

Village of Herkimer

Downtown Revitalization Initiative



**Downtown
Revitalization
Initiative**

Local Planning Committee Meeting #5

October 8, 2024



Agenda

1. Welcome and Code of Conduct
2. Progress Update
3. Projects Discussion
4. Next Steps
5. 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. 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. 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.

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

Vision & Goals **Revitalization Strategies**

Downtown Profile & Assessment

Project Identification and Profile Development

OPEN CALL Project Review Define Slate

Stakeholder discussions ← **Public Engagement** →

Open House #1
+ Survey
+ Chowdown Table

Open House #2
+ Survey
+ Diamond Days
Table

Strategic Investment Plan Compilation

LPC 1

LPC 2

LPC 3

LPC 4

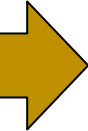
3 working sessions

LPC 5

State Selects Final Projects



DRI Project Evaluation Process

1. **May/June - Open Call for Projects** - sponsors submit initial proposals
2. **June/July – Consultant team initial review** - consultants review and meet with sponsors to understand projects and identify potential needs or gaps. Advance designs with design professionals.
3. **July – Present proposals to LPC and Public** - LPC #3 and Open House #2
4. **August – Projects evaluated and refined** - LPC evaluates each project according to the selection criteria: LPC reviews project materials, project updates at LPC #4 (Aug 14)
5. **September/October - *updated* - LPC working sessions** - to review details, including sensitive financial information, and discuss questions and concerns. Sponsors address questions and refine project information as needed.
-  **October – Final list of recommended projects determined** – Final slate of projects to be recommended to the state for funding is defined at LPC #5 (Oct 8). Consultants compile final project profiles with the sponsors to be included in the Strategic Investment Plan.
7. **November – Complete Strategic Investment Plan** – Strategic Investment Plan finalized and submitted to the State with all supplemental materials by early December.



Project Overview Update

12 Projects

\$ 18.5 M Total DRI Ask

\$ 26.1 M Total Project Cost

1.41 Total Leverage

TYPE	AMOUNT	%	No.
Public	\$ 13,900,000	75%	7
<i>Small Project Fund*</i>	<i>\$977,528</i>		<i>13</i>
Private	\$ 3,648,538	20%	4
Non-Profit	\$ 954,000	5%	1

* Max ask is \$600,000, need to show demand beyond that

1 Projects withdrew since LPC #4:

1. Construct Apartments, Lodging, and Commercial Space on Vacant Lot



2 requested to be moved to SPF interest list

1. Revitalize the Baptist Church for Artistic, Cultural, and Educational Excellence
2. Renovate the Episcopal Church into a Multipurpose Space



Herkimer Vision and Goals

Herkimer DRI 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.”

Herkimer DRI 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.



Reminder of NYS DRI Goals



**Enhance downtown living
and quality of life**



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



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



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



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



**Encourage the reduction
of greenhouse gas
emissions**



**Grow the local property
tax base**



DRI Project Evaluation Criteria

- ✓ **Herkimer DRI Vision and Goals** – advances the local vision and goals
- ✓ **Public Support** – based on public input during planning process
- ✓ **New York State DRI Goals** – aligns with DRI program goals
- ✓ **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.



Project Presentations

Lisa Nagle EDR, Connor Hartnett MRB



Potential DRI Projects for Discussion

Public	Revitalize and Update Myers Park
Public	Enhance Village Streetscapes
Public	Establish the Downtown Diamond District
Non-Profit	Transform Heritage Access at the Herkimer County Historical Society
Public	Establish an HVAC Learning Lab
Public	Create an E-Sports Center in Downtown Herkimer
Public	Revitalize the Masonic Temple for food and commercial businesses
Public	Small Project Fund
Private	Expand Local Dental Practice to Better Serve Veterans and Patients
Private	Renovate Mixed-Use Building at 120 West Albany Street
Private	Renovate the Nellis Building into Mixed-Use
Private	Renovate the Quackenbush Campus

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: \$1,900,000

DRI Funding Request: \$1,900,000

% DRI: 100%

Revitalize and Update Myers Park



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: \$2,900,000

DRI Funding Request: \$2,900,000

% DRI: 100%

Enhance Village Streetscapes





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. The Village's online presence and marketing resources would be updated. Unified wayfinding signage and branding elements (e.g., banners, flags, 'Diamond District' pavement stamps) would be installed throughout the DRI Area.



Example Branding

Total Project Cost: \$500,000

DRI Funding Request: \$500,000

% DRI: 100%



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 to both the Suiter and Eckler buildings. This includes installing a Limited Use/Limited Accessibility elevator (3-4 people) and a Dumbwaiter for transferring materials between floors, improved facilities for staff and public (basic facilities, new programming space for formal and informal gatherings), improved climate control to protect historic documents, and incorporate decarbonization elements for heating and cooling.



Total Project Cost: \$1,341,950

DRI Funding Request: \$1,207,755

% DRI: 90%

Establish an HVAC Learning Lab

Project Sponsor: Herkimer County Community College

Location: 245 N Main St.

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: \$3,135,000

DRI Funding Request: \$2,000,000

% DRI: 64%



Create an E-Sports Center in Downtown Herkimer

Project Sponsor: Herkimer County
Community College

Location: 245 N Main St.

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: \$3,135,000

DRI Funding Request: 2,000,000

% DRI: 64%



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: \$9,364,318

DRI Funding Request: \$2,000,000

% DRI: 21%



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	Sponsor	Estimated Total Project Cost	DRI Funding Requested	% DRI	Project Location
1	Renovate and Point Up Structure at 116 North Main Street	Renovate historic building, storefront, and apartment.	Virendranath Dhaniram	\$118,635	\$88,965	75%	116 North Main Street
2	Renovate Elks Lodge	HVAC and window upgrades, new entryway/foyer, resurface parking lot, fence/barrier around perimeter,	Conrad Dowhaniak	\$110,000	\$82,500	75%	Village of Herkimer
3	Renovate Pete's Bar	Renovate interior, replace old stairwell, renovate food service area and install walk in cooler	Peter Caiola	\$38,000	\$50,650	75%	113 North Main
4	Renovate Historic Main Street Theater	Create a community center with year-round farmers' market, event center, & antique dealership.	Nicholas Coriano	\$75,000	\$56,250	75%	Village of Herkimer
5	Renovate 267 North Main Street	Renovate the walls, ceilings and floors and build two new bathrooms.	Sally Raia	\$75,000	\$56,250	75%	267 N Main
6	Renovate 257 North Main Street	New HVAC system, repair roof, improve façade, repair parking lot, install new signage, paint building exterior.	Ivy Bailey	\$99,325	\$74,000	75%	TBD DRI Area
7	Renovate 107 Green St into 4 Apartments	Renovate interior and exterior of vacant building to create four market- rate apartment units	Konstantinos Lambrakos	\$93,750	\$125,000	75%	107 Green Street
8	Updating 260 to 274 Main Street	Update 8 store fronts and 64 housing units with new roof, updated electrical system, plumbing, HVAC to expand residential and commercial space in the Village.	Lansing St LLC	\$100,000	\$75,000	75%	260-274 Main Street.
9	Mungers Building & Herkimers Grand Opera House (x3)	Renovation of the Mungers Building & Herkimers Grand Opera House – interior upgrades across 3 floors and exterior improvements	Herkimer Mall LLC	\$100,000	\$75,000	75%	136 - 148 North Main Street
10				\$100,000	\$75,000		
11				\$100,000	\$75,000		
12	Revitalizing Baptist Church for Artistic, Cultural, and Educational Excellence	Interior and exterior renovations to turn a historic church into a dynamic and multifunctional community hub.	Jay Rosen (LLC)	\$133,333	\$100,000	75%	135 North Washington Street
13	Renovation of Episcopal Church	Renovate historic church into community event space with airbnb rental, commercial and community space	Jay Rosen (LLC)	\$133,333	\$100,000	75%	300 North Main

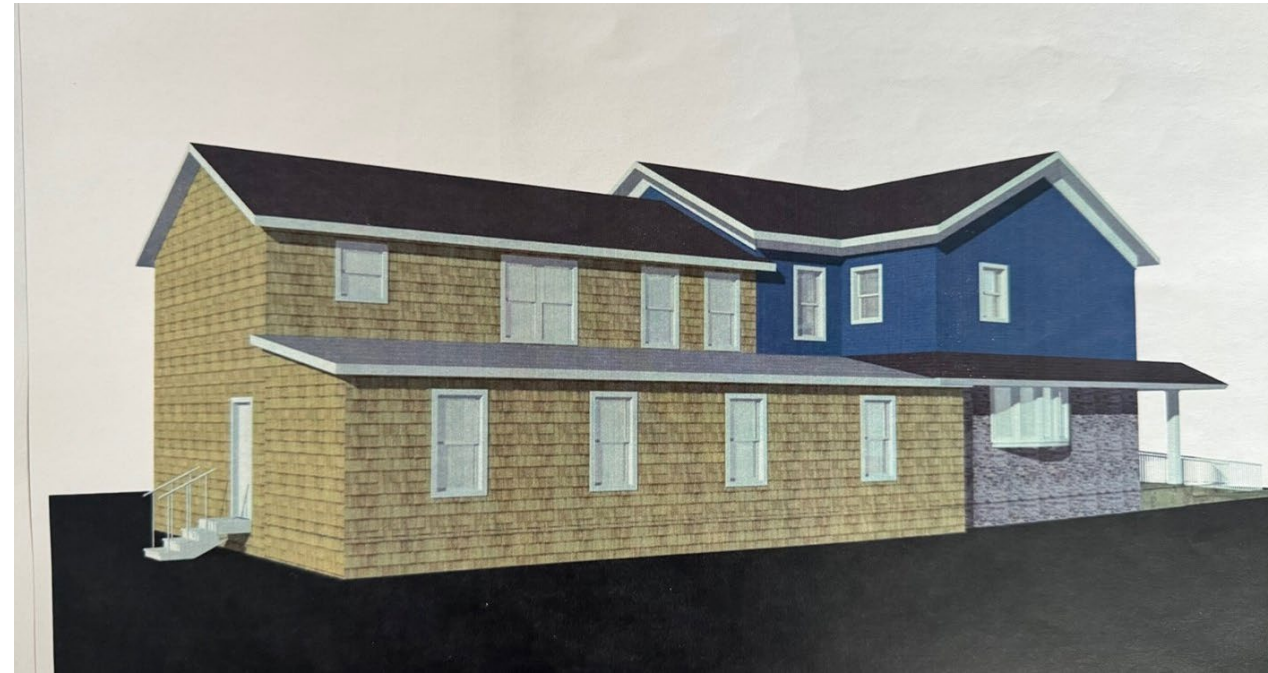


Expand Local Dental Practice to Better Serve Veterans and Patients

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.



Total Project Cost: \$494,050

DRI Funding Request: \$370,538

% DRI: 75%



Renovate Mixed-Use Building 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. Replace plumbing/HVAC, add new sprinklers on all floors, Façade improvements, and new awning.



Image source: Google Street View

Total Project Cost: \$405,000

DRI Funding Request: \$300,000

% DRI: 74%



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: \$1,304,000

DRI Funding Request: \$978,000

% DRI: 75%

Renovate the Quackenbush Campus

Project Sponsor: HMQ 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: HMQ 1890 LLC

Total Project Cost: \$2,685,000

DRI Funding Request: \$2,000,000

% DRI: 74%



Slate of projects recommended to the State for funding

		TOTAL	DRI Ask
Public	Revitalize and Update Myers Park	\$ 1,900,000	\$ 1,900,000
Public	Enhance Village Streetscapes	\$ 2,900,000	\$ 2,900,000
Public	Establish the Downtown Diamond District	\$ 500,000	\$ 500,000
Non-Profit	Transform Heritage Access at the Herkimer County Historical Society	\$ 1,341,950	\$ 1,207,755
Public	Establish an HVAC Learning Lab	\$ 3,135,000	\$ 2,000,000
Public	Create an E-Sports Center in Downtown Herkimer	\$ 3,135,000	\$ 2,000,000
Public	Revitalize the Masonic Temple for food and commercial businesses	\$ 9,364,318	\$ 2,000,000
Public	Small Project Fund	\$ 600,000	\$ 600,000
Private	Expand Local Dental Practice to Better Serve Veterans and Patients	\$ 494,050	\$ 370,538
Private	Renovate Mixed-Use Building at 120 West Albany Street	\$ 405,000	\$ 300,000
Private	Renovate the Quackenbush Campus	\$ 2,685,000	\$ 2,000,000



Pipeline Projects?

“Honorary mention” projects

None



Next Steps



Next Steps

Project Profiles

Strategic Investment Plan



Public Comment



Thank you!
HerkimerDRI.com