

# Village of Herkimer

Downtown Revitalization Initiative



**Downtown  
Revitalization  
Initiative**

Local Planning Committee Meeting #3  
**July 18, 2024**





# Agenda

1. Welcome and Code of Conduct
2. Progress Update
3. Downtown Profile Key Findings
4. Open Call Submissions
5. Draft Strategies Discussion
6. Next Steps
7. Public Remarks





# Welcome & Code of Conduct

LPC Co-Chairs



# Code of Conduct 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. At this time, are there any recusals that need to be noted?

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.

As we continue through the planning process, **recusal forms will be required from anyone with an identified potential conflict to be kept on file with the Department of State.**



# Progress Update

Laura Lourenco, EDR

# Progress



Apr	May	June	July	August	September	October	Nov.	Dec.	2025
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**Vision & Goals**      **Revitalization Strategies**

**Downtown Profile & Assessment**

**Project Identification and Profile Development**

OPEN CALL      Project Review      Define Slate

Stakeholder discussions      ← **Public Engagement** →

Public Event #1      Public Event #2

**Strategic Investment Plan Compilation**

- LPC 1
- LPC 2
- LPC 3
- LPC 4
- LPC 5
- LPC 6
- State Selects Final Projects

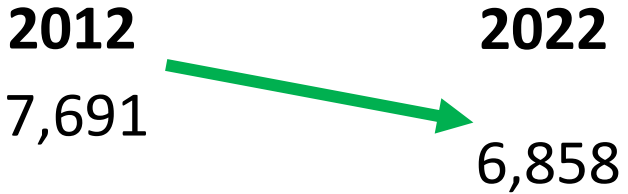


# Downtown Profile Key Findings

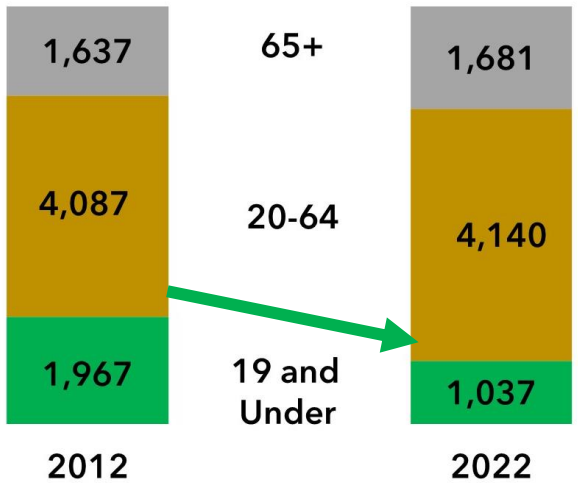
Laura Lourenco, EDR and Connor Hartnett, MRB

# Demographic Snapshot

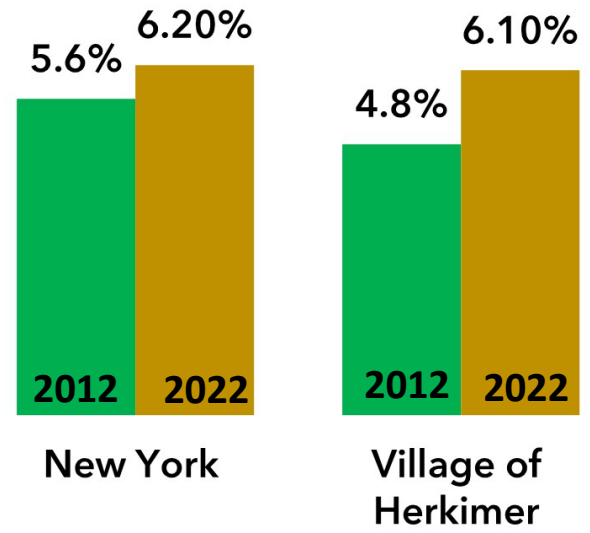
## Village Total Population



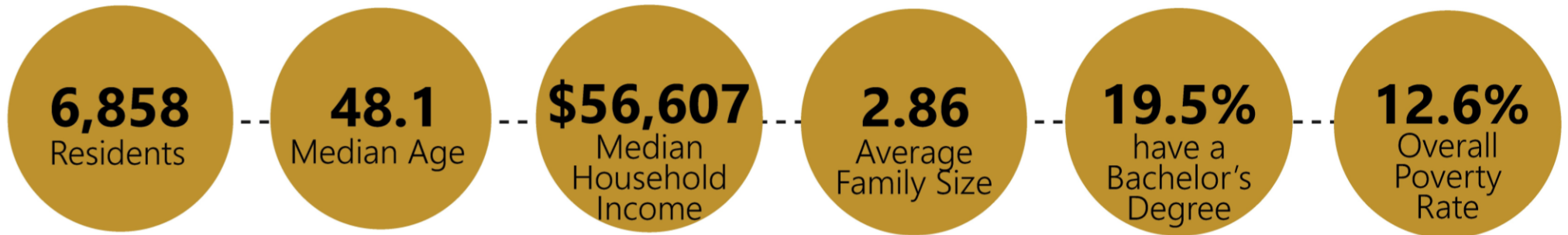
## Population by Age



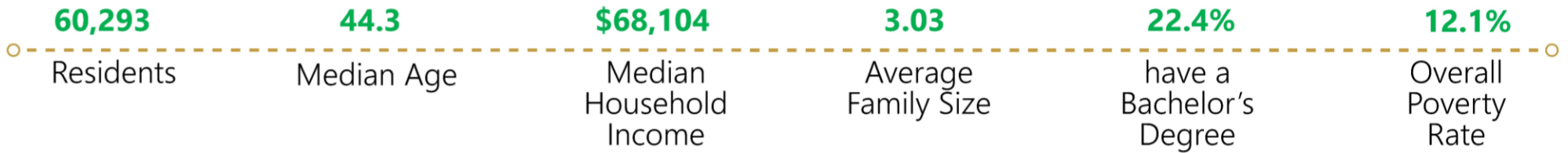
## Unemployment Rate



Village of Herkimer 2022



Herkimer County 2022



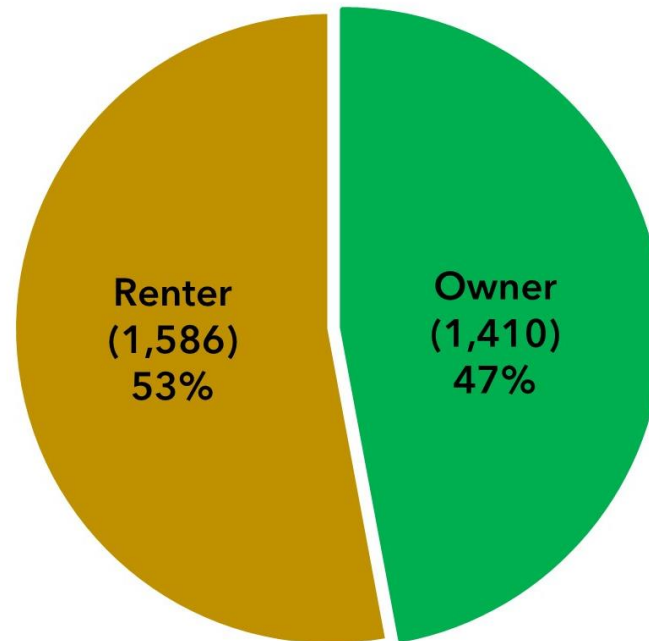


# Demographic Snapshot

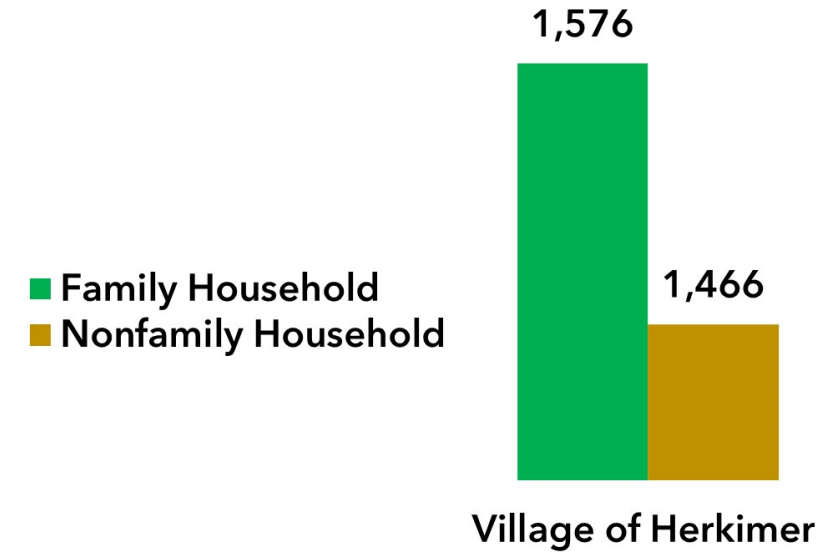
## Median Home Value (2022)



## Housing Tenure (2022)



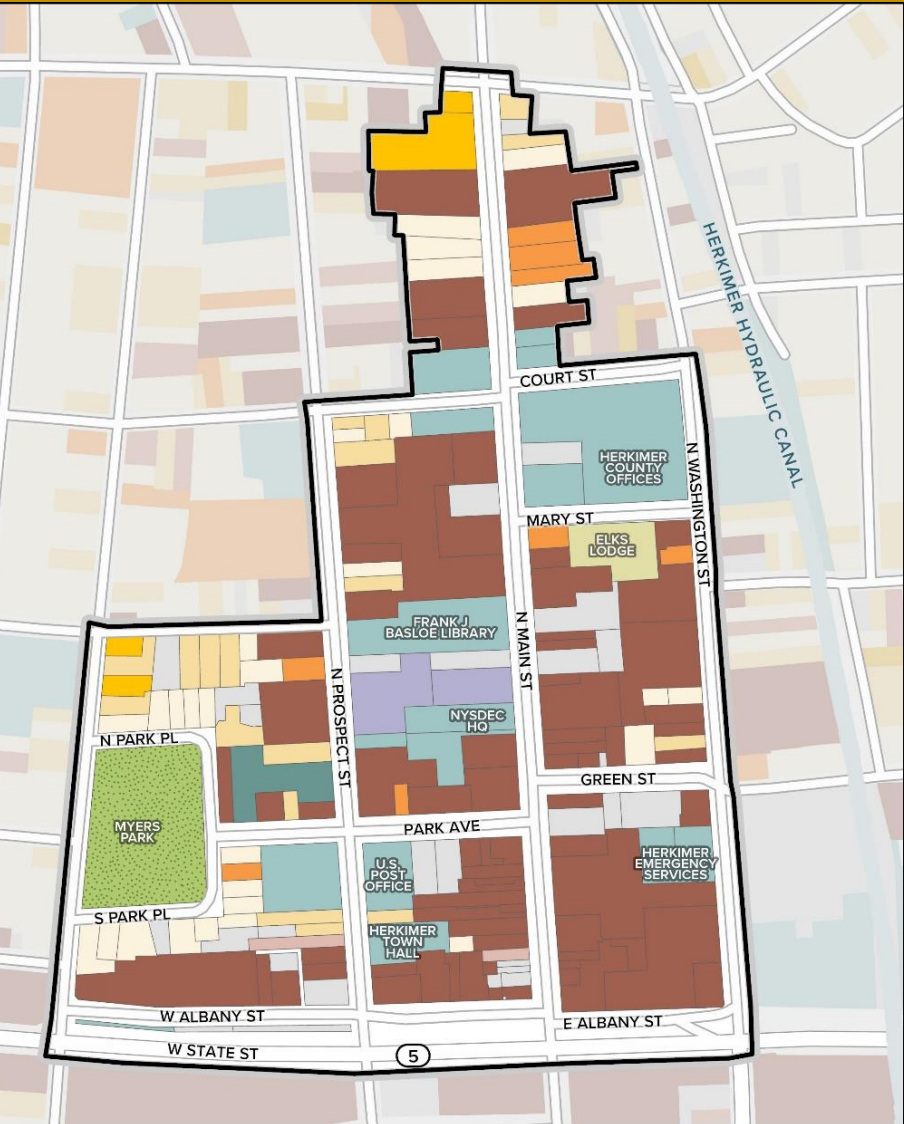
## Households and Families (2022)



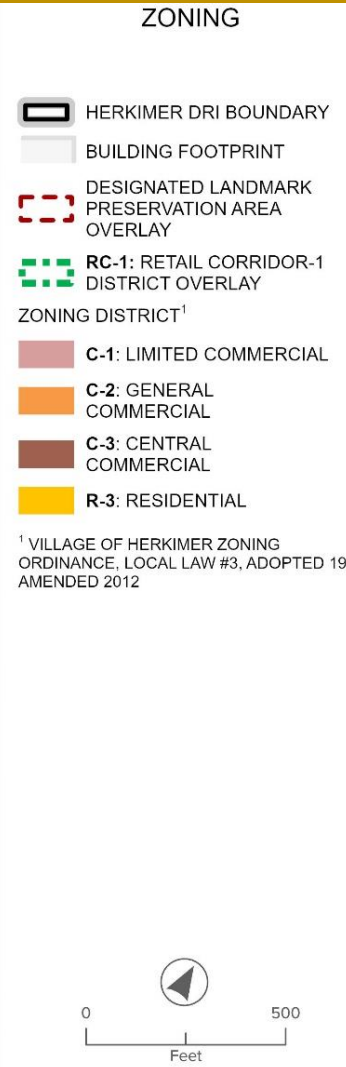
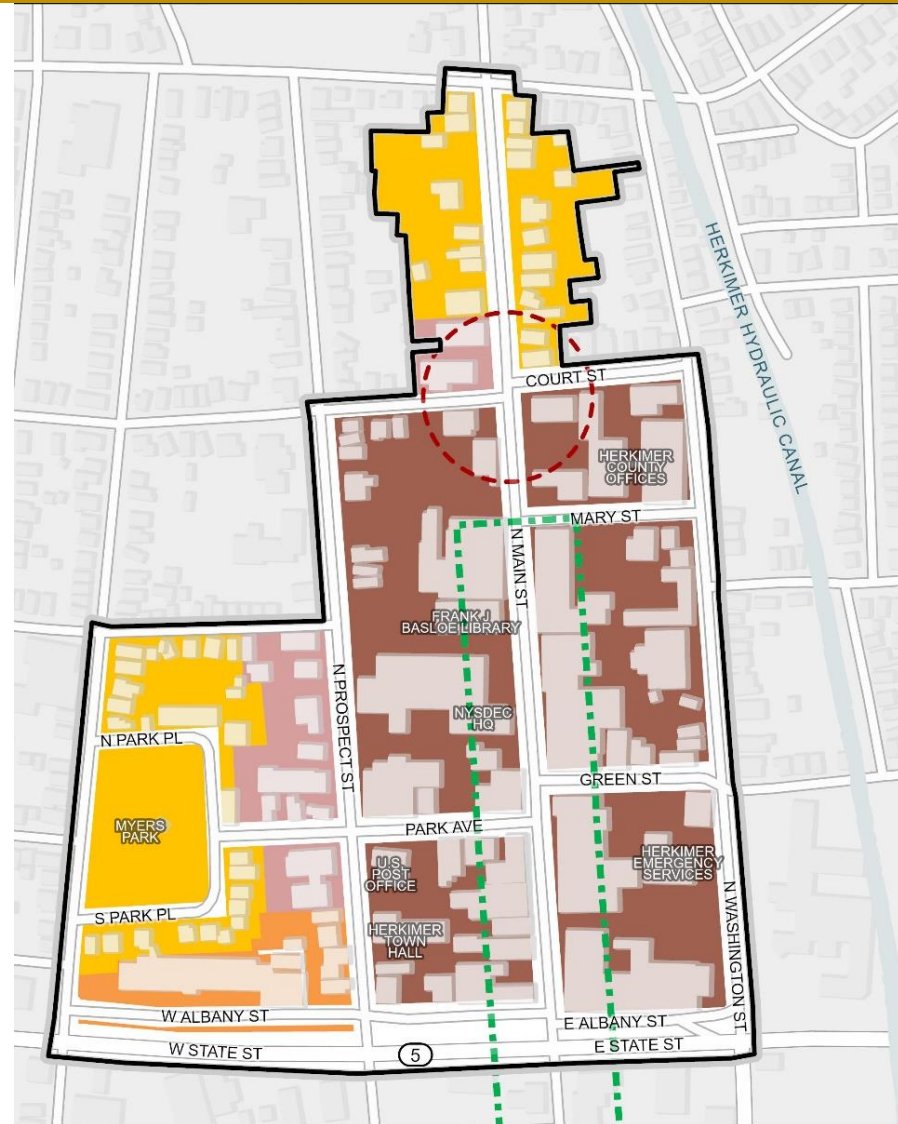
**35% of housing units in the DRI Area are vacant**

*\* 2022 is most recent Census data. DRI team will compare with 2023 economic data and will investigate the drop in youth population (if actual or related to change in data counting method)*

# Land Use Maps



SOURCE: ERIE COUNTY DEPT. OF ENVIRONMENT AND PLANNING - OFFICE OF GIS 2023.



SOURCE: HERKIMER COUNTY ZONING 1962 AND PARCELS 2023; NEW YORK STATE OFFICE OF INFORMATION TECHNOLOGY SERVICES 2024

<sup>1</sup> VILLAGE OF HERKIMER ZONING ORDINANCE, LOCAL LAW #3, ADOPTED 1962, AMENDED 2012



Open Call Submissions Received  
Connor Hartnett, MRB and Lisa Nagle, EDR

# New York State DRI Goals



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



**Enhance downtown living and quality of life**



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



**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**



# Herkimer DRI Vision and Goals

## VISION

“Set in the heart of the Mohawk Valley Region, framed by the fertility and natural beauty of the Mohawk River, Erie Canal, and West Canada Creek, the Village of Herkimer is a jewel with multiple facets. The pedestrian-friendly Main Street corridor is a brilliant mix of modern amenities, greenways, historic architecture, and art that builds on Herkimer’s manufacturing, food production, and basketball legacy. From the eclectic retail and entertainment district where residents and visitors alike visit specialty shops and dine at unique restaurants, to the numerous cultural and recreation opportunities for all ages, including a visit to the nearby world-famous diamond mine or a leisurely stroll to the waterfront, Downtown Herkimer is an ever-evolving community with a respectful historic presence.”

## GOALS

- 1. Economic Development.** Bring needed jobs and economic development to Herkimer’s downtown and grow the tax base.
- 2. Cultural and Historic Assets.** Enrich Herkimer’s heritage and cultural downtown experience.
- 3. Recreational and Natural Resources.** Enhance existing parks and improve connections to natural resources.
- 4. Infrastructure.** Improve gateways and pedestrian-oriented streetscapes while preserving the historic charm of downtown.
- 5. Tourism.** Grow Herkimer’s tourism-based economy.
- 6. Mixed-Use Development.** Increase commercial and housing opportunities through mixed-use development.



# DRI Project Evaluation Criteria

- ✓ **Herkimer DRI Vision and Goals** – advances the local vision and goals (prior slide)
- ✓ **Public Support** – based on public input during planning process
- ✓ **New York State DRI Goals** – aligns with DRI program goals (prior slide)
- ✓ **Catalytic Effect** - likely to have a significant positive impact on downtown revitalization by attracting other public and private investment at a scale appropriate for Herkimer.
- ✓ **Project Readiness** – project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the DRI area.
- ✓ **Cost Effectiveness** - represents an effective and efficient use of public resources.
- ✓ **Co-Benefits** - will result in secondary benefits to both the community and project developer, 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.



# Open Call Summary

23 Projects  
\$ 21.75 M Total DRI Ask  
\$ 32.34 M Total Project Cost  
1.49 Total Leverage

TYPE	AMOUNT	% of TOTAL	NUMBER
Public	\$ 9,870,000	46%	7
<i>Small Project Fund</i>	<i>\$552,528</i>		7
Private	\$ 10,935,378	50%	15
Non-Profit	\$ 855,000	4%	1



# Renovate the Mungers Building & Herkimer's Grand Opera House

**Project Sponsor:** HerkimerMall, LLC

**Location:** 136 – 148 North Main Street

**Description:**

Replace current roofs, upgrade and install sprinkler system, restore the 3 elevators, renovate the lower level and improve interior structure of the 2nd and 3rd floors. Renovate the lower levels to create a speakeasy/lounge area and create an indoor year-round farmers market on the 2nd floor.



**Total Project Cost:** \$1,200,000

**DRI Funding Request:** \$900,000

**% DRI:** 75%





# Expand 419 North Main Street into a Wellness Center/Spa

**Project Sponsor:** Realm Chiropractic of Herkimer

**Location:** 419 North Main Street

**Description:**

Renovate Main Street chiropractic office to create local spa and wellness services downtown. Interior renovations will include the addition of 2-3 massages rooms, a sauna space, and an acupuncture space. Exterior renovations will include façade improvements, parking upgrades, and landscaping.



Image source: Realm Chiropractic of Herkimer

**Total Project Cost:** \$600,000

**DRI Funding Request:** \$550,000

 Site Control

**% DRI:** 92%



# Construct Apartments & Short-term Rentals on Empty Lot at 232 -236 N Main

**Project Sponsor:** Homescape LLC

**Location:** 232-236 N Main

**Description:** Construct a 2-story mixed-use development on a currently vacant lot to include two commercial units for restaurants and/or specialty retail, 5 short-term rental units, and 5 market-rate apartments



**Total Project Cost:** \$2,999,657

**DRI Funding Request:** \$2,000,000

**% DRI:** 67%



# Renovate the Palmer House into a Basketball Museum and 40 Apartments

**Project Sponsor:** Lambrakos LLC

**Location:** 267-275 N Main Street

**Description:** Rehabilitate the historic Palmer House into 40 market-rate housing units and a first-floor basketball museum. Reinforce and modify the building's structure, complete façade improvements, and complete interior renovations to support residential and commercial uses.



**Total Project Cost:** \$1,200,000

**DRI Funding Request:** \$900,000

**% DRI:** 75%



# Renovate 202 West German Street into a Bed and Breakfast

**Project Sponsor:** Konstantinos LLC

**Location:** 202 West German Street

**Description:** Renovate a historic building into a bed and breakfast with three rental units. Renovation work will include roofing, flooring, plumbing, electrical, new bathrooms and kitchens, and exterior landscaping and sidewalk upgrades.



Image source: Google Street View

**Total Project Cost:** \$250,000

**DRI Funding Request:** \$187,500

**% DRI:** 75%

➔ Outside Boundary



# Convert empty space on 216-218 N Main into temperature-controlled storage units

**Project Sponsor:** Konstantinos LLC

**Location:** 216 - 218 North Main Street

**Description:** Renovate existing building including addition of new floors, ceilings, storage units, and HVAC system to create 30 10'x20' climate controlled indoor storage units.



Image source: Google Street View

**Total Project Cost:** \$400,000  
**DRI Funding Request:** \$300,000  
**% DRI:** 75%



# Expand Local Dental Practice to Better Serve Veterans and Patients

**Project Sponsor:** Healthy Prospect 2 LLC

**Location:** 310 and 314 North Prospect

**Description:** Expand the busy Melo Family Dentistry practice to better serve patients, including VA referrals and seniors. A 490 sf addition to 314 N Prospect street will house 3 new operatories, an augmenting lab, and sterilization area. The expansion will include ADA parking, landscaping, and the removal of an adjacent house in poor condition.

Image source: Google Street View



**Total Project Cost:** \$494,050

**DRI Funding Request:** \$370,538

**% DRI:** 75%



# Renovate Existing Structure at 120 West Albany Street

**Project Sponsor:** Tri Valley Dry Cleaning & Shirt Laundry LLC

**Location:** 120 West Albany St

**Description:** Weatherize building by replacing and repointing roof, replacing arch windows, and installing new security doors.



Image source: Google Street View

**Total Project Cost:** \$183,000

**DRI Funding Request:** \$244,000

**% DRI:** 75%

➔ Outside boundary, Maintenance

# Update 260 to 274 Main Street

**Project Sponsor:** Lansing St LLC

**Location:** 260-274 Main Street

**Description:** Update 8 store fronts and 64 housing units with new roof, updated electrical system, and updated plumbing and HVAC to create additional residential and commercial space in the center of the Village.



**Total Project Cost:** \$3,621,000

**DRI Funding Request:** \$1,970,900

**% DRI:** 54%



# Renovate Quackenbush Campus

**Project Sponsor:** HMW 1890 LLC

**Location:** 220 N Prospect Street

**Description:** Renovate the entire Quackenbush campus to create a STEAM learning center, community space, and a public park with basketball-themed public art. Complete interior and exterior renovations to the Split Block Warehouse portion of the site.

Remediate and renovate the Main Factory and Chimney Building into a STEAM learning center.



Image source: Google Street View

**Total Project Cost:** \$3,723,500

**DRI Funding Request:** \$2,000,000

**% DRI:** 54%



# Revitalize the Baptist Church for Artistic, Cultural, and Educational Excellence

**Project Sponsor:** Jay P. Rosen

**Location:** 135 North Washington Street

**Description:** Renovate a historic church into a multifunctional community hub. Interior renovations will include bathroom and kitchen remodels and HVAC, plumbing, electrical, and energy efficiency upgrades. Exterior improvements will include parking, landscaping, and a new bell. Potential end uses include public art installations and educational training, and community event spaces.



**Total Project Cost:** \$494,000

**DRI Funding Request:** \$340,860

**% DRI:** 69%

# Renovate the Episcopal Church

**Project Sponsor:** Jay P. Rosen

**Location:** 300 North Main

**Description:** Renovate historic church into a community event space including a large air bnb rental, fine dining restaurant, and observation deck. Interior renovations will include bathroom and kitchen remodels and electrical, plumbing, HVAC, and energy efficiency upgrades. Exterior work will include the installation of an observation deck, structural work, landscaping, and parking.



**Total Project Cost:** \$482,000

**DRI Funding Request:** \$332,580

**% DRI:** 69%



# Renovate 122-124 Park Ave into Commercial Space and new parking

**Project Sponsor:** HOPA Holdings LLC

**Location:** 122-124 Park Ave

**Description:** Resurface parking lot and renovate building including interior buildouts, plumbing, and HVAC to bring 1-2 modern commercial spaces to Park Ave.

Image source: Google Street View



**Total Project Cost:** \$175,000

**DRI Funding Request:** \$132,000

**% DRI:** 75%



# Renovate the Nellis Building into Mixed-Use

**Project Sponsor:** Mohawk Valley Homes and Gardens LLC

**Location:** 210-212 North Main Street

**Description:** Renovate the vacant Nellis Building into 15 apartments and first-floor commercial space. Interior renovations will include electrical, plumbing, HVAC, and elevator upgrades. Interior renovations will include walls, kitchen and bathroom remodeling.



**Total Project Cost:** \$850,000

**DRI Funding Request:** \$638,000

**% DRI:** 75%



# Reimagining Herkimer's Virtual Main Street (Branding and Marketing)

**Project Sponsor:** Upstate VIP, LLC

**Location:** Village of Herkimer

**Description:** Enhance the digital infrastructure of Herkimer's downtown area by upgrading the village's website, developing a new branding strategy, and implementing a comprehensive social media strategy.



Branding Examples

**Total Project Cost:** \$175,000

**DRI Funding Request:** \$131,250

**% DRI:** 75%



# Establish the Downtown Diamond District (Branding and Marketing)

**Project Sponsor:** Village of Herkimer

**Location:** DRI Area

**Description:** Enhance downtown by establishing a "Downtown Diamond District" with a unique local brand and marketing campaign. The project would create a downtown brand and marketing materials. Unified wayfinding signage and branding elements (e.g., banners, flags, 'Diamond District' pavement stamps) would be installed throughout the DRI Area.



**Total Project Cost:** \$250,000

**DRI Funding Request:** \$250,000

**% DRI:** 100%

# Revitalize and Update Myers Park

**Project Sponsor:** Village of Herkimer

**Location:** N Bellinger Street

**Description:** Update the park to better serve the community: Replace the gazebo with a new performance venue including restrooms and vendor/concession areas. Add a multi-purpose recreational space and a food truck area. Enhance outdoor seating, walkways, and landscaping. Refurbish the historic fountain and connectivity to surrounding neighborhoods.



**Total Project Cost:** \$1,800,000

**DRI Funding Request:** \$1,800,000

**% DRI:** 100%

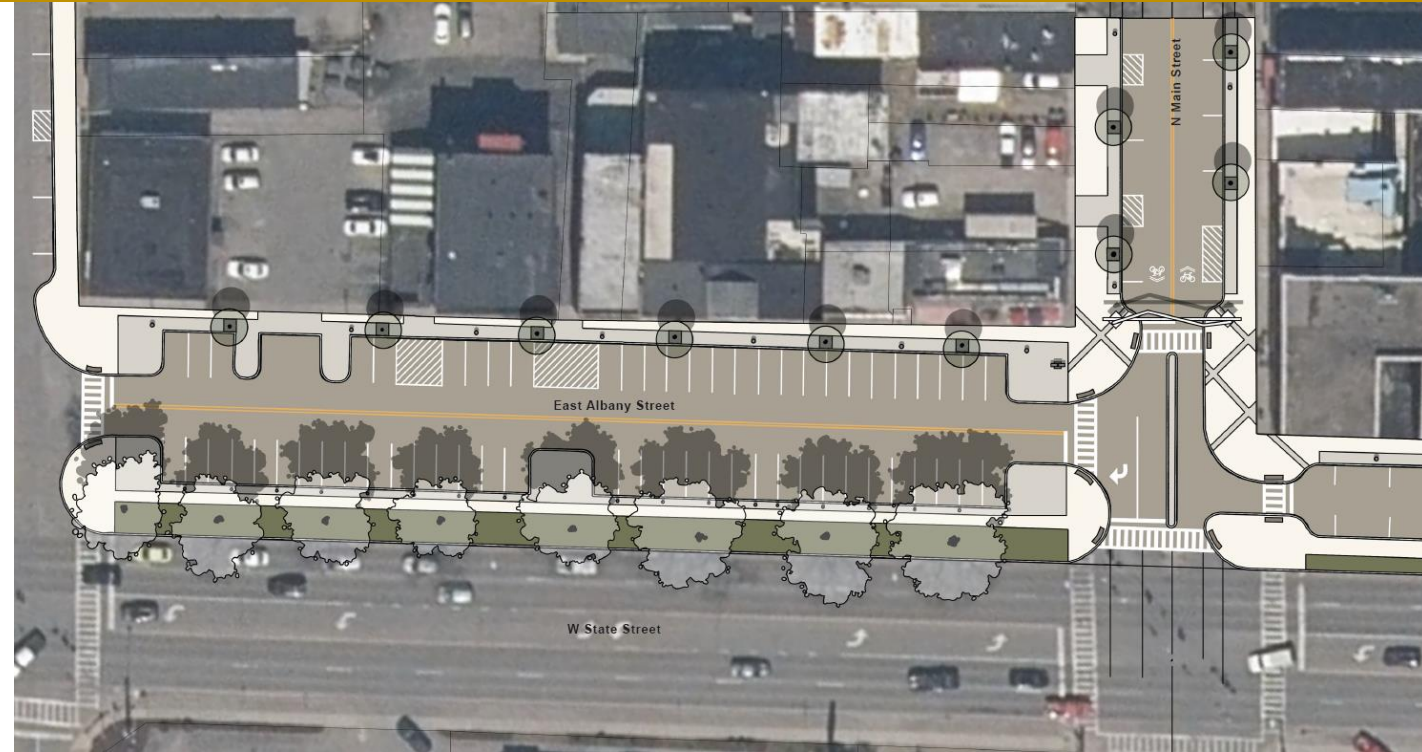


# Enhance Village Streetscapes

**Project Sponsor:** Village of Herkimer

**Location:** DRI Area

**Description:** Install streetscape improvements and define a downtown "diamond district," with a welcoming gateway arch at the intersection of Main Street and Albany Street, improved multi-modal access and connectivity, and an art and history walk with public art installations and historic markers.



**Total Project Cost:** \$2,000,000  
**DRI Funding Request:** \$2,000,000

**% DRI:** 100%



# Revitalize the Masonic Temple for food and commercial businesses

**Project Sponsor:** Herkimer County IDA

**Location:** 415 North Main

**Description:** Renovate the historic masonic temple to create a New York State certified commercial kitchen to support Regional Ag/Food start-up businesses. Additional interior renovations will create 11,000 square feet of commercial office space in the Village.



**Total Project Cost:** \$6,613,967

**DRI Funding Request:** \$2,000,000

**% DRI:** 30%

# Establish an HVAC Learning Lab

**Project Sponsor:** Herkimer County  
Community College

**Location:** DRI Area

**Description:** Design and create an approximately 8,000-10,000 square foot learning lab in downtown Herkimer to prepare and train students for positions in HVAC.



**Total Project Cost:** \$2,500,000

**DRI Funding Request:** \$2,500,000

**% DRI:** 100%

 Site Control



# Create an E-Sports Center in Downtown Herkimer

**Project Sponsor:** Herkimer County Community College

**Location:** DRI Area

**Description:** Build an approximately 10,000-11,000 square foot venue to serve as a practice and competition space for Herkimer College and local high schools. This venue will also be used as a "learning lab" for Herkimer College students studying e-sports management.



**Total Project Cost:** \$720,000

**DRI Funding Request:** \$720,000

**% DRI:** 100%

 Site Control



# Transform Heritage Access at the Herkimer County Historical Society

**Project Sponsor:** Herkimer County Historical Society

**Location:** 400-406 N. Main Street

**Description:** Transform facilities into integrated, accessible, and functional spaces: Upgrade climate controlled and storage spaces, install an elevator/lift and upper floor exterior walkway, create office spaces, and improve outdoor accessibility. Upgrade the Suiter building with a bathroom and kitchenette for gatherings and programs.



**Total Project Cost:** \$950,000  
**DRI Funding Request:** \$855,000  
**% DRI:** 90%



# Small Project Fund

**Project Sponsor:** Herkimer County IDA

**Location:** DRI Area

**Description:** Establish a Small Project Fund that is accessible for businesses and non-profit organizations to conduct building upgrades, such as facades, interior upgrades or public art.



**Total Project Cost:** \$600,000

**DRI Funding Request:** \$600,000

**% DRI:** 100%



# Small Project Interest

#	Project Name	Brief Project Description	Responsible Party (Sponsor Name)	Total Project Cost	DRI Funding Requested	Project Location
1	<b>Renovate and Point Up Existing Structure at 116 North Main Street</b>	Renovate historic building, storefront, and apartment.	Virendranath Dhaniram	\$118,635	\$88,965	116 North Main Street
2	<b>Renovate Elks Lodge</b>	Replace HVAC unit, install new entryway/foyer, resurface parking lot, install fence/barrier around perimeter, install energy efficient windows.	Conrad Dowhaniak	\$110,000	\$82,500	Village of Herkimer
3	<b>Renovate Pete's Bar</b>	Renovate interior, replace old stairwell, renovate food service area and install walk in cooler	Peter Caiola	\$38,000	\$50,650	113 North Main
4	<b>Renovate Historic Main Street Theater</b>	Create a community center that combines a year-round farmers' market and event center with a permanent antique dealership.	Nicholas Coriano	\$75,000	\$75,000	Village of Herkimer
5	<b>Renovate 267 North Main Street</b>	Renovate the walls, ceilings and floors and build two new bathrooms.	Sally Raia	\$75,000	\$75,000	TBD DRI Area
6	<b>Renovate 257 North Main Street</b>	Install a new high energy saving HVAC system, repair roof, improve façade, repair parking lot, install new signage, paint building exterior.	Ivy Bailey	\$99,325	\$99,325	TBD DRI Area
7	<b>Renovate 107 Green Street into 4 Apartments</b>	Renovate interior and exterior of vacant building to create four market-rate apartment units	Konstantinos Lambrakos	\$93,750	\$125,000	107 Green Street



# Draft Strategies Discussion





# Downtown Vision

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“Set in the heart of the Mohawk Valley Region, framed by the fertility and natural beauty of the Mohawk River, Erie Canal, and West Canada Creek, the Village of Herkimer is a jewel with multiple facets. The pedestrian-friendly Main Street corridor is a brilliant mix of modern amenities, greenways, historic architecture, and art that builds on Herkimer’s manufacturing, food production, and basketball legacy.

From the eclectic retail and entertainment district where residents and visitors alike visit specialty shops and dine at unique restaurants, to the numerous cultural and recreation opportunities for all ages, including a visit to the nearby world-famous diamond mine or a leisurely stroll to the waterfront, Downtown Herkimer is an ever-evolving community with a respectful historic presence.”



# Goals and Strategies for Downtown

- 1. Economic Development.** Bring needed jobs and economic development to Herkimer's downtown and grow the tax base.
  - a. Invest in anchor properties, innovation, and entrepreneurial growth.*
  - b. Support existing and new small businesses that appeal to residents, students, and visitors.*
  - c. Create jobs and workforce development opportunities.*
  - d. Support local food businesses and amenities that stimulate agribusiness.*
  - e. Increase accessibility and energy efficiency of downtown businesses and buildings.*
  
- 2. Cultural and Historic Assets.** Enrich Herkimer's heritage and cultural downtown experience.
  - a. Preserve, restore, and reuse existing buildings, sites, and historic facades, consistent with Herkimer's historic character.*
  - b. Provide spaces for and promote a wide variety of arts, cultural, educational, and entertainment programs and opportunities.*
  - c. Add public art throughout the DRI area.*



# Goals and Strategies for Downtown

- 3. Recreational and Natural Resources.** Enhance existing parks and improve connections to natural resources.
  - a. Expand and enhance recreational facilities, amenities and programs.*
  - b. Improve and promote health and wellness amenities.*
  
- 4. Infrastructure.** Improve gateways and pedestrian-oriented streetscapes while preserving the historic charm of downtown.
  - a. Beautify and enhance the aesthetics of the public realm.*
  - b. Make downtown connections accessible for people of all ages and abilities.*
  - c. Create welcoming connections and multi-modal infrastructure for residents and visitors.*



# Goals and Strategies for Downtown

**5. Tourism.** Grow Herkimer's tourism-based economy.

- a. Establish Herkimer as a year-round tourist destination by leveraging existing natural resources, as well as historic, cultural, and sports attractions.*
- b. Market Herkimer as a shopping, dining, craft beverage, cultural, and entertainment center for the region and beyond*
- c. Expand and diversify lodging options.*

**6. Mixed-Use Development.** Increase commercial and housing opportunities through mixed-use development.

- a. Revitalize vacant and underutilized structures for mixed-use development*
- b. Expand quality housing options that attract new and existing residents.*
- c. Encourage residential and mixed-use development that is consistent with the character of the DRI area.*



# Next Steps



# Next Steps

## Public Engagement

- Open House #2, Episcopal Church, July 24<sup>th</sup> 4:00 – 7:00 pm
- Pop-up at Herkimer Diamond Days Aug 10

## LPC meetings dates

Herkimer College, 4:00-6:00 pm

- **LPC 4** Aug 14 (Wed.)
- *Working session – Aug 15*
- *Working session – Sept 10/11(tbd)*
- **LPC 5** Sept 17 (Tues.)
- **LPC 6** Oct 8 (Tues.)



# Public Comment



Thank you!  
**[HerkimerDRI.com](https://HerkimerDRI.com)**