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2022

REGION:
North Country

COUNTY:
Lewis

CONTACT:
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VILLAGE OF LOWVILLE

DOWNTOWN REVITALIZATION
INITIATIVE ROUND 6 APPLICATION



GEOGRAPHIC AREA & JUSTIFICATION

BOUNDARIES, WELL DEFINED The proposed DRI area is well-defined and compact and concentrates investment along both sides of State Street – the Village’s main commercial corridor – which is primed for reinvestment. The DRI area is approximately 140 acres and encompasses nearly 25% of the Village’s population and one-third of its 280 businesses.

The proposed DRI area will stretch from both sides of the Village’s boundaries – from a small green pocket park at the northern intersection of West State Street with North State Street to the southern corner of South State Street, Utica Boulevard, and Turin Road. Through this space, four main roads intersect,

bringing travelers through the downtown from all outer reaches of the North Country region.

As the “urban heart” of Lewis County, Lowville provides the only true downtown in the county; the Village strives to be an ideal place for people of all ages and backgrounds to live, work, and visit.

The Village envisions this space to become more than a passthrough but a destination in and of itself.

This area goes directly through the heart of downtown Lowville, and the corridor is studded with private businesses, public parks, and public institutions. State Street, an important regional connector,

acts as the central spine of the DRI area. This heavily traveled roadway is home to Lowville’s historic downtown and provides direct access to regional destinations like Watertown, Fort Drum, Rome, and Utica.

The Village of Lowville is a prime example of an area that already holds all of the characteristics needed for a vibrant community where tomorrow’s workforce will want to live, work, and raise families. DRI funding will be a necessary catalyst to achieve this vision, strengthen downtown’s unique sense of place further, and bolster the amenities and services that Lowville offers residents.

DRI AREA MAP



With the DRI, Downtown Lowville will become not only an attractive downtown and livable community but also a regional destination as the urban hub of the region and act as the gateway between the Thousand Islands and the Adirondack Park.



VISION STATEMENT

Downtown Lowville is a vibrant, rural community destination for the region. It is committed to maintaining a high quality of life, promoting environmental sustainability, and providing unparalleled access to outdoor recreational opportunities. The Village intends to preserve and enhance its small-town charm while diversifying its economic base and encouraging economic development consistent with its unique character. With the creation of an active and walkable commercial corridor, the opening of new and niche businesses, the expansion of downtown housing options, and the enhancement of recreational and quality of life amenities, the Village sees itself transforming into a family-friendly and economically viable place for people of all ages to live, work, and visit.

Downtown Lowville is trending in the right direction. In recent years, the Village has secured millions in public and private investment, attracted businesses and jobs, and made a concerted effort to enhance its public realm. With a proven ability to administer economic development initiatives, a demonstrated need for further improvement, and the pieces in place to effect fundamental transformation, Lowville has positioned itself to leverage investment strategically and effectively from the DRI.

PAST INVESTMENT & FUTURE POTENTIAL

HERE IS WHAT SETS

LOWVILLE APART: Lowville has been through an all too familiar economic cycle – a boom and a bust. The Village has weathered years of sustained economic depression, the deterioration of architectural assets and landscapes, and the blighting of State Street and downtown – but the community has found resolve with an unfailing commitment to envisage a better future.

The Village's vision involves a combined \$40 million in public and private investment through the DRI, demonstrating the Village's need for State funding support. This infusion of funding will catalyze additional outside investment and have a tangible and transformative impact on downtown.

With an abundance of natural resources, thriving industry clusters, and a desirable quality of life, Lowville has fostered the ideal balance of people, prosperity, and the planet. Nestled in the Black River Valley, between the foothills of the Adirondacks and the Tug Hill Plateau, Lowville is rich in natural resources and scenic viewsheds. Because of its climate, the Village is also a four-season recreation destination.

The Village is located just 40 miles south of the Canadian border and a day's drive from major cities like Montreal, Toronto, Syracuse,

Rochester, Buffalo, Albany, and New York City. This strategic location widens Lowville's catchment area, gives it access to a large labor pool, and makes it an attractive place for businesses who want to leverage U.S. and Canadian markets. Interstate 81 and the NYS Thruway make Lowville easily accessible anywhere in the state. State Street (Route 12/26) provides an important regional connector to destinations like Watertown, Fort Drum, Rome, and Utica.

Lewis County also has a robust public transit system, with four fixed and accessible routes throughout the county, a Lowville Village Loop, a JCC Connector Route (Watertown), a Utica Connector Route, and a seasonal Old Forge Route (summer). A recently added Fort Drum Circuit Route and a vanpool service have provided additional transportation opportunities. This transit system expands mobility options in the Village and caters to the senior population and for employers looking to bridge transportation gaps in the Village.

Lowville has proven that it is a destination for advanced manufacturing, agricultural, natural resources, and renewable energy markets. Kraft Heinz, one of the Village's major employers and critical economic drivers, recently invested \$50 million to expand its capacity and added 140 jobs.

Other significant employers include Quibica AMF, the world leader in bowling pin production, and the

Village's healthcare centers, which have more than doubled over the last seven years, drawing people in from the tri-county area. Further support from the Village's major employers and industry sectors and continued workforce development will encourage continued private investment and positively impact the local and regional economy.

Lowville and Lewis County benefit significantly from the region's premier winter sports tourism market. A recent report documenting the economic and fiscal impacts of snowmobiling activity and estimates that it generates over \$400,000 in tax revenues for Lewis County per year.

To ensure that these visitors stay, spend, and return to Lowville year after year, the Village – with the help of DRI funds – could provide better leverage for its existing assets and provide additional amenities like diversified shopping and dining options to strengthen the Village's status as a snowmobiling destination. The proposed public-private partnership Tops Trailhead speaks directly to this: with the trailhead, snowmobilers would have an easy access to downtown Lowville's businesses, there would be increased walkability, and the downtown would be beautified.

In the last five years alone, over \$140 million has been invested in catalytic projects in Lowville and the surrounding



To build on this momentum, the Village has undertaken a variety of planning initiatives to refine its vision for downtown and to identify projects that can effect positive change in Lowville. Funding from the Downtown Revitalization Initiative (DRI) would allow the Village to truly unlock Downtown Lowville's full potential.

There is a prodigious amount of volunteer-supported civic, economic, and cultural committees and boards within Lowville. This shows community buy-in and commitment to seeing these and other revitalization initiatives through. The Village also benefits from a dedicated coalition of local business owners and investors, some of whom have already committed private funds toward their proposed projects. The Village's successful implementation of past State contracts demonstrates the organizational capacity and shows the

local leadership's strong commitment to advancing the community's vision.

The Village's recent \$19 million investment in infrastructure — the "Five Streets Project," which is currently replacing water and sewer lines and upgrading draining along five main village streets — also evidences its commitment to modernizing infrastructure and creating a solid foundation for DRI-funded placemaking projects.

The Village, alongside Lewis County, Naturally Lewis, and the Lewis County Chamber of Commerce, have worked diligently to compile real, shovel-ready projects for this year's DRI submittal. Emphasis was placed on private sector development and projects that link the elements that make the Village of Lowville special: connections to the outdoors, honoring

the historic aspect of the Village, and encouraging that its home-grown businesses thrive.

Recent public and private investment, local planning efforts, and capital infrastructure improvements have begun to spur downtown's redevelopment and have created a wave of momentum. With funding from the DRI, the Village intends to make strategic investments in projects that leverage existing cultural and recreational assets, repurpose and revitalize vacant properties, and build off recent momentum. These projects will promote economic development, catalyze tangible change, and create benefits that can be realized by all of Lowville's residents. With forward-thinking economic development policies already in place, a proven track record of administering New York State contracts, and a supportive and committed

RECENT & IMPENDING JOB GROWTH

A THRIVING downtown needs job growth within or in close proximity to the area that can attract workers to the downtown, support redevelopment and make growth sustainable. Lowville has multiple job sectors that are growing.

Employment in the Village is anchored by several prominent institutions in the following job sectors: Healthcare and Social Assistance, Manufacturing, Educational Services, Accommodation and Food Services, and Retail Trade.

Multiple anchor employers reside in or are adjacent to the proposed DRI area, including Kraft-Heinz, Neenah Paper, Walmart, Qubica AMF, Lewis County Health Systems, the County of Lewis, Tops Market, and Lowville Academy. These anchor institutions employ a large portion of the region's workforce. They are essential partners in spurring economic development, given their ability to make capital investments, create jobs, procure goods and services locally, and develop real estate.

Recent investments are attracting young professionals and emerging businesses to Lowville, including the relocation of certain Lewis County Health System services and a new partnership between Jefferson-Lewis BOCES and Jefferson Community College that provides an accelerated, cost-effective pathway to earning a business degree.

DAIRY

Agriculture is also a driving economic force. Lewis County is ranked sixth in the state for milk production, with over 27,000 cows and approximately 200 dairy farms.

Dairy is not only a thriving industry, but it is the backbone of both Lowville and Lewis County. Within the Village, Kraft-Heinz and Lowville Producer's Dairy Cooperative are significant drivers of the local and regional economy. Kraft-Heinz is the largest producer of cream cheese in New York State. In 2017, Kraft-Heinz moved its Polly-O string cheese production from Campbell, N.Y., to

SNOWMOBILING

The local economic impact of snowmobiling cannot be understated. According to a 2021 study on the subject, there are 35,254 unique snowmobile users of Tug Hill trails each year, and more than half are non-local users, from outside of the Tug Hill region. These non-local users spend a total of 347,337 days in the Tug Hill region each year and participate in activities beyond snowmobiling, including dining out and local events/festivals. A non-local snowmobile user spends on average \$192 per day.

In total, 866 jobs, over \$28.8 million in wages (earnings), and nearly \$81.6 million in sales are attributed to snowmobile activity. Total tax revenue that results from snowmobile activity is estimated to be nearly \$445,000 in Lewis County each year.

Lowville, a move that brought about 140 new employees to the area.

While Kraft-Heinz is the largest purchaser of local milk, Lewis County dairy producers are working to create a new Lowville Dairy Producers Plant to create a value-added product of their own and diversify milk sales. This new plant, located directly outside of the DRI, is estimated to create more than \$3 million dollars for the local economy and between 40 and 90 jobs. As well it would increase milk production in the county by more than 50%.



QUALITY OF LIFE

A PROUD RURAL community, the Village of Lowville is located in central Lewis County on the eastern edge of the Tug Hill Plateau. It is approximately 25 miles southeast of the City of Watertown and approximately 50 miles north of the City of Utica. The village of Lowville is composed of 1.9 square miles (1,204 acres) of land. There are 3,329 people living in the Village as per the 2020 Census.

When asked what their reasons for choosing to living in Lowville, residents consistently respond that it is proximity to family and friends, the rural atmosphere, and high quality of life. The residents are resourceful and hardy people who embrace the region's snowy winters and foster a welcoming atmosphere.

The Village is committed to bringing new experiences and programming to the downtown to activate public spaces, attract visitors, and retain residents. State Street, the main corridor of the Village and the DRI area, with historic buildings that form a continuous street wall and create an inviting, human-scale environment. The Village recently received a grant through the Pratt Northam Foundation to fund a "Music in the Park" program, which offered free concerts this past summer in Veteran's Park. And in response to the COVID-19 pandemic, the Village closed Shady Avenue on weekends throughout the summer of 2020 to accommodate outdoor dining.

Through its ongoing Five Streets Project, the Village has begun actively transforming downtown – creating a more walkable, safe, and pedestrian-friendly corridor. This project sets the stage for further improvements, including implementing a "complete streets" policy.

The Village also applied for funds under the New York State Consolidated Funding Application in July 2022 to use New York Main Street Streetscape funds to complete improvements between two buildings on Shady Avenue and to provide lighting and an ADA-compliant walking area that could connect the downtown streets to the parking lot behind the buildings. The Village would like to install murals on each of the neighboring buildings to dress it up and encourage community engagement and interest while also working to provide parking in a Village that struggles with this. It helps link several downtown buildings and businesses to essential additional parking and improves the overall revitalization efforts. Also, the proposed streetscape project provides safety and accessibility measures to individuals who previously could not take advantage of this route.

RECREATION

Lowville's location in the Black River Valley, with the Adirondacks to the east and Tug Hill to the west, gives it a unique advantage – it is naturally home to four-season recreation offerings. Popular activities include: boating, fishing, kayaking, swimming, ATV riding, hiking, biking, horseback riding, bird watching, hunting, and camping.

Lowville is also a premier destination for snowmobiling, and benefits from a strong winter-sports tourism industry. Tug Hill and the surrounding trail networks bring snowmobilers in the winter and the Adirondacks bring hikers and campers.

ATTRACTIONS

Lowville also offers an array of year-round attractions and activities. The nationally recognized Lowville Cream Cheese Festival brings food, games, music, and family fun downtown each September, with over 15,000 attendees annually.

During the summer, Lowville features other activities including: Food Truck Fridays, music festivals, and other events at the Lewis County Fairgrounds. These events contribute to quality of life for residents and are a major draw for visitors.

HISTORY

Cultural and historic resources are essential components of a healthy local economy and they help strengthen and sustain a community's shared identity.

The Village of Lowville offers a wealth of social, cultural, and historical resources. The Village boasts its own Historic District, as well as nine structures and sites that are listed on the National Register of Historic Places (NRHP).

These structures and sites are unique community assets that define the Village of Lowville and give it a unique sense of place. They also draw heritage tourists to downtown.

SUPPORTIVE LOCAL POLICIES

LOWVILLE IS committed to providing a high quality of life for all residents, so they are proud to call Lowville home. With its **Comprehensive Plan**, the Village has implemented various critical strategies for enhancing livability and quality of life.

The Town and Village of Lowville recently completed an overhaul and updated their comprehensive plan. The plan serves as a guide for the community's physical development and provides a framework for growth. It also outlines specific strategies to achieve the goal of making Downtown Lowville the vibrant centerpiece of Lewis County's economy. The plan's development has been informed by extensive engagement with citizens, business owners, and Town and Village staff, and its goals and strategies are designed to benefit all community members.

According to the Plan, the Village of Lowville envisions itself as a distinctive rural community. The Village strives to be a thriving, family-friendly, and economically viable place for families and individuals of all ages to live and work. There are various local and regional opportunities for employment, education, recreation, and cultural activity. The Village places a high value on small-town feeling and wishes to retain its character while allowing responsible, smart growth.

The Village's new Comprehensive Plan aims to develop new housing design standards that address housing issues. New recommendations should include mixed-use and mixed-income designs and factor in lowering

development costs.

Lewis County is a leader in planning and implementing renewable energy projects. It is the only county in the North Country region to be certified by New York State Energy Research and Development Authority (NYSERDA) as a Clean Energy Community. In December 2020, the County took the Climate Smart Community Pledge and formed a Climate Smart Task Force. In 2019, Lewis County adopted Local Law No. 7-2019, entitled "Energize NY Open C-PACE Financing."

In alignment with Lowville's strong commitment to sustainability and decarbonization, the Village is interested in electric vehicle charging station infrastructure throughout the downtown area. Several town- and village-owned lots have been identified as possible locations for charging stations for public use with the added benefit of promoting increased economic activity at nearby businesses. Several private property owners have also expressed interest in installing charging stations.

Naturally Lewis updated its **Economic Development Strategic Plan** in the fall of 2020 to promote business growth and expansion in Lowville and Lewis County. The plan identified significant opportunities to capitalize on in the next three to five years, including developing vacant sites, promoting entrepreneurship, creatively using IDA services to facilitate business expansions, leveraging and growing the recreation and agricultural industries, and promoting Lewis County's potential residents and businesses.

The Lewis County Chamber of Commerce updated its **Strategic Plan** in April of 2021 to continue supporting existing businesses and bringing new businesses to Downtown Lowville and the rest of Lewis County. Agricultural Plan in May 2019, Lewis County received a grant from the NYS Department of Agriculture and Markets to update its Agriculture and Farmland Protection Plan, last completed in 2004. The revised plan promotes awareness of and strengthens agricultural practices in and around the Village.

In 2015, the Village updated its **Zoning Law** in partnership with the Tug Hill Commission, which facilitates the implementation of a range of foreseeable projects in the downtown core and promotes predictability in land and building use.

The Village strives to be a thriving, family-friendly, and economically viable place for families and individuals of all ages to live and work.

-- 2022 Village of Lowville
Comprehensive Plan Vision
Statement



Lewis County's Facade and Streetscape Improvement Program aims to revitalize the historic character and attractiveness of the county's villages through public and private investment. This active grant opportunity aligns with the DRI goals and will complement and strengthen future DRI investments.

Façade improvement funds are available to property owners and businesses with mixed-use and commercial buildings located in a downtown area of a hamlet or village. Projects must align with local zoning regulations and design standards. Façade improvements can include but are not limited to upgrades to entryways, signage, windows, doors, paint, and exterior lighting. To date, there have been two projects funded in Downtown Lowville, totaling \$106,820.

To improve walkability and community aesthetics in a village or hamlet, streetscape improvement funds are available to municipalities. Streetscape improvements can include gateway and wayfinding signage, street furniture, landscaping, and public art. projects are ongoing or have been completed in the Village.

In partnership with the Tug Hill Commission, the Village recently facilitated Complete Streets and Community Design for Economic, Environmental, and Public Health Workshops for the Village of Lowville, in anticipation of pursuing its own "complete streets" policy.

The Village of Lowville contains public infrastructure for pedestrians in the form of crosswalks, curbing, sidewalks, and street trees. These features significantly add to the village's character and livability, calming traffic and providing shade in the summer. In the winter, snow removal from sidewalks creates a safer walking environment.

Maintaining a quality pedestrian environment is a significant factor in luring new businesses to locate in the village. However, the current pedestrian infrastructure is in various states of quality. The Village plans to complete the Lowville Village Center Pedestrian Trail.

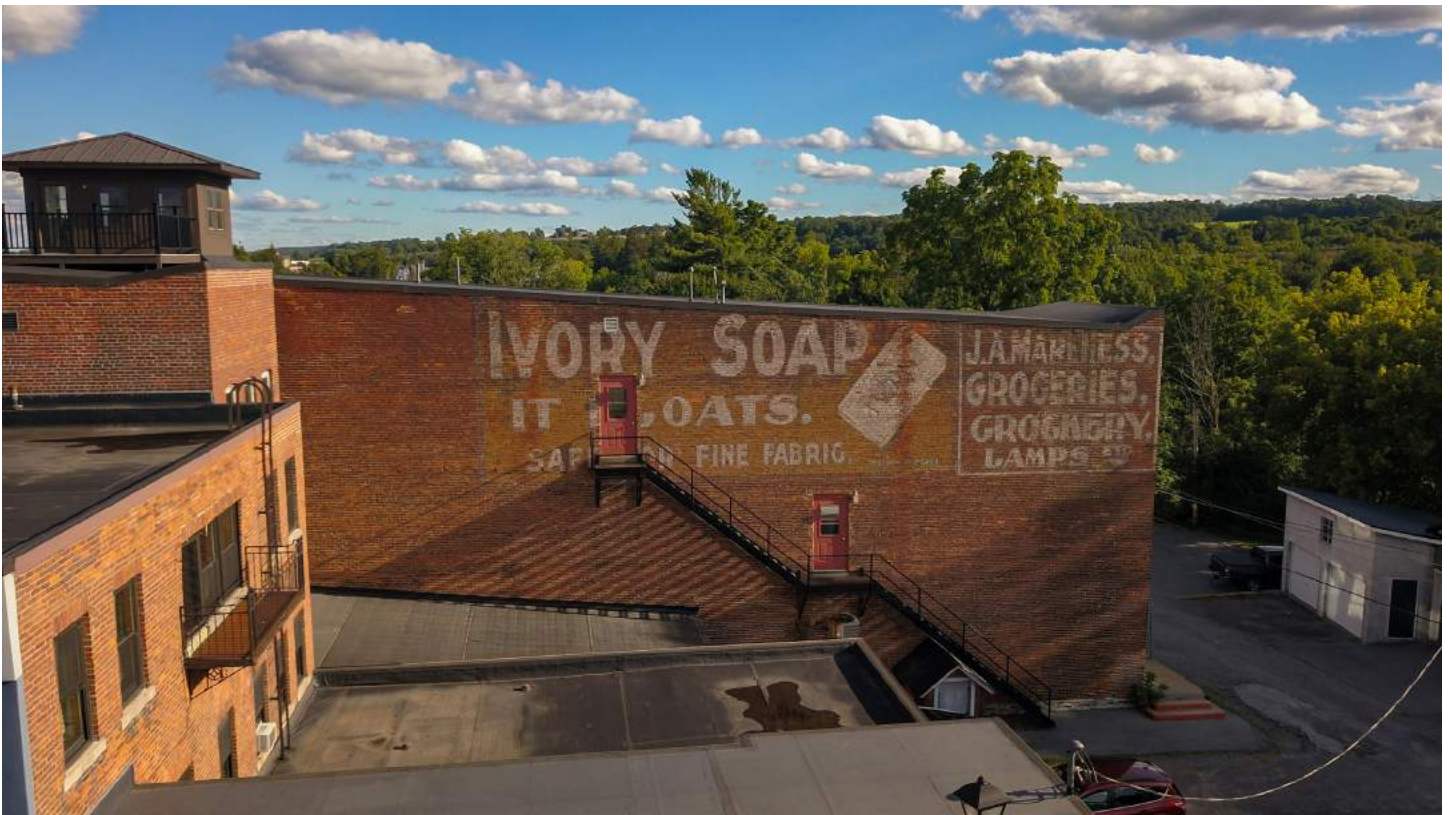


PUBLIC SUPPORT

Naturally Lewis in partnership with the Village of Lowville, Lewis County Chamber of Commerce, and Lewis County, hosted a free “Downtown Drinks & Dreams” networking event on Wednesday, July 13, 2022, from 5:00 pm to 7:00 pm at the 1812 House. Downtown Drinks & Dreams was an event for downtown Lowville business owners and commercial building owners to network, discuss the future of Lowville, and prepare for the Village of Lowville’s 2022 NYS Downtown Revitalization Initiative application.

The event’s goal was to ask downtown Lowville, “What would you do to your business or building with \$1 million?” Feedback from residents, business owners, and other stakeholders contributed to developing the downtown vision and identifying needs, opportunities, and potential projects to diversify the downtown’s current offerings. The event was advertised at least two weeks in advance through various media (e.g., local press, municipal website, social media, hard copies of flyers posted in prominent public locations) and was located in an ADA-accessible place.





TRANSFORMATIVE PROJECT OPPORTUNITIES

THE OVERARCHING strategy in the Lowville DRI is to get residents and travelers out of their vehicles and spend time walking around downtown Lowville. All of the Village's DRI projects feed into that grand strategy, creating an interlocking necklace of projects that allows its downtown to reach its full potential as a walkable regional destination.

The projects listed in the following pages are transformative opportunities that the Village believes will provide significant returns on investment through economic development and enhance the public realm and quality of life in Downtown Lowville. The projects were selected

because they are synergistic and catalytic—that is, they work in concert to create a whole that is greater than the sum of its parts. The focus for Round 6 was to increase the amount of private sector projects, and this application has added three new and significant projects to the downtown area, compounding the positive impact of the proposed 14 other private projects and seven public projects. The projects are diverse in scope, impacting all aspects of life in Downtown Lowville.

They represent the potential for \$40 million in public and private investment, including a demonstrated need for over \$20 million in DRI funding.

The Village has thoughtfully planned and selected each project for inclusion in this application due to its strong potential to transform downtown and catalyze additional investment and development. The tight spatial clustering of these projects creates synergistic effects, allowing these strategic investments to build off and leverage each other's successes.

By reinvesting in downtown, leveraging private sector investment, capitalizing on existing assets, and building off the momentum of recent successes, these projects will help transform Downtown Lowville into a vibrant community where the next generation of New Yorkers will want to live, work, and raise families.

JUDGE'S QUARTERS – BED AND BREAKFAST, 7485 S. State Street

Judge's Quarters Bed and Breakfast is a historic home located at the southern edge of Downtown Lowville. The proposed project entails constructing two new buildings: a two-story residential building with a 900-square-foot dwelling unit on each floor, a new carriage house with a rental unit on the second floor, and snow sled/vehicular storage on the first floor. These new buildings will double the available rental units at the Judge's Quarters. There will be a 28 X 36 timber frame pavilion with an outdoor kitchen and additional seating. This space will add extra venue space for outdoor dining, weddings, showers, business meetings, and family gatherings. The project also includes a 30x40 carriage house on the southwest corner. This would entail a two-bedroom, second-story unit, fully functional for short-term or long-term lodging, with storage for vehicles or snow sleds in the first-floor garage area. This property is a prime location to add additional lodging for downtown Lowville and provide a vital need for short-term accommodation in the area.

Property Owner & Project Sponsor:
Timothy Widrick

Total Project Cost: \$302,000

DRI Request: \$120,800

Decarbonization Strategies and Benefits: While this project is under the 5,000 square foot threshold, it will meet the New York Stretch Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation systems, building, and mechanical system insulation, energy efficient windows, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system. These proposed energy efficiency measures have been included in the total cost.



LEWIS COUNTY IDA OFFICE – MULTI-USE BUILDING WITH THE WELCOME CENTER COMPONENT,

7545, 7551 S. State Street

This project adaptively reuses 7545 and 7551 South State Street buildings to create a mixed office and residential development. Several buildings will be demolished to make way for a 12,000-square-foot, 3-story addition. The remaining portion of the existing building will be treated with facade improvements. The second and third stories will be remodeled to accommodate a makers' space and four loft apartments. The lower floors of the building will house the Lewis County Industrial Development Agency/ Lewis County Economic Development, a welcome center with information for both residents and tourists, and co-working and conference spaces. This project creates entry-level housing options attractive to young professionals and fills the need for creative and co-working spaces downtown. Property acquisition and demolition are expected in 2022, with construction slated to begin in 2023.

Property Owner: Keller Red, LLC (who is supportive of IDA acquiring the property)

Project Sponsor: Lewis County Economic Development

Total Project Cost: \$4,000,000

DRI Request: \$2,500,000

Decarbonization Strategies and Benefits: The developer has committed that the project will meet the New York Stretch Energy Code. It will meet the New York Stretch Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation systems, building, and mechanical system insulation, energy efficient windows, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system.

NATIONAL ABSTRACT – COMMERCIAL RENOVATIONS, 7557 S. State Street

This building is one of many late 1800s brick buildings lining State Street. The project seeks to build upon the previous restoration of the historical elements of the original facade that have been altered or removed by past renovations. The building received \$83,250 in funding from Lewis County's Façade and Streetscape Improvement Program funded façade improvements and is set to conclude in Fall 2022. Additional aspects of the project include renovating the 2,400 square foot second floor into office space, reconfiguring the entrance to provide private access to the first and second floor offices, and upgrading the building's mechanical and electrical systems to meet current energy efficiency codes. Once complete, National Abstract will continue occupying the first-floor office space, and other tenants will be sought for the second-floor offices. The restoration part of the project is expected to occur during the 2022 construction season, with office renovations to follow.

Property Owner & Project Sponsor: National Abstract

Total Project Cost: \$300,500

DRI Request: \$102,500

Decarbonization Strategies and Benefits: The developer has committed that the project will meet the New York Stretch Energy Code. It will meet the New York Stretch Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation systems, building, and mechanical system insulation, energy efficient windows, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system.

JEB'S + THE TRADING POST – COMMERCIAL RENOVATIONS, 5415, 5421 Shady Avenue

The owners of the Trading Post building are working to restore the historic structure to its original grandeur. The exterior facade will be returned to its historical condition, and the interior of the building will be remodeled to accommodate future occupancy. Work will involve replacing the roof, rebuilding the rear wall, and installing new wiring, plumbing, and an elevator at 5421 Shady Avenue. This project leverages privately funded work already begun at 5415 Shady Avenue in August 2021, including roof repairs, new windows, and updated plumbing and electrical.

Property Owner & Project Sponsor: Cedar Bridge Properties, LLC

Total Project Cost: \$2,140,000

DRI Request: \$700,000

Decarbonization Strategies and Benefits: The developer has committed that the project will meet the New York Stretch Energy Code. It will meet the New York Stretch Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation systems, building and mechanical system insulation, energy efficient windows, occupant sensor controls in select areas, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system.



HUMAN SERVICES HUB, 7550 S. State Street

Four community health non-profits seek to leverage resources and occupy one large, underutilized building downtown. Transitional Living Services, along with Credo Community Center, The Arc Oneida-Lewis, and Mountain View Prevention Services, are looking to utilize the existing Lowville Commons facility as a Community Services Hub to serve the public better and streamline care. This project would include interior and exterior renovations necessary to house all agencies under one roof. Interior improvements to offices, clinical space, treatment rooms, and conference areas are needed as well as exterior improvements for the facade and ADA accessibility. By consolidating these agencies into one building, essential behavioral health needs of the community will be addressed in a “one-stop” service center, and the public will have all of their community service needs met in one place. This location is ideal for pedestrians and the Lewis County Public Transportation system.

Property Owner & Project Sponsor: North Country Transitional Living Services

Total Project Cost: \$4,500,000

DRI Request: \$3,000,000

Decarbonization Strategies and Benefits: The developer has committed that the project will meet the New York Stretch Energy Code. The project will meet the New York Stretch Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation systems, building and mechanical system insulation, energy efficient windows, occupant sensor controls in select areas, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system. These proposed energy efficiency measures have been included in the total cost.

THE BATEMAN APARTMENTS, 7574 S. State Street

This project redevelops the upper floors of the historic Bateman Hotel into 24 apartments to provide additional downtown housing options. The project totals 13,258 square feet and creates three studios, 18 one-bedroom units, and three two-bedroom units, all of which will be affordable. The existing storefronts on the ground floor, which are presently occupied, will also be upgraded. This project leverages recent investments at the Bateman building, including a new draft house and spa on the lower floors. The project sponsor has already received \$1.4 million in capital improvement funding through New York State Homes and Community Renewal for the replacement of historic designed windows; flat and shingled roofs; exterior brick façade improvements; kitchen cabinets and flooring, bath vanities and flooring; medicine cabinets and other bath accessories, apartment building entry doors, replacement of appliances with Energy Star compliant equipment; replacing plumbing fixtures with water saving models; common area upgrades including lighting and more. These additional funds will augment the project and allow for additional energy efficient components.

Property Owner & Project Sponsor: Conifer Bateman Associates

Total Project Cost: \$2,200,000

DRI Request: \$800,000

Decarbonization Strategies and Benefits: The developer has committed that the project will meet the New York Stretch Energy Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation



systems, building and mechanical system insulation, energy efficient windows, occupant sensor controls in select areas, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system.

1812 HOUSE – BED AND BREAKFAST, 7663 N. State Street

Centrally located in Downtown Lowville, this project focuses on renovating the historic 1812 House to attract new visitors, support expanded programming, and celebrate the Village’s rich historical heritage. Since opening its doors in 2017, the 1812 House and its grounds have functioned as a quaint bed, breakfast, and event center, hosting weddings, reunions, and parties. This project will preserve the building’s historical features and enhance the experience and comfort of all. The proposed renovations include commercial kitchen updates, central air conditioning, and utility upgrades to increase efficiency, the construction of an outdoor kitchen, facade improvements, and new landscaping.

Property Owner & Project Sponsor: Chris Buckingham
Total Project Cost: \$356,000
DRI Request: \$142,000
Decarbonization Strategies and Benefits: The developer



has committed that the project will meet the New York Stretch Energy Code.

LOWVILLE PRODUCERS, 7396 Utica Boulevard

A historic cheese and dairy shop, Lowville Producers, is the largest Dairy Cooperative in Lewis County, with over 80% of the milk produced in the county being handled through them. This project would include the renovation of the neighboring building to have a larger store and “welcome center” renovations of existing space for offices and lab expansion, façade and landscaping for both facilities, community space with landscaping, and picnic tables, as well as a kiosk with wayfinding and history of the local dairy industry overview. This project highlights Lewis County’s strong ties to the dairy industry and increases tourism by strengthening dairy producers’ and Lowville’s already substantial reputations for excellent dairy products.

Property Owner & Project Sponsor: Lowville Producers
Total Project Cost: \$500,000
DRI Request: \$250,000

Decarbonization Strategies and Benefits: While the project is under the 5,000 square foot threshold, the developer has committed that the project will meet the New York Stretch Energy Code.

CRUMBS BAKESHOP, 5421 Shady Avenue

This project assists a new commercial bakery in starting in Downtown Lowville. Projects like these enhance the downtown experience and provide food-based destinations for residents and travelers. The business proposes an enhanced patio space for outdoor dining, landscaping and street front beautification, rear parking and entrance improvements, and an upper-floor apartment.

Property Owner & Project Sponsor: Wendy and Christina Meleshchuk
Total Project Cost: \$200,000
DRI Request: \$75,000

Decarbonization Strategies and Benefits: While this project is under the 5,000 square footage requirement, the renovations to the project are consistent with the intent and goals of the New York Stretch Energy Code.

The location of the Bakeshop also promotes walkability due to its location at the heart of the Village; lessened automobile usage is consistent with decarbonization goals.

TUG HILL ARTISAN ROASTERS – COMMERCIAL RENOVATIONS,

7514 S. State Street

Tug Hill Artisan Roasters, a local coffee shop, is moving its cafe and roasting facility into the historic Old Jail and Sheriff's Residence on South State Street. This project will restore the historic building and rebuild the original wrap-around porch. It will also create a street-front patio space for outdoor dining. The interior of the building will be remodeled to support the roastery, bakery, cafe, and retail spaces. An upper-unit apartment rental is also proposed. Other improvements include re-paving and striping the parking lot, adding EV charging stations, and installing an energy-efficient heating system. This project leverages funding from the New York Main Street Program and the Lewis County Microenterprise Grant Fund, and the Lewis County Façade and Streetscape Improvement fund.

Property Owner & Project Sponsor: Tug Hill Artisan Roasters, LLC

Total Project Cost: \$715,000

DRI Request: \$320,000

Decarbonization Strategies and Benefits:

The developer has committed that the project will meet the New York Stretch Energy Code. In alignment with decarbonization goals, the project proposes energy recovery ventilation systems, building and mechanical system insulation, energy efficient windows, occupant sensor controls in select areas, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system. The project will also incorporate one or more electric car charging stations in the parking lot for public use.



ELEMENTS DAY SPA, 7686 N. State Street

Expand its service offerings at 7686 North State Street. This project revitalizes a historic building in Downtown Lowville and the historical character of the building and how the project could showcase that would create more treatment rooms to accommodate referrals from local physicians and renovate rooms for easier access for disabled patients. New siding and insulation will improve the exterior facade and enhance energy efficiency. Additional parking, including designated handicap spaces, will be added in the rear of the building to free up parking on State Street. With DRI funding, these renovations are expected to be completed by fall 2023 or spring 2024. These would draw tourists, improve our community health, and provide jobs locally.

Property Owner & Project Sponsor: Amanda Kraeger Zehr

Total Project Cost: \$354,000

DRI Request: \$205,000

Decarbonization Strategies and Benefits: While this project is under the 5,000 square footage requirement, the renovations to the project are consistent with the intent and goals of the New York Stretch Energy Code. The Spa's location also promotes walkability due to its location at the heart of the Village; lessened automobile usage is consistent with decarbonization goals.

TOWN HALL THEATER, 5428 Shady Avenue

This project involves restoring and upgrading the historic Town Hall Theater. The first-floor facade of the building will be restored, and the pre-WWII glass panels that are broken or missing will be replaced with historically accurate replicas. Interior upgrades will include 600 new seats, built-in cup holders, and small tables. There will also be lighting and sound modifications, upgrades, and new bathroom facilities. DRI funding will complement recent private investment at the theater, notably the addition of a stage in front of the film screen, which has significantly expanded the theater's potential arts and cultural programming. This project complements additional planned investments, including installing energy-saving windows on the second floor, to be privately funded by the project sponsor.

Property Owner & Project Sponsor: Patrick O'Brien

Total Project Cost: \$370,000

DRI Request: \$150,000

Decarbonization Strategies and Benefits: A significant component of these renovations is to make the existing historic building more energy-efficient. It will meet the New York Stretch Code by incorporating comprehensive decarbonization strategies, including energy recovery ventilation systems, building and mechanical system insulation, energy efficient windows, occupant sensor controls in select areas, exterior lighting controls, electrical monitoring system, high-efficiency HVAC system, and water-heating system. These proposed energy efficiency measures have been included in the total cost.



QUBICA AMF, 7412 Utica Boulevard

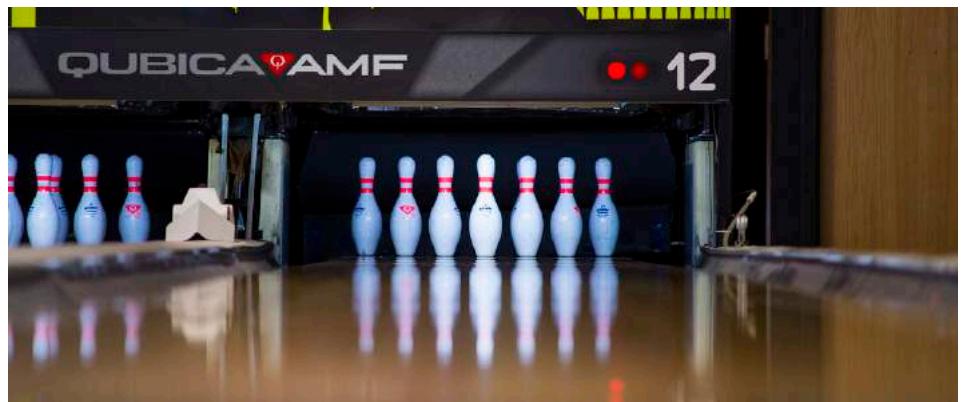
QubicaAMF is the only plant in the nation that makes United States Bowling Congress-approved bowling pins. This project is looking to do facade improvements and new signage to promote the site's uniqueness better. The plant in Lowville has 85 employees that churn out 7,500 pins daily. Design elements include facade improvements, new fencing, enhanced entryway, and landscaping, as well as a statute of a bowling pin to create social media moments. These improvements will contribute to a strong sense of place by encouraging activities in a walkable location for residents, travelers, and restaurant-goers.

Property Owner & Project Sponsor: Qubica AMF

Total Project Cost: \$250,000

DRI Request: \$50,000

Decarbonization Strategies and Benefits: The project will meet New York Stretch Code by using the following strategies and benefits: tree plantings and landscape materials provide carbon capture, and LED light fixtures reduce energy demands.



PB&J CAFE AND LLOYDS, 7409 Utica Boulevard, 7405 S. State Street

This project aims to improve customer accessibility to PB&J Café and Lloyds of Lowville Diner, which has experienced continual problems limiting access due to their unique location. This project involves reconfiguring the parking lots at PB&J Cafe and Lloyds of Lowville Diner, which has experienced continual problems with ponding and, in the winter, icy patches. Improving these lots will make it much easier and safer for customers at both the cafe and the diner to park and access the buildings. This project also includes the addition of central air at the PB&J Cafe. The restaurant and diner are located on a centrally located lot at the southern gateway of the DRI Area, meaning that improvements here will be immediately recognizable and help generate increased customer traffic.

Property Owner: PB&J Cafe, Lloyds of Lowville

Project Sponsor: PB&J Cafe (with verbal consent from Lloyds)

Total Project Cost: \$100,000

DRI Request: \$52,000

Decarbonization Strategies and Benefits: While this project is under the 5,000 square footage requirement, the renovations to the project are consistent with the intent and goals of the New York Stretch Energy Code. The project provides the following decarbonization strategies and benefits by also incorporating parking locations for Lower Emission Vehicles and using LED Light fixtures that will reduce energy demands.



LEWIS COUNTY HISTORICAL SOCIETY, 7552 S. State Street

This project provides for the restoration of heritage-appropriate improvements and upgrades to the iconic, historic, and national register-listed Masonic Temple building in Downtown Lowville, where the Lewis County Historical Society operates its museum. Restoration work will preserve the historic character and structural integrity of the building. At the same time, green technologies, including a rooftop solar array, energy-efficient windows and lighting, and a green HVAC system, will improve sustainability and work towards decarbonization. These improvements will allow the Historical Society to expand its collections and programming and become a center for art, educational, cultural, and heritage tourism – all while attracting increased visitors to Downtown Lowville.

Property Owner & Project Sponsor: Lewis County Historical Society

Total Project Cost: \$2,000,000

DRI Request: \$2,000,000

Decarbonization Strategies and Benefits: The Project Sponsor is deeply committed to greater energy efficiency and will comply with New York Stretch Code by including a rooftop solar array, energy-efficient windows and lighting, and a green HVAC system, which will improve sustainability and work towards decarbonization.



THE AMERICAN LEGION, 5383 Dayan Street

The historic 152-year-old American Legion building at 5383 Dayan Street needs renovations to preserve its architectural character. This project will reconstruct two historic cupolas and include heritage-appropriate treatments to the brick facade. Other improvements include a new roof and windows. The American Legion building is an iconic piece of Downtown Lowville’s streetscape, and improvements here will be immediately noticeable, as the Legion is the first commercial building visitors see as they enter the Village from the west. Renovations are expected to be completed in six months.

Property Owner & Project Sponsor: American Legion

Total Project Cost: \$350,000

DRI Request: \$160,000

Decarbonization Strategies and Benefits: The developer proposes incorporating low carbon retrofits that align with the New York Stretch Code requirements.

COMPLETE STREETS, State Street, Water Street, Shady Avenue, Trinity Avenue

This project implements “complete streets” techniques along State Street, Water Street, Shady Avenue, and Trinity Avenue in Downtown Lowville. Improvements on State Street will emphasize streetscaping and wayfinding, with pedestrian amenities, facade enhancements, and signage that create a welcoming, cohesive, and safe environment. Connections to State Street from Water Street, Shady Avenue, and Trinity Avenue will be enhanced through ADA-compliant curbs, defined bikeways, strengthened pedestrian crosswalks, streetside amenities, pedestrian lighting, and wayfinding signage. These enhancements are intended to provide options for safe, multi-modal travel and to improve accessibility.

Property Owner & Project Sponsor: Village of Lowville

Cost Estimate: \$4,500,000

DRI Request: \$4,000,000

Decarbonization Strategies and Benefits: This will promote walkability and reduce the overall carbon footprint of automotive uses.

DOWNTOWN MURALS, Throughout Downtown Lowville

This project will commission local artists to design and paint several murals on blank walls throughout Lowville. These murals will enhance placemaking and strengthen Lowville’s identity by celebrating its history and future, creating recognizable landmarks on iconic downtown buildings, and beautifying the streetscape. These pieces of public art will elevate the cultural profile of Downtown Lowville with uplifting, educational, and thought-provoking murals and works of public art that help create a sense of place that is attractive to a broad audience of residents, commuters, and visitors. Several buildings have been identified for murals, including the facade between Tony Harper’s and Dollar General, the parking lot wall at the corner of Dayan and South State Streets, and the Lowville Commons walkway. Local artists will receive preference for these commissions.

Property Owner: Various

Project Sponsor: Lewis County

Total Project Cost: \$100,000

DRI Request: \$100,000

Decarbonization Strategies and Benefits: This will promote walkability and reduce the overall carbon footprint of automotive uses.



TOPS PLAZA TRAILHEAD, 7301 S. State Street

This project redevelops a portion of a current parking lot into a recreational trailhead. The trailhead will serve as a gateway to the county's snowmobile trails in the winter and connect to multi-use paths in the summer. It will provide a formalized parking lot with dedicated parking for snowmobiles and other amenities like gas and tourism information. Gateway signage is also envisioned at the site, with an arching welcome sign that creates a unique and recognizable marker for the trailhead and also identifies Lowville as the start and endpoint for snowmobile activity in the Village and the region.

Property Owner: Tops

Project Sponsor: Lewis County to sponsor the trailhead area, Tops to sponsor the accessibility/safety improvements

Total Project Cost: \$700,000

DRI Request: \$525,000

Decarbonization Strategies and Benefits: The project provides the following decarbonization strategies and benefits: tree plantings and landscape materials provide carbon capture, incorporate parking locations for Lower Emission, and LED Light fixtures will reduce energy demands.

POCKET PARK ON STATE STREET, State Street

Converting this space into a dynamic new pocket park will better connect the downtown and provide space for gatherings and events.

Property Owner & Project Sponsor: Village of Lowville

Total Project Cost: \$80,000

DRI Request: \$80,000

Decarbonization Strategies and Benefits: While not required to comply with the requirements, increasing and enhancing green space in the downtown promotes walkability and decreases automotive use, lessening the carbon impact.

WELCOME SIGNS, Throughout Downtown Lowville

Implementation of wayfinding signage throughout the Village. Clear signage delineates where the Village of Lowville creates robust gateways and transforms civic amenities to drive business attraction, visitors, and residential recruitment. Wayfinding signage can ensure parking availability within the downtown to support a range of users, including businesses, visitors, and residents.

Property Owner & Project Sponsor: Village of Lowville

Total Project Request: \$60,000

DRI Request: \$60,000

Decarbonization Strategies and Benefits: While not required to comply with the requirements, adding signage promotes walkability and decreases automotive use, lessening the carbon impact.

DOWNTOWN GRANT FUND, Downtown Lowville

This project establishes a grant fund to support the rehabilitation of buildings near and along State Street – Lowville's main commercial corridor. Projects eligible for funding through the grant program include facade improvements, residential improvements, public art installations, public realm improvements, and physical improvements to existing and vacant commercial space. By strategically investing in the community in this way, the Village hopes to spur development, catalyze investment, and improve the economic viability of downtown.

Project Sponsor: Lewis County Development Corporation

Total Project Cost: \$900,000

DRI Request: \$600,000

Decarbonization Strategies and Benefits: As a requirement of eligibility for grant funds, all projects will be required to the New York Stretch Code to incorporate comprehensive decarbonization strategies.

LOWVILLE COMMONS, Public parking lot behind 7550 S. State Street

This project enhances the user experience at the Lowville Commons public parking lot and better connects it to businesses along State Street and Shady Avenue. The Lowville Commons lot provides freely available public parking within walking distance of nearby businesses in Downtown Lowville. This project will resurface and formalize the existing lot with green infrastructure, including EV charging stations, improved stormwater infrastructure, and impervious pavement. There will also be bicycle amenities. It will also create an accessible pedestrian connection between the lot, alongside the Town Hall Theatre, to Shady Avenue – as this is an often-traveled pedestrian route.

Property Owner & Project Sponsor: Village of Lowville

Total Cost Estimate: \$200,000

DRI Request: \$200,000

Decarbonization Strategies and Benefits: This project, meeting the goals and intent of the New York Stretch Code by resurface and formalize the existing lot with green infrastructure, including EV charging stations, improved stormwater infrastructure, and impervious pavement.



VETERAN'S PARK ACCESS + IMPROVEMENTS, Parkway Drive

A vital component of this DRI application is significant upgrades to Veteran's Park, a greenspace located in the heart of the Village. As part of the project, accessible, family-friendly open spaces for all abilities and ages will be incorporated. This project enhances recreation facilities and improves pedestrian and vehicular access to Veteran's Memorial Park. New amenities will include a splash pad, upgrades to play equipment, and an accessible walking trail. Outdoor theater equipment will be purchased to allow for new programming, including "Movies in the Park" and other family events. A critical component of this project is upgrades to park access. The Parkway, which connects the park to State Street, will be reorganized to improve circulation and safety and enhance walkability. Green infrastructure features include bio-retention ponds, culvert day-lighting, EV charging stations, porous pavement parking areas, and additional tree planting as part of the project. Improvements include accessible access to the park, added benches and seating areas that include accessible seating, a play area, a parking lot, and an upper promenade. Redesigned open plaza with open and flexible lawn areas, shade trees and native understory plantings, splash pad play area and play area improvements. The Village envisions consists of a walkway around the Park to promote health and wellness, a concrete pad in front of our bandstand for handicap accessibility, and a concrete pad in front of the playground with picnic tables and concrete picnic tables throughout the park. Also, drainage work must be completed before the proposed splash pad is installed.

Property Owner & Project Sponsor: Village of Lowville

Total Project Cost: \$1,296,000

DRI Request: \$1,000,000

Decarbonization Strategies and Benefits: The park will meet the goals and intent of the New York Stretch Code by resurfacing and formalize the existing lot with green infrastructure, including EV charging stations, improved stormwater infrastructure, and impervious pavement.



ADMINISTRATIVE CAPACITY



The Village of Lowville recognizes that local capacity is fundamental to the successful implementation and long-term success of DRI projects. In partnership with Lewis County, the Village of Lowville will administer the DRI grant program locally. As the County seat, Lowville has a significant advantage with County staff and resources being easily accessible. Lewis County is committed to supporting the Village throughout the DRI planning process, project development, and implementation. Lewis County's Planning Department partnered with the Village of Lowville to develop the Village's DRI application, and, if awarded DRI funding, the County will continue to provide staff time and resources to assist the Village in managing the DRI planning process and the implementation of public improvement and private projects.

Lewis County successfully administers several grant programs, including NYS DOT State Operating Assistance, NYS DOT Accelerated Transit Capital, FTA 5311 Rural Transportation Funding, CARES Act Funding (all managed by Lewis County Public Transportation), NYS Septic System Replacement Funds, as well as various Community Development Block Grant (CDBG) programs. It also leverages funding from the Northern Border Regional Commission, New York Main Street Program, and NYS Agriculture and Markets. The County's contracts with New York State have been well-managed, delivering results within budget and schedule. This funding has gone to transformative projects throughout Lowville, and the County and Village intend to build on this momentum with an infusion of DRI funding.

The Village has a proven track record of successfully executing multi-million-dollar State contracts and is committed to continuing this success through the execution of the project in partnership with Lewis County and with participation from various boards, organizations, and other municipalities.

Implementation of the DRI will be by knowledgeable and experienced Village staff.

LETTERS OF SUPPORT



VILLAGE OF LOWVILLE

5535 Bostwick Street • Lowville, New York 13367
Telephone (315) 376-2834 • Fax (315) 376-2010 • TDD 1-800-662-1220
www.villageoflowville.org

September 16, 2022

Mr. James McKenna
Co-Chair, NCREDC
Dulles State Office Building
317 Washington Street
Watertown, NY 13601

Dear Mr. McKenna:

On behalf of the Village of Lowville, I write in endorsement of our Round 6 Downtown Revitalization Initiative (DRI) application.

From the Five Streets Project to fountain restoration, Lowville's \$44 million in infrastructure and streetscape investments over the past few years has paved the way for future public and private development. As you review our Round 6 application, you will find that we have built on the momentum from the 2019 and 2021 submissions to highlight the Village's historic downtown district, with partnerships emphasizing placemaking and complete streets, affordable housing, community health, hospitality, outdoor recreation, and marketing local products.

I believe Lowville's application will once again stand out in our region. The Lowville Village board continues to support every effort to maintain its unique Village Center. Our downtown has incredible historic character and is unique due to its proximity to our manufacturing core. Kraft-Heinz, QubicaAMF, and Neenah Paper collectively employ over 1,000 people within walking distance of downtown. By leveraging our assets and sponsoring public quality of life projects, we will strengthen our small businesses, cultivate interest, and create a better experience for residents and tourists alike. From complete streets, to pedestrian accessibility, to a splash pad, the publicly funded projects that we have proposed will benefit all generations for generations to come.

Our downtown corridor is not only the commercial hub for Lewis County, but also serves as the connector for the region's tourism industry. We're confident that this application has once again highlighted downtown development, redevelopment of our downtown space, and enhancement of outdoor recreational opportunities unique to the region.

We are grateful for the opportunity that you've given us and hope that you find our application worthy of New York State's investment.

Sincerely,

Joseph Beagle
Mayor, Village of Lowville

ELISE M. STEFANIK
21ST DISTRICT, NEW YORK

2211 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4611
stefanik.house.gov

Congress of the United States
House of Representatives
Washington, DC 20515-3221

September 23, 2022

**HOUSE ARMED SERVICES
COMMITTEE**
SUBCOMMITTEE ON CYBER, INNOVATIVE
TECHNOLOGIES, AND INFORMATION SYSTEMS,
RANKING MEMBER
SUBCOMMITTEE ON STRATEGIC FORCES
**HOUSE COMMITTEE ON EDUCATION
AND LABOR**
SUBCOMMITTEE ON HIGHER
EDUCATION AND WORKFORCE INVESTMENT
SUBCOMMITTEE ON WORKFORCE PROTECTIONS
**HOUSE PERMANENT SELECT
COMMITTEE ON INTELLIGENCE**

Mr. Joseph Beagle
Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367-1234

Dear Mr. Beagle,

I am writing to express my strong support for the Village of Lowville's Round 6 Downtown Revitalization Initiative (DRI) application.

Downtown investment is critical to ensure the continued prosperity of several large, regional employers located in Lowville that support thousands of dairies, forestry, and transportation jobs throughout the area. A vibrant, livable downtown is critical to attracting the educated and talented workforce that these manufacturers depend upon.

Lowville's DRI application integrates outdoor recreation opportunities with downtown placemaking to create a regional hub for snowmobiling, hiking, biking, hunting and many other outdoor activities. As the State continues to invest in initiatives in the Adirondacks and Tug Hill Region, the creation of an urban core with shopping, dining and hospitality services will allow residents and visitors to take advantage of the recreational opportunities available throughout the region.

I understand that there may be a significant volume of applicants; however, I hope the Village of Lowville's application is given the most serious consideration. Please keep me updated throughout the funding process, and if you have any questions or concerns, do not hesitate to contact Mary Jo Richards in my Watertown District office at 315-782-3150.

Sincerely,



Elise M. Stefanik
Member of Congress

GLENS FALLS
5 WARREN STREET
SUITE 4
GLENS FALLS, NY 12801
(518) 743-0964

PLATTSBURGH
137 MARGARET STREET
SUITE 100
PLATTSBURGH, NY 12901
(518) 561-2324

WATERTOWN
88 PUBLIC SQUARE
SUITE A
WATERTOWN, NY 13601
(315) 782-3150

JOSEPH A. GRIFFO
SENATOR, 47TH DISTRICT
ASSISTANT MINORITY LEADER



THE SENATE
STATE OF NEW YORK

ALBANY OFFICE:
ROOM 414
STATE CAPITOL
ALBANY, NEW YORK 12247
(518) 455-3334
FAX: (518) 426-6921

UTICA OFFICE:
207 GENESEE STREET, ROOM 408
UTICA, NEW YORK 13501
(315) 793-9072
FAX: (315) 793-0298

EMAIL ADDRESS:
griffo@nysenate.gov

September 15, 2022

Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

Dear Mayor Beagle:

I write in support of the Village of Lowville's Downtown Revitalization Initiative (DRI) application.

Downtown investment is critical to ensure the continued prosperity of several large, regional employers located in Lowville that support thousands of dairy, forestry, and transportation jobs throughout the area. A vibrant, livable downtown is critical to attracting the educated and talented workforce that these manufacturers depend upon.

Lowville's DRI application integrates outdoor recreation opportunities with downtown placemaking to create a regional hub for snowmobiling, hiking, biking, hunting, and many other outdoor activities. As the State continues to invest in initiatives in the Adirondacks and Tug Hill Region, the creation of an urban core with shopping, dining, and hospitality services will allow residents and visitors to take advantage of the recreational opportunities available throughout the region.

I am pleased to support Lowville's application and their efforts.

Sincerely,

A handwritten signature in cursive script that reads "Joseph A. Griffo".

Joseph A. Griffo
Senator



KEN BLANKENBUSH
Assemblyman 117th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

ASSISTANT MINORITY LEADER

RANKING MINORITY MEMBER
Insurance Committee

COMMITTEES
Agriculture
Corporations, Authorities & Commissions
Energy
Rules
Ways and Means

September 15, 2022

Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

Dear Mayor Beagle:

I write in support of the Village of Lowville's Round 6 Downtown Revitalization Initiative (DRI) application.

Downtown investment is critical to ensure the continued prosperity of several large, regional employers located in Lowville that support thousands of dairies, forestry, and transportation jobs throughout the area. A vibrant, livable downtown is critical to attracting the educated and talented workforce that these manufacturers depend upon.

Lowville's DRI application integrates outdoor recreation opportunities with downtown placemaking to create a regional hub for snowmobiling, hiking, biking, hunting and many other outdoor activities. As the State continues to invest in initiatives in the Adirondacks and Tug Hill Region, the creation of an urban core with shopping, dining and hospitality services will allow residents and visitors to take advantage of the recreational opportunities available throughout the region.

I am pleased to support Lowville's application and their efforts.

Sincerely,

Assemblyman Ken Blankenbush
District 117

September 22, 2022

Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

Dear Mayor Beagle:

On behalf of the Lewis County Development Corporation (LCDC), we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

As a project sponsor for the Downtown Grant Fund, our organization can attest to the supportive foundation that the Village has provided us and to their transformative vision that we share for our community's future. The Downtown Grant Fund allows the LCDC to further support business and community development through façade improvements, residential improvements, public art installations, public realm improvements, and physical improvements to existing and vacant commercial space. While the Downtown Grant Fund, on its own, would contribute to the renaissance of Downtown Lowville, its combination with other supportive projects from neighboring sponsors will surely stimulate region growth here in the North Country. Our unique geographic presence as a connecting corridor to the Tug Hill Region, Adirondack Park, Thousand Islands Region, and Canada will provide the support we need to thrive and the investments in Downtown Lowville will ripple through New York State far beyond our boundaries.

Revitalizing Downtown Lowville will significantly improve pedestrian accessibility, increase business, and add jobs, while making the region more attractive to tourism. All of this is in keeping with the premise of increasing the local economy and enhancing quality of life for those who live and work within the region, as stated in the goals of the initiative.

If our community was chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,



Brittany Davis
Executive Director



ADIRONDACKS TUG HILL

Mr. Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

Dear Mayor Beagle:

On behalf of the Lewis County Chamber of Commerce, we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

Downtown investment is critical to ensure the continued prosperity of several large, regional employers located in Lowville that support thousands of dairies, forestry, and transportation jobs throughout the area. A vibrant, livable downtown is critical to attracting the educated and talented workforce that these manufacturers depend upon.

Lowville's DRI application integrates outdoor recreation opportunities with downtown placemaking to create a regional hub for snowmobiling, hiking, biking, hunting and many other outdoor activities. As the State continues to invest in initiatives in the Adirondacks and Tug Hill Region, the creation of an urban core with shopping, dining and hospitality services will allow residents and visitors to take advantage of the recreational opportunities available throughout the region.

I am pleased to support Lowville's application and their efforts.

Sincerely,

Kristen Aucter
Executive Director
Lewis County Chamber of Commerce

Elements Day Spa and Salon

7686 N. State St.

Lowville, NY 13367

September 21, 2022

Mr. Joseph Beagle, Mayor

Village of Lowville

5535 Bostwick Street

Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization
Initiative Application

Dear Mayor Beagle:

On behalf of Elements Day Spa and Salon, we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

As a project sponsor for Elements Day Spa and Salon, I can personally attest to the supportive foundation that the Village has provided us and to their transformative vision that we share for our business's future. While our project, on its own, would contribute to the renaissance of Downtown Lowville, its combination with other supportive projects from neighboring sponsors will surely stimulate region growth here in the North Country. Our unique geographic presence as a connecting corridor to the Tug Hill Region, Adirondack Park, Thousand Islands Region, and Canada will provide the support we need to thrive and the investments in Downtown Lowville will ripple through New York State far beyond our boundaries.

Revitalizing Downtown Lowville will significantly improve pedestrian accessibility, increase business, and add jobs, while making the region more attractive to tourism. All of this is in keeping with the premise of increasing the local economy and enhancing quality of life for those who live and work within the region, as stated in the goals of the initiative.

If our community was chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Kraeger Zehr". The signature is fluid and cursive, with a long horizontal stroke at the end.

Amanda Kraeger Zehr

Owner, LMT



**Lewis County Historical Society
7552 S. State Street
PO Box 446
Lowville, New York 13367**

July 26, 2022

By Email

Casandra Buell
Director of Planning and Community
Development
Lewis County Planning Dept.
7660 N. State St.
Lowville, NY 13367

Hon. Joseph Beagle
Mayor
Village of Lowville
5535 Bostwick St.
Lowville, NY 13367

Re: ***Historically Lewis - The Temple Reimagined*** Proposal by the
Lewis County Historical Society in Support of Lowville DRI Application

Dear Casandra and Joe:

I see that the Governor's office just announced yesterday the State's 6th Round Downtown Revitalization Initiative. On behalf of the Lewis County Historical Society, I am therefore happy to enclose our proposal for a project to be funded by the State's 6th Round Downtown Revitalization Initiative should Lowville be successful in its anticipated application to the North County Regional Economic Development Council. To the extent Lowville is also considering making any submission under the State's new companion 1st Round New York Forward initiative, our proposal fits well within that too. It is our hope that the attached proposal, and the other items addressed in this letter, can serve as an essential linchpin in support of any application Lowville makes. We have used the form you requested in the past, but if you would like our proposal in some other form this year, please let us know.

As an initial matter, however, we note that the State's just released "Letter of Intent to Apply" for either the Downtown Revitalization Initiative and/or New York Forward requests

that Lowville provide the State with a list of list 5 to 10 community leaders and stakeholders who may serve on a local planning committee should Lowville receive a NYF or DRI award. We would like to volunteer and ask that the list include the Lewis County Historical Society on that committee, not only because of our proposal, but more importantly because we strongly believe that a historical preservation perspective should be represented on any such committee and, as I believe you know, we have worked with you and all of the relevant constituencies quite well and successfully in the past. You are welcome to use my name personally as the Society's President (or, if not me, I could ask Lydia Miller, who is my Vice President and the Chief Architect of Built Heritage at Parks Canada and who, with me, was very involved with the County's Façade and Streetscape program). You are free to use either my personal email address (jonathan.w.miller@gmail.com) or our email address at the Historical Society at lewiscountyhistoricalsociety@gmail.com.

As to the substance of the attached proposal, our project – “*Historically Lewis: The Temple Reimagined*” – provides for the rehabilitation of, and needed heritage-appropriate improvements and modern upgrades to, the iconic, historic and national register-listed Masonic Temple building in downtown Lowville. Our proposal seeks to (i) rehabilitate this downtown building in keeping with its historic character, (ii) expand its use as the headquarters, museum, library and information center of the Lewis County Historical Society and its Office of County Historian, and (iii) develop the building as an art, educational, cultural and heritage tourism center in downtown Lowville. It is designed not only to rehabilitate the Temple's heritage fabric and expand its modern day uses, but it employs green technology approaches to do so.

The *Historically Lewis: The Temple Reimagined* proposal dramatically repositions the Lewis County Historical Society to better use the Temple facility to promote heritage tourism in the area, to make the Historical Society's collections, resources and offerings more accessible, usable and of interest, and to allow the Historical Society to use its space to expand and improve the performances, presentations, concerts, art exhibitions, historical exhibits, shows and community offerings to the public. And it does it all with an eye to attracting increased numbers of visitors to downtown Lowville – be they locals or out-of-towners – while enhancing their experience at the same time.

Suffice it to say that we believe our proposal should be one of the key elements of Lowville's DRI application (and/or any related New York Forward submission). Indeed, of all the proposals you are likely to see, we believe that the *Historically Lewis: The Temple Reimagined* proposal is uniquely positioned to revitalize Lowville's downtown core:

- Our site is actually within the downtown core of Lowville, unlike many of the other proposals you may consider;
- Our building is owned and controlled by us, as is the property we own around it;
- The Temple itself is an iconic National Register-listed building at the very center of Lowville's historic downtown streetscape – and its preservation and revitalization is important for that reason alone;

- The Temple is one of the few buildings anywhere in Lowville containing a large community space that is conducive to flexible seating and use (with access to a kitchen) – and thus the *Historically Lewis: The Temple Reimagined* is best situated to serve as a year-round art and cultural hub for Lowville and the Lewis County community as a whole;
- Our proposal is likely to be one of the few you see that does not focus on eating, drinking, sports, housing or outdoor activities – recognizing that to revitalize a downtown there needs to be something beyond those activities for people to be able to do in the downtown area;
- Our proposal recognizes that the more people that come to cultural events and community offerings at the Temple (whether put on by the Historical Society or others), the greater the benefit to the Village, the downtown, the other businesses and property owners in the downtown and the community as a whole;
- The *Historically Lewis: The Temple Reimagined* proposal positions the Historical Society to be the centerpiece for the promotion of heritage tourism in Lewis County; and
- Our proposal has been designed to be implemented promptly upon funding, either all at once or in stages.

Beyond all that, and although not currently a part of the *Historically Lewis: The Temple Reimagined* proposal itself, there are several other thoughts and observations we'd like to address for your consideration:

First, the Historical Society is prepared to work with the Village and the County in connection with any Lowville Commons proposal. While we have not yet seen the details of any proposal you intend to make, if you go forward with such a proposal, it is likely that it will involve the easements held by the Historical Society all around the Town Hall theater and probably cannot take place without our providing you some accommodation. We are prepared to work with you on that.

Second, as the private parking lot property that the Historical Society owns behind the Temple and up along the back of the Frontier building may be implicated by some of the proposals you may make, we are willing to try and work with you there, as well. To that end, we think that the strip of land we own next to the Frontier building might be ideally suited for Electrical Vehicle Charging Stations.

Third, the *Historically Lewis: The Temple Reimagined* proposal allows the Historical Society not only to continue to work with long-time partners in the community to bring about events at the Temple, but to build new collaborative community partnerships for art, educational, heritage and cultural programming. And we would certainly welcome discussions to that end.

Fourth, assuming the *Historically Lewis: The Temple Reimagined* proposal is approved, funded and completed, we would be willing to talk to you about the possibility of establishing

some space at the Temple to serve as a Lewis County Welcome Center – which we think could potentially be a great and much more cost effective fit for the County than some of the proposals we have seen for such a center in the past.

And finally, if you need any images for promotional materials or other efforts related to the *Historically Lewis: The Temple Reimagined* project, please ask and we will get them to you.

In the meantime, we very much look forward to participating in this process going forward and are happy to enclose our proposal for the *Historically Lewis: The Temple Reimagined* project. If you like to discuss any of this in more detail or if you need anything further (including whether you would like our proposal in a different form, or more or less information, or even whether you would like our submission in Word form) , please let us know.

Respectfully yours,



Jonathan W. Miller
President

Enclosure:
Historically Lewis: The Temple Reimagined Proposal

cc: Cole Mullin, Office Manager, Lewis County Historical Society
Lydia Miller, Vice President and Chair, Grant and Preservation Committees

jeb's Restaurant
5403 Shady Avenue
Lowville, NY 13367

September 22, 2022

Mr. Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

Dear Mayor Beagle:


On behalf of jeb's Restaurant we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

As a project sponsor, we can personally attest to the supportive foundation that the Village has provided us and to their transformative vision that we share for our business's future. While our project, on its own, would contribute to the renaissance of Downtown Lowville, its combination with other supportive projects from neighboring sponsors will surely stimulate region growth here in the North Country. Our unique geographic presence as a connecting corridor to the Tug Hill Region, Adirondack Park, Thousand Islands Region, and Canada will provide the support we need to thrive and the investments in Downtown Lowville will ripple through New York State far beyond our boundaries.

Revitalizing Downtown Lowville will significantly improve pedestrian accessibility, increase business, and add jobs, while making the region more attractive to tourism. All of this is in keeping with the premise of increasing the local economy and enhancing quality of life for those who live and work within the region, as stated in the goals of the initiative.

If our community was chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,



Jennifer Lehman Metzler Emerson S. Metzler
Owners of jeb's Restaurant Lowville



Mr. Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

Dear Mayor Beagle:

On behalf of Lewis County Industrial Development Agency, we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

As a project sponsor for Naturally Lewis Office, our organization can attest to the supportive foundation that the Village has provided us and to their transformative vision that we share for our community's future. While project would contribute to the renaissance of Downtown Lowville, its combination with other supportive projects from neighboring sponsors will surely stimulate region growth here in the North Country. Our unique geographic presence as a connecting corridor to the Tug Hill Region, Adirondack Park, Thousand Islands Region, and Canada will provide the support we need to thrive and the investments in Downtown Lowville will ripple through New York State far beyond our boundaries.

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If our community was chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,

A handwritten signature in black ink that reads "Joseph R. Lawrence". The signature is fluid and cursive.

Joseph Lawrence
Lewis County IDA Board Chair

This institution is an equal opportunity provider and employer. To file a complaint, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).



Pins Division – 7412 Utica Blvd Lowville NY 13367

September 22, 2022

Mr. Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

Dear Mayor Beagle:

On behalf of QubicaAMF – Pins Division we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

As a project sponsor for Downtown Revitalization Initiative, I can personally attest to the supportive foundation that the Village has provided us and to their transformative vision that we share for our business's future. While our project, on its own, would contribute to the renaissance of Downtown Lowville, its combination with other supportive projects from neighboring sponsors will surely stimulate region growth here in the North Country. Our unique geographic presence as a connecting corridor to the Tug Hill Region, Adirondack Park, Thousand Islands Region, and Canada will provide the support we need to thrive and the investments in Downtown Lowville will ripple through New York State far beyond our boundaries.

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If our community was chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,

Wayne White
SVP - GM



September 15, 2022

Mr. Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

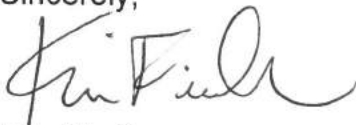
Dear Mayor Beagle:

On behalf of Benderson Development Company, I wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

Revitalizing Downtown Lowville will significantly improve pedestrian accessibility, increase business, and add jobs, while making the region more attractive to tourism. All of this is in keeping with the premise of increasing the local economy and enhancing quality of life for those who live and work within the region, as stated in the goals of the initiative.

If The Trailhead Project is chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,



Kim Fiedler
Director-Land Development



P.O. Box 1027 • Buffalo, New York • 14240-1027 • (716)635-5000

September 16, 2022

RECEIVED
SEP 22 2022
VILLAGE OF LOWVILLE

Mr. Joseph Beagle, Mayor
Village of Lowville
5535 Bostwick Street
Lowville, NY 13367

RE: Letter of Support for the Village of Lowville's Downtown Revitalization Initiative Application

Dear Mayor Beagle:

On behalf of Tops Markets, LLC, we wish to express our support for the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submission to the Regional Economic Development Council.

As a project sponsor for Downtown Trailhead Project, I can personally attest to the supportive foundation that the Village has provided us and to their transformative vision that we share for our business's future. While our project, on its own, would contribute to the renaissance of Downtown Lowville, its combination with other supportive projects from neighboring sponsors will surely stimulate region growth here in the North Country. Our unique geographic presence as a connecting corridor to the Tug Hill Region, Adirondack Park, Thousand Islands Region, and Canada will provide the support we need to thrive and the investments in Downtown Lowville will ripple through New York State far beyond our boundaries.

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If our community was chosen to receive funding to revive and reinvigorate our downtown area, our organization, our business and community would benefit tremendously. Thank you for your consideration of the Village of Lowville's Downtown Revitalization Initiative Round 6 Application.

Sincerely,

Tops Markets, LLC

By: Thomas M Fitzgerald
Vice President Corporate Development