



**Haverstraw**  
Downtown  
Revitalization  
Initiative

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# Village of Haverstraw Downtown Revitalization Initiative

## LPC Meeting #6

June 23, 2022



**Downtown  
Revitalization  
Initiative**

# Public Comment for LPC Meeting



- Time is available at the end of the LPC meeting to allow for any members of the public to provide comments on what has been addressed today
- Please remember that all comments and questions will be recorded and taken into consideration
- Keep updated on DRI by visiting [www.haverstraw-dri.com](http://www.haverstraw-dri.com)

## Virtual Comments

- A few ways to ask a question or share a comment:
  - Raise hand (\*9 if using telephone) and Q+A box
- If you submit a question or raise hand during the presentation, note that we'll see it, but will not address them until comment period

## In-Person Comments

- Raise hand

# Open Call for Projects Summary and Overview



23 Projects

21 Eligible

2 Ineligible

4 Removed

Approx. \$12.9 Million DRI Ask

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- LPC Meeting #6: Vote on slate of projects
- Complete Draft Project Profiles and send to LPC for review
- Draft of Strategic Investment Plan to State by July 8
- Final Strategic Investment Plan to State by July 19

# Public Meeting #3

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# Public Meeting #3



- Held on June 15<sup>th</sup> at The Haverstraw Center
- 45 members of the public in attendance



# Project Updates

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# West Broad Street Streetscaping

**Project Sponsor:** Village of Haverstraw

**Update:** The Village rescinded the application for DRI funding

**Going Forward:** West Broad Street Streetscaping can be considered a “Supporting Project” in the Strategic Investment Plan and the Village will apply for other grant funding for the project





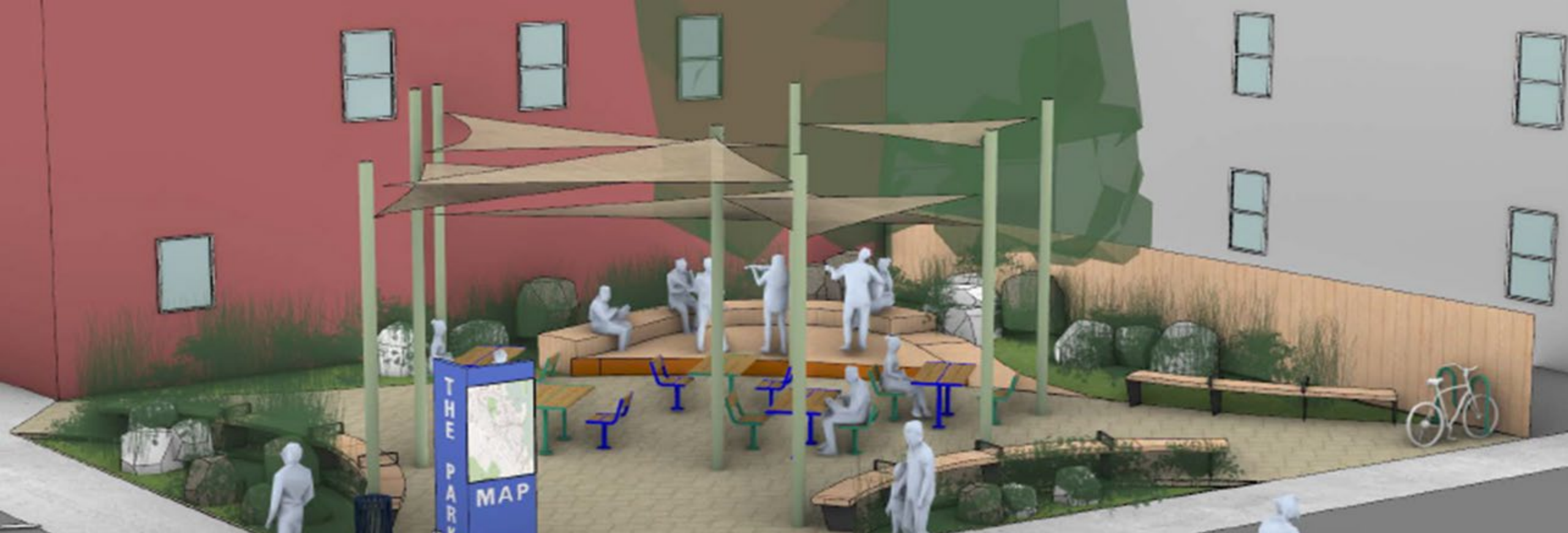
# Village Square at Haverstraw (49 West Broad Street)

**Project Sponsor:** Village Square at Haverstraw LLC (Private)

**Update:** Has increased their DRI funding request from \$1,524,320 to \$1,677,000 to account for decarbonization requirements

**Total Project Cost:** \$11,265,000



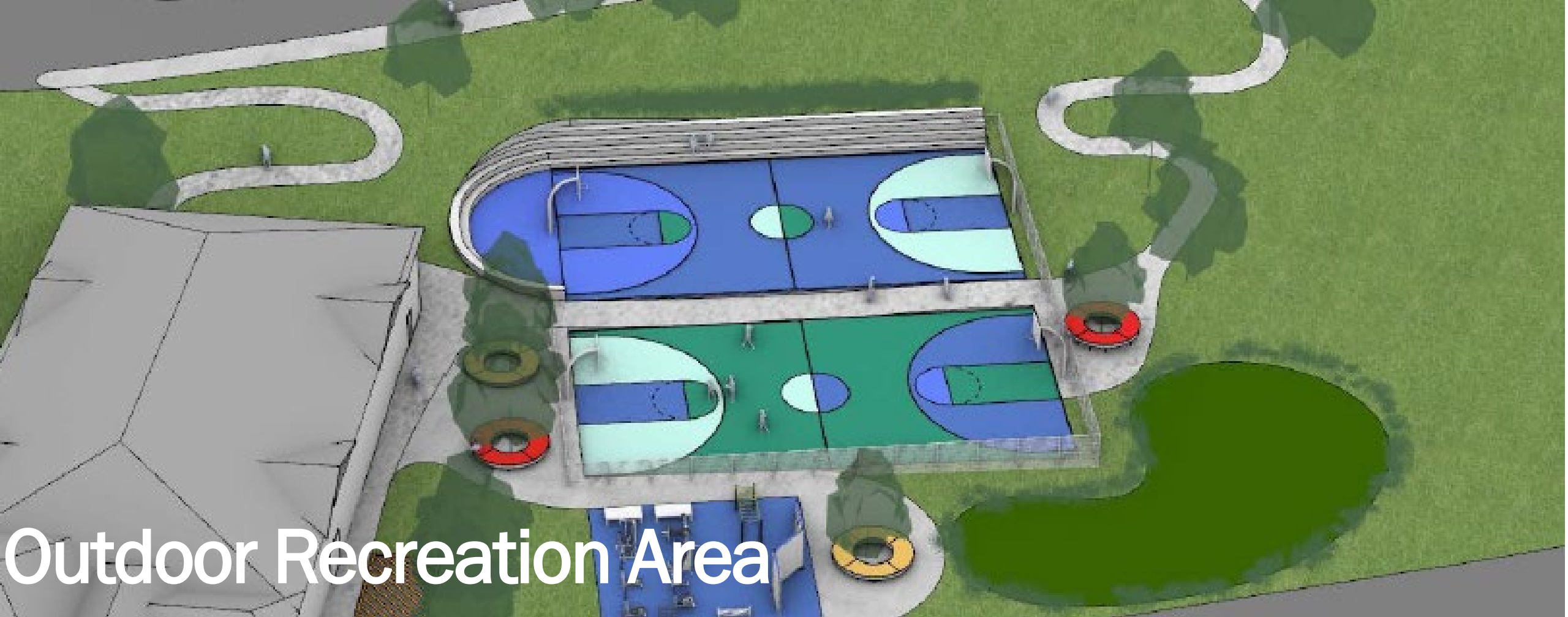


# Main Street Pocket Park

**Project Sponsor:** Village of Haverstraw

**Update:** Increased DRI ask from \$150,000 to \$250,000 based on cost estimates

**Total Project Cost:** \$350,000



# Outdoor Recreation Area

**Project Sponsor:** Village of Haverstraw

**Update:** Increased DRI ask from \$300,000 to \$400,000 and reduced the scope of the project. Revised plans will remove walking paths, reduce seating and reduce lighting.

**Total Project Cost:** \$700,000



# Project Costs and DRI Asks

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## DRI Asks – Village Projects



Project	Total Project Cost	DRI Ask	Leveraged Funds	Sources
Chair Factory	\$222,000,000	\$4,000,000	\$218,000,000	MPact, CFA, LWRP grants
Façade Restoration Program	\$600,000	\$550,000	\$50,000	Village
Ferry Service	\$255,000	\$100,000	\$55,000	Village, Ossining (& \$100,000 DRI Ask from Ossining)
Branding, Marketing and Wayfinding	\$350,000	\$300,000	\$50,000	Village
Haverstraw Center	\$4,960,000	\$2,000,000	\$2,960,000	CDBG, ARPA, CFA
Multimodal Ferry Station	\$300,000	\$200,000	\$100,000	GDC
Outdoor Recreation Area	\$700,000	\$400,000	\$300,000	Village Square at Haverstraw, LLC
Pocket Park	\$350,000	\$250,000	\$100,000	Village
<b>Village Project Total</b>	<b>\$229,515,000</b>	<b>\$7,800,000</b>	<b>\$221,715,000</b>	



# DRI Asks – Private/Non-Profit Projects



Project	Total Project Cost	DRI Ask	Leveraged Funds	Sources
<i>Private Projects</i>				
Village Square (40 W. Broad)	\$11,265,000	\$1,677,000	\$9,588,000	Project Sponsor/Construction Loan
Waterfront Sculpture Trail	\$500,000	\$200,000	\$300,000	GDC
Stone Building Brewery	\$1,662,500	\$665,000	\$997,500	GDC/Brewpub Operator
Waterfront Restaurant	\$1,600,000	\$640,000	\$960,000	GDC/Restaurant Operator
<b>Private Project Total</b>	<b>\$15,027,500</b>	<b>\$3,182,000</b>	<b>\$11,845,500</b>	
<i>Non-Profit Projects</i>				
Murals in Downtown	\$180,000	\$180,000	-	
Haverstraw Brick Museum	\$2,000,000	\$1,500,000	\$500,000	Museum, Grants
Harriet Tubman Statue	\$201,000	\$201,000	-	
<b>Non-Profit Project Total</b>	<b>\$2,381,000</b>	<b>\$1,881,000</b>	<b>\$500,000</b>	

## DRI Asks – Totals



Project	Total Project Cost	DRI Ask	Leveraged Funds
Village Projects Total	\$229,515,000	\$7,800,000	\$221,715,000
Private Projects Total	\$15,027,500	\$3,182,000	\$11,845,500
Non-Profit Projects Total	\$2,380,225	\$1,881,000	\$500,000
<b>TOTAL</b>	<b>\$246,923,500</b>	<b>\$12,863,000</b>	<b>\$234,060,500</b>



# Projects

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# Establish a Downtown Building Restoration Fund



## Sponsor:

Village of Haverstraw

## Project Description:

Establish a downtown building restoration fund to preserve and restore buildings in the downtown. The program will provide grants with a 25% match for restoring exterior and interior features. The program will be open to commercial, mixed-use, and historic residential buildings, with preference given to commercial and mixed-use properties.

## Project Cost:

\$600,000

## DRI Request:

\$550,000





# Establish and Implement a Branding, Marketing, and Wayfinding Initiative



**Sponsor:**  
Village of Haverstraw

**Project Description:**  
Establish and implement a branding and marketing initiative with wayfinding signage to help support local businesses, boost tourism, enhance placemaking, recognize historic places, and encourage walkability.

**Project Cost:**  
\$350,000

**DRI Request:**  
\$300,000

## Enhance the Village's Outdoor Recreation Area



### Sponsor:

Village of Haverstraw

### Project Description:

Construct two new public full-court basketball courts next to Haverstraw Center to integrate into the surrounding park and outdoor recreation area.

### Project Cost:

\$700,000

### DRI Request:

\$400,000





# Activate the Main Street Pocket Park



## Sponsor:

Village of Haverstraw

## Project Description:

Develop a plaza with outdoor seating, tables, and public gathering space to create a more active community space and provide visual improvements to existing park.

## Project Cost:

\$350,000

## DRI Request:

\$250,000





# Extend Public Trail and Stabilize Shoreline to Support Reuse of Chair Factory Site



## Sponsor:

Village of Haverstraw

## Project Description:

Stabilize shoreline with riprap and native plantings and construct an additional 3,000 linear feet of the HHQP and boardwalk around the former Chair Factory Site to support future mixed-use and mixed-income development.

## Project Cost:

\$222,000,000 (\$9,000,000 for shoreline and trail)

## DRI Request:

\$4,000,000





# Revitalize 49 West Broad Street with New Mixed-Use Development



## Sponsor:

Village Square at Haverstraw LLC

## Project Description:

Redevelop blighted site with a 5-story mixed-use building with 55 residential units, café and community space.

## Project Cost:

\$11,265,000

## DRI Request:

\$1,677,000





# Launch Pilot Project to Expand Haverstraw-Ossining Ferry Service to Weekends



## Sponsor:

Villages of Haverstraw and Ossining

## Project Description:

Launch a pilot project, jointly funded by the Villages of Haverstraw and Ossining, to provide weekend ferry service between May 1st and October 31st.

## Project Cost:

\$255,000

## DRI Request:

\$100,000





# Improve Connectivity with Construction of Multimodal Ferry Station



## Sponsor:

Village of Haverstraw

## Project Description:

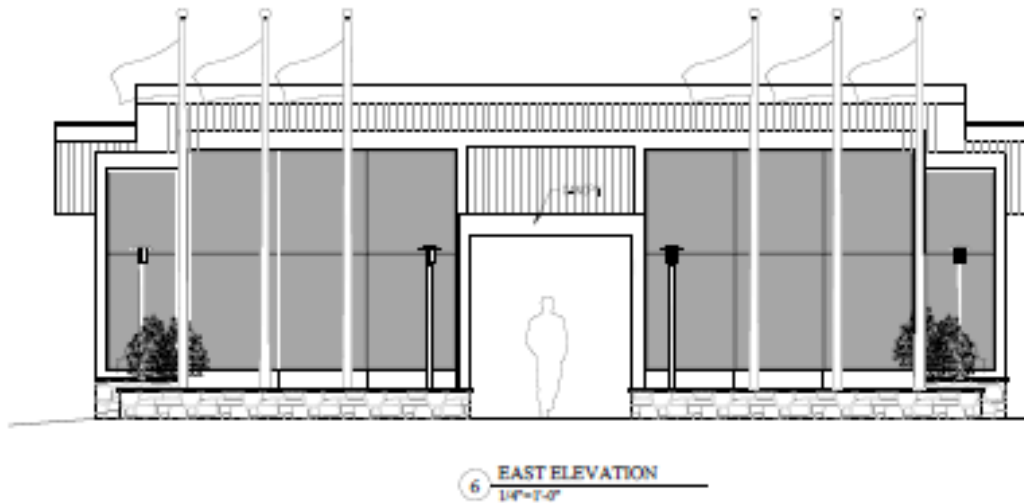
Construct a 750 square foot shelter next to the NY Waterways Ferry Dock with multimodal transit options including bike share and ride share pickup location.

## Project Cost:

\$300,000

## DRI Request:

\$200,000



## Establish Brewery in Historic Stone Building



### Sponsor:

Ginsburg Development Companies LLC

### Project Description:

Repurpose ground floor of Stone Building as a brewery for the Stoneyard Brewing Company. Funding is requested for interior buildout of the space and mechanical equipment.

### Project Cost:

\$1,662,500

### DRI Request:

\$665,000

# Activate Waterfront with New Restaurant



**Sponsor:**  
Ginsburg Development Companies LLC

**Project Description:**  
Assist in the interior buildout of a new 4,000 sf waterfront restaurant near the ferry, adjacent to the public promenade and sculpture trail.

**Project Cost:**  
\$1,600,000

**DRI Request:**  
\$640,000





## Extend Public Waterfront Sculpture Trail



### **Sponsor:**

Ginsburg Development Companies LLC

### **Project Description:**

Purchase and install sculptures along the extended public waterfront park as part of Admirals Cove development.

### **Project Cost:**

\$500,000

### **DRI Request:**

\$200,000



# Enhance Main Street Through Installation of Four Murals



## Sponsor:

Haverstraw River Arts Fund, Inc.

## Project Description:

Create four murals in downtown Haverstraw at 2, 21, and 45 Main Street and 10 Rockland Street.

## Project Cost:

\$180,000

## DRI Request:

\$180,000





# Restore and Expand Haverstraw Brick Museum



## Sponsor:

Haverstraw Brick Museum

## Project Description:

Renovate and expand the Haverstraw Brick Museum, including restoring an 1880's basement, and adding two new floors focusing on education, innovation, and research, with a new rooftop garden.

## Project Cost:

\$2,000,000

## DRI Request:

\$1,500,000



# Expand and Diversify Uses at the Haverstraw Center

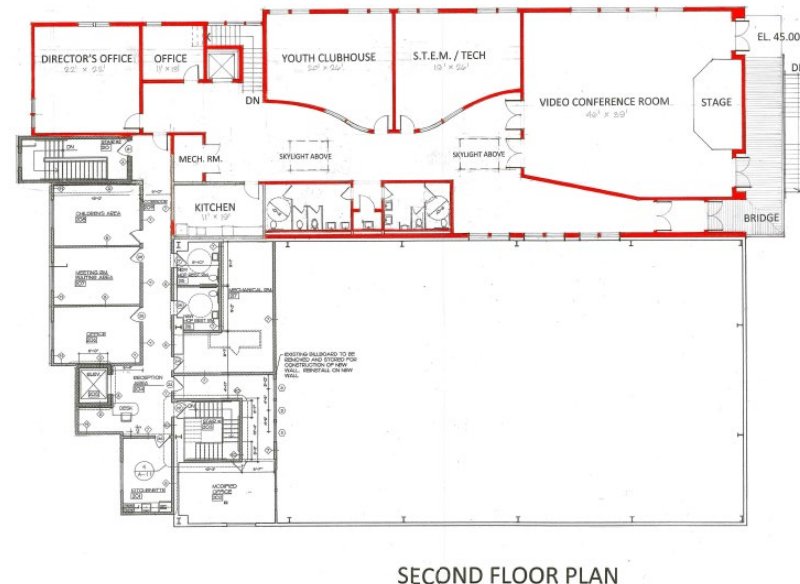
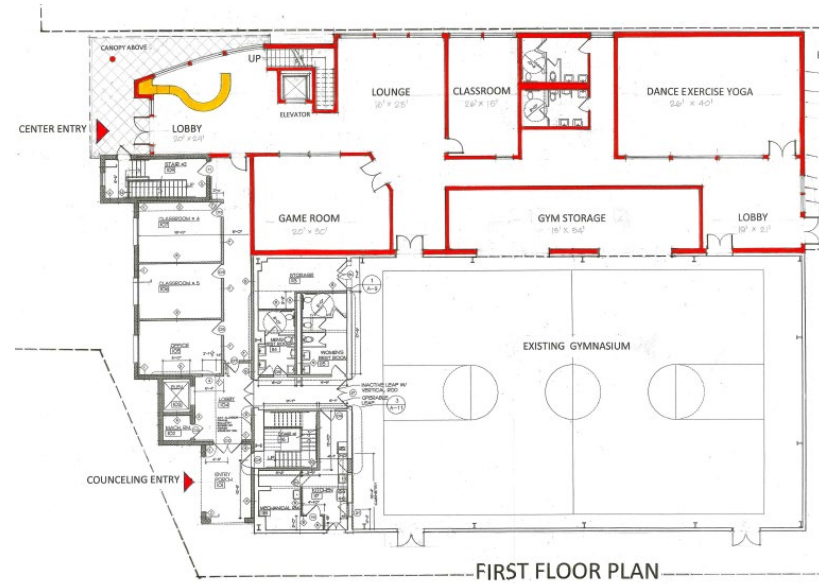


**Sponsor:**  
Village of Haverstraw

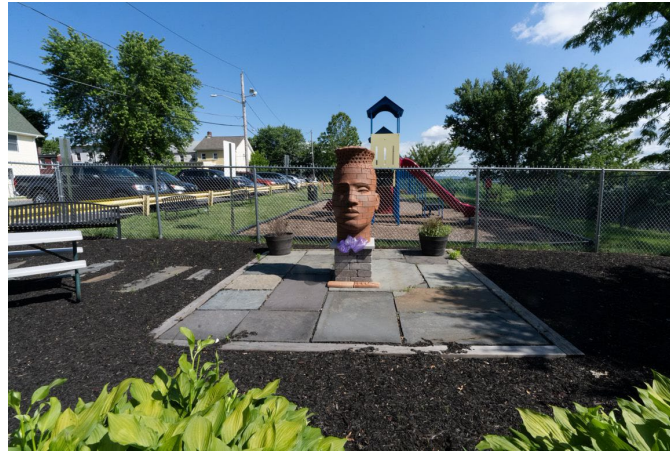
**Project Description:**  
Construct two-story addition to the Haverstraw Center, to provide video conference center, kitchen facilities, meeting space and rest rooms for community activities and non-profit use.

**Project Cost:**  
\$4,900,000

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



# Create Education Opportunities Through Installation of Harriet Tubman Statue



## Sponsor:

Haverstraw African American Connection

## Project Description:

Install a permanent Harriet Tubman statue, improve accessibility, and enhance landscaping at the Haverstraw African American Memorial Park.

## Project Cost:

\$201,000

## DRI Request:

\$201,000

## Create Education Opportunities Through Installation of Harriet Tubman Statue



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### Project Description:

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### Project Cost:

\$201,000

### DRI Request:

\$201,000





# Supporting Projects

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# Supporting Projects for Consideration



- West Broad Streetscaping
- DREAM Arts and Community Center
- The Experience
- MyHaverstraw Broadband
- River Vista – Mixed use redevelopment West and Maple
- 20 Main Street – Building rehabilitation
- Library Roof Replacement

# DRI Ballot

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# Public Comment

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**Thank you!**

# DOS Project Evaluation Criteria

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# Project Evaluation Criteria



Projects will be selected following a careful review by the State. Every project recommended for funding in a community's DRI Strategic Investment Plan will be evaluated based on how well it meets the following criteria:

- **State and Local Goals** – The project is aligned with state and local goals and demonstrates strong community support
- **Project Readiness** – The project is well developed and poised to proceed in the near term in a way that will jumpstart the redevelopment of the neighborhood
- **Catalytic Effect** – The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment
- **Co-Benefits** – The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve the 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 Evaluation Definitions

## Project Readiness:

- Site Control
- Shovel-ready in 2 Years
- Cost Estimate/Sources and Uses of Funds
- Design
- Required Permits and Approvals
- Capacity to Carry Out Project
- Sufficient Operational and Maintenance Strategy



# Current DRI Ask



Chair Factory	\$ 4,000,000
Façade Restoration Program	\$ 550,000
Ferry Service	\$ 100,000
Branding, Marketing and Wayfinding	\$ 300,000
Haverstraw Center Expansion	\$ 2,000,000
Multimodal Ferry Station	\$ 200,000
Outdoor Recreation Area	\$ 400,000
Pocket Park	\$ 250,000
Village Square (49 West Broad)	\$ 1,677,000
Sculpture Trail	\$ 200,000
Stone Building Brewery	\$ 665,000
Waterfront Restaurant	\$ 640,000
Murals in Downtown	\$ 180,000
Haverstraw Brick Museum	\$ 1,500,000
Harriet Tubman Statue	\$ 201,000
<b>Total DRI Ask</b>	<b>\$ 12,863,000</b>

# Strategic Investment Plan



- Foreword and Executive Summary
- Downtown Profile and Assessment
- Haverstraw DRI Vision, Goals, and Strategies
- Downtown Management and Implementation Strategy
- Public Involvement
- Projects Proposed for DRI Funding
- Supporting Projects