

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
DRI Project Applications	2:10-3:25
Evaluation Process	3:25-3:40
Next Steps	3:40-3:45
Public Comment	3:45-4:00

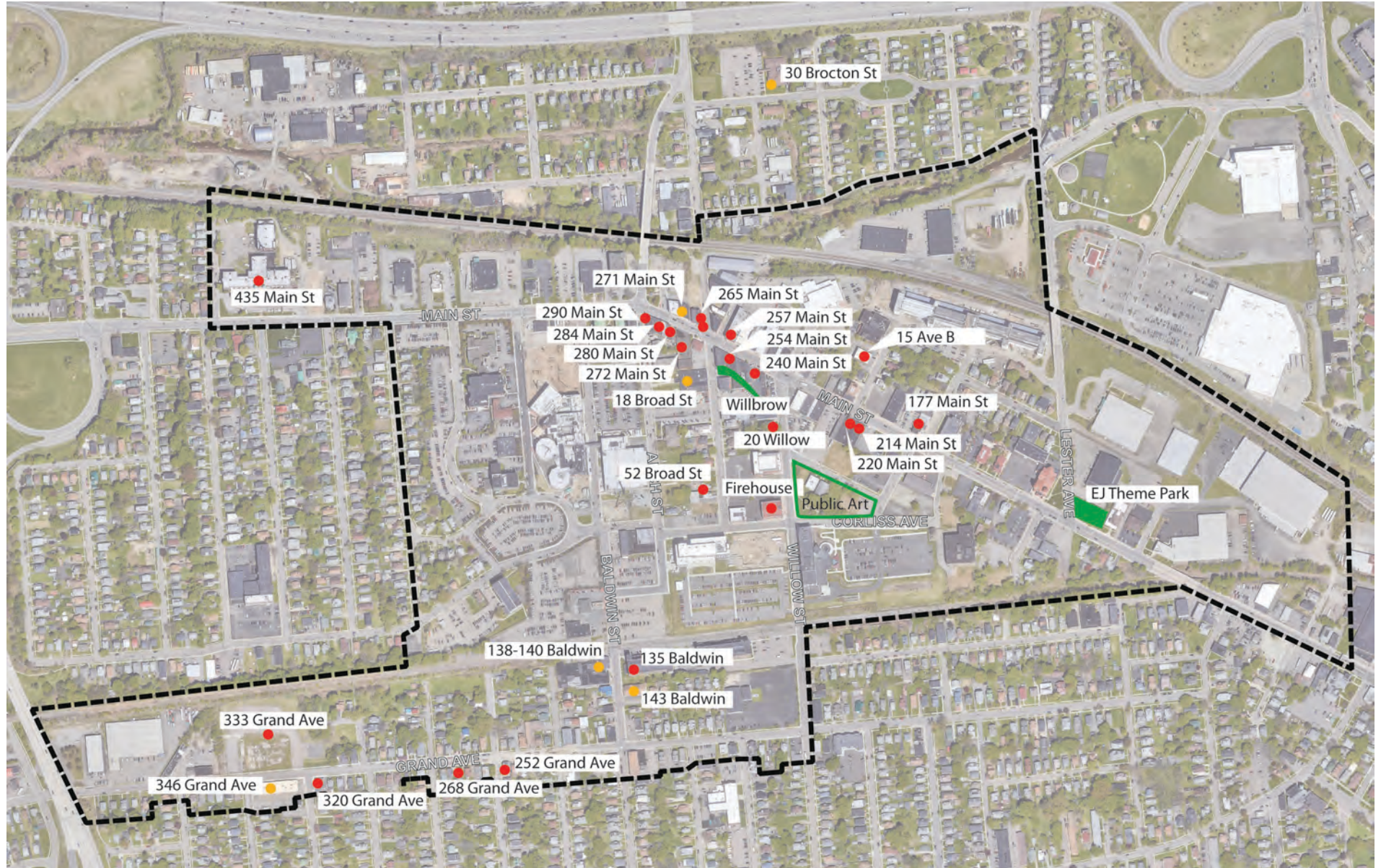
Johnson City DRI: Applications Overview



Private Projects ●

Non-Profit Projects ●

Public Space Improvements ■



Johnson City DRI: Public Workshop¹ and Summer Survey Results



Pulling together **GOODWILL THEATER** Specialty Stores
ART WALKING RESTAURANTS SIGNAGE **MORE TREES**
IMPROVE SIDE STREETS MARKET RATE HOUSING
AFFORDABLE HOUSING **MAIN STREET** Sports Fields
WORKFORCE HOUSING BINGHAMPTON UNIVERSITY
PUBLIC SPACE SMALL BUSINESS **RAIL TO TRAIL**
CONCERT VENUES ENTERTAINMENT Grocery Store BREWERY
OUR HOME LIBRARY HIGH SCHOOL PARKING
BIKING **HISTORIC PRESERVATION**
NEW LOCAL BUSINESS OUTDOOR DINING / EATING
PUBLIC GATHERING SPACE UHS HOSPITAL
SAFETY **FIRE HOUSE STAGE** Walkability
BETTER SIDEWALKS Festivals

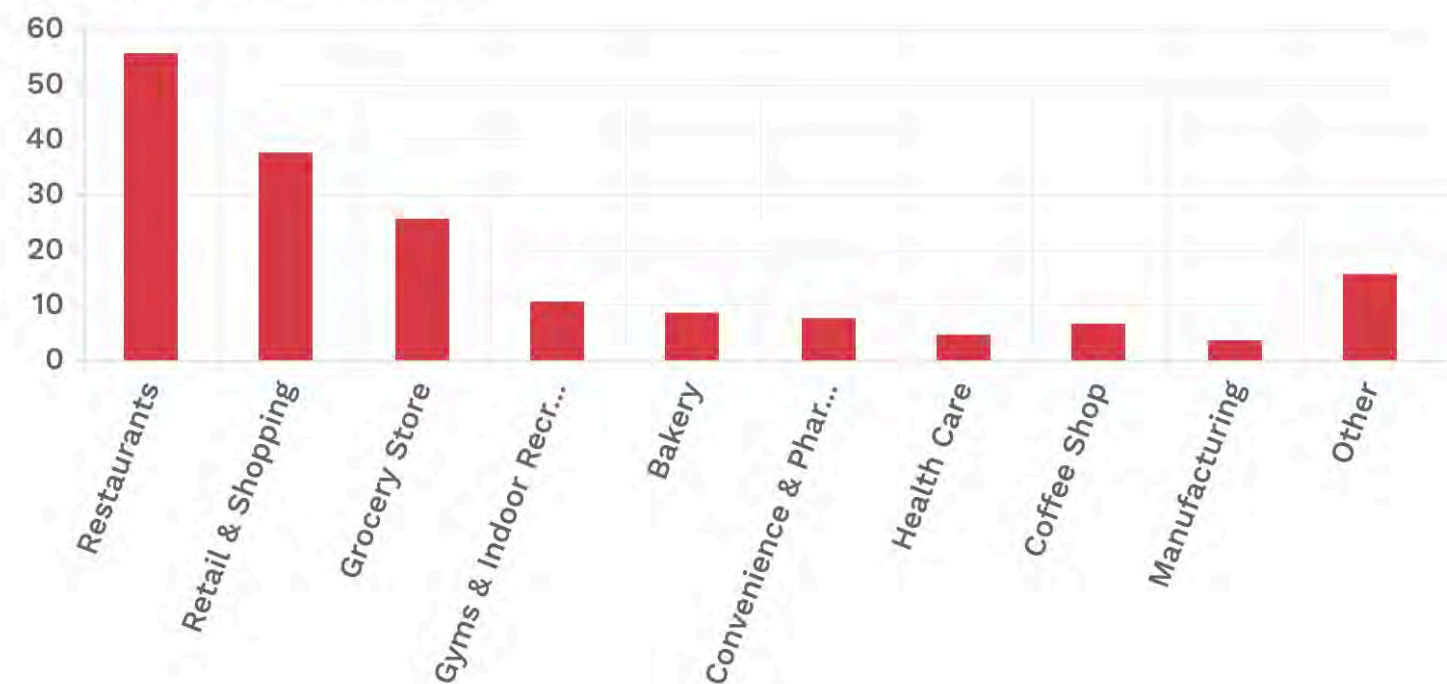
Johnson City DRI: Public Workshop¹ and Summer Survey Results



What are your Thoughts About Housing in Downtown Johnson City?



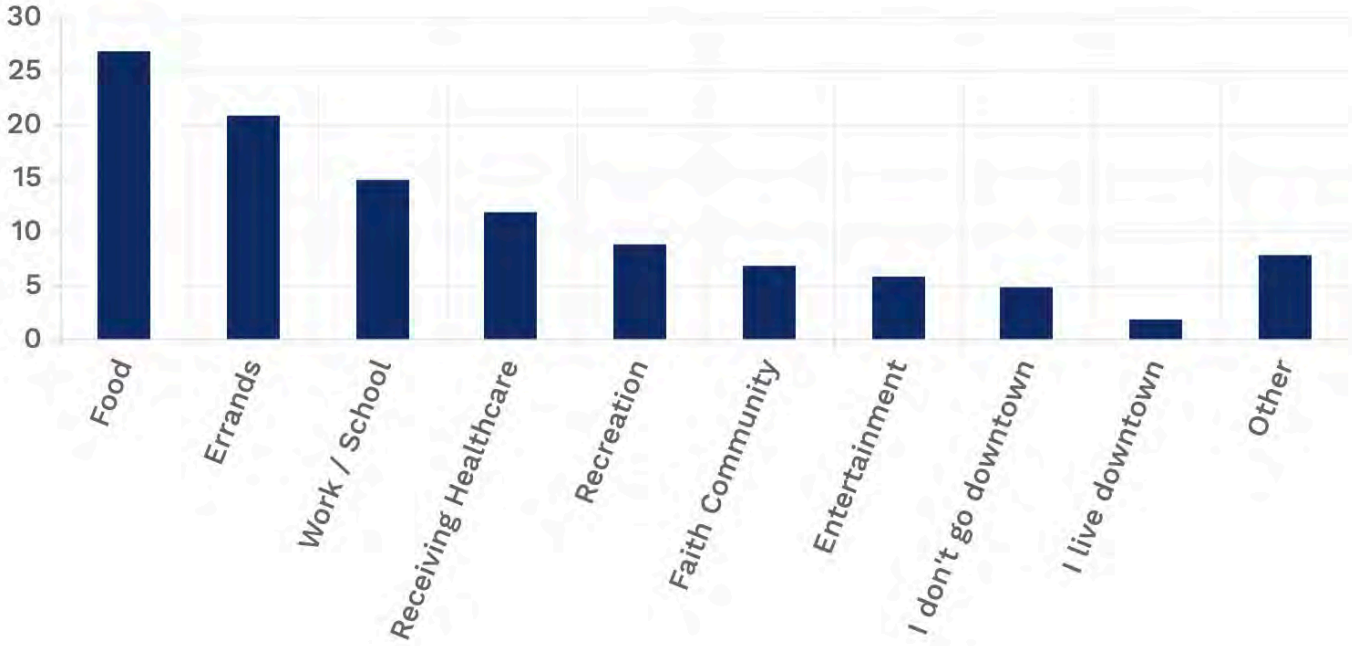
What are the Top Three Types of Businesses you would like to see in Downtown Johnson City?



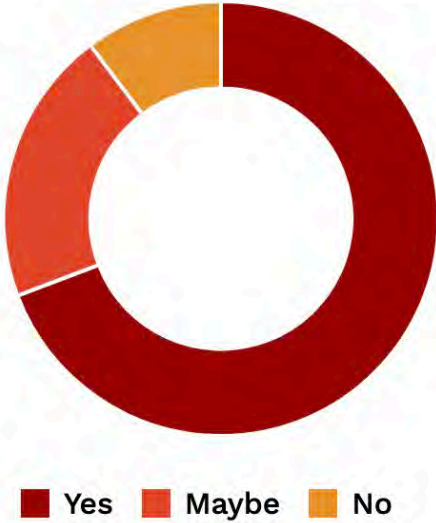
Johnson City DRI: Public Workshop¹ and Summer Survey Results



What Brings you to Johnson City?



Would you be interested in being able to walk and/or bike more in the downtown area?



Johnson City DRI: Public Workshop 2



Johnson City DRI: Project 1



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.

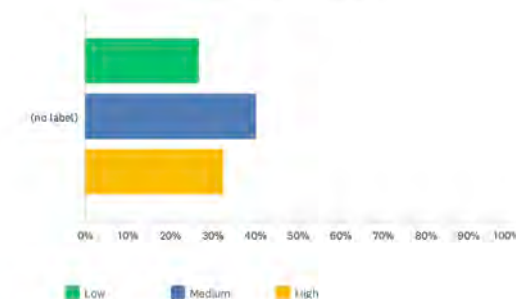
Notes

- 450K from private financing



Q3 [214 Main] Level of Support

Answered: 52 Skipped: 19



Johnson City DRI: Project 1



Aligns with the DRI vision, goals, and strategies	73
Low	13
Medium	29
High	31

Will transform downtown Johnson City	74
Not Likely	12
Maybe	39
Significantly	23

Level of Support	74
Low	21
Medium	33
High	20

Additional comments: (20 responses)

Residents of Johnson City expressed enthusiasm about potential transformations of Main Street and the potential for increased foot traffic. Many highlighted the need for more restaurants, especially ones that cater to simpler dining needs like delis. Concerns were raised about the conditions of sidewalks and streets. Some praised the developer for their previous contributions to the community.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 2

PROJECT ADDRESS:
NAME OF SPONSOR:

48 Willow St
Naima Kradjian
Firehouse Stage
(non-profit)
\$ Approx. 2,000,000
\$ 2,000,000
Undetermined

EST PROJECT COST:
DRI REQUEST:
Percent Leveraged

Description

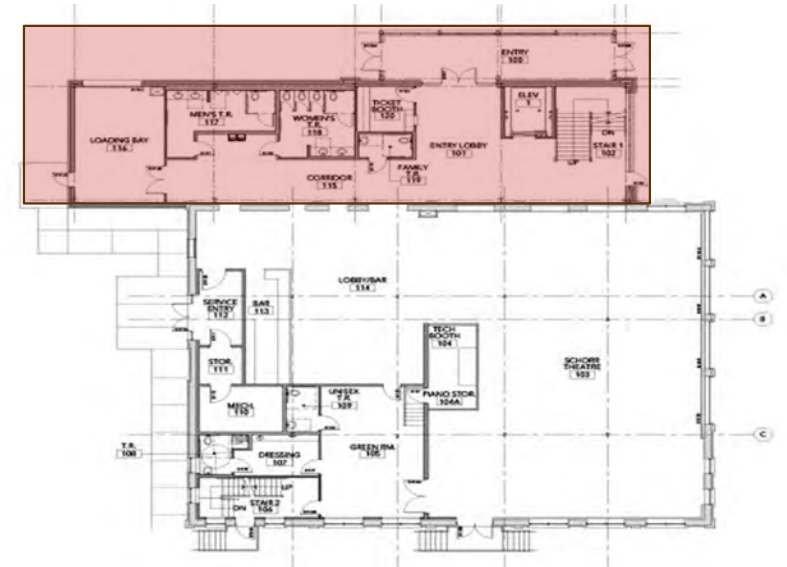
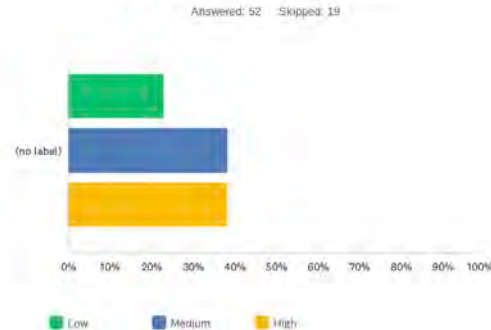
- Adaptive reuse of Municipal Building Central Fire Station
- Side addition with fire stair and shell space for elevator, bathrooms, and HVAC equipment
- Enables access to upper two levels of building
- Upper levels of building do not currently comply with building access codes, and project will help bring upper floors up to code compliance.

Notes

- Project is Phase A of an estimated \$9,000,000 renovation of the entire building.
- Future expansions include black box theater, offices, restoration of historic firehouse doors, outdoor dining area.



Q7 [48 Willow] Level of Support



Aligns with the DRI vision, goals, and strategies	74
Low	10
Medium	19
High	45

Will transform downtown Johnson City	74
Not Likely	12
Maybe	19
Significantly	43

Level of Support	73
Low	14
Medium	19
High	40

· Additional comments: (30 responses)

Residents of Johnson City voiced mixed opinions regarding the potential renovation of a significant space in the community. Many see the potential for a positive transformation and believe that the space could be a cornerstone for the revitalization of Johnson City, especially emphasizing the importance of arts in the community. Supporters highlighted its historical significance and potential to attract more people to the downtown area. Others are concerned about the amount of funding being diverted towards it, and its feasibility, noting its prolonged timeline. The overarching sentiment is that such a project, if executed well, could serve as a major draw, benefitting not just Johnson City but also surrounding communities.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 3



PROJECT ADDRESS: 333 Grand Ave.
NAME OF SPONSOR: Larry Regan
EST PROJECT COST: \$ 31,224,783
DRI REQUEST: \$ 1,000,000
Percent Leveraged 96%

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

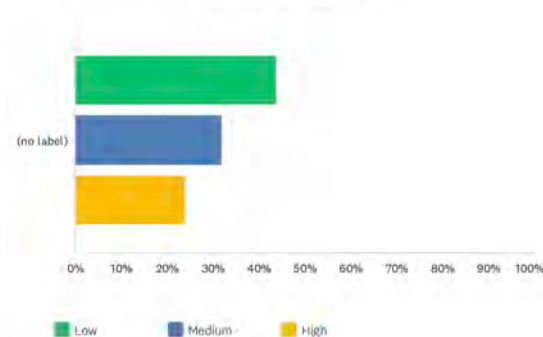
Notes

- In contract, no site control at this time
- Similar owner entity to Century Sunrise



Q11 [333 Grand] Level of Support

Answered: 50 Skipped: 21



Aligns with the DRI vision, goals, and strategies	78
Low	24
Medium	34
High	20

Will transform downtown Johnson City	77
Not Likely	26
Maybe	32
Significantly	19

Level of Support	77
Low	31
Medium	28
High	18

Additional comments: (19 responses)

Opinions on the potential housing project in Johnson City are varied. Some residents believe the project would make a significant positive impact, especially for those in need of low-income housing (but residents don't want it to be for students). The project's inclusion of childcare is perceived favorably. Others expressed concerns about its alignment with the broader vision for the city, and the type of housing proposed. There's a sentiment that while housing is necessary, the focus should remain on revitalizing Main Street. Some criticize the project's reliance on DRI funding, suggesting that private entities should finance their own developments. The overarching view is that while affordable housing is needed, the project's alignment with broader city goals needs to be clear.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 4



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

Description

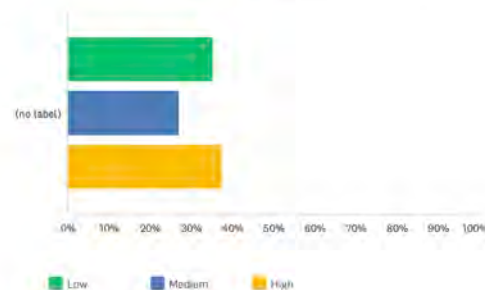
- Façade renovations including:
 - Brick repointing
 - Exterior light installation
 - Redesign of storefront
- Renovation of two dwelling units above commercial space similar to approach utilized at Giblin'
- Units to be affordable

Notes

- 100K from private financing

Q15 [254 Main] Level of Support

Answered: 48 Skipped: 23



Johnson City DRI: Project 4



Aligns with the DRI vision, goals, and strategies	73
Low	17
Medium	29
High	27

Will transform downtown Johnson City	70
Not Likely	18
Maybe	37
Significantly	15

Level of Support	70
Low	23
Medium	24
High	23

· Additional comments: (21 responses)

Most comments support the renovation project as affordable and beneficial for the area, emphasizing its positive impact on Main Street aesthetics, business, and housing. Several people liked preserving the buildings' historic nature. There are concerns about the specifics of what qualifies as affordable housing, and the use of public funds in private buildings.

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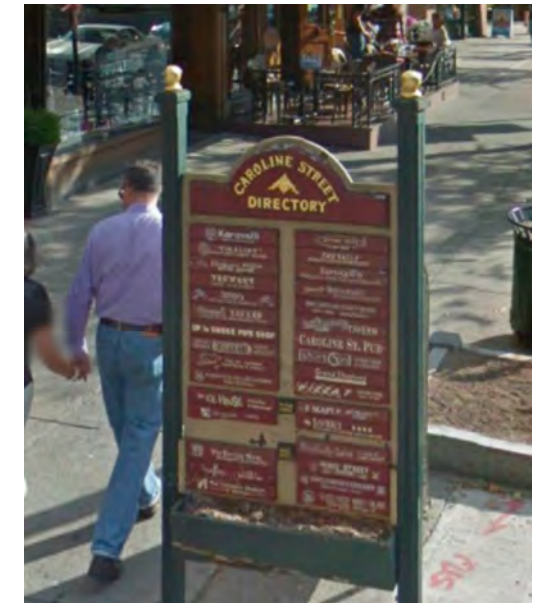
Johnson City DRI: Project 5



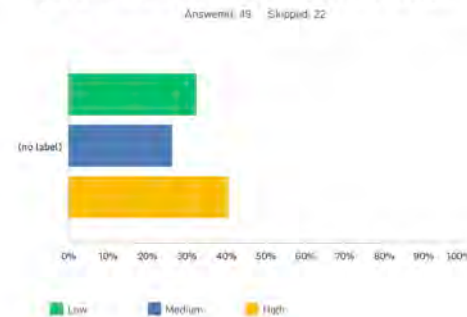
PROJECT ADDRESS: Parks & Public Spaces
NAME OF SPONSOR: Village of JC
EST PROJECT COST: \$ 1,393,072
DRI REQUEST: \$ 1,200,000 (added 39k)
Percent Leveraged: 16%

Description

- Art installations in Jenison Park
- EJ Theme Park renovation (future Workers' Park)
- Public wayfinding and signage
- Public street art
- Blade signs for private businesses



Q19 [Parks and Public Spaces] Level of Support



Aligns with the DRI vision, goals, and strategies	75
Low	16
Medium	21
High	38
Will transform downtown Johnson City	76
Not Likely	10
Maybe	29
Significantly	37
Level of Support	76
Low	19
Medium	22
High	35

· Additional comments: (20 responses)

The residents of Johnson City value cultural and green spaces in their community. Many comments emphasize the importance of well-maintained green spaces, cultural areas, and art installations as essential aspects that improve the quality of life, enhance walkability, and promote engagement within the community. They believe that these improvements, aligned with other community landmarks, could beautify the area and bring in more foot traffic. However, some residents question the clarity of the project's objectives, the cost relative to the size of the area, and the practicality and maintenance of painted streets and art installations. Suggestions include ensuring that the development is well-integrated with existing community spaces and landmarks, as well as emphasizing environmental considerations in the project.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 6



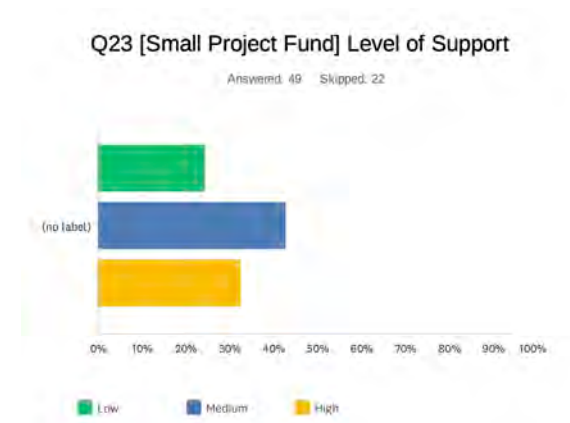
PROJECT ADDRESS: Within DRI Boundary
NAME OF SPONSOR: Village of Johnson City
EST PROJECT COST: Small Project Fund
\$ 750,000
DRI REQUEST: \$ 600,000
Percent Leveraged A minimum 25% match is anticipated from participating private property owners and businesses.

Description

- Small Project Fund
- The Village of Johnson City can apply to DRI to establish a fund for 'Small Projects.'
- The Fund is administered by the Village of Johnson City.
- It can award grants for smaller renovation projects within the DRI Boundary.
- Total Fund \$600,000 maximum
- A minimum 25% match will be required from participating private property owners and businesses.

Notes

- LPC must set any further criteria for eligibility and determine which projects should be recommended for the fund





Aligns with the DRI vision, goals, and strategies	66
Low	14
Medium	19
High	33
Will transform downtown Johnson City	67
Not Likely	14
Maybe	22
Significantly	31
Level of Support	68
Low	16
Medium	23
High	29

· Additional comments: (18 responses)

Many residents see the value in improving the aesthetics of store fronts, and how small fixes like these make downtown feel more welcomin. Suggestions from the residents include investing in historical preservation, installing EV charging stations, and focusing on architectural design. There are concerns about what exactly will be accomplished with the funds, as this project’s success depends on what small projects are chosen.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 7



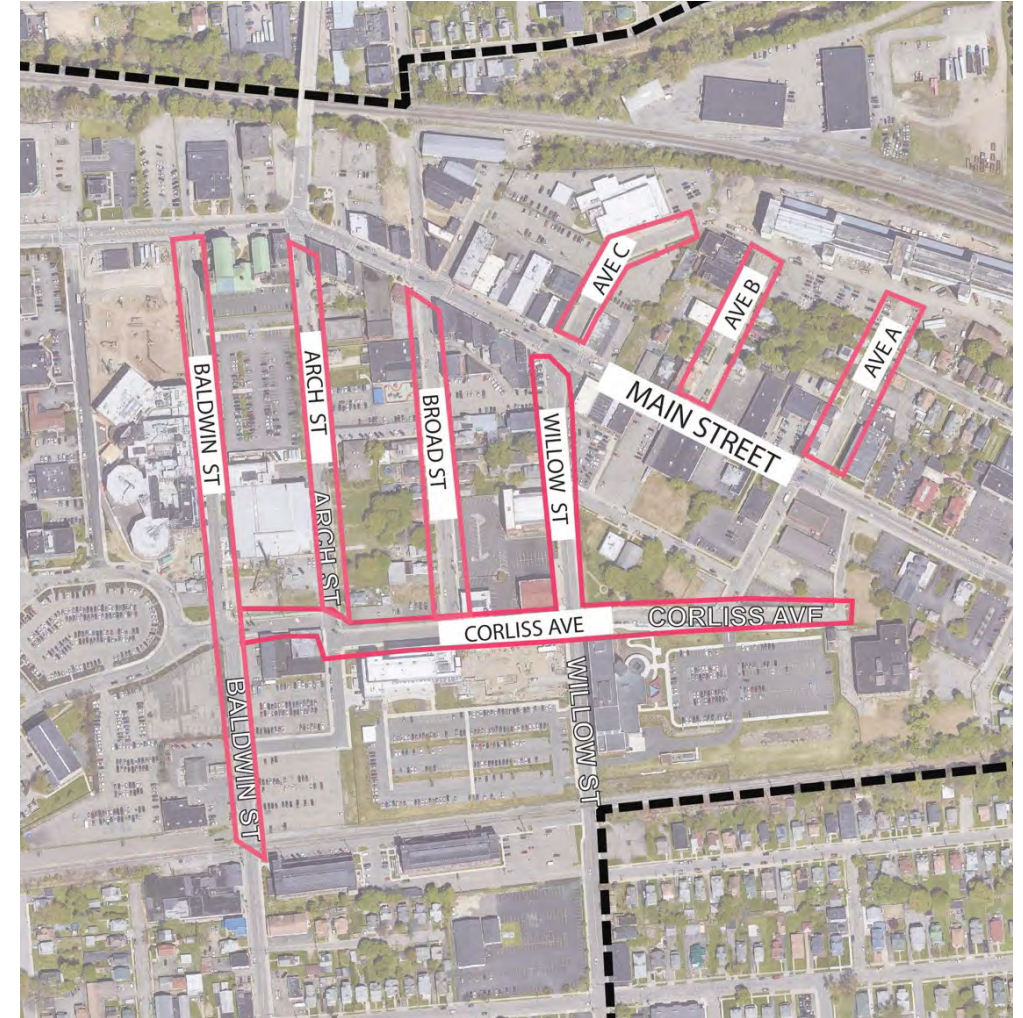
PROJECT ADDRESS: Downtown Streets
NAME OF SPONSOR: Village of JC
EST PROJECT COST: \$ 4,000,000
DRI REQUEST: \$ 4,000,000
Percent Leveraged 0%

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
- Street Trees

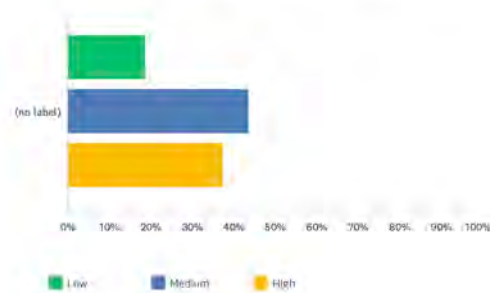
Notes

- Conceptual design of side streets in progress



Q27 [Downtown Streets] Level of Support

Answered: 48 Skipped: 22



Aligns with the DRI vision, goals, and strategies	70
Low	10
Medium	27
High	33
Will transform downtown Johnson City	71
Not Likely	10
Maybe	27
Significantly	34
Level of Support	71
Low	11
Medium	26
High	34

· Additional comments: (16 responses)

Many respondents understand the necessity of such developments, emphasizing the importance of safe, attractive streets, improved walkability, and enhanced connectivity between the City's key areas and Main Street businesses. They value the first impression that well-maintained and aesthetically pleasing infrastructures can provide, recognizing the potential in attracting more visitors for retail, dining, and entertainment.

However, there's a significant concern regarding the budget allocation, with several residents questioning the necessity of a \$4 million expenditure. Suggestions include starting with a lower amount focused on strategic areas and ensuring clarity in goals and vision to prevent potential squandering of funds. There is a call for a more detailed breakdown and justification of the costs involved.

All values shown, whether in text or tables, are counts, not percentages. Q1 shown in the table is multi-select, so the counts for the four responses sum to greater than the net.

Johnson City DRI: Street Improvements



Improved Pedestrian Experience

- Tactical Urbanism: Streets are transformed with paint:
- Low cost upfront, but requires maintenance
- Can also be used to test ideas prior to implementation (short-term, inexpensive installation with an eye toward long-term change)
- Street Trees
- Bike Lanes
- Part of your Branding as Health & Cultural District



Johnson City DRI: Street Improvements Long-term



GREEN INFRASTRUCTURE DOES TWO THINGS AT ONCE:

- Flood Mitigation
- Sidewalk Improvements
- Multiple Funding Sources

Johnson City DRI: Project 8



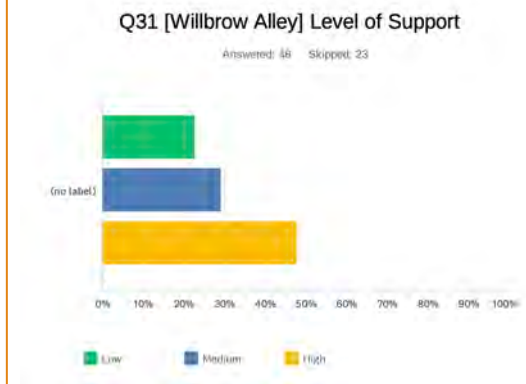
PROJECT ADDRESS: Willbrow Alley
NAME OF SPONSOR: Village of Johnson City
EST PROJECT COST: \$ 500,000
DRI REQUEST: \$ 500,000
Percent Leveraged 0%

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

Notes

- Alley is owned by the Village
- Still looking at possible parcel acquisition



Aligns with the DRI vision, goals, and strategies	71
Low	12
Medium	23
High	36

Will transform downtown Johnson City	71
Not Likely	11
Maybe	24
Significantly	36

Level of Support	72
Low	12
Medium	26
High	34

· Additional comments: (16 responses)

A considerable number of residents are enthusiastic about the initiative, viewing it as innovative, aesthetically pleasing, and economically valuable. They appreciate the project’s creativity and potential to create an attractive, people-pleasing destination that could boost foot traffic, enhance the adjacent businesses, and provide a safe gathering place, especially for young people. Suggestions include incorporating features like tractable awnings, space heaters, and hanging lights to enhance usability and comfort.

Questions were raised regarding the maintenance and year-round usability of the space. There are also considerations about the project’s visibility and accessibility, with some noting that the location currently feels unsafe and might not effectively attract people if it's not easily visible from Main St. These comments suggest that a successful implementation would require thoughtful planning to ensure the space is inviting, well-maintained, and effectively integrated into the broader urban landscape.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Willbrow Gathering Place



Johnson City DRI: Willbrow Gathering Place



Johnson City DRI: Willbrow Gathering Place



Johnson City DRI: Project 9



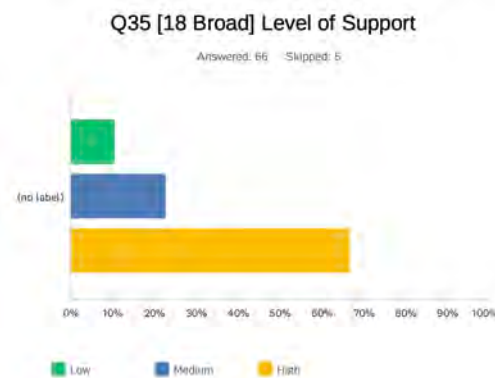
PROJECT ADDRESS: 18 Broad Street
NAME OF SPONSOR: Lisa Kost
HCA (non-profit)
EST PROJECT COST: \$ 1,308,450
DRI REQUEST: \$ 750,000
Percent Leveraged 42%

Description

- Renovation of existing Helping Celebrate Abilities (HCA) 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

Notes

- Match from private financing



Aligns with the DRI vision, goals, and strategies	85
Low	15
Medium	23
High	47
Will transform downtown Johnson City	86
Not Likely	30
Maybe	17
Significantly	39
Level of Support	86
Low	16
Medium	23
High	47

· Additional comments: (33 responses)

The comments reflect a strong community support towards the renovation of the HCA (Helping Celebrate Abilities) facility in Johnson City. The respondents emphasized the critical role HCA plays in the community by providing essential services such as early intervention, physical, speech, and occupational therapies, primarily to preschool-aged children and individuals with intellectual and developmental disabilities. Many see the renovation as a necessity to continue and potentially expand these services, emphasizing the organization's long-standing presence and positive impact in the community. Renovating the HCA facility is seen as a way to enhance the local economy by bringing people into the area, thus increasing the patronage of local businesses.

While there's a recognition of the project's importance and the invaluable services provided by HCA, some respondents also raised considerations such as exploring alternative funding streams and evaluating the project's contribution to the broader revitalization and aesthetic enhancement of downtown. They suggest assessing the project's potential to act as a catalyst for downtown transformation and its alignment with the overall goals of the DRI. Despite these considerations, the general sentiment leans towards recognizing the profound community impact of HCA's services and the essential need for facility improvements.

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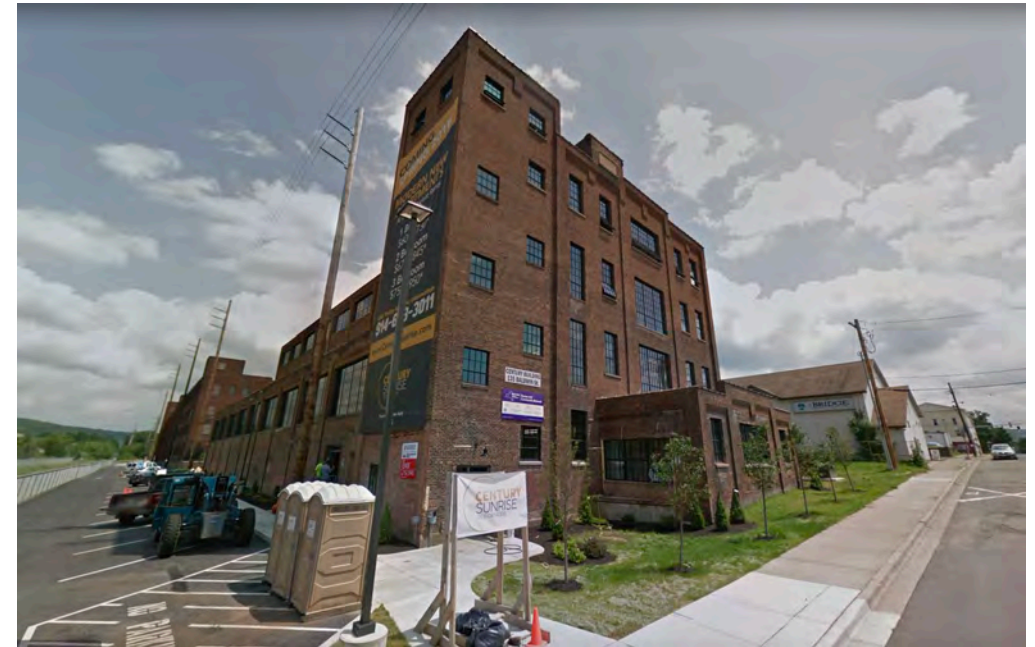
Johnson City DRI: Project 10



PROJECT ADDRESS: 135 Baldwin St
NAME OF SPONSOR: Kristen Lyons
Brewery
EST PROJECT COST: \$ 850,000
DRI REQUEST: \$ 300,000
Percent Leveraged 64%

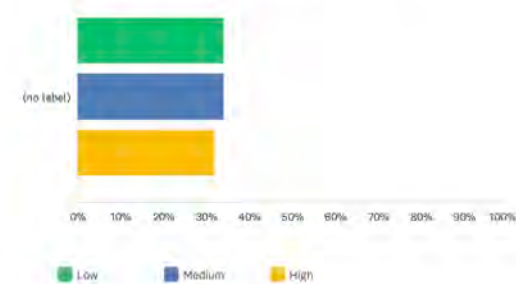
Description

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



Q39 [135 Baldwin] Level of Support

Answered: 47 Skipped: 24



Aligns with the DRI vision, goals, and strategies	69
Low	16
Medium	27
High	26
Will transform downtown Johnson City	69
Not Likely	15
Maybe	28
Significantly	26
Level of Support	71
Low	19
Medium	30
High	22

· Additional comments: (17 responses)

The residents of Johnson City have mixed opinions regarding funding of the brewery in their community. Some believe that the brewery, having been successful before the pandemic, will attract a following and help revitalize the downtown area, potentially increasing foot traffic and local spending. However, others express concerns about the brewery's location being too far from Main Street, and questions were raised about the necessity of funding from the Downtown Revitalization Initiative (DRI). There's a suggestion to consider modifying the brewery proposal to include only essential components due to limited funding.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 11



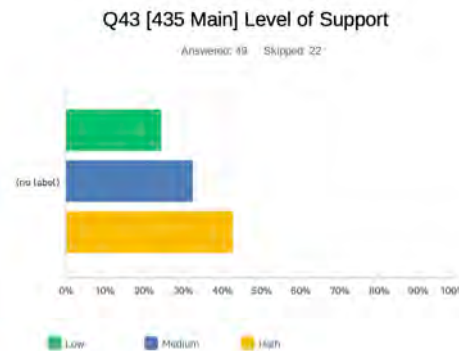
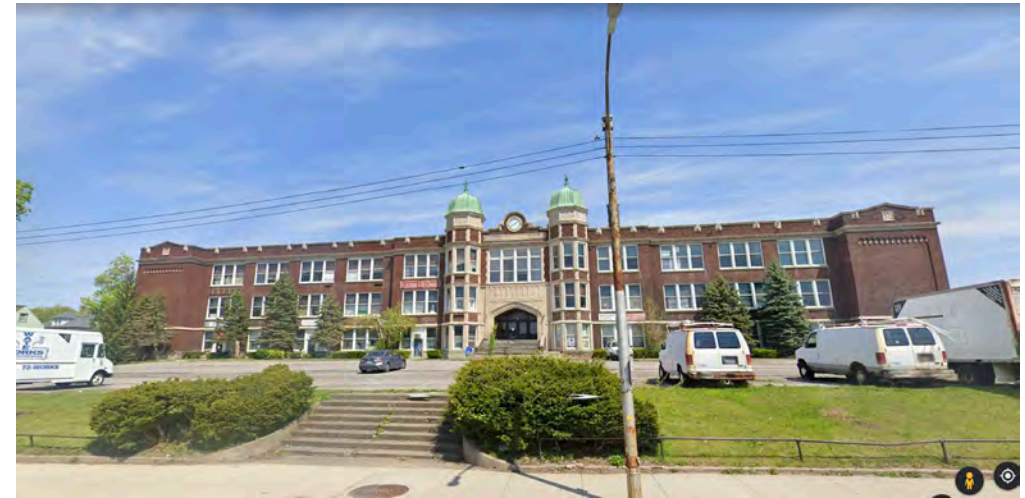
PROJECT ADDRESS: 435 Main Street
NAME OF SPONSOR: Mark Lane
EST PROJECT COST: \$ 15,500,000
DRI REQUEST: \$ 1,150,000
Percent Leveraged 95%

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

Notes

- In contract for purchase, no site control at this time
- Applicant performing due diligence
- No known program for commercial space



Johnson City DRI: Project 11



Aligns with the DRI vision, goals, and strategies	73
Low	15
Medium	28
High	30
Will transform downtown Johnson City	73
Not Likely	16
Maybe	28
Significantly	29
Level of Support	73
Low	18
Medium	30
High	25

· Additional comments: (23 responses)

The community comments reveal a broad spectrum of opinions. A common positive sentiment is that the project would rejuvenate an historic building, acting as a gateway to downtown and potentially bridging important community corridors. However, there's a significant focus on the affordability of the housing units, with several comments expressing that more affordable units are needed amidst the housing crisis in Broome County, and concerns that the "market rate" could be prohibitive for many residents. Some question whether the project deserves DRI funding, while others raise concerns about potential competition with Main Street retail.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 12



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%

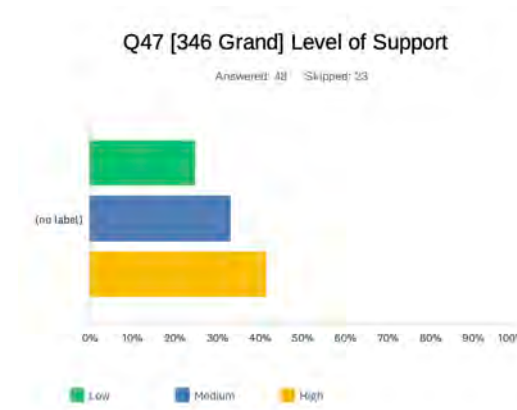
Description

- 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



Notes

- Some construction work may have already started.



Aligns with the DRI vision, goals, and strategies	74
Low	23
Medium	30
High	21

Will transform downtown Johnson City	73
Not Likely	31
Maybe	24
Significantly	18

Level of Support	74
Low	22
Medium	26
High	26

· Additional comments: (15 responses)

The community has diverse opinions regarding the funding for building improvements of a Mothers & Babies Building in Johnson City. A prevalent view is that the project is valuable, recognizing the organization as an essential community resource that offers crucial services, with some comments noting the importance of quality childcare in the area. However, some were skeptical about this allocation of funds, considering the project’s indirect impact on Main Street.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 13



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, Jupiter Games, LLC
- (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

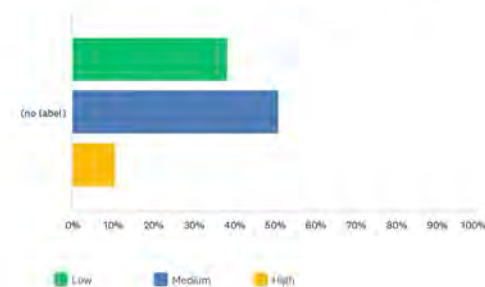
Notes

- 50K from private financing



Q51 [435 Main] Level of Support

Answered: 47 | Skipped: 24



Johnson City DRI: Project 13



Aligns with the DRI vision, goals, and strategies	70
Low	14
Medium	35
High	21
Will transform downtown Johnson City	70
Not Likely	19
Maybe	37
Significantly	14
Level of Support	71
Low	24
Medium	26
High	21

• Additional comments: (19 responses)

The comments reveal a general support for funding a project associated with Jupiter Games on Main St. Many community members note that the business is successful and attracts customers from outside the community, contributing to the economic vibrancy of the area. They appreciate its high visibility on Main St. and believe that the requested funds are manageable. Some feel that the project could encourage more local shopping.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 14



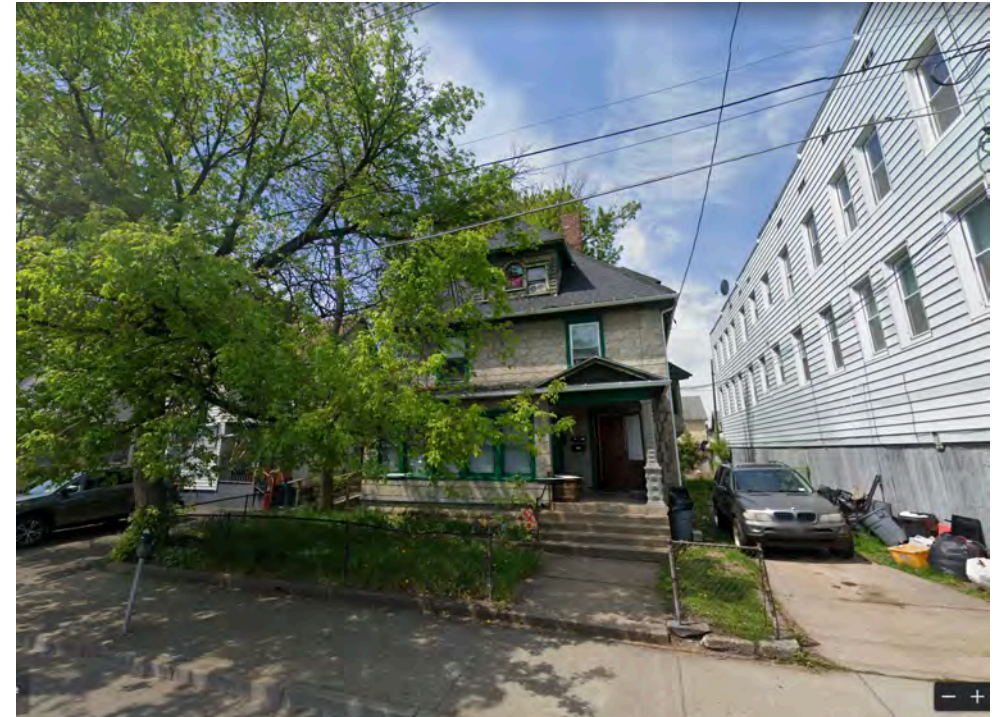
PROJECT ADDRESS: 20 Willow St
NAME OF SPONSOR: Daniel Davenport
EST PROJECT COST: \$ 496,000
DRI REQUEST: \$ 375,000
Percent Leveraged 24%

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)

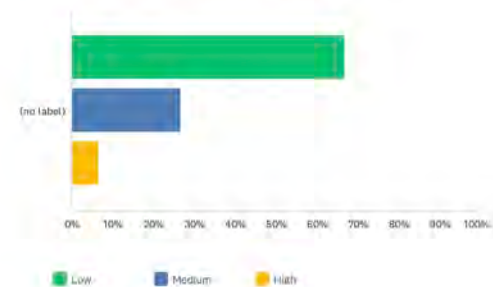
Notes

- Slightly under minimum leverage, private financing



Q55 [20 Willow] Level of Support

Answered: 45 Skipped: 26



Johnson City DRI: Project 14



Aligns with the DRI vision, goals, and strategies	69
Low	31
Medium	29
High	9
Will transform downtown Johnson City	69
No	49
Yes	20
Level of Support	69
Low	48
Medium	15
High	6

Additional comments: (17 responses)

A prevailing concern is the sustainability and actualization of the project, with some questioning whether it will ultimately materialize given the property's historical disrepair and previous tenants. There's a notable call for private investment and funding from the owner, rather than relying extensively on DRI funds, with suggestions that the requested amount seems excessive for a potentially non-transformative project. Despite these concerns, there is also recognition of the need for improvements to rundown and historic structures in the area and the importance of mixed-use zoning and affordable housing in contributing to the revitalization of downtown areas.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 15



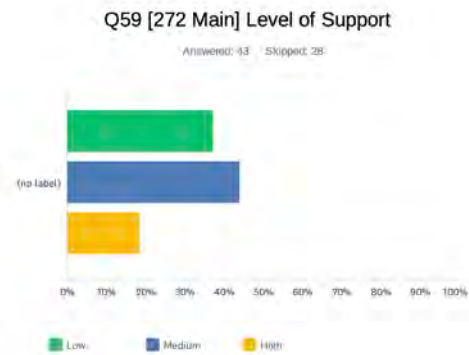
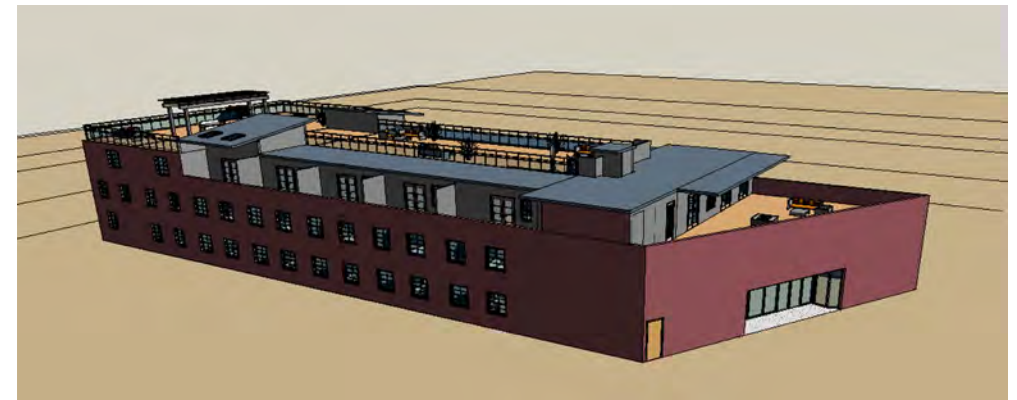
PROJECT ADDRESS: 272 Main Street
NAME OF SPONSOR: Josh Bishop
JJB Property Management
EST PROJECT COST: \$ 4,925,000
DRI REQUEST: \$ 1,150,000
Percent Leveraged 77%

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

Notes

- Explanation of compliance with regulatory requirement has been requested. No response yet.
- Post July 26 submission



Johnson City DRI: Project 15



Aligns with the DRI vision, goals, and strategies	68
Low	19
Medium	25
High	24
Will transform downtown Johnson City	69
Not Likely	21
Maybe	26
Significantly	22
Level of Support	68
Low	24
Medium	27
High	17

Additional comments: (15 responses)

There is a consensus that revitalizing Main Street is essential, and the project’s potential to transform a long-vacant building into housing and retail space is seen positively. Some believe it could attract young professionals downtown, supporting other local businesses. Questions regarding the project's readiness, the developer’s financial stability, parking, and the actual affordability of this housing are common in the community’s feedback.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 16



PROJECT ADDRESS: 15 Ave B
NAME OF SPONSOR: Justin Guiles
EST PROJECT COST: \$ 600,000
DRI REQUEST: \$ 250,000
Percent Leveraged 58%

Description

- Adaptive reuse of Building
- Facade Restoration
- Approximately 6 Apartments
- Renovated ground floor commercial space for multiple tenants

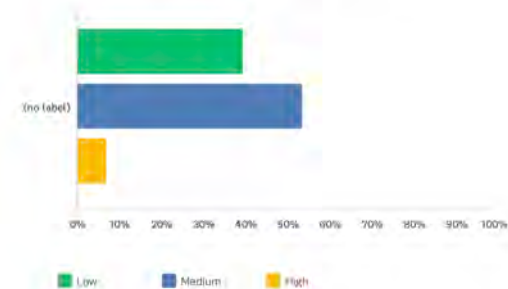
Notes

- Post July 26 submission



Q63 [15 Ave B] Level of Support

Answered: 43 / Skipped: 28



Aligns with the DRI vision, goals, and strategies	63
Low	14
Medium	32
High	17
Will transform downtown Johnson City	62
Not Likely	16
Maybe	36
Significantly	10
Level of Support	61
Low	23
Medium	30
High	8

• Additional comments: (13 responses)

Some community members express skepticism about the applicants, questioning the frequency of their funding requests and urging a review of their original applications for consistency and necessity. There is acknowledgment that this proposal seems more reasonable compared to others, as it aims to provide housing to retail shopkeepers and is not centered around a massive complex. However, concerns about parking and whether this is affordable housing, which is truly needed. There is a call for prioritization, suggesting that there might be other projects with a more substantial impact that could be more deserving of funding.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 17



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

Description

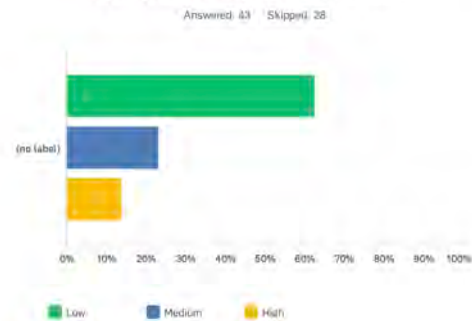
- Total renovation of two homes on same parcel
- 252 Grand Ave will be 3 units
- 175 Hudson will be 2 units
- Market-rate housing

Notes

- Insufficient leverage



Q67 [252 Grand] Level of Support



Johnson City DRI: Project 17



Aligns with the DRI vision, goals, and strategies	68
Low	32
Medium	25
High	11
Will transform downtown Johnson City	67
Not Likely	39
Maybe	22
Significantly	6
Level of Support	66
Low	42
Medium	20
High	4

Additional comments: (19 responses)

The community feedback on this proposal predominantly leans towards skepticism and the suggestion of demolition due to the poor condition of the properties. The predominant concerns are about the sustainability and maintenance of the improved properties, questioning whether the owners, particularly if they are not local, would maintain them better than their current state. There is a prevailing sentiment favoring the demolition of the eyesore properties to make room for other uses such as parks or parking spaces. A few comments highlight the necessity of affordable housing, yet there's a strong belief that the funding could be better utilized in projects with a broader community impact. There's also a suggestion for the owner to contribute more funds towards the improvement of these properties.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 18



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

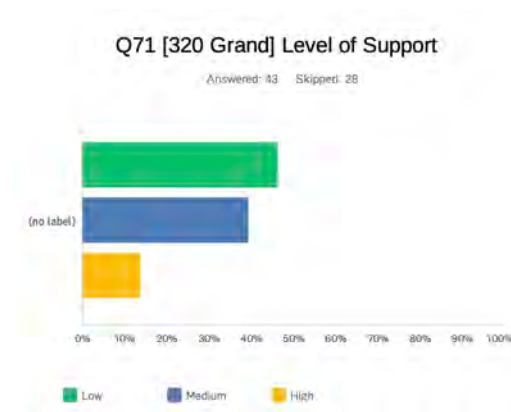
Description

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



Notes

- Some construction work may have already started





Aligns with the DRI vision, goals, and strategies	66
Low	20
Medium	29
High	17
Will transform downtown Johnson City	64
Not Likely	27
Maybe	28
Significantly	9
Level of Support	64
Low	27
Medium	28
High	9

• Additional comments: (12 responses)

The community's reaction to this proposal appears mixed, but the consensus leans towards questioning the potential impact of the project. Many comments talked about housing be a more poignant concern. Several people express uncertainty regarding the transformative impact of the project on the area, questioning whether it would be strong enough to justify the investment. Some comments acknowledge the concept as being good, but express reservations due to its location being slightly away from the downtown. The success of this project might depend on other initiatives or "pieces of the puzzle" falling into place beforehand.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 19



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
- New Signage

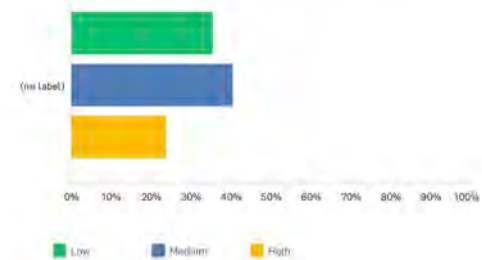
Notes

- Consultants reviewed building from exterior to understand number of windows and doors to be replaced



Q75 [271 Main] Level of Support

Answered: 42 Skipped: 29



Johnson City DRI: Project 19



Aligns with the DRI vision, goals, and strategies	63
Low	16
Medium	26
High	21
Will transform downtown Johnson City	62
Not Likely	23
Maybe	26
Significantly	13
Level of Support	62
Low	22
Medium	27
High	13

- Additional comments: (12 responses)

There seems to be a consensus on the need for facade improvement and enhanced aesthetics in the downtown area. There are varying opinions on funding such efforts, with some suggesting the use of "leftover" DRI funds and others believing it should be part of the JC facade allocation. People also suggest IBEW change their sign.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 20



PROJECT ADDRESS: 257 Main Street
NAME OF SPONSOR: Shai Teitelbaum
EST PROJECT COST: \$ 750,000
DRI REQUEST: \$ 350,000
Percent Leveraged 53%

Description

- Renovation of 3 story building
- 18 new and renovated apartments in 22,000sf
- Renovation of ground floor commercial space

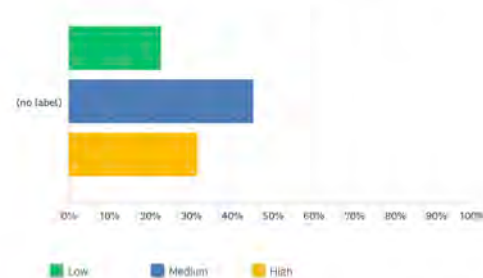
Notes

- Estimated construction cost does not appear adequate for scope of work
- Post July 26 submission



Q79 [257 Main] Level of Support

Answered: 44 Skipped: 27



Aligns with the DRI vision, goals, and strategies	62
Low	10
Medium	23
High	29

Will transform downtown Johnson City	61
Not Likely	10
Maybe	28
Significantly	23

Level of Support	62
Low	15
Medium	25
High	22

• Additional comments: (15 responses)

The comments reveal that residents view the building in question as significant to downtown Johnson City, holding value for both residential and commercial uses. A strong emphasis is placed on the need for affordable housing, with some residents advocating for a commitment to providing a specific number of affordable units. Concerns have been raised regarding the developer's capacity and experience, as well as whether the budget allocated is sufficient for the project's scale. Residents also express a desire for diversity in retail space, moving beyond mini-marts, and emphasizing the building's role in attracting commerce due to its prominent corner location.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 21



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

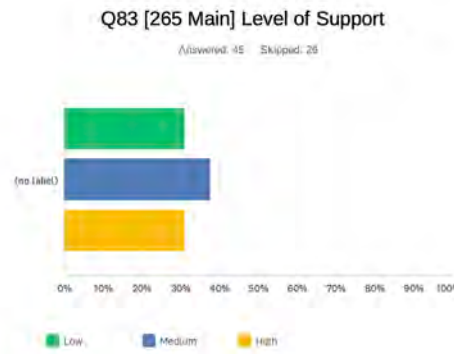
Description

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



Notes

- Project may require coordination with LoPiccolo application at same building



Johnson City DRI: Project 21



Aligns with the DRI vision, goals, and strategies	67
Low	16
Medium	28
High	23
Will transform downtown Johnson City	67
Not Likely	21
Maybe	33
Significantly	13
Level of Support	67
Low	24
Medium	23
High	20

- Additional comments: (15 responses)

Some respondents believe that the building is already aesthetically pleasing and question the priority of the proposed improvements compared to other projects. They suggest that the requested work should be the owner's responsibility or that other financial avenues, like bank loans, should be explored. Despite this, there is recognition of the developer's good track record and the project's alignment with broader visions of downtown enhancement.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 22



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

Description

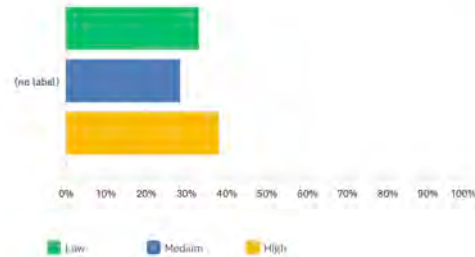
- Renovation of exterior to include:
 - New back steps
 - New Frontage
 - New Roof
 - New Windows

Notes

- No leverage

Q87 [280 Main] Level of Support

Answered: 42 Skipped: 29



Johnson City DRI: Project 22



Aligns with the DRI vision, goals, and strategies	60
Low	10
Medium	23
High	27
Will transform downtown Johnson City	59
Not Likely	12
Maybe	29
Significantly	18
Level of Support	59
Low	17
Medium	21
High	21

Additional comments: (14 responses)

While some find the request reasonable and a small amount for enhancing the appearance of Main Street, others question the realism of the proposed budget, as they feel the improvements required will cost more. There is acknowledgment and appreciation of the business owner's established presence and investment in the community, with several comments advocating for support based on the owner's track record.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 23



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

Description

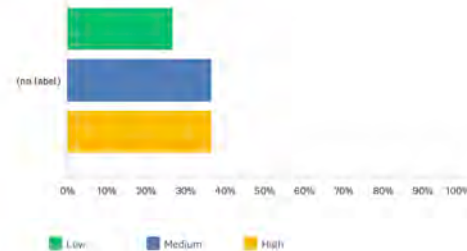
- Commercial space gut and renovation
- 1,000 square feet
- Upgrades to front

Notes

- No leverage

Q91 [284 Main] Level of Support

Answered: 41 Skipped: 30



Johnson City DRI: Project 23



Aligns with the DRI vision, goals, and strategies	60
Low	12
Medium	25
High	23
Will transform downtown Johnson City	61
Not Likely	11
Maybe	31
Significantly	19
Level of Support	61
Low	17
Medium	27
High	17

- Additional comments: (10 responses)

Some express concerns about the project's long-term viability, questioning whether the business/property will be maintained and sustained over time. There are also doubts raised about the application's completeness and the applicant's request for full funding, leading to a reluctance from some to support the project. Despite these reservations, there is an acknowledgment of the project's potential to improve the aesthetics of Main Street.

All values shown, whether in text or tables, are counts, not percentages.

LPC criteria for Small Project Fund

- Projects requesting under \$75,000 of DRI Funds
- The Fund is administered by the Village of Johnson City.
- It can award grants for smaller renovation projects within the DRI Boundary.
- Total Fund \$600,000 maximum
- A minimum 25% match will be required from participating private property owners and businesses.
- Projects are within the DRI boundary area.

Johnson City DRI: Project 24

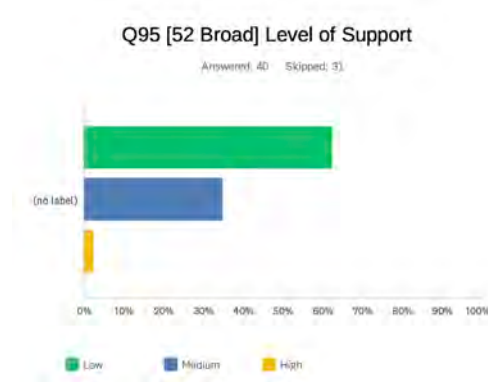


PROJECT ADDRESS: 52 Broad St
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 60,000
DRI REQUEST: \$ 30,000
Percent Leveraged 50%

Description

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

- Affordable housing





Aligns with the DRI vision, goals, and strategies	60
Low	28
Medium	28
High	4
Will transform downtown Johnson City	59
Not Likely	34
Maybe	22
Significantly	3
Level of Support	59
Low	34
Medium	24
High	1

- Additional comments: (12 responses)

People question why this owner cannot pay for his own property improvements, or maybe get funding from the small project fund. The locality of the owner also appears to be a significant factor, with preference given to local owners.

All values shown, whether in text or tables, are counts, not percentages.

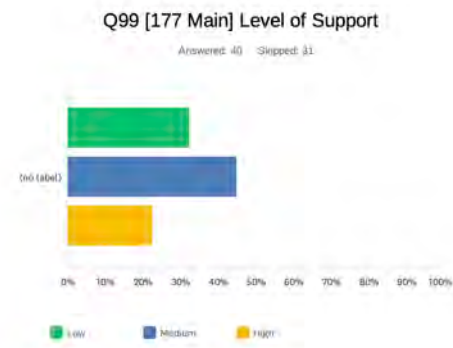
Johnson City DRI: Project 25



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



Aligns with the DRI vision, goals, and strategies	62
Low	14
Medium	25
High	23
Will transform downtown Johnson City	62
Not Likely	13
Maybe	33
Significantly	16
Level of Support	62
Low	20
Medium	26
High	16

• Additional comments: (15 responses)

The building involved is seen as significant due to its location at the entrance to downtown from the east, playing a crucial role in the city's first impressions. Some comments emphasize the opportunity for DRI funding due to the building's visibility along Main Street, but a few question why this would not fall under small project fund. Further, there are concerns that only the front part of the building appears presentable while the rest might be beyond feasible repair.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 26



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

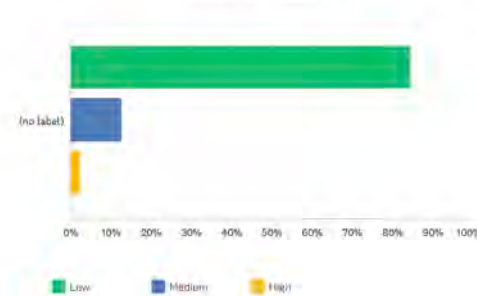
Description

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



Q103 [268 Grand Ave] Level of Support

Answers: 39 Skipped: 32



Aligns with the DRI vision, goals, and strategies	56
Low	31
Medium	22
High	3
Will transform downtown Johnson City	57
Not Likely	39
Maybe	17
Significantly	1
Level of Support	57
Low	44
Medium	12
High	1

- Additional comments: (11 responses)

Residents express concerns regarding the long-term upkeep of the properties, suggesting that a clear maintenance plan should be in place. There are also voices advocating for the property owner to take more financial responsibility in the investment. Despite these concerns, there's recognition of the project's potential benefits, such as neighborhood beautification and inspiration for similar efforts in nearby areas, which might collectively enhance the community's overall appearance.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 27



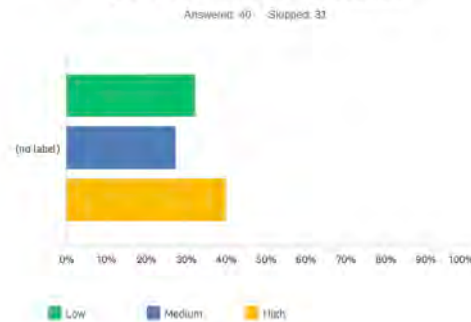
PROJECT ADDRESS: 290 Main Street
NAME OF SPONSOR: Joe Wang
EST PROJECT COST: \$ 80,000
DRI REQUEST: \$ 40,000
Percent Leveraged 50%

Description

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



Q107 [290 Main] Level of Support





Aligns with the DRI vision, goals, and strategies	59
Low	15
Medium	18
High	26
Will transform downtown Johnson City	60
Not Likely	13
Maybe	22
Significantly	25
Level of Support	59
Low	22
Medium	17
High	20

- Additional comments: (13 responses)

A majority feel that this building holds potential to enhance the area's aesthetic appeal with proper rehabilitation and maintenance. There are concerns raised about the building's current condition and whether there will be a long-term commitment to its upkeep.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 28



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

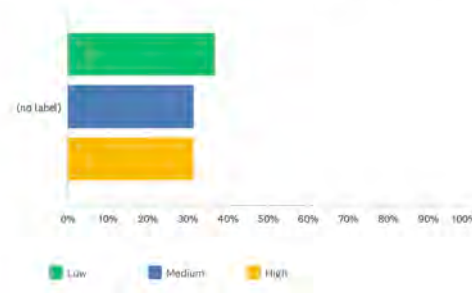
Description

- Roof replacement, including insulation where applicable
- Storefront improvements



Q111 [220 Main] Level of Support

Answered: 38 Skipped: 33



Notes

- No leverage



Johnson City DRI: Project 28



Aligns with the DRI vision, goals, and strategies	62
Low	14
Medium	25
High	23
Will transform downtown Johnson City	60
Not Likely	19
Maybe	19
Significantly	22
Level of Support	60
Low	18
Medium	20
High	22

Additional comments: (18 responses)

Residents show a strong sense of support and recognition for a local business, Grapevine Cafe, and its owner Rita Noelder. They appreciate Rita’s commitment and contribution to the Main Street community, acknowledging her as a successful and trustworthy businesswoman. The community largely backs the facade renovation, citing it aligns well with the spirit of the program. Some residents suggest partial funding, and prioritizing facade renovations over roof repairs.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 29



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%

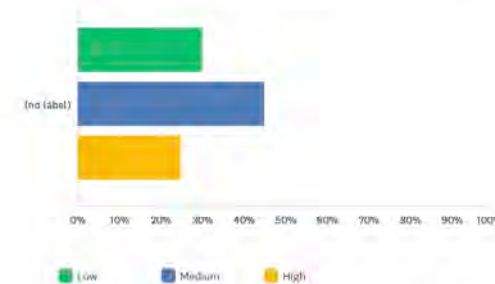
Description

- 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



Q115 [143 Baldwin St] Level of Support

answered: 40 Skipped: 31



Johnson City DRI: Project 29



Aligns with the DRI vision, goals, and strategies	61
Low	17
Medium	27
High	17

Will transform downtown Johnson City	60
Not Likely	25
Maybe	22
Significantly	13

Level of Support	61
Low	19
Medium	25
High	17

Additional comments: (9 responses)

Many agreed that this organization benefits the community, and given the relatively modest funding request, it seems reasonable. Some suggested including the project in the small project pool of funds.

All values shown, whether in text or tables, are counts, not percentages.

Johnson City DRI: Project 30



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

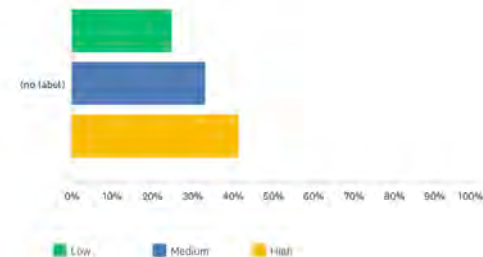
Notes

- No leverage



Q119 [265 Main St] Level of Support

Answered: 36 Skipped: 25



Aligns with the DRI vision, goals, and strategies	58
Low	12
Medium	26
High	20
Will transform downtown Johnson City	59
Not Likely	14
Maybe	31
Significantly	14
Level of Support	59
Low	14
Medium	27
High	18

- Additional comments: (12 responses)

The community expresses overall support for a bakery’s proposal. Respondents view the bakery as a valuable asset to the community, citing its potential to attract foot traffic, and contribute to the downtown area's vibrancy.

All values shown, whether in text or tables, are counts, not percentages.

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

Slate of Projects

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

Slate of Projects

- At LPC 6 LPC members will examine Draft Slate of projects.
- Vote for the Slate of Projects to be recommended to the Department of State.
- Or have vote online at later date



Johnson City DRI: Project Evaluation Sheet



1. Goals and Criteria Alignment				
a. Alignment with State Goals	High	Med	Low	N/A
b. Alignment with Vision Statement & JC Goals	High	Med	Low	N/A
2. Catalytic Effect				
a. Likelihood of attracting new investment	High	Med	Low	N/A
b. Positive impact of the project's use	High	Med	Low	N/A
3. Project Readiness				
a. Project implementation within 2 years of contract	High	Med	Low	N/A
b. Project sponsor capacity and capability	High	Med	Low	N/A
4. Eligible Project Type				
a. Project within DRI boundary	Yes		No	
a. Likelihood of attracting new investment	Yes		No	
5. Cost Effectiveness				
a. Represents an effective use of public resources	High	Med	Low	N/A
6. Co-Benefit				
a. Likelihood to generate economic activity, tax revenue, and employment	High	Med	Low	N/A
b. Likelihood to improve quality of life, sustainability, and a healthier environment	High	Med	Low	N/A

RECOMMENDATION FOR PROJECT (select one)	<input type="checkbox"/> Project should be recommended for DRI <input type="checkbox"/> Project could be recommended, but additional details needed <input type="checkbox"/> Project has support, but is not ready / may not be ready for DRI <input type="checkbox"/> Project does not have support / not recommended for DRI
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Johnson City DRI: Next Steps



Next Steps:

Vote for Final Slate of Projects
Public Presentation of Result
Strategic Investment Plan

www.DRIJC.ORG

