage
 - New Roof
 - New Windows



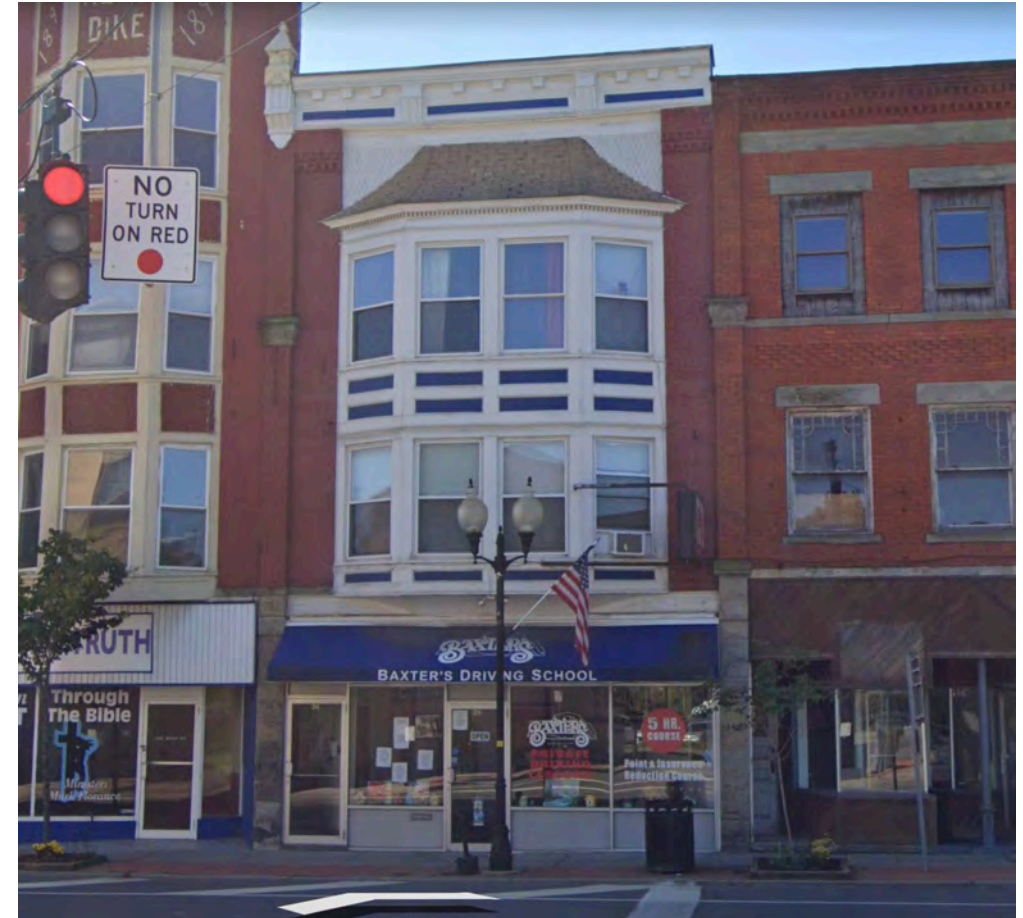
Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 284 Main Street
NAME OF SPONSOR: Enrique Munoz
EST PROJECT COST: \$ 50,000
DRI REQUEST: \$ 50,000
Percent Leveraged 0%

Description

- Commercial space gut and renovation
- 1,000 square feet
- Upgrades to front



Johnson City DRI: APPLICATIONS



PROJECT ADDRESS: 290 Main Street
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 80,000
DRI REQUEST: \$ 40,000
Percent Leveraged 50%

Description

- Façade renovations including:
 - Brick repointing
 - Installation of exterior lights
 - Redesign of storefront
- Prepare commercial space for prospective tenant



Initial Assessment

Consultant team will review submitted applications and perform an initial assessment.

- Does the project meet the minimum eligible requirements?
- Is the application complete enough to discuss with the LPC?



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Categorize Projects

LPC will discuss the various submissions and identify set of categories and separate out the submissions to each category. These could look like:

1. Idea
2. In Formation
3. Fully Formed

1. Strong
2. Potential
3. Not Eligible/Not Ready
4. Small Project

1. Eligible
2. Likely Feasible
3. Likely Eligible
4. Feasibility TBD
5. Eligibility TBD



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Continued Project Review

- Consultant team will help sponsors refine submissions
- Project presentations may be made by sponsors
- LPC work sessions may occur (determined by LPC)
- Consultant team may provide evaluation worksheet if requested



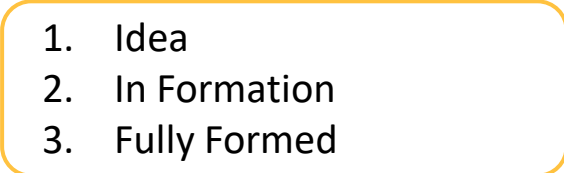
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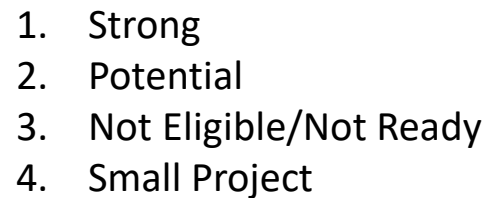
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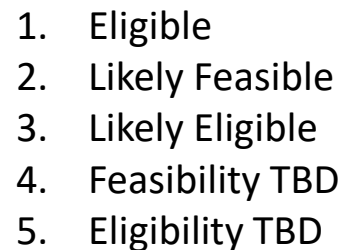
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 2. Likely Feasible
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 5. Eligibility TBD



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Slate of Projects

- At LPC 5, LPC members will examine Draft Slate of projects.
- Vote for the Slate of Projects to be recommended to the Department of State.



Johnson City DRI: Evaluation Criteria



- ① **Alignment with State and Local Goals**
- ② **Catalytic Effect**
- ③ **Project Readiness**
- ④ **Eligible Project Type**
- ⑤ **Cost Effectiveness**
- ⑥ **Co-Benefits**

① Alignment with State and Local Goals

DRI State Goals

1. Create an active downtown with a strong sense of place.
2. Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
3. Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
4. Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
5. Grow the local property tax base.
6. Provide amenities that support and enhance downtown living and quality of life.
7. Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

Local Goals

Johnson City DRI: Evaluation Criteria



② 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 at a scale appropriate for the DRI/NYF community.

- Project Synergy: How project relates to other projects
- Public Support

③ Project Readiness

The project should **be well-developed and poised to proceed** in the near-term in a way that will jump start the redevelopment of the DRI/NYF area.

- Project Sponsors
- Matching Funds/ Leverage
- Site Control



④ Eligible Project Type

Eligible Activities

- Projects are mostly Capital Projects/ Physical Improvements
- New Buildings or Rehabilitation
- Small Project Fund
- Branding & Marketing

Ineligible Activities

- Planning Services
- Operations and Maintenance
- Pre-award Costs: Costs prior to SIP
- Property Acquisition
- Training and Programs



⑤ Cost Effectiveness

Investment of DRI/NYF funds in the project would represent an effective and **efficient use of public resources**.

- Project Size and Scale
- Financing / Estimated Budget
- DRI Funding Amount

⑥ Co-Benefits

The project will result in **secondary benefits to both the community and project developer**, beyond the primary goal of the project, which will generate additional economic activity.

- Project Synergy: How project relates to other projects
- Public Support
- Building Decarbonization/ Resiliency

Johnson City DRI: Project Requirements



- Alignment with Goals & Strategies
- Projects should be located within immediate proximity of DRI boundary
- All projects must complete a form
- For private projects, leverage a minimum of 25% of the total project cost.
- Project that use greater amounts will be more competitive
- Ability to comply with regulatory requirements
- Sponsor's history of prior code violations
- Current property tax status

Johnson City DRI: Willbrow Gathering Place



Design Process

Designed in collaboration with adjacent building owners and businesses owners

Stakeholder discussions started

Design for waste management

Design to support business operations

3D model helps adjacent owners visualize how the alley improvements will impact the area.



Johnson City DRI: Willbrow Gathering Place



Improvements Required

Waste management

Pavement

Lighting

Rain leaders and drainage

Environmental design with landscape, graphics, signage

Public Art

Seating & Tables

General Clean-up



Johnson City DRI: Willbrow Gathering Place

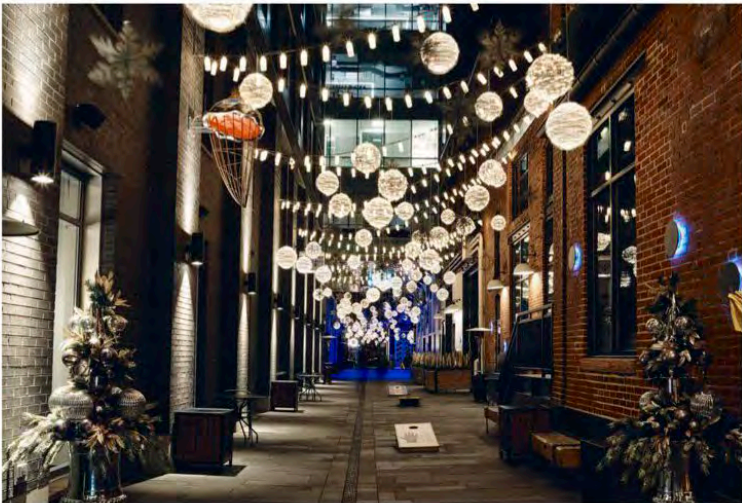
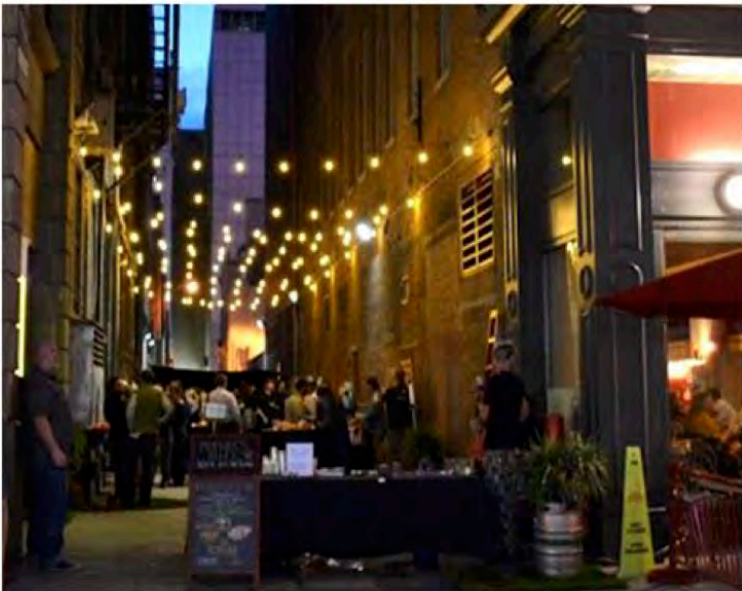


Eric Peterson



Preliminary Concepts

Johnson City DRI: Willbrow Gathering Place



LED LIGHTING
LOW POWER CONSUMPTION
SOLAR POWER OPTION

Draft Willbrow Alley Study, Aug 13 2023

Johnson City DRI: Public Workshop 2



Format

Presentation on DRI and all the potential projects

Exhibits of each project with:

- Description
- Image
- DRI request
- Total Cost

Surveys for attendees to ascertain their thoughts about each project

Opportunities for attendees to comment on the projects





Johnson City DRI: Next Steps

Next Steps:

Review Open Call Project Proposals

Public Workshop 2: September

LPC 5: Sept 27th 2-4pm

www.DRIJC.ORG

