



DIG

Downtown Improvement
in Gloversville

NYS Downtown Revitalization Initiative
Round 5 Application

September 15, 2021

City of Gloversville
Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th, 2021

Dear DRI Review Committee:

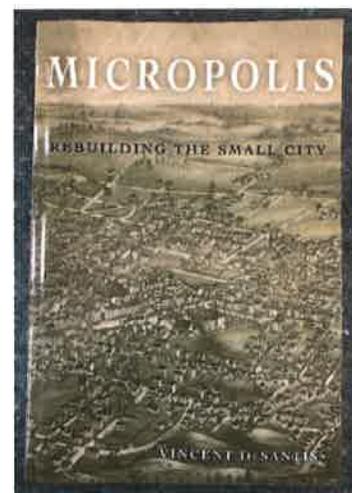
In this application, we present initiatives that are the result of several years of planning, fact finding, community outreach, and visioning. Instead of slowing us down, the Pandemic has provided additional time to plan and coordinate Gloversville's rebirth.

Though downtown is the beating heart of every successful city, it cannot sustain itself absent a co-redevelopment in the wider community. We have been able to solidify broad public support for our comprehensive vision for the rebirth of the entire city.

This year, several aspects of that vision are now in the first stages of implementation:

- Our Pedestrian Safety Project is now under construction, which will create raised crosswalks, bump outs to shorten crossing widths, and electronic crossing signals. The result will be greater walkability, traffic calming, and beautification.
- The demolition of a large, structurally unsafe eyesore on South Main Street is near completion. This will become a landscaped event space in the center of downtown enhancing the development potential of adjacent buildings with multi-story access to natural light overlooking an active public plaza.
- Phase 1 of the Trail Station Park expansion will begin next month. This project will double the size of the downtown park, adding attractive amenities such as a spray pad. A protected bike lane will link the park to Main Street.
- This year, we completed major, city-wide upgrades to our storm water drainage system. Catch basins and manholes were replaced with particular attention to chronic problem areas.
- A major developer has assumed site control of a three-acre downtown parcel and has plans for a new 75-unit apartment complex with particular focus on artists' residences.

These successes are not solely due to careful planning and wide public support, but also to the city's organizational and administrative capacity. Our ability to collaborate closely with other agencies such as Fulton County CRG, the County Government, and several NGOs gives us the ability to shepherd complex projects to successful completion.



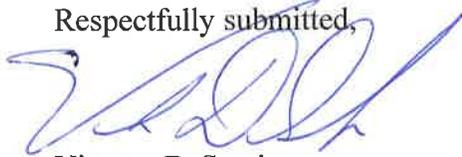
Our track record attests to that ability. Recent examples include the Estee Phase II Housing Project at the north end of the DRI area, the historic restoration of our Public Library at the east end of the area, the Century Linen expansion and the Family Counseling Project.

By virtue of its focus and hard work, the city has been awarded over \$7.8 Million in grants over the past two and a half years for a variety of projects. Our EPA City-Wide Assessment grant, our Local Waterfront Revitalization Program grant, and our BOA Designation grant have synchronized to give us enormous opportunity over the past two years to solidify wide public support and enthusiasm for our comprehensive vision for a vibrant and growing 21st Century city. These initiatives resulted not only in the vision for a new Gloversville, but powerful forward momentum.

I am personally energized by the opportunity to implement the theories explained in my 2017 TED talk and the strategies outlined in my book (right). Gloversville is now in the perfect position to build a DRI award into a full transformation of the entire city.

Thank you for your consideration of our application.

Respectfully submitted,



Vincent DeSantis
Mayor

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BASIC INFORMATION



REDC Region: Mohawk Valley

Municipality Name: City of Gloversville

Downtown Name: *Downtown Improvement in Gloversville*

County Name: Fulton County

Applicant Contact Name and Title: Vincent DeSantis, Mayor

Applicant Contact Email Address and Secondary Email Address: vdesantis@cityofgloversville.com / vdesantis48@gmail.com





VISION FOR DOWNTOWN

VISION

The following vision statement was prepared using input gathered from the public engagement process and reflects the community's goals and ideas for Downtown Groversville.

Downtown Groversville possesses all the great qualities of a successful city center. With its historic buildings, a network of sidewalks, decorative lights, benches, and shade trees, it is a highly walkable downtown for residents and visitors. Whether it is visiting one of Groversville's museums, art galleries, restaurants, shops, or unique parks, there are a wide variety of activities to choose from when visiting downtown. As a regional economic engine, Downtown Groversville is ideally situated as the southern gateway to NY State's Adirondack Mountains. The comfortable, safe, and attractive setting combined with inviting public spaces and recreational opportunities will inspire both people and businesses to be part of downtown's renewal.

Groversville prides itself on being considered a community of inclusiveness and diversity that fosters arts, culture, and entertainment. This 'community-led' development approach fosters pride and acts as a means to promote Downtown Groversville as a premier destination for residents and visitors.

In addition to the Vision for Downtown, the City is summing up its DRI initiative with one word:

GLOVE

We are using this acronym to describe the projects proposed in this application while giving the public a memorable mnemonic.





JUSTIFICATION

A N INSPIRED DOWNTOWN

The City of Gloversville is basing this DRI strategy on the successes it has enjoyed over the past several years and the opportunities that lie ahead. Intentional and focused efforts to redevelop and energize downtown are bringing about positive results that continue to pay off. Recent projects such as a Local Waterfront Revitalization Program, Brownfield Opportunity Area study, NYS Parks grant, and pedestrian improvements are currently underway in the planning or implementation stages. The city has gone about planning for the DRI the right way by allocating funding and securing grants to plan, prioritize, champion and implement. Based on a commitment to placemaking and reinvestment over the past several years, Gloversville is demonstrating that now is the time for a DRI that will propel it to the next level.

The inspiration behind Gloversville’s revitalization is its people. A broad coalition of residents across the demographic and economic spectrum are bringing about public empowerment and engagement through policy, investment and social-capital building. This coalition includes newly-elected leaders who have participated in and continue to support downtown. It also includes a Downtown Development Specialist (an area native who returned to take this position) who has helped to energize the downtown revitalization effort and secure funding for various catalytic projects in and around the DRI area. This group is working to harness Gloversville’s *place capital*—the beauty of its built and natural public realm—to generate sustainable economic growth for the community.



DEFINING THE DRI BOUNDARY

The City defined the DRI boundary as the **core downtown** that includes the majority of retail and commercial businesses as well as the densest residential neighborhoods in Gloversville, including those areas generally within a ten-minute walking radius. The DRI area includes many of Gloversville’s prime development opportunities, a variety of building styles, and residents across the demographic and economic spectrum.

CHARACTERISTICS

The DRI area includes the defining characteristics.

North and South Main Street: A Traditional Downtown at the Gateway to the Adirondacks

People cherish Gloversville for its traditional downtown setting, its convenience as a compact, walkable place, and its natural and architectural beauty. Nearly all of the adjacent residential neighborhoods are within a ten-minute walk. The FJ & G (the old Fonda, Johnstown and Gloversville) Rail Trail and Cayadutta Creek passes through Downtown and links it to residential neighborhoods, recreational areas, and nearby communities. The compact, walkable, and historic downtown provides residents and visitors a unique urban experience complemented by arts, culture and community events.

Main Street is the north-south spine of Gloversville around which the city and downtown in particular is organized. Due to the efforts described within this application, business is growing downtown, with new commercial and retail opportunities including Agora Vendor Artist Market, The Apothecary by Essentially Simple, Into Wishin’ Studio, North Star Cafe and Books, and others. A frequent request from residents is an even more diverse food scene, as was evidenced by the success of Food Truck Friday, which brought additional food options downtown. Currently, Gloversville has two diners, one restaurant/bar, three additional bars, and one grab and go section at Mohawk Harvest Coop. Mohawk Harvest Co-op, a downtown anchor since early 2010s, is a unique place offering the winning combination of fresh local produce and local arts that was created by the local community and continues to be community-led.

Arts and Cultural Assets

The DRI area includes many arts and cultural assets, particularly for a community of this size. The Glove Theater, Eccentric Club, and Glove Cities Arts Alliance are significant organizations that will all benefit from the DRI. The Gloversville Library is a stunning Carnegie Library building that was built in 1904 and recently underwent a \$9.5 million restoration through a combination of public and private funding and robust citizen involvement. Gloversville also has success stories such as Daniel Storto, “the



Glovemaker of Gloversville”, who fell in love with glove making, established a business in Gloversville and now sells gloves to customers around the world (image courtesy nytimes.com). The DRI will give the city an expanded platform from which to tell these remarkable stories.

Unique Character and Architecture

Downtown Gloversville is within a National Historic District (founded 1985) that contains 78 contributing buildings centered on the city's "four corners" at the intersection of Main and Fulton Streets, and included properties on Church, Fremont, Spring and Prospect Streets. The majority were built between 1870 to 1900, and include a variety of popular architectural styles, including Neoclassical, Renaissance Revival, Romanesque Revival, Second Empire, and Art Deco. Because Gloversville did not suffer from large-scale demolition of historic buildings during urban renewal, it has many noteworthy buildings including the Chamber of Commerce Building, City National Bank (a proposed DRI project), the Eccentric Club (a proposed DRI project) (1908), Schine Memorial Hall (1881) (a proposed DRI project), and the Glove Theater (a proposed DRI project) (1914).



Parks and Greenspace

Another defining characteristic of Gloversville is its tree-lined streets that mitigate the urban heat island effect and result in a more walkable place. The FJ&G Rail Trail mentioned above is a multi-use trail that connects downtown to surrounding areas and communities. Running parallel to the trail is the Cayadutta Creek, which complements the open spaces and parks, gives residents an opportunity to play in the water, and provides outdoor classroom learning in the heart of downtown. The city is fortunate to have other open spaces within the DRI area including Trail Station Park and Castiglione Park, both of which recently received upgrades. Other parks and greenspace in the construction design stage include Spray Station Park, St. Thomas Square (a proposed DRI project) and various pedestrian safety improvements that will result in Complete Streets downtown that are safer for bicycling and walking for residents of all ages and abilities.



Inactive Storefronts, Underutilized Buildings, Vacant Lots

While the target area has an array of attractions and assets it is also characterized by multiple vacant storefronts, many underutilized buildings especially the upper floors, and vacant lots that are prime for redevelopment. Also, although the city has many green spaces and a major rail trail, it does not connect directly to downtown nor are there any wayfinding signs directing people to the various attractions and assets. The DRI



will provide opportunities to fill the storefronts, will facilitate the development of upper-story housing in Gloversville’s historic downtown buildings, and would result in green infrastructure on redeveloped (currently vacant) lots, as well as safe pedestrian and bicycle connections.

Diverse and Challenging Demographics

Gloversville is a city with a high poverty rate and classification as a disadvantaged community. Its poverty rate at 26.5% is almost double the NYS rate of 14.5%, and the household income is lower than the county or state average. The DRI reflects many of the Mohawk Valley REDC’s Environmental Justice priorities: projects that will revitalize blighted and brownfield properties (which the city is currently doing through its BOA study and would continue through several of the proposed transformative projects), to build safe, green and inclusive public places, to meet the demand for quality housing for all residents, including those with restricted income, and to incentivize clean and sustainable economic development projects. We stress the importance of these EJ concepts throughout this initiative.

Key Demographic Indicators	City of Gloversville	Fulton County	NYS
Population	14,878	53,646	19,453,561
Median Household Income	38,896	50,482	68,486
Poverty Rate	26.5%	14.9%	14.1%
Veteran Population	7.5%	7.7%	4.6%
Foreign Born	2.3%	1.8%	22.6%
Holds a HS Degree or Higher	82.9%	87.3%	86.8%
Holds a Bachelor’s Degree or Higher	13.1%	18.2%	36.6%
Owner-occupied Housing	51%	71%	54%

GOALS FOR REVITALIZATION

With many projects in the planning and implementation stages, and the 2018 Downtown Strategy to guide the way, the DRI will continue the momentum and spur the following actions. Gloversville’s DRI Committee has evaluated a list of transformational public and private projects and is proposing a slate of 16 projects that would have a major positive impact on the economy of Gloversville and the region. Listed here are the goals of this effort and the DRI projects as the ‘next step’ to advance revitalization.

Creating Downtown Cornerstones

Anchor projects in downtown Gloversville will help to create a solid foundation for development and revitalization. These projects are primarily in historically mixed-use buildings with ground-floor retail or commercial and upper-story residential; as such, they lend themselves to similar types of reuse. The



downtown cornerstones will provide opportunities for new residents, business owners and employees to participate in downtown life.

Next steps with DRI: *Glove City Lofts, Burton Block Renovations, Carriage House, City National, The Happy Mug, Youth Rec Center/Skate Park*

Housing Opportunities for All

While Gloversville has several upper-story and apartment living opportunities downtown, the city is mindful of the needs of its current population while also considering how to attract new residents. Gloversville may be the perfect spot for those who crave the proximity of the Capital District or Saratoga County and also want to live in a small town with access to the Adirondack Park. While downtown has a variety of housing options now, the DRI will allow the city to greatly expand these options to others who will add economic, social, professional energy and interest to the entire area. Residential options that fill the “missing middle” or the gap between starter apartments and single-family homes will be needed for Gloversville to achieve its housing and quality of life goals.

Next steps with DRI: *Knox Building, Glove City Lofts, 20-24 South Main, Burton Block Renovations, Carriage House, Downtown Business Fund.*

Activating the Public Realm

A vibrant public realm is a key piece of any successful downtown. To that end, the city is working hard to create welcoming places for all of its residents, and to add value to private spaces such as nearby businesses and dwellings as well. The city recently completed the demolition of a centrally located yet structurally unsound building which would give rise to a beautiful new public plaza, if the DRI is successful. The proposed square and plaza would act as gathering places, spark innovation in programming and recreation, and add to the charm and allure of downtown.

Next steps with DRI: *St. Thomas Square, Littauer Piazza, Complete Streets Project, Public Art Fund, Youth Rec Center/Skate Park.*

Creating New Cultural Opportunities

In addition to the enhancements to downtown that the city is implementing and proposing, it will be important to program public spaces and other vacant retail and commercial spaces, particularly on Main Street and throughout the DRI area, with cultural opportunities that appeal to a wide spectrum of Gloversville residents and visitors. Many of the proposed projects would have a crossover effect in that even if not directly impacting city culture, they will help drive traffic to those cultural assets. It is easy to imagine a scenario where the New York Times features Gloversville in a future “36 Hours” column recommending dinner at the Glove City Brewery, a show at the Glove Theater, coffee and shopping at Mohawk Harvest, gallery hopping and a hike in the Adirondack Park combined with a stay at a local historic residence.

Next steps with DRI: *Glove Theatre Accommodations, Public Art Fund, Youth Rec Center at 33 Bleecker, Eccentric Club, Schine Building - Arts Incubator*



Enhancing Mobility

In terms of creating a downtown that is socially, environmentally and financially sustainable, it is difficult to overstate the importance of an equitable transportation network. To that end, the city is working to make its already-walkable downtown even more so, creating projects that will encourage residents and visitors of all ages and abilities to feel welcome on its streets, sidewalks and trails. The proposed Complete Streets projects will enhance safety and mobility throughout downtown for all visitors whether they are traveling on foot, car, bicycle, scooter, stroller or any other mode. This will be done through a variety of traditional methodologies such as striping and signaling intersections, combined with innovative trail connections and sidewalk improvements.

Next steps with DRI: Complete Streets Project

Spur Vibrancy Downtown through Economic Development

All of the catalysts described above will result in a vibrant downtown that for so many reasons would attract visitors from all corners of New York State and beyond. In addition, the investments and activity would likely spur more investment from existing and new property owners, ranging from those who have owned property in Gloversville for decades and are waiting for this moment of opportunity, to those who are brand new to the Mohawk Valley. While we are planning with intention to help anticipate and bring about these changes, we are also open to new ideas and new people, and are excited to help bring creative initiatives to light through the proposed Downtown Business Fund.

Next steps with DRI: Downtown Business Fund, Public Art Fund, Glove City Brewing HQ, Glove Theater Accommodations, The Happy Mug, Knox Building, City National, Schine Building - Arts Incubator





BOUNDARIES OF THE PROPOSED DRI AREA

DRI BOUNDARY

The City of Groversville has defined a 114-acre boundary for its 2021 DRI application. The DRI Committee

“

Due to its compact environment, Downtown’s walkability is one of our largest strengths. We are committing nearly \$750k to enhance walkability while prioritizing pedestrian safety.

-Christopher Perry, Director,
Department of Public Works

”

selected this area for its appropriate size and walkable scale, as it contains the primary downtown intersection of Fulton and Main Street, numerous commercial buildings and important adjacent uses such as the Cayadutta Creek, Fonda, Johnstown & Groversville Rail Trail (FJ&G), Littauer Park and Hospital, and Wandell Park. It is also within a 10-minute walk of Groversville’s densest neighborhoods. It also includes a mixture of historic mixed-use buildings, government facilities, industrial properties, parking areas, and apartment buildings. Vacant parcels, underutilized sites and buildings, and abandoned sites and buildings throughout the downtown offer potential for redevelopment and revitalization.

The DRI area is made up of 273 parcels of which the city owns and controls 24 parcels (approximately 24 acres) that present redevelopment or supporting activities such as parking. The DRI boundary includes 25 acres within the Downtown Historic District which represents opportunities to integrate State and Federal Historic Tax Credits when considering the financial aspects of redeveloping some of Groversville’s beautiful historic structures.

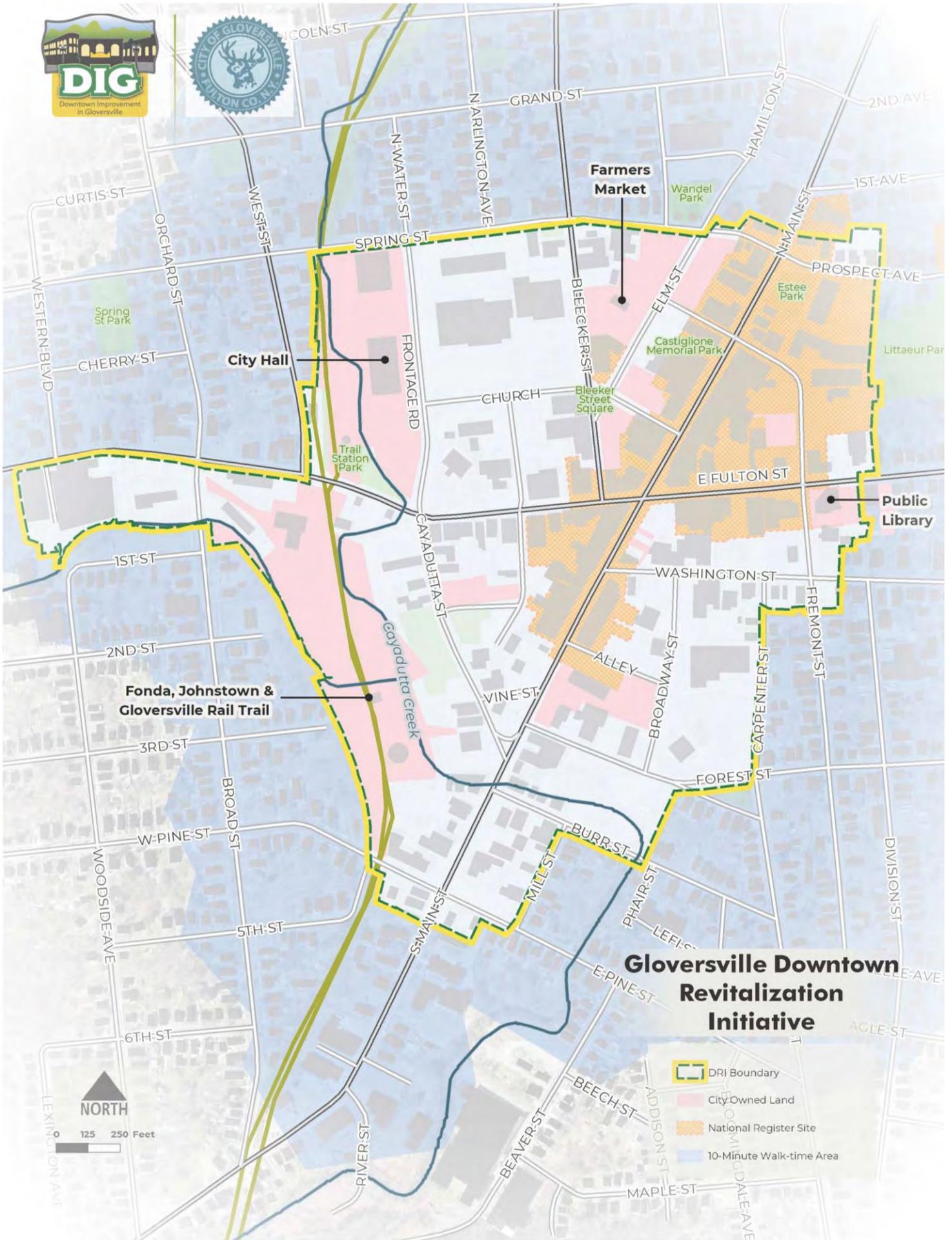


The boundary also generally conforms to the boundary of the city's 2018 Downtown Development Strategy, which has been a guiding document for Gloversville's Downtown Development Specialist, and reflects a portion of the Local Waterfront Revitalization Program Waterfront Revitalization Area and a portion of the Brownfield Opportunity Area Nomination Study boundary. Both of these planning efforts are focused on the clean-up and revitalization of strategic sites and increasing access to the Cayadutta Creek. It is worth noting that the DRI area is located within a disadvantaged community as defined by NYSDEC, and is also within an Opportunity Zone.

The DRI boundary is less than five miles from the Adirondack State Park and the Village of Northville, approximately seven miles from the NYS Thruway and less than 15 miles from Saratoga S to the east and Saratoga Springs, the fastest growing municipality in NYS, is 30 miles east of Gloversville.

With the growth of Saratoga and rising housing prices, Gloversville is within commuting reach for those seeking a small city and its associated amenities. The DRI with its surplus of beautiful and affordable historic buildings and robust network of infrastructure, is well-positioned to serve the pending overflow of residents and businesses from the Saratoga area.





Groversville Downtown Revitalization Initiative

- DRI Boundary
- City Owned Land
- National Register Site
- 10-Minute Walk-time Area





PAST INVESTMENT, FUTURE POTENTIAL

PAST, PRESENT, AND FUTURE

The City of Gloversville and its champions in the public and private sector have been extremely active in the last five years and successful in attracting investment to the area. A combination of incentives at the federal, state and local level as well as the historic building stock in the city and the configuration of a walkable downtown have made investing in Gloversville appealing. While the City's enthusiasm and planning efforts via the LWRP and BOA program have helped bring great projects to fruition, the reality is that in Gloversville, as in many upstate communities, capacity and funding resources are limited. The DRI would be crucial to continuing local attraction and expansion efforts.

The City of Gloversville recognizes that good planning and design can lead to a sustainable future. As such, the City has applied for numerous grant programs over the past year to lay the groundwork to revitalization. Working with the Mohawk Valley Regional Economic Development Council and the NYS CFA process Gloversville has received the following planning and design grants:

- City of Gloversville Local Waterfront Revitalization Program – DOS awarded \$78,000 to guide development along the Cayadutta Creek and downtown.
- City of Gloversville BOA Nomination Study – DOS awarded \$225,000 to study approximately 200 acres through the center of the city along the Cayadutta Creek and FJ&G Rail Trail, including the DRI area.



- Gloversville Library Building Stabilization and Capital projects – Received numerous state grants and private donations totaling over \$9.5M for the restoration of this historic anchor building.
- City of Gloversville Housing Rehabilitation Program – HCR awarded \$400,000 for essential home repairs for homes near the DRI area.

City of Gloversville - Past Investments		
Name	Jobs	Amount
The Rose Building (Former Catholic War Vets Building)	1	\$1,200,000
Beacon Building	1	\$1,500,000
Former Sparta Restaurant	1	\$500,000
Former Carriage House Waterbed Showroom		\$50,000
Old Baptist Church		\$15,000
Schine Building	20	\$750,000
Estee Phase I – Market Rate Apts.	1	\$6,500,000
Estee Phase II – Senior Apartments		\$9,300,000
Gloversville Public Library		\$9,500,000
Downtown Development Strategy		\$80,000
Farmer’s Market Pavilion		\$130,000
Castiglione Park		\$30,000
Fremont Community Garden		\$25,000
Downtown Development Specialist	3	\$300,000
Wandell Park		\$500,000
Family Counseling Center		\$7,000,000
FCCRG Incubator and Facility Improvements		\$775,000
Glove Theatre – Phase I		\$28,000
Total	27	\$38,183,000

In addition to planning and design grants, the REDC funded a variety of major infrastructure projects including a \$750,000 grant for City of Gloversville Sanitary Sewer System Improvements, \$1.1 million from DEC for Gloversville-Johnstown Wastewater Disinfection Project and \$1 million from ESD for Gloversville-Johnstown wastewater treatment expansion. All of these projects benefit residents from a health and safety perspective while increasing development capacity locally and in the region.

In addition to the plans and projects above, developers have completed over \$30 million in projects in the DRI area over the last decade using private funding and other NYS sources such as Restore NY and two \$500,000 housing rehabilitation grants from HCR. These projects include:

- Mixed-Use development. The Beacon Building, redeveloped with a mix of private funding and a Main Street grant, provides eight new apartments and four commercial spaces. The developers of the Rose Building converted it into fully occupied residential units and commercial space.
- The Schine Building is a historic memorial hall that after a restoration funded with private investment and a Restore NY grant now has offices, commercial and a museum on its three floors.



These and other examples show the creativity of developers in Gloversville who are also working to restore the historic building stock.

- **Healthy Mix of Housing.** In addition to the upper-story apartments mentioned above, the City and its partners renovated the former Estee School to create 37 new units in the DRI area (mix of City funds, historic tax credits and a grant from HCR). The Estee Phase II created senior apartments nearby. The Gloversville Housing Authority recently completed a \$7.2 million renovation of the former Kingsboro hotel to create 40 units of affordable housing in the center of the DRI boundary with funding from the Housing Trust Fund / NYS Housing & Community Renewal. This mix of projects demonstrates that the city is working not only to create one type of housing unit but to maintain a mix of housing for residents at all ages, household types and income levels.
- **Economic Development in Historic Buildings.** The Gloversville Library is a wonderful example of a significant building that private and public funding has brought back to life. The Glove Theater is another important building that a local LLC is bolstering through fund-raising and renovation. The owners of the former Carriage House have prepared the building and site for a shovel-ready project.
- **Open Space Enhancements.** The City built a permanent Farmers Market Pavilion for festivals and other social gatherings, which has the added benefit of enhancing the public streetscape around it. This project utilized public funding and a grant from NYS Ag and Markets. The City also completed the enhancement of Castiglione Park, adding new benches and a pathway for better access. Wandell Park also received an upgrade with a new pavilion, benches and event space. Finally, a community garden at Fremont Street is repurposing three empty residential lots for a garden and public space that nearby residents can enjoy.

City of Gloversville – Ongoing Investments	
Name	Cost
Littauer Plaza Site Preparation	\$75,000
City Sewer Upgrades	\$1,500,000
Citywide Arbor Upgrade Program	\$20,000
Castiglione Park	\$25,000
City National	\$1,800,000
Spray Park	\$365,000
Downtown Ambassador Program	\$300,000
Pedestrian Safety	\$505,000
LWRP Study Grant	\$78,000
BOA Study Grant	\$225,000
TicTacToe Renovations	\$500,000
EPA Site Assessment	\$320,000
South Main St. Dog Park	\$25,000
Total	\$5,738,000





CRG’s multiple Microenterprise Grant Programs have proven to be invaluable resources we offer to small businesses across Fulton County. We’ve helped dozens of small businesses reach their goals and serve as testimonies to the healthy business environment we foster here, specifically in Gloversville. Our partnership with the City of Gloversville has undoubtedly strengthened the redevelopment of downtown, especially in the reinvestment of vacant sites, consistent programming, and promotion of entrepreneurship.”

- Ronald M. Peters, President and CEO of FCCRG



Planning efforts are supporting the economic and community investments in Gloversville. In particular, the City’s 2018 Downtown Development Strategy has successfully driven investment and programming since its adoption. The City and its Downtown Development Specialist continue to work the plan, the main goals of which were to focus on downtown’s core strengths of historic buildings, nearby recreational opportunities, a compact mixed-use downtown, and entrepreneurship. Priority projects included the development of new market rate housing units in existing and new buildings, attraction of three new restaurants, an incubator for retail, restaurants, food and the arts, and a downtown-to-creek multi-modal corridor. With new market rate housing units already under development, DRI funding will be used to catalyze the development of the remaining priority projects.

- New Market Rate Housing: Glove City Lofts, Downtown Building Fund
- New restaurants: The Carriage House Project, Glove City Brewing HQ, Former City Hall
- Arts Incubator: Schine Memorial Hall, Glove Theatre Restorations
- Downtown-to-creek multi-modal corridor: Complete Streets project

Gloversville Downtown Development Specialist is also working with regional partners including Fulton County who’s Countywide Economic Development Plan specifically states that the County should partner with Gloversville on its Downtown Strategy implementation and to attract retail into the city. The partnership has been able to attract retail startups to Downtown Gloversville with the help of valuable programs, such as the Microenterprise Grant Program as well as a comprehensive marketing sweep of the county.

In 2016, the Fulton County Center for Regional Growth launched its first Microenterprise Grant Program, which lowered many barriers of entry for entrepreneurs, primarily with access to working capital. The CDBG program was able to allocate roughly \$209,000 of working capital to Gloversville-based businesses in the form of grant money. Of that total, approximately half is being allocated in the latest round of the MEG program with the vast majority of awardees are startup businesses. FCCRG has since created an additional MEG program specifically geared towards pandemic recovery for existing businesses. Since 2016, FCCRG has been awarded two microenterprise grants for \$200,000 each and one for \$300,000. In addition, FCCRG has applied for and is waiting for a formal award of an additional \$500,000 grant under the CARES act to assist local businesses.

The Fulton County Initiatives Guide, a product of Fulton County’s commitment to marketing its business-friendly assets, launched in 2020. The publication was mailed out to local, regional, state, federal, and international development partners and agencies. Downtown Gloversville was featured across a four-



page spread, where the Downtown Development Specialist marketed affordable sites, the business-friendly atmosphere, and the place-focused initiatives of Downtown Gloversville’s development strategy. Since the publication of the magazine, all three of the featured properties have been purchased and are currently under development.





RECENT OR IMPENDING JOB GROWTH

GROWING GLOVERSVILLE

Downtown Gloversville is widely accessible from a variety of employers, either by transit, multi-modal transport along the FJ&G Rail Trail, or by walking. This allows prospective residents to live and spend time downtown while working in a close proximity. While there is an array of employers around Gloversville, many of the local employers are in the manufacturing and food processing industries, which typically require only a high school diploma. Local residents who fit this profile are eligible for many of these entry-level positions, many of which pay \$15-\$16 per hour at companies that offer clear pathways of upward mobility.

Gloversville has benefitted from recent positive regional economic development trends such as investor interest and job growth. According to the US Bureau of Labor Statistics the unemployment rate in Gloversville fell from 11.8% in July 2020 to 6.0% in July 2021. The City has also seen growth in downtown jobs through new developments including the Family Counseling Center Headquarters, The Fly Shack expansion, Estee Senior Apartments, the ongoing investments at the TicTacToe building including Clean Air Solutions, Schine Memorial Hall (which includes tenants such as Lexington ARC, Workforce Development and many independent contractors), True Value, and multiple entrepreneurial startups. Currently, there are approximately 200 jobs downtown.

Many of the entrepreneurial-based businesses within the DRI area offer entry-level positions in hospitality, retail, and food and beverage. However, the various startups appearing across Downtown



Gloversville and beyond are strong indicators of a healthy and manageable business environment within the DRI area. The transformative projects that the DRI would help to bring about many permanent jobs ranging from temporary construction to over 100 permanent positions including those in office, retail, human services and restaurant settings. Other projects, such as City National and the Happy Mug Coworking Spaces, will serve as incubators for those entrepreneurs, either offering operating space or resources to aid in their growth and development. These projects will serve as ancillary support mechanisms to the existing CRG incubator and proposed arts incubator in the Schine Memorial Hall project.

As a result of investments in private businesses, the economy continues to improve in Gloversville. One indication is the unemployment rate in the area, which decreased from 11 percent in 2012 to 5.9 percent in 2021 (Source: Bureau of Labor Statistics). Despite these positive statistics, the city needs these DRI projects that will induce the growth of quality jobs, in order to offset the challenging demographics within this community.

The Gloversville Brownfield Opportunity Area Market and Trend Analysis noted two other positive indicators in downtown, in that office space vacancy rates are consistently low (between 1-2.5%) and when new space comes available, tenants absorb them almost immediately. This points to a demand for even more space that the DRI would help to accommodate. The story with retail is similar as vacancy rates are low – around 2% since 2014 – and rents have steadily increased and are projected to do so through at least 2026 despite the pandemic.





QUALITY OF LIFE

THE STORY OF DOWNTOWN

It is easy to list what makes Downtown Gloversville special: its setting near the Adirondack Park, historic architecture, and walkability, complete network of sidewalks, mature street trees and other physical characteristics. Less visible but just as significant are the local commitment to downtown and the willingness of residents and business owners to lead by example, contributing time and resources to create the unique places described within this proposal.

The city has been working to grow and energize downtown especially during the last five years especially bolstered by the addition of a full-time Downtown Development Specialist (DDS) in 2017 under the Fulton County Center for Regional Growth which is based in downtown Gloversville. As a first step, the City Commissioned a Downtown Development Strategy to provide specific guidance and a road map toward revitalization and formally adopted the Strategy in 2018. Since its adoption some of the items that the DDS has initiated and completed include the formation of a community arts organization to create new cultural opportunities accessible to the public; the development of two consistently engaging programs to activate public spaces; linking developers to vacant and underutilized parcels to create downtown cornerstones; the creation of print marketing materials with maps to businesses and greenspaces around downtown, enhancing mobility for tourists and visitors; and securing funding and advocacy sources to increase upper story development and new construction focused on equal opportunity housing.



One of the key statements from the Strategy states:

Gloversville’s success is based upon the attractiveness of its built environment, the rich fabric of community life, and the assurance that policies are in place to create a continued high quality of life; Gloversville’s approach is working with community members from all sectors. It has already helped the City achieve a sustained, positive momentum that will be ever the more enhanced by the award of a DRI investment.

“

The people working to bring the center to fruition are dedicated professionals who have the capacity to make this happen. We are committed to paying for multiple certified teachers to staff the center for tutoring purposes. We are working with our partners at Siemens and Executive Group to update lighting and HVAC and we are donating district IT equipment and staff to ensure the IT capabilities are in line with what is needed to educate students. We like the fact that the location is off school property and in the heart of the city. We feel that will attract the at-risk students that we struggle to get to school on a regular basis. The Gloversville Enlarged School District is fully committed to seeing the Youth Center come to be as our young population desperately needs the services we hope to provide there.

-David Halloran, Superintendent,
Gloversville Enlarged School District

”

The DDS led a comprehensive placemaking effort in Downtown Gloversville that included a three-year plan to encourage and build community involvement and trust in the process of revitalization in downtown Gloversville. The success of this effort resulted in the diversity and opportunity found in downtown and has given confidence to the City’s elected leadership to increase funding for this position in each successive year.

Diversity of Downtown

Downtown Gloversville is diverse in its physical characteristics, commercial and retail opportunities, and economic makeup. This diversity is a quality that the city strives to maintain and build upon in order to offer a range of experiences—from activities to food options and places to work—while attracting a wide variety of people to enjoy them.

The population of Gloversville has decreased slightly with a 1.17% decrease to 15,498 in 2020. Interestingly, household income distribution is across the board, as shown in the graphic below. The percentage of residents earning less than \$15,000 annually is higher than that of the county or region, and the 26.5% poverty rate is concerning especially as this



New business owner, Mike Medina, is happy to call Gloversville home.

includes 43% of children. The city would utilize its DRI funding to continue diversifying downtown and create opportunities for people across the



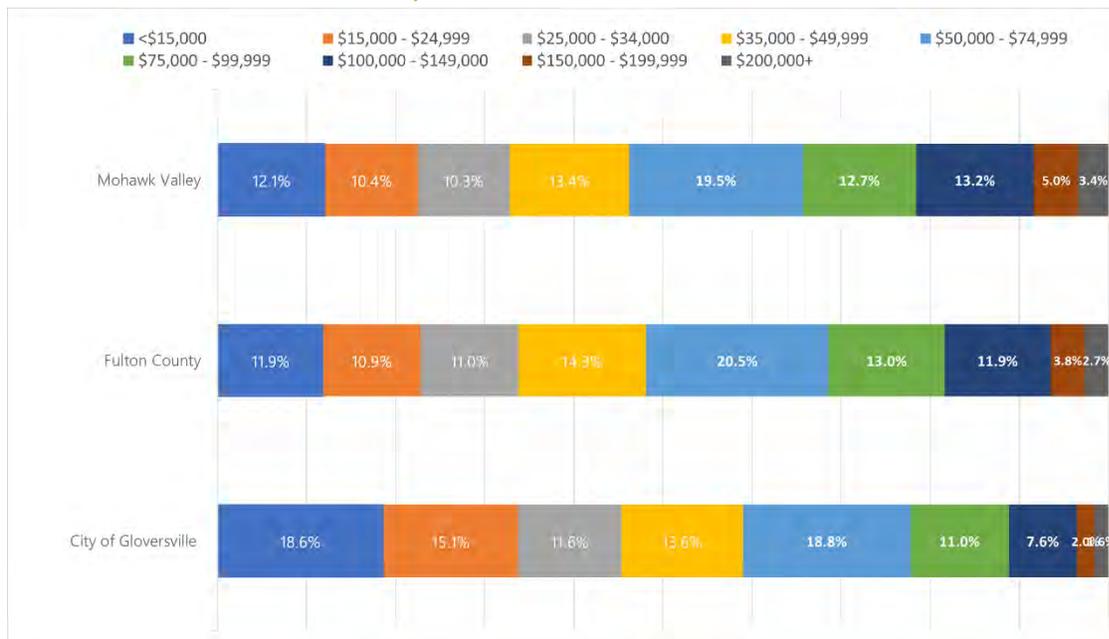
economic spectrum through proposed projects such as the Glove Cities Arts Alliance and a new youth center and skate park being completed in partnership with the Gloversville Enlarged School District (GESD.)

Downtown is diverse in so many ways, and the DRI will only help to boost these efforts. The Glove Cities Arts Alliance is a grassroots organization composed of a local network of artists and like-minded community members that pedestalize public art displays as a valid method of economic development. In July and August 2021, they held an annual art walk featuring local artwork in storefront windows which helped to animate the street while engaging the public.

The City and its partners are also commissioning murals, which help to attract tourists while beautifying the city and creating interest. The most recent mural was commissioned by a private company on the TicTacToe building. Another mural has been commissioned and is currently in the planning stages to be implemented on the north-facing back wall of CRG building.

As part of its effort to create spaces and opportunities for youth in the community, the city and developers are working on initiatives such as 33 Bleecker, a project proposed in the DRI that would host youth center and ambassador program, the establishment of the Little Free Library in Castiglione Park, and generally consistent animation of public spaces through projects such as Hometown Heroes and Food Truck Fridays.

Household Income Distribution, 2020



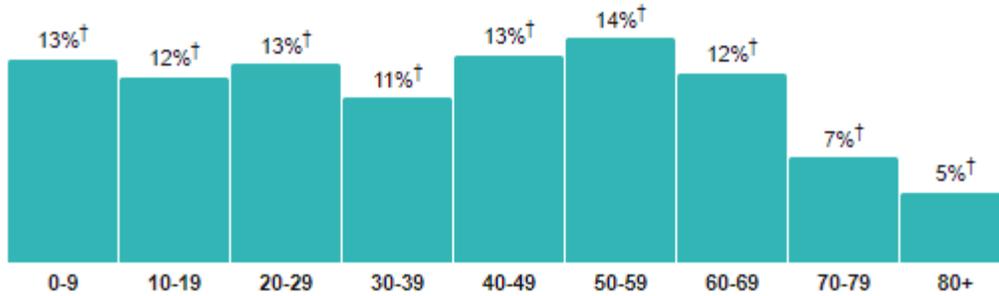
Source: MRB, ESRI

Like the income distribution in Gloversville, the age distribution is varied as well, meaning that the city should and will continue to provide opportunities such as walking paths, public spaces and a variety of retail and housing types for all ages.



Gloversville, NY

Population by age range



Source: Census Reporter

While the race and ethnicity category is less varied than age and income, it is worth noting that 10% of Gloversville residents are non-white and 5% identify as Hispanic. Other statistics support Gloversville's desire to maintain and expand upon its housing, retail and transportation choices, including the fact that the city has a wide variety of housing types (including 21% non-family households) and an equal percentage of owner-occupied (51%) and renter-occupied (49%) housing units.

One of downtown's cornerstones, Fulton County Barbershop, is owned and operated by Michael Medina, who began his career in Gloversville 8 years ago. Medina started in a small store front at 17 North Main St, a single unit in an underutilized three-story structure. Since opening in 2013, Medina has since purchased the building and is working with the Fulton County Center for Regional Growth to grow his business platform into the vacant spaces in his building. In 2020, Medina applied to FCCRG's Microenterprise Grant program for his first expansion, *Chayla's Cuchifrito*, an authentic Puerto Rican food truck. Medina was awarded \$25,000 through FCCRG's program, and the truck can be found outside 17 N Main St every day for lunch and dinner service.

Housing Options and Opportunities



James Estees Senior
Apartments

The Housing Market Analysis in the 2018 Downtown Strategy recommended that the City should focus its downtown residential efforts in the next 10 years on creating 50 loft style market rate apartments in existing upper story spaces and 100 new market rate residential rental units on vacant downtown properties. This would provide a greater housing mix and variety of housing in the Downtown core. The report recommended a focus on housing first to create a neighborhood downtown that will support more retail and restaurants. This DRI effort would allow the city to continue its work on this strategy, which remains relevant and reflects the anticipated housing shortage and prices in nearby Saratoga County.

Gloversville has worked to provide a range of housing choices downtown and throughout the City to benefit the diverse population, as prescribed in the Downtown Strategy. Recent housing projects quality



housing options for seniors, families, Veterans, people with disabilities, people with income restrictions, and others. Many of these projects are in walkable areas in and adjacent to the DRI area.

One of the largest projects proposed for the DRI is the Glove City Lofts, which would result in 75 loft-style apartments for artists and other residents of various incomes. Another proposed upper-story development on South Main Street would provide new housing units for middle- and low-income residents.

Commercial, Retail and Mixed-Use Buildings



Gloversville strives to offer something for everyone. It is an attractive place for businesses, residents and visitors because the unique and well-kept built environment results in a unique sense of place. In short, Downtown Gloversville is one of the most well-preserved urban environments in Upstate New York as urban renewal did not impact its form. Some of the mixed use and commercial properties that owners have sensitively restored in the past decade include the Gloversville Public Library located one block east of the primary downtown intersection (Four Corners), which was carefully restored at a cost of over \$9 million; Schine Memorial Hall (see photo above) located near Four Corners is a historic opera house that was also recently restored by a local developer; the The Rose Building, which is now a mix of commercial and residential units, and the historic Knox Building, a commercial laundry with upper-story housing for veterans proposed in the DRI. In addition, short-term rentals are picking up business in Gloversville, with seven listings on Airbnb including upper-story apartments on Main Street and a historic cottage within walking distance.

While the individual buildings are important, the collection of historic buildings of varying styles, heights and materials, built at the human scale, provide a unique visual experience for all to enjoy. And the sense



of enclosure provided by the buildings makes downtown streets feel safe and comfortable for pedestrians and bicyclists.

Food Options

Downtown Gloversville’s Mohawk Harvest Cooperative is a small, niche supermarket in the former historic Opera House that offers many local farm products, organic products and a small restaurant. Several large supermarkets are located outside of Downtown but within a short drive or bus trip. The Gloversville Farmers’ Market is located at a dedicated pavilion in the center of the DRI boundary. It is open from May-October on Saturday mornings and offers a wide variety of local farm products and other food. Over time, the market has increased in popularity and provided a positive impact on downtown businesses. Plans are in place to enhance the area around the pavilion to create St. Thomas Square (a proposed DRI project) which would be a permanent and vibrant urban square for expansion of the farmers market and to introduce green space and urban trees to provide shade and relief from the heat in the summer months.

These and other food options such as Spanish cured meats at Espuna, local produce at Antonucci’s Wholesale Market and Chayla’s Cuchifrito, a Puerto Rican restaurant downtown, add to Gloversville’s eclectic food scene. The number of food trucks is on the rise as well. Other restaurants downtown include New York Lunch (traditional American fare), the Palace Diner (owned and operated by the same family for over 50 years), the Brass Monkey (which has signature homemade pizzas and wings), Eva’s Soul Food (walk-up and dine in spot on South Main St) and Harold’s (American fare). The Palace Diner sources some of its ingredients locally from downtown businesses such as Bowman’s Market and Rauch Bakery.

In Gloversville, you can buy international foods at Espuna and Antonucci’s Wholesale Market or local and regional foods at the Mohawk Harvest Cooperative Park.

Transportation

Downtown is walkable and accessible to all. Three bus routes traverse downtown; the multi-modal 8-mile long Fulton, Johnston and Gloversville (FJ&G) Rail Trail provides access to downtown, neighborhoods, parks and the city of Johnstown; downtown sidewalks are well maintained and ADA accessible; and several state routes provide vehicular access to regional destinations and the Adirondack State Park. Gloversville is working to make the city even easier and more comfortable for bicycles and pedestrians through a variety of trail planning and Complete Streets initiatives. These projects will help to increase safety and mobility for all residents.



A major pedestrian safety project will update existing traffic signalization at six of the most heavily traveled intersections in the City of Gloversville along the South Main St. and North Main St. commercial corridor. The project is being federally funded with a \$505,500 grant through the NYS DOT-administered Pedestrian Safety Action Plan (PSAP) program. The U.S. DOT launched PSAP in 2013 as part of its mission to improve the quality of life in communities through the increase of safe walking and bicycling as viable



means of transportation and physical activity, with an emphasis placed on downtown “Main Street” projects to help play a role in those revitalization efforts.

The project will include the installation of pedestrian signal upgrades; new crosswalk striping; raised crosswalks; new traffic signal controllers; new handicapped ramps at each intersection crosswalk location; new sidewalks at each intersection; concrete curb bump-outs; new traffic signalization; new traffic flow orientation and direction striping/signage; new stormwater catch basins and storm main connections at some locations.

Open Space



Trail Station Park - one of the many community assets in the City of Gloversville.

The City began to enhance its recreational amenities in earnest by 2017. Many of these resources are connected to each other by the FJ&G Rail Trail, an eight-foot-wide paved recreational trail that parallels the Cayadutta Creek and weaves through downtown and surrounding neighborhoods. Other downtown open spaces include Trail Station Park on the Cayadutta Creek and Castiglione Park in the center of downtown. Using a grant from the NYS Office of Parks and Recreation, the city expanded Trail Station Park by transforming a large expanse of asphalt into an area that will include a spray park and small adventure play area for children, picnic areas, lawn, and shade trees for residents of the adjacent Kingsboro Towers apartments for seniors.

The City also received a donation from the St. Thomas Foundation to upgrade Castiglione Park to be a downtown festival space and act as a connection point to the rail trail and the Glove Theatre. Design and construction documents are currently underway.

It is also envisioned that the city extend Castiglione Park to the Farmers’ Market Pavilion and what will be developed as St. Thomas Square by leveraging the private investment with DRI funds. This will form a beautiful and comfortable public corridor for recreational and cultural events, as well as a more intimate connection between the Market Pavilion and Main Street. Finally, the city is also planning to install a

“The current visions being set forth open the opportunity for new businesses, new attractive public spaces and specific locations dedicated to various community venues. The William H. St. Thomas Family Foundation Trust has provided a private donation to the city of Gloversville for St. Thomas Square. This space will be a beautifully landscaped public area connecting The Farmer’s Market to Wandel Park. However, the money necessary to make the overall revival of the city possible is much greater than this donation. Further funding is imperative to make this project a reality.”

-Nancy St. Thomas, William H. St Thomas Family Foundation



protected bike lane and pedestrian promenade for safe and easy non-motorized access between downtown and the FJ&G Trail (a three block area between Main Street and Trail Station Park) along Church St. which will complement planned development of the new Glove City Lofts and encourage additional infill development along Church Street.

Arts, Culture, Education, and Innovation

The city has a great variety of arts, music and educational venues and opportunities supported by the public through its civic organizations. The downtown resources include the Glove Theater, Schine Memorial Hall, Mohawk Harvest Cooperative Market and numerous galleries and museums including the Micropolis Gallery.

The Glove Theater is located at the center of downtown at 40-44 North Main Street. Built in 1914 as a vaudeville entertainment venue, the Glove became the home and flagship theater of the Schine nationwide movie empire in 1920, the largest theatre chain in the country at that time.

The magnate headquartered their empire in the neighboring building, where it coordinated movie premieres that brought vintage Hollywood elites to visit Gloversville. The Glove was included in Schine Holdings until 1974, when it closed. Shuttered for over 20 years, it was reborn as a live performance venue in 1997. The Gloversville Theater Corporation now owns and operates the theater, and a proactive board of directors made up of a number of young residents of Gloversville who all have a connection to the city, and are restoring it in phases that included the installation of a new marquee in 2021 that brightened up the entire block.

Schine Memorial Hall is the headquarters of Gloversville Community Music, a not-for-profit organization consisting of professional musicians. GCM presents a professional program of classical and jazz concerts throughout the region.

Mohawk Harvest Cooperative Market is a food co-op and downtown gathering place. In addition to its traditional role as a grocery store, deli and café, the market promotes and hosts cultural events throughout the year and is central to Downtown Gloversville's rebirth. Micropolis Gallery is an artists' cooperative located within the market. Its core mission is to support and exhibit the work of local artists and artisans.

STORTO The Glove Shop is Gloversville's last remaining glove shop, where the art of glove making can be seen from the sidewalk. Daniel Storto, owner, operator, and sole glove maker at STORTO, created gloves for dozens of Academy Award winners while living in Hollywood in the 1980s and 1990s. Storto studied and collaborated with famous fashion and costume designers including Bob Mackie, Givenchy, and Oscar de la Renta. After Hollywood, Storto took his glove making passion to the glove capital of the world, planted his family roots, and sought to continue the legacy of the two remaining glove manufacturers at



Enjoying Art Walk



the time. Today, Storto still uses many of their tools and techniques at his shop, where he continues to showcase his world-class talent.

Resiliency

Part of being a resilient community is protection from natural disasters such as flooding. Another part of being resilient is social resiliency where a community has and can work together to weather disruptive events be it a natural disaster or a pandemic. Gloversville’s residents are at the heart of nearly every activity and effort that takes place in the City and including the revitalization of downtown. Now, given recent development interest and proposed projects, the third leg of resiliency can be applied with regard to renewable energy options for new and rehabbed buildings and installing EV charging stations.

In addressing the DRI Round 5 guidance, the DDS and the City will work with local developers to incorporate measures to decarbonize buildings and apply the Stretch Energy Code to meet the State’s goals under the Climate Leadership and Community Protection Act. The developer of the proposed Glove City Lofts is considering a geothermal heating system as an element of the LEED certification, and the project will include EV charging stations.

As part of the planning approvals process, Gloversville is encouraging the installation of EV charging stations. True Value Hardware recently installed some of the first charging stations in the city.





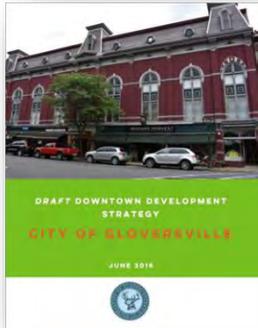
SUPPORTIVE LOCAL POLICIES

P LANNING AHEAD

The proposed transformative projects have largely emerged from Groversville’s planning efforts in recent years. These various plans demonstrate a commitment of time and resources that the city has committed in order to increase the quality of life. For example, the current Brownfield Opportunity Area study helped to inform the DRI boundary and many of the projects within it. Similarly, the developer of the Glove City Lofts discovered Groversville through connections with planners and economic developers during the LWRP process. All of Groversville’s goals for revitalization sprouted during one or more planning processes, all of which bolster this application. Some of those specific planning efforts and policies to improve quality of life downtown include:

2018 Downtown Development Strategy

As stated in Groversville’s Downtown Development Strategy, “The City, Fulton County Center for Regional Growth, and the Fulton County Planning Department partnered on developing this place based, market driven plan. All are passionate about advancing the re-birth of historic Downtown Groversville because they are proud of its history and its potential to provide catalytic impacts to the City and Fulton County.” The City Council adopted this strategy in 2018 to provide a visionary yet practical road map to redevelop and repurpose public and private spaces downtown with local and regional



partners. It is the City’s blueprint for recent downtown successes leading to this DRI effort.

Comprehensive Plan Update

In 2015, the city updated and adopted its Comprehensive Plan. The Vision of the Plan was based on improving local quality of life and maintaining its unique attributes. As stated in the plan, “The qualities that make Gloversville unique still continue. Many characteristics combine to provide the distinct livability of the City: the physical setting, at the foothills of the Adirondacks, the gateway to its 6 million acre preserve and the Great Sacandaga Reservoir; the historic urban and downtown settings, with a variety of walkable neighborhoods, which promote a broad range of lifestyles; and the potential for a number of commercial, industrial and technology-based developments.” The Comprehensive Plan calls for maintaining the basic physical and social qualities and enhancing the economic prospects of the City.

Land Use Regulations and Zoning

Immediately after the comprehensive plan update, the city commissioned a review of its zoning ordinance which it then adopted in 2016. The revisions included several specific changes in language and zoning maps. However, the most significant accomplishment of the new ordinance was the establishment of a novel form based overlay for the entire central business district. This overlay gives the planning board broad discretion to foster development that enhances the historic character and walkability of the downtown as well as its relationship with surrounding neighborhoods.

Equitable Transportation Policies

The City is implementing pedestrian safety improvements as described in previous sections, which aligns with the local desire to allocate public space for all modes of transportation. Gloversville is fortunate to have a traditional street network as well as a rail trail running parallel to Main Street that provides both a recreational and transportation asset. The desire to link this trail more closely to downtown is driving a series of projects including the Complete Streets initiative proposed in the DRI. For downtown to be truly successful it must be accessible for residents and visitors of all ages and abilities; therefore, the proposed project includes a pathway connecting the rail trail to downtown with anchor access points, protected crosswalks, a dedicated cycle lane, improved lighting and wayfinding to increase safety and comfort for all users.

Significant Public Private Partnerships



In 2016, several private business organizations, the CRG, the downtown BID, the Gloversville Economic Development Corporation (GEDC), and the City of Gloversville established a partnership. Each of these stakeholders pledged financial underwriting for the cost of a Downtown Development Specialist (DDS) for three years,

demonstrating each of their commitments to the placemaking strategy for the revitalization of Gloversville. Since the partnership began in 2017, the DDS has progressed several significant initiatives designed to make downtown the central feature in the life in the city.

In 2016, the City of Gloversville and Fulton County Center for Regional Growth (CRG) established a jointly controlled \$900,000 **low interest loan fund**. A seven-person board composed of the city mayor, three



council members, and three members of the CRG board oversee the fund, which focuses on economic development within the city and serves as a lender for small to medium sized enterprises.

Creative Solutions for Housing and Neighborhoods

One of the key pieces of legislation in Gloversville is the **vacancy ordinance** requiring owners of vacant buildings to register property with the Fire Chief. Registration requires a written plan for the structure that may call for rehabilitation, demolition, or continued vacancy. Implementation will serve to eventually eliminate zombie structures and blighted properties that are a severe detriment to the quality of neighborhoods. This unique program is one example of Gloversville's commitment to being a model for other upstate municipalities.

Another example is the **Neighborhood Quality Administrator (NQA)** in Gloversville. For years, the city struggled to cost effectively enforce its maintenance codes. As enforcement was historically the responsibility of the fire department, its primary functions naturally took precedence. In 2016, further demonstrating a commitment to downtown revitalization, the City established the NQA to coordinate and enforce building maintenance codes including the vacancy ordinance, with the overall goal of increasing the quality of housing and neighborhoods throughout the City.

Other entities bolstering housing and neighborhood rehabilitation are the **Gloversville Housing Neighborhoods Improvement Corp (GHNIC)**, the City's land bank, which has been acquiring blighted properties in and around DRI area, and the **Housing Disposition Committee**, which is working to enhance stakeholder engagement and promote local property ownership.

Downtown Historic District

The Historic District Review Board oversees the City's Downtown Historic District and has the responsibility to review and approve commercial signs, facade renovations, and new construction within the district. For over thirty years, the Board has successfully ensured that new construction does not detract from the character of the district. It also qualifies eligible projects for state and federal historic preservation tax credits.

Local Waterfront Revitalization Program

In 2019 the City was awarded a grant to prepare an LWRP for lands associated with the Cayadutta Creek that runs through the center of the City including through the DRI. The city is approximately 90% complete with this document which incorporates the State's 44 Coastal Policies that will be applied to redevelopment projects. The LWRP process brought into focus the value of the Cayadutta Creek as a waterfront amenity in the City. In addition to being paralleled by the FJ&G Rail Trail, its proximity to downtown offers a respite in the center of the city for residents and visitors.



2020 Brownfield Opportunity Area Nomination Study



BOA Steering Committee visiting strategic sites.

The City is currently in the process of preparing a Brownfield Opportunity Area (BOA) Nomination study that will identify strategic sites and plan for their development. Of the sites that the city and its team are investigating, five are within the DRI area. Once fully Nominated by the NYSDOS, these properties will be eligible for a boost in Brownfield Tax Credits. Given that the BOA properties within the DRI boundary are also in an historic district and, in and of themselves are historic, redevelopment could incorporate Federal and State Historic Tax Credits as well. The combination of these two types of tax credits can be a significant factor in the cost of redevelopment of these properties.

This is another example of the partnerships between the city and private developers that the DRI would build upon.

Clean Energy Communities

Gloversville is participating in the NYSERDA Clean Energy Communities program, which acknowledges municipalities and counties that take specific action items to help reduce greenhouse gas emissions and enact climate resiliency policies. Thus far, the City has completed four High Impact Actions including Benchmarking, Clean Fleets, Energy Code Enforcement Training and adopting a Unified Solar Permit. As stated above, the city now is encouraging the installation of EV charging stations as part of the planning approvals process.

Technology

The availability of reliable broadband is increasingly important as workplaces become more flexible, and the DRI area is well served by telecommunications services including Spectrum and Frontier.





PUBLIC SUPPORT

ENGAGING YOUR COMMUNITY

The City of Gloversville is fully committed to obtaining and engaging its residents evidenced by the fact that the City has included its residents in each of the recent planning projects that have been completed or are underway. For each project, a wide variety of public engagements were held from formal presentations to in-person open houses. With this mindset, the same approach was taken in developing this DRI Round V application.

At the onset of the pandemic, the City was in the process of preparing this DRI application. In order to obtain input, the city had to pivot to on-line engagement given the state of the Coronavirus at that time and the results were amazing. The City was able to engage more residents than in-person events and obtained a great deal of good input.

Virtual Open House #1:

From April to May 2020, community members were invited to participate in a community survey with a series of multiple choice and short answer questions related to the Gloversville DRI application. They were asked a variety of questions ranging from what makes Gloversville unique to what they would like to see downtown. A total of 45 community members completed the survey, providing rich responses that detailed their view of downtown today and their vision for downtown tomorrow.

The respondents stated that the history, buildings, the city itself, the beauty and the people are what makes Gloversville special and unique. In terms of how people use downtown, the most popular answers



were entertainment, recreation, retail shopping and government services at least a few times a year. However, many people said they never use downtown for dining, groceries, recreation amenities, and work. These present opportunities within the DRI.

With regard to what anchors people identify with they said The Glove Theater, Library, Mohawk Harvest, and Trail Station Park. Other items mentioned that people identify with included the historic district, downtown events, and proximity to the Adirondack Park.

When asked what would bring you to downtown on nights and weekends, respondents said restaurants, entertainment, music, events.



This question matches the answers when asked what are your top three interests in downtown?

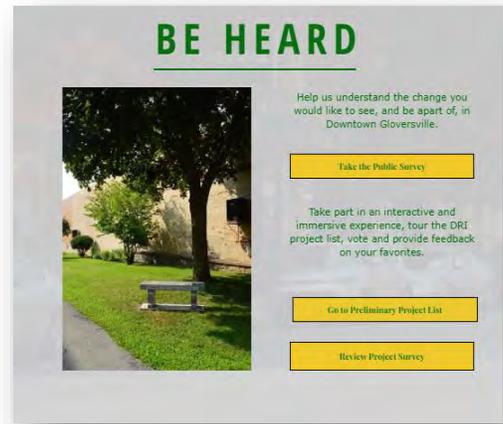


The survey captured a cross-section of residents aged 22-65+ including a mix of native Gloversvillians who have lived in Gloversville for over 25 years and more recent transplants. Approximately 17% of respondents live downtown. Respondents also had varied incomes, educational backgrounds (from some college to graduate degrees), and housing needs. Women comprised 57% of respondents.



Virtual Open House #2 A second virtual open house was held in June 2020. Given the time lapse during the pandemic, it was decided that the second virtual open house be re-held to vet a revised vision statement and a new slate of transformational projects. The survey kicked off with a live Facebook event held by the Downtown Development Specialist and was shared widely through traditional media, social media and the Gloversville DRI website, www.cityofgloversvilledri.com.

The Vision of downtown was crafted directly from the statements collected from the public via the community survey held last year and with input from the DRI Working Committee. When the vision was shared people responded positively, with comments such as the following:



“
It is important to have a vision of how to move forward and this is a well-rounded approach to improve the center of the city.
”

“
I have hope for this vision.
”

“
I have been so happy to see the transformation of downtown Gloversville. It is still a work in progress but the new stores and shops bring me there!
”

The top projects as identified through the survey were the Glove City Brewing HQ, the Glove Theater Restoration and the Carriage House Showroom Renovation. The Youth Recreation Center / Skate Park also received high marks, reflecting the number of comments from respondents who requested more opportunities for kids.

In addition to the almost 300 people who responded to the public surveys, additional residents and property owners have served on development committees, sponsored special placemaking events, and have assisted with redevelopment planning in each of the districts. County, state and federal representatives have given full support to the City to move its downtown initiatives forward.

Gloversville’s DRI strategy is supported by a broad coalition of supporters and follows on multiple planning efforts including the Downtown Strategy, the Local Waterfront Revitalization Plan and Brownfield Opportunity Area Study.





TRANSFORMATIONAL PROJECTS

The City of Gloversville DRI Application Committee has identified 18 transformative projects totaling over \$30 million of investment that could potentially be eligible for DRI funding. The pages that follow provide a list and description of each project which address the key goals of Gloversville’s DRI application:

- Creating Downtown Cornerstones
- Enhancing Mobility
- Activating the Public Realm
- Housing Opportunities for All
- Creating New Cultural Opportunities
- Spur Vibrancy Downtown through Economic Development

To demonstrate the City’s commitment to implementing the DRI, the City of Gloversville has formally adopted a resolution to move \$1.1 million in excess fund balance into a DRI fund. The \$1.1 million in funding will be provided as a match toward DRI public improvement projects selected for funding in order to leverage the \$10 million award.



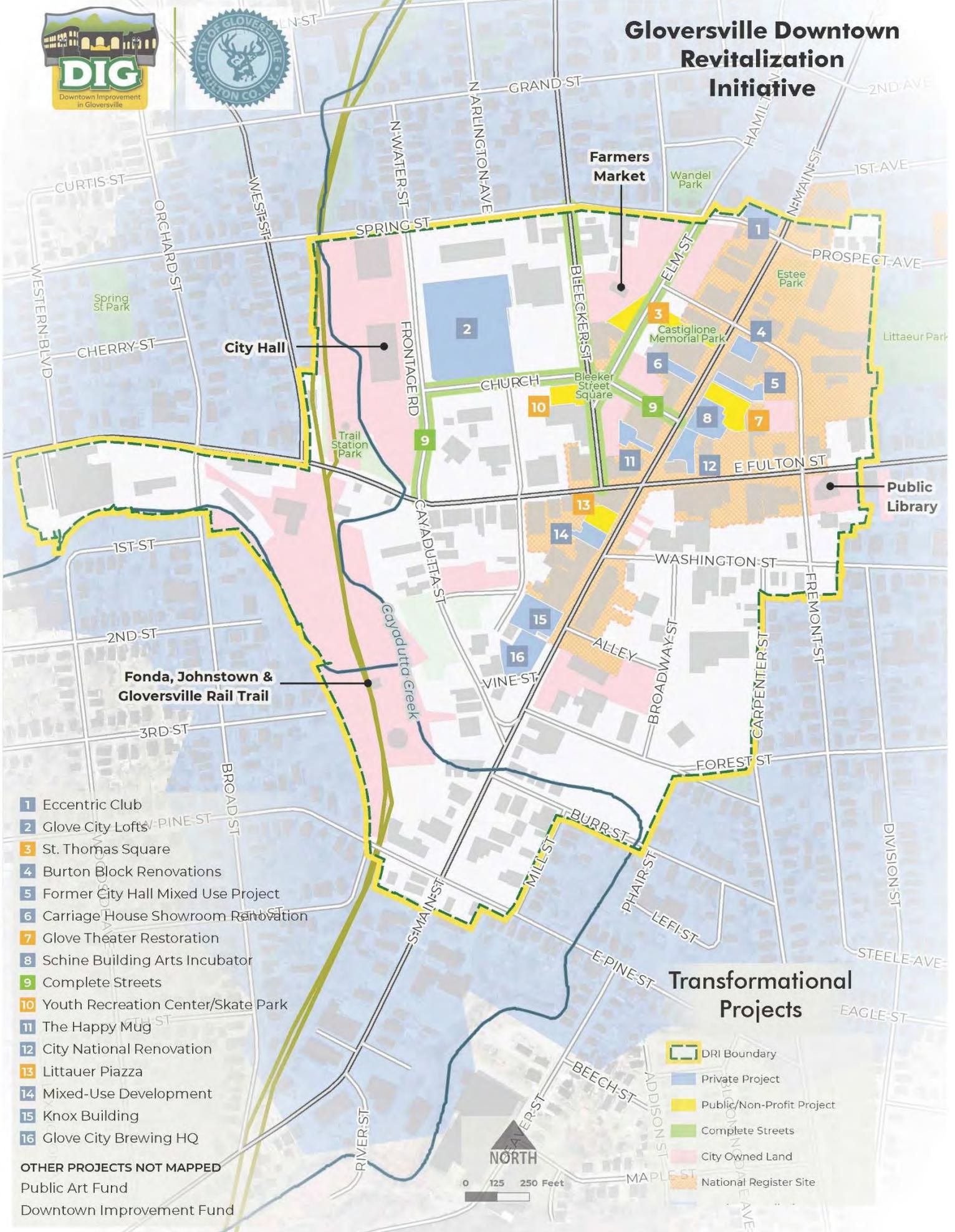
City of Gloversville - Summary of Transformative Projects

Project #	Project Name	Project Address	Job Creation	Total Project Cost	DRI Request	DRI Goal
1	Eccentric Club Public Event Space	109 N. Main	2	\$600,000	\$200,000	Downtown Cornerstone
2	Glove City Lofts	52 Church	5	\$20,237,000	\$1,000,000	Downtown Cornerstone
3	St. Thomas Square	Elm St.	-	\$500,000	\$250,000	Activating the Public Realm
4	Restoring the Burton Block	54 N. Main	25	\$2,000,000	\$800,000	Façade and site enhancement
5	Mixed-Use @ Former City Hall	44 N. Main	5	\$750,000	\$250,000	Downtown Cornerstone
6	Carraige House Showroom Restoration	39 N. Main	20	\$2,500,000	\$1,000,000	Downtown Cornerstone
7	Glove Theater Renovations	42 N. Main	2	\$1,050,000	\$900,000	Creating New Cultural Opportunities
8	Schine Building Arts Incubator	30 N. Main	2	\$1,000,000	\$400,000	Creating New Cultural Opportunities
9	Complete Streets	Church/Elm	-	\$1,200,000	\$720,000	Activating the Public Realm and Enhancing Mobility
10	Youth Recreation Center/Skate Park	33 Bleecker	8	\$1,300,000	\$550,000	Business expansion; façade, building and site renovation of historic building
11	The Happy Mug	13 N. Main	20	\$2,500,000	\$100,000	Downtown Cornerstone
12	City National Restoration	10 - 24 N. Main	20	\$1,500,000	\$500,000	Downtown Cornerstone
13	Littauer Piazza	12 - 18 S. Main	-	\$1,000,050	\$400,000	Activating the Public Realm and Spurring Vibrancy
14	Mixed Use Renovation	20 - 24 S. Main	20	\$3,000,000	\$1,200,000	Downtown Cornerstone
15	Knox Building Development	52 S. Main	25	\$5,000,000	\$2,000,000	Downtown Cornerstone and Housing Opportunities for All
16	Glove City Brewing HQ	64 S. Main	3	\$500,000	\$200,000	Downtown Cornerstone
17	Public Art Fund	District Wide	-	\$200,000	\$200,000	Spurring Vibrancy
18	Downtown Business Fund	District Wide	-	\$1,000,000	\$600,000	Spurring Vibrancy
TOTAL			157	\$45,837,050	\$11,270,000	





Gloversville Downtown Revitalization Initiative

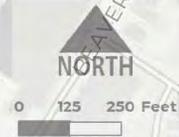


- 1 Eccentric Club
- 2 Glove City Lofts
- 3 St. Thomas Square
- 4 Burton Block Renovations
- 5 Former City Hall Mixed Use Project
- 6 Carriage House Showroom Renovation
- 7 Glove Theater Restoration
- 8 Schine Building Arts Incubator
- 9 Complete Streets
- 10 Youth Recreation Center/Skate Park
- 11 The Happy Mug
- 12 City National Renovation
- 13 Littauer Piazza
- 14 Mixed-Use Development
- 15 Knox Building
- 16 Glove City Brewing HQ

OTHER PROJECTS NOT MAPPED
 Public Art Fund
 Downtown Improvement Fund

Transformational Projects

- DRI Boundary
- Private Project
- Public/Non-Profit Project
- Complete Streets
- City Owned Land
- National Register Site





Project 1: Eccentric Club Public Event Space

Total Project Cost
\$600,000

DRI Funding Request
\$200,000 (40%)

Other Funding Sources
Private Equity
Private Financing

Project Sponsor
Eccentric Club

Property Address
109 North Main Street

Readiness Status

- Site Control
- Commitment Letter
- Cost estimates
- Project completion: Spring 2023

One of the longest consecutive running operations in Downtown Gloversville is the Eccentric Club, located on the north end of our DRI on the corner of Spring St. and N Main, adjacent to Wandel Park and Gloversville Post Office. The Eccentric Club has operated as a social club since conception, and currently employs 4 full-time employees.

Originally founded in part by a local philanthropist, Lucius Littauer, the Eccentric Club has been a staple of Downtown's social and architectural framework since the turn of the 20th century. The club spans three floors and a basement, where an operational antique bowling alley has been preserved for over 100 years. The club currently has the capacity for small, intimate parties on the second floor, adjacent to a catering kitchen.

In accordance with the club's priority of maintaining its historic and architectural integrity, a new roof is an extremely high priority. It stands as a major hurdle for future expansion of the third floor as a space for community events. Once completed, the club will be able to renovate the vacant third floor in order to retain and attract large-scale venues across 3,000 sq. ft., making the club competitive with local and regional venues. Currently, Downtown Gloversville does not have a venue that is able to do so.

In order for the club to provide rentable event space, the board of directors is seeking assistance from the DRI to install a new, and historically appropriate roof. The feasibility of the third floor's project is dependent on a roof replacement within the next two years. This improvement is imperative to not only the third floor project, but also continued operations and maintenance of the historic structure.

The board recently submitted bids for the work and received cost estimates for the roof, with plans for project completion by the end of 2022. Preliminary site plans for the third floor concept is currently underway and would commence once the roof work is completed.

Virtual Open House respondents support this project as "there are no large gathering places currently available [downtown]." The club is a beautiful and well-known space and is "ripe for becoming a major draw to downtown."



Project 2: Glove City Lofts

Total Project Cost
\$20,237,000

DRI Funding Request
\$1,000,000 (5%)

Other Funding Sources
Low Income Housing Tax Credits
Private Equity
NYSERDA
NYS ESD

Project Sponsor
Kearney Development

Property Address
52 Church Street

Readiness Status

- Purchase option secured for site
- Developed site design plans and estimates
- Ready to start in 2022, estimated project completion in 2024.

The proposed Glove City Lofts is located at 52 Church Street in the heart of downtown, directly across the street from Gloversville City Hall. Currently, the site is occupied by an abandoned call center.

After identifying the site as a candidate for redevelopment, The Fulton County Center for Regional Growth began assistance in facilitating the transfer of the parcel in 2020. In May of 2021, Kearney Development publicly announced their plans for Glove City Lofts, a new construction artist housing project, offering 75 loft-styled units for mixed-income tenants.

The Kearney Group has since developed preliminary project plans outlining its scope of work and estimated costs which highlight site preparation, demolition, construction, and management. Site work is ongoing as the developer anticipates a negative SEQR determination following an upcoming planning board meeting in October of 2021.

In addition to planning, the Kearney Group has submitted applications to secure low income housing tax credits that will offset the costs of future site prep, construction costs, ESA analysis, architectural/engineering fees, and additional hard and soft costs. In July 2021, the Kearney Group submitted an ESD CFA seeking \$250,000 to construct office and gallery space for the Glove Cities Arts Alliance.

The entirety of the proposed DRI resources would be allocated to fund direct contracting costs associated with the project's residential construction component.

This project shows readiness through the completed internal feasibility study, a secured purchase option on the site, developed site design plans and estimates, and the submission of crucial funding commitments. The developer is prepared to start the project in Spring of 2022.

Virtual Open House respondents commented largely in favor of this project and the boost that it will provide to the city and middle-income residents and artist who will benefit from the new housing option. This would help to "bring younger and middle age people to the area" and support the arts, which will be important to "help in uplifting the community." In short, "this will be great" ... and many residents agree that "art brings culture and gives all people a voice."



Project 3: St. Thomas Square Farmers Market Grove

Total Project Cost
\$500,000

DRI Funding Request
\$250,000 (50%)

Other Funding Sources
Private Donation
City of Groversville

Project Sponsor
City of Groversville

Property Address
Elm Street

Readiness Status

- Site Control
- Renderings completed
- Cost estimates completed
- Ready to start in 2022
- Project completion in 2023

Located on Elm Street and surrounded by existing public spaces including the farmers' market, the St. Thomas Square project has the ability to connect downtown's commercial core with improved public spaces. The three tandem spaces, the Farmers Market Pavilion, Castiglione Park, and Wandel Park, are commonplaces for many of Groversville's economically disadvantaged demographic.

While the city and others use the adjacent public spaces consistently for recreation programming, a lack of connectivity has resulted in using these places in isolation. Residents have shown major support for connectivity strategies and enhanced beautification during various public outreach sessions.

St. Thomas Square aims to be the connective solution while launching major beautification efforts to its surroundings. Along with lighting improvements and commissioned murals, Castiglione Park's green footprint will be expanded over a gravel parking lot at the western edge of the space, seamlessly transitioning to the Farmers Market Pavilion. The Square itself will replace a flat concrete patio with decorative pavers, sculptures, and scattered greenspaces. A memorial wall dedicated to the workers of the St. Thomas Factory will be commissioned in the center of the square as well.

The Square will continue its expansion north on Elm Street, where grass promenades will be constructed alongside new sidewalks and freshly planted trees. These improvements, combined with new wayfinding signage, will direct park-goers to Wandel Park to the north without disconnecting from greenspace.

With the help of a committed private donor combined with the City's financial contribution, the City is able to strengthen the connectivity of its shared spaces and the downtown commercial district. This project will greatly increase the quality of life for downtown residents and businesses alike.

Almost one-third of Virtual Open House respondents ranked this project a 10/10. Several comments identified it as an underutilized space that this project would help bring back to useful life. "This will be a good link to Main Street." Another commenter echoed the views of many by stating "It will be nice to see some green space added to the area!"



Project 4: Restoring the Burton Block

Total Project Cost
\$2,000,000

DRI Funding Request
\$800,000 (40%)

Other Funding Sources

Private Equity
Bank Financing
ESD CFA
National Grid

Project Sponsor
518Properties

Property Address
58 North Main Street

Readiness Status

- Site Control Commitment
- Preliminary Site Designs
- Preliminary Scope of Work
- Cost Estimates
- Project completion: Spring 2024

This cornerstone structure sits prominently at the corner of North Main and Fremont Streets and is one of the most visible buildings in Downtown Gloversville. Tenant occupancy has waned over recent years and the building currently stands vacant. Once home to the YWCA, the masonry building stands three stories tall, covers approximately 20,600 sq. ft. and is registered on the New York State Register of Historic Places.

The Burton Block is perfectly poised for mixed-use development with ground-level commercial space, upper story middle-income apartments, and third floor social and fitness amenities for the residents. A popular and growing microbrewery located outside the city limits has expressed interest in opening a downtown location with this project's developer. Preliminary project plans include using part of the ground floor commercial space for the microbrewery's expansion, bringing additional jobs and sales tax revenue to downtown. The majority of Virtual Open House attendees voiced support for this project, adding enthusiasm for new housing options.

The project's largest scope of work focuses on interior renovations, especially on the upper floors. The most pressing issues in the short term are the cleanup and remediation of a pigeon infestation, window replacement, façade improvements, and the construction of an elevator, all of which are outlined in the preliminary site design.

The developer also plans to tie in public space to the project. An alleyway at the rear of the building has historically been a hotspot for blight and garbage. With the help of the Glove Cities Arts Alliance, the developer plans to initiate a street art exhibit that will convert the previously blighted space to an urban pocket destination.

The project demonstrates readiness through developer's commitment to achieve site control through property transfer, preliminary site designs, preliminary scope of work, and cost estimates.



Project 5: Mixed Use Project @ Former City Hall

Total Project Cost

\$750,000

DRI Funding Request

\$250,000 (40%)

Other Funding Sources

Private Equity
Bank Financing

Project Sponsor

Capano Enterprises Inc.

Property Address

44 North Main Street

Readiness Status

- Site Control
- Committed Tenants
- Project completion:
Summer 2023

The former City Hall Project, located at 44 North Main Street, is chosen for its readiness, proximity to downtown amenities, committed tenants, and developer reputation. After its use as City Hall, the upper floors were converted to four middle-income apartments and the ground floor a full-service restaurant; however, while the apartments remain occupied, the restaurant space has been vacant for three years.

The developer has a reputation for planning and developing projects that fit the community's need. In 2019, Capano Enterprises answered the community's call for a retail hardware store when opening a True Value franchise in a vacated storefront on Blecker Street in the heart of downtown that has been very successful.

Capano Enterprises also owns and operates one of Gloversville's longest standing restaurants adjacent to the True Value. Both businesses have benefitted greatly from consumer demand and are at the point of expansion.

The developer is taking the opportunity to expand the True Value and expand, relocate and rebrand the restaurant to former City Hall's ground floor. The restaurant will seek to attract a changing demographic and spillover crowds from The Glove Theatre which is directly adjacent.

Renovations on the ground floor at the Former City Hall will provide a larger footprint for the restaurant to increase customer capacity, create higher efficiency for operations, and add sidewalk dining as an additional service. The developer also plans to build a bakery in the rear of the building to further expand its product offerings.

This project's readiness outlines its candidacy for DRI funding. The developer recently purchased the building and achieved site control. The residences on the second and third floor are not in need of renovations, are fully occupied, and the ground floor commercial space already has a committed tenant that is expanding their footprint and adding 5 full time jobs.

The developer also maintains site control of the prior location of the restaurant, allowing them to expand the hardware store's footprint, offer new products, and add 10 full time positions.

Virtual Open House respondents were largely supportive of this project, and wrote comments in favor of a new restaurant downtown. *"It would be great to have this as a restaurant, especially with sidewalk seating!"*



Project 6: Carriage House Showroom Renovation

Total Project Cost
\$2,500,000

DRI Funding Request
\$1,000,000 (40%)

Other Funding Sources
Private Equity
Private Financing
ESD CFA
National Grid

Project Sponsor
Capano Properties LLC

Property Address
39 North Main Street

Readiness Status

- Site Control
- Funding applications in progress
- Construction Start Date: Fall 2022

The former Carriage House Showroom is located in the center of downtown, directly across from the Glove Theatre. It previously operated as a multi-level retail store with upper story residential development, but has been vacant for roughly two decades.

This area suffers from a lack of restaurants, with virtually no food establishments open after business hours. The need for a reputable full-service restaurant establishment has been growing for a number of years. Comments and input from the Community Open House held for this DRI effort echo this need, with the most supported projects being those proposing some sort of restaurant concept. This project is aiming to fill the void in downtown through the establishment of a full-service microbrewery and restaurant.

The developer has achieved site control through their purchase of the property and is currently developing preliminary site plans and cost estimates, and plans to start construction in Fall 2022.

With the help of a future NY Main Street grant, the 18,000 sq. ft. shell will be converted back into a mixed use facility, with the microbrewery and restaurant occupying the first floor, and a portion of the upper floors will be converted to market rate housing which is lacking in downtown. In addition to commercial and residential uses, the developer aims to incorporate a black-box styled theatre capable of small, intimate performances on the second floor which feeds into the arts and culture focus of Downtown.

This project achieves multiple objectives outlined in the City's 2018 Downtown Revitalization Strategy which called for additional restaurant establishments, increased levels of upper story housing, and access to artistic platforms.

This project is a testimony to Gloversville's development progress, as it achieves planning and development objectives established in 2018, organically increases sales tax dollars, and creates 20 permanent jobs.



Project 7: Glove Theater Renovations

Total Project Cost
\$1,050,000

DRI Funding Request
\$900,000 (90%)

Other Funding Sources
Private Equity

Project Sponsor
Groversville Theatre Corp.

Property Address
42 North Main Street

Readiness Status

- Site Control
- Cost Estimates
- Preliminary Project Plans
- Project completion: Fall 2023

The Glove Theater is one of the gems of downtown Groversville. Once the flagship theatre of Schine Circuit, the nation's largest movie theater chain, the Glove originally operated as a vaudeville house, eventually evolving into a movie house in the late 1920s. The theater hosted a number of premier events, which brought A-list celebrities to Downtown Groversville.

The Glove closed its doors in the 1970s during the decline of the leather industries. It sat neglected for 20 years and faced demolition prior to its rebirth in the 1995. Today, the Glove continues to host a variety of performances under the leadership of an energetic and diverse board of directors.

The new board immediately laid out a slate of desired enhancement projects, prioritized them based on absolute need, and monetized their associated costs. They launched their first capital campaign goal of raising \$100,000 to pay for a new roof, renovate the men's bathroom to be functional and code compliant, repair the marquee, and upgrade the antiquated fly loft system.

To date, the board raised 75% of the capital campaign and successfully completed 3 of the 4 projects proposed: the roof, bathroom, and marquee. Continued restoration efforts are shifting back towards the fundamentals, as many of the attractive initiatives require major investment. Restoring the plaster is not viable without a temperature-controlled auditorium, necessitating the need for an entire HVAC system. Recent inspections discovered inadequacies in the building-wide sprinkler system, halting the theatre's ability to obtain a certificate of occupancy

In addition to a DRI stimulus, the theatre is committed to expanding its capital campaign to supplement the required equity contribution for the purchase and installment of a HVAC system, sprinkler system repairs, replacement of upper floor furnaces, restoration of the theatre's walls, installment of new acoustics, lighting upgrades, and upgrading the fly loft system.

The Glove Theatre project displays readiness through site control, cost estimates, preliminary project plans, and overwhelming community support. This project received very high marks in the Virtual Open House, with one of the highest scores overall. Commenters wrote in favor of a wonderful expansion of the theater, which is "a treasure" in downtown Groversville. One respondent wrote, "The Glove is a cultural landmark! This (project) is a must."



Project 8: Schine Building Arts Incubator

Total Project Cost

\$1,000,000

DRI Funding Request

\$400,000 (40%)

Other Funding Sources

Private Equity
Private Financing

Project Sponsor

Schine Memorial Hall, LLC

Property Address

30 North Main Street

Readiness Status

- Site Control
- Preliminary Cost estimates
- Project completion: Summer 2023

Schine Memorial Hall is a prominent, 3-story building that has been a downtown landmark since its construction in 1881. The building's unique architecture reflects its original use as a 1400-seat opera house on the second and third floors. It operated as the *Kasson Opera House* until the late 1910s when the Schine brothers purchased the building, and subsequently established the headquarters for their company, the Schine Circuit theaters, on the upper floors. The Schine theaters were the largest independent theater chain in the US at this time.

The Schines sold the building in the 1960s. When the building landed on the tax foreclosure list, a group of residents began an initiative to purchase the building and renovate it as commercial and office space. By selling shares, the group amassed over \$500,000 to pay for acquisition and the first two phases of renovations.

The building's three floors are separated out by their functions: ground level is mainly commercial tenants, second is offices, and the third floor is reserved for public arts.

The DRI project is seeking funding to supplement the proposed redevelopment and assist with Phase III. Phase III would consist of an arts incubator on the third floor, and accessibility improvements to the third floor through construction of a staircase from the second floor as one does not currently exist. In addition, Phase III would include necessary elevator system updates and repairs.

The incubator space calls for the renovation of two 3rd floor suites as well as the purchase and implementation of high-quality technology items such as computers, copiers, fax machines, and other resources. The incubator space is meant to be accessible to the public arts community as well as providing valuable resources. The installation of the arts incubator is another recommendation supplied from the 2018 plan.

The LLC has already contributed roughly \$600,000 and is seeking DRI funding to supplement the installation of the 3rd floor staircase, elevator repair, and renovations and technology purchase for the incubator space, amount in \$400,000, or 40% of total project cost.

Readiness is shown through site control, cost estimates, and remitted financial contributions.

Public comments on the Schine Building stress the important of this attractive space for community events, offices and cultural attractions. The Schine Building has an important legacy in Gloversville that the DRI will help to protect for many years to come.



Project 9: Complete Streets

Total Project Cost
\$1,200,000

DRI Funding Request
\$720,000 (60%)

Other Funding Sources
City of Groversville
OPRHP Grant

Project Sponsor
City of Groversville

Property Address
Church and Elm Streets

Readiness Status

- Site Control
- Project Plans
- Cost Estimates
- Secured financials
- Project Start: Summer 2023

Groversville’s 2018 Revitalization Strategy outlined opportunities for public projects focusing on recreation and multi-modal mobility. The proposed Complete Streets Project would build a more recognizable connection between Trail Station Park, FG&J Rail Trail and the downtown commercial district.

The project’s first phase includes an expansion of Trail Station Park into the city-owned parking lot to the east. The city plans on excavating the parking lot to make way for a splash pad and youth recreation area decorated with additional greenspace and new horticulture, complete with pathway extension from the Rail Trail to Frontage Road. This project will respond to the very real need for additional youth activities in the city, which Virtual Open House comments commonly reinforced.

The second phase is to continue the trail’s extension to the downtown commercial district via Church and Elm Streets. In order to accommodate pedestrians, cyclists, scooters and other modes, the city would install protected bike lanes and crosswalks throughout the pathway’s footprint. Preliminary plans show a series of planned streetscape improvements, including tree plantings along Church St, new streetlights, and the installation of prominent wayfinding signs.

To date, the city has secured a \$365,000 OPRHP grant to fund 75% of the construction cost of the spray park. The city will match this grant with DPW staff in-kind labor.

The OPRHP grant award, the city’s required matching funds of 25%, and a portion of the requested DRI allocation will be stacked to fund Phase I. The remainder of DRI funds will be utilized to fund all of Phase II.

This project’s readiness is displayed through the city’s site control, preliminary project visuals, cost estimates, and secured financial commitments. The Trail Station Park expansion will begin in Spring 2022.

Many Virtual Open House respondents gave this project a 10/10, and commented that it would be valuable for open space, beautification and family activities. This project could help keep residents (and by extension, their dollars) in downtown Groversville.



Project 10: Youth Recreation Center/Skate Park

Total Project Cost
\$1,300,000

DRI Funding Request
\$550,000 (42%)

Other Funding Sources
City of Gloversville
Gloversville School District

Project Sponsor
City of Gloversville

Property Address
33 Bleecker Street

Readiness Status

- Site Control
- Cost Estimates
- Partner commitments
- Project completion:
Fall 2023

33 Bleecker Street would be a transformational project for many reasons. It is centrally located, would provide activities and recreational space for Gloversville youth, and has a legacy as a community space since its construction.

Originally serving as the city's YWCA, this building was utilized as a code blue shelter by the Center of Hope prior to their relocation to West Fulton St in early 2021. This location is accessible to disadvantaged community members given its location in the center of Bleecker Square. The City of Gloversville and Gloversville Enlarged School District (GESD) are working together to target disenfranchised youth in an effort to improve engagement levels in school and the community.

With the city and GESD's leadership, 33 Bleecker Street would be transformed into a youth recreation center, aimed at providing a gathering space for students before and after school. Planned programming includes tutoring assistance, intramurals in the former gymnasium, and social functions.

GESD is committed to paying certified teachers to provide tutoring assistance, to install a new HVAC system, and to donate IT infrastructure and staff to ensure the technology is aligned with the needs of its students. The city supports allocating resources needed for staffing the administration of the program with the Center of Hope.

Roughly two-thirds of proposed DRI allocations would help pay for the creation of a downtown skatepark, a concept the city sees as an opportunity to increase community engagement. Preliminary plans seek to convert the existing greenspace behind the building for its development. The remainder of the proposed allocation would provide exterior improvements to enhance the center's curb appeal including façade painting, signage, sidewalk benches, and the incorporation of a public art mural.

Project readiness is displayed through site control, financial and administrative commitments, and preliminary cost estimates.

Virtual Open House respondents love this project, with almost 40% ranking it a 10/10. Many comments spoke to the need for this space in the face of other facility closures and the general lack of youth amenities. "Providing a safe place (for youth) would be outstanding," wrote one commenter, who seemed to sum up the thoughts of many.



Project 11: The Happy Mug

Total Project Cost
\$2,500,000

DRI Funding Request
\$1,000,000 (40%)

Other Funding Sources

Private Equity
Bank Financing
National Grid
NYS ESD

Project Sponsor

Micropolis Development
Group

Property Address

13 North Main Street

Readiness Status

- Site Control
- Building permit secured
- Renovations have been started and are ongoing
- Project completion: Spring 2023

The 3-story, 12,000 sq. ft. structure, located at the core of Downtown Gloversville is endowed with the benefits of being in one of the busiest areas of North Main Street. The building has been vacant since the mid-2010s, and most recently housed a jewelry store. A developer acquired the building and is now undertaking extensive rehabilitation efforts to build new office, commercial, and co-working spaces.

The upper floors of the building will be the new operating offices for the developer and related business ventures. Occupied office spaces combined with a ground-level co-working operation will support The Happy Mug Café, which will be located street side.

The building's primary needs are centered on utilities, structure stabilization and façade improvements, which are under the scope of current renovations. To date, the developers stabilized interior support beams and floor joists in order to maintain the historic integrity of the structure.

Additional development priorities include utilizing renewable energy sources and enhancing accessibility. DRI funding is being requested to provide ADA accommodations and the installation of a semi-transparent solar paneled roof.

The Happy Mug project displays readiness through securing site control and a building permit. The developer has started renovations and they are ongoing.

Virtual Open House respondents who support this project “really love this reuse project” and state that “various plans sound good to me” as the building detracts from the character of the street in its current condition. Another commenter wrote, “this prominent location and beautiful building deserve some new life.”



Project 12: City National Restoration

Total Project Cost

\$1,500,000

DRI Funding Request

\$500,000 (40%)

Other Funding Sources

Private Equity

Project Sponsor

Bowers Development

Property Address

10 – 24 North Main Street

Readiness Status

- Site Control
- Committed financial partners
- SHPO approval
- Preliminary Site Plans
- Project completion: Summer 2023

The former City National headquarters is comprised of four interconnected structures, and remains one of the most prominent pieces of architecture in Downtown. The building is partially occupied, with the main bank structure vacant since a consolidation in 2014.

In 2018, the project's prior developer secured a Restore New York Grant of \$750,000, but ultimately sold the building to Bowers Development in 2020. With the city's help, the Restore Grant was successfully transferred to the new developers. Bowers plans to find committed financial services tenants to fill the space once again, which would create approximately 10 permanent positions.

The two center structures that include the former bank and private office spaces have been the focus of Bowers development efforts. To date, the developer has completed hazardous abatement work and received approvals from SHPO to move forward with their scope of work.

The intent is to develop a series of professional executive office suites in the structure between the bank and a Family Counseling Center. The office suites would span all three floors of the building, offering approximately 5,000 sq. ft. of new space in the heart of the commercial district. In addition to a new financial services tenant, the developers are targeting online retailers and attorneys as tenants.

The overall project includes \$750,000 allocated towards the bank's restoration and \$250,000 in required matching funds on behalf of the developer. The proposed DRI allocation of \$500,000 would supplement the remaining project costs of the bank's restoration. The remaining funds would be used for interior renovations of the office suites and a link to Gloversville's underground fiber optic network.

This project shows readiness in the form of secured site control, committed financial partners and resources, SHPO approvals, and preliminary site plans.

The significance of this building to downtown Gloversville is apparent through comments in support of the project. Virtual Open House respondents stressed that this is "one of the most prestigious landmarks on Main Street" and wrote that the "most prominent building in our downtown ... whatever it needs to ... have new life in it is a must!"



Project 13: Littauer Piazza

Total Project Cost
\$1,000,050

DRI Funding Request
\$400,000 (40%)

Other Funding Sources
City of Gloversville

Project Sponsor
City of Gloversville

Property Address
12 – 18 South Main Street

Readiness Status

- Site Control
- Demolition Completed
- Site Filled
- Project completion:
Summer 2023

Once the site of the crumbling Littauer Building, the now vacant parcel at 12-18 South Main Street is the product of the city's pursuit of creating places for people while improving public safety. The previous structure suffered from wall collapse and subsequent roof collapse, and was a dangerous structure in the middle of downtown.

The City of Gloversville achieved site control of the property in 2020 and began the demolition process. As of September 2021, the city completed demolition of the Littauer Building and filled the site to prepare it for development.

Initial worries of the demolition's aesthetic impact subsided when it simultaneously exposed the beauty of the adjacent buildings. Brick facades, vertical vegetation, and upper story windows now overlooked the vacant parcel, effectively changing the perspective from a blighted lot to an urban public piazza.

The vision is to transform this central property into a public gathering place where people will be able to attend public concerts and performances, attend weekly outdoor movie nights in the park, and relax an urban park atmosphere. The vision also extends to adjacent property owners, such as 20-24 S Main, where residents will be able to engage with the piazza through the installation of balconies.

Proposed amenities include moveable park furniture, murals, and outdoor movie screening capabilities on the north wall. The architecture of the northwest corner of the lot is built concavely, lending itself as the ideal acoustic backdrop for a public performance space. The end-use of this otherwise vacant parcel align with the city's dedication to community engagement through versatile and animated shared spaces.

The City is fully committed to this project both financially and with its talented in-house DPW staff that will be able to provide services.

Virtual Open House respondents are quite supportive of this project and its goal to "bring the life back to the city" and inspire local residents. People are excited for a downtown gathering space where families can enjoy downtown with cultural events and outdoor entertainment. A common response in the survey is "Love it!"



Project 14: Mixed-Use Redevelopment

Total Project Cost
\$3,000,000

DRI Funding Request
\$1,200,000 (40%)

Other Funding Sources
Private Equity
National Grid

Project Sponsor
Bowers Development

Property Address
20 - 24 South Main Street

Readiness Status

- Site Control
- Preliminary Project Plans
- Preliminary Cost Estimates
- Project Start: Fall 2023

The project at 20-24 South Main Street will achieve multiple objects outlined in the 2018 Downtown Revitalization Strategy including the development of new residential units in existing buildings. The developer is adding to their investment portfolio in the city while diversifying their target consumer base.

Bowers development is targeting retail and restaurant tenants for the ground floors of 20-24 South Main, while renovating twelve 1-2 bedroom apartments on the second and third floors. The developer is capitalizing on private sector growth in and around Gloversville by targeting their workforce as residential tenants.

The developer is enhancing the project's attractiveness by altering the preliminary site plans due to the demolition of the Littauer Building. Bowers plans on installing windows and balconies to incorporate the newly proposed public space and gathering place, and it will also provide the necessary natural light requirements according to city code.

To date, the developer has issued a commitment letter indicating their intentions to purchase the property from the prior owners. Preliminary project plans and cost estimates have been created as well. Fundamental improvements, including 3-phase power and roof repairs, were conducted in 2020.

Proposed DRI allocations will be used primarily for the upper floor renovations. DRI money will be combined with private equity, committed by the developer, and a future National Grid Main St. Revitalization grant.

The project displays readiness through a purchase option commitment, preliminary project plans, and estimated costs.

The respondents to the Virtual Open House express a desire to develop this block with commercial and residential development in particular given the proximity to the new open space. As one commenter wrote, this is the "perfect project to complement another project" which aligns with the goals of the DRI. Another wrote that this is a "nice fit with the piazza and would improve that end of Main Street."



Project 15: Knox Development

Total Project Cost
\$5,000,000

DRI Funding Request
\$2,000,000 (40%)

Other Funding Sources

Private Equity
Private Financing
ESD CFA
National Grid

Project Sponsor
Piseco Realty

Property Address
52 South Main Street

Readiness Status

- Site Control
- Project completion: Spring 2024

Located at the DRI's southern edge, the Knox Building is a five-story masonry structure once home to professional office spaces and upper story manufacturing. A ground-floor laundromat is the only active business.

The building owner and project developer is committed to utilizing the structure for veterans housing, a need that is verified by the Fulton County Office for Veterans Services. Currently, limited housing options exist for veterans, and none are designed for permanent residence. This problem is also exacerbated by a lack of workforce development programs tailored for veterans.

The developer prepared preliminary project plans that establish both residency and workforce development programs at the Knox Building. The ground floor would house the trade-focused workforce center as the existing laundromat would move to an alternate downtown location. The space would provide training and resources to train and link veterans with to trade industries. An administrative partnership with various trade unions and the local workforce development board would help to accomplish this goal.

To date, the developer funded approximately \$500,000 in renovations to the structure.

The developer is committed to funding more of this project with private equity contingent on a DRI award. This project's capital stack will prioritize upper story residential development prior to the establishment of the workforce development component.

Project readiness is found in site control and committed equity contribution from the developer. Their track record speaks for the readiness of the project as well. The developer's portfolio of past mixed development projects in downtown include the \$1.2M Catholic War Vets project and the \$1.5M Beacon Building development. These projects were completed using 100% and 96% private equity, respectively.

Virtual Open House respondents support this project and echo the need for veterans housing and workforce training in Gloversville. This is especially important as the rate of veterans living here is 1.5 times the rate in NYS as a whole. As one comment stated, "Now we are talking ... helping veterans with housing needs. I am all for this."



Project 16: Glove City Brewing HQ

Total Project Cost
\$500,000

DRI Funding Request
\$200,000 (40%)

Other Funding Sources
Private Equity
Private Financing
Microenterprise
National Grid

Project Sponsor
Glove City Brewing

Property Address
64 South Main Street

Readiness Status

- Site Control
- SEQR in process
- Preliminary project plans
- Committed financial partners
- Project completion: Summer 2023

Glove City Brewing is an independently owned startup and microbrewery located at 64 South Main St. The building was previously a detailing garage for H&P Motors, but has sat vacant for ten years. This project has significant potential to activate the southern gateway of Downtown Gloversville.

The former garage is the future home of Glove City Brewing's headquarters from where the owners will operate the business. Existing garage stalls will be used for the microbrew equipment and manufacturing process, while the rest of the facility will accommodate a small kitchen and restrooms. GCB plans to convert a section of the parking to an outdoor biergarten by resurfacing the lot, then installing outdoor seating and lighting fixtures.

To date, GCB has a committed purchase agreement for site control of the building and developed preliminary project plans, cost estimates, and projected financials. The Gloversville Loan Fund has issued a letter of interest in supplementing loan funds to meet the project's goal. GCB also qualifies for up to \$25,000 in Microenterprise grant funds issued through the Fulton County Center for Regional Growth.

GCB hopes to incorporate DRI resources in the project's financing structure. Proposed funding from the DRI will go towards equipment purchase and installation costs for the microbrewing setup. The purchase and installation of the equipment will directly result in the creation of 2-3 permanent positions.

GCB shows readiness through site control, ESA Phase I analysis completed, initiated SEQR process with Gloversville Planning Board, committed financial partners, and developed preliminary project plans.

This project knocked it out of the park during the Virtual Open House. It was one of the highest-scoring projects on the survey, and received many comments, most of which are supportive of a downtown brewery, a new gathering place and a creative use of an existing building. One commenter brought up an important point when writing that "people will travel to go to breweries, which will bring more business to the city." This will "bring many people downtown" and liven up the entire southern gateway.



Project 17: Public Art Fund

Total Project Cost
\$200,000

DRI Funding Request
\$200,000 (100%)

Other Funding Sources
To come

Project Sponsor
City of Gloversville

Property Address
Throughout the Gloversville
DRI area

Readiness Status

- Site Control
- Cost Estimates
- Preliminary Project Plans
- Project Start: Fall 2022

Gloversville has a burgeoning arts scene with many local artists, art institutions, several beloved galleries and interesting public art. Recent initiatives including the Downtown Art Walk and Hometown Heroes banners reflect the contributions of the city’s creative class. This project will further leverage existing assets to transform downtown into a home for the arts.

To accomplish the project, the City will utilize DRI funding to kickstart a public arts program, partnering with the Glove Cities Arts Alliance to commission public art through a formal, participatory process, to install public sculptures similar to the popular horse installation in Saratoga Springs, and to provide art grants. The installation of public art throughout downtown Gloversville is an investment in place-making that will benefit all residents and visitors, growing the local reputation as an arts and culture destination. It will also complement proposed improvement such as Littauer Piazza and St. Thomas Square.

Art in public places along with creative placemaking activities provides cultural, social and economic value. Public art builds lasting community relationships and brings together people whose paths may not otherwise cross. When diverse community members join together, the product celebrates their collective creativity and identity. Specifically, the installation of public art in downtown will showcase the city’s diverse culture and unique character in the short term. In the medium and long term, it will promote social connections, improve the look and feel of the DRI area, celebrate community identity, attract new visitors and further advance the local reputation as a destination for arts and culture.

It is anticipated that this project would create one or more full-time equivalent jobs. The project would require professional artists for the design and installation of public art throughout downtown.

The project would create and enhance public outdoor spaces, suitable for socially distanced recreation, and support local artists, some of who may have experienced negative financial impact from the pandemic.

Gloversville residents are supportive of this project. As stated during the Virtual Open House, “this will celebrate diversity” and “public art has been a big boost for cities that have it!” There is a great deal of enthusiasm locally for this project.

The City of Gloversville will be the lead on the project.



Project 18: Downtown Business Fund

Total Project Cost
\$1,000,000

DRI Funding Request
\$600,000 (60%)

Other Funding Sources
City of Gloversville,
\$400,000

Project Sponsor
City of Gloversville

Property Address
Various Addresses

Readiness Status

- Site Control
- Cost Estimates
- Preliminary Project Plans
- Project Start: Fall 2022

The Downtown Business Fund will provide small businesses and organizations in the DRI area with the financial support needed to bridge the funding gap for expansion and improvement projects. The City will award financial assistance based on a competitive application and review process. Funding provided through this program may be used to purchase permanent equipment, complete interior and exterior improvements, install signage and assist with other eligible activities as the City and Fund administrators determine. The City will encourage small businesses requesting assistance to leverage assistance with other funding. There will be a minimum private match requirement of 25% and projects with a higher match may be considered more favorably.

Throughout the DRI process, the public has voiced support for this type of fund. Virtual Open House respondents voiced support for it, with the vast majority of comments being in favor of “encouraging private investment” and “helping existing businesses to improve and survive.”

The Downtown Business Fund would provide access to DRI funds for small businesses that may not otherwise be considered for funding. The City would assess an administrative fee for a consultant to manage the fund of up to 10%, and the fund administrator would determine the match.

The anticipated benefits of this fund are that in the short-term, it would make DRI funds available to a wide array of small businesses. Later on, streetscape improvements, preservation projects and increased business and economic activity may result from this project. In the long term, small business investments that this fund helps to leverage would increase property values and the local tax base, bring jobs to downtown Gloversville, attract new businesses and residents, and support the vibrancy of downtown.

By supporting the expansion and improvement of small businesses, the City anticipates that the project would generate additional jobs in downtown Gloversville. The project would also support small businesses that have felt the impact of closures and constraints related to the pandemic.

The City would implement this project with input and assistance from its consulting team. City staff regularly administers federal Housing and Urban Development funding including CDBG and the HOME program.



ADMINISTRATIVE CAPACITY

GETTING IT DONE!

In the past decade, the City of Gloversville has been awarded and successfully implemented over \$6 million in federal, state and philanthropic grant awards, including: NYS DOS Local Waterfront Revitalization Program, NYS DOT, U.S. Environmental Protection Agency (EPA), NYS HCR, NYS DOS Brownfield Opportunity Area, NYS HCR HOME and Affordable Housing Corporation, and NYS Parks EPF.

Fulton County Center for Regional Growth (FCCRG) will serve as the lead agency for the DRI. The assigned consultant team will work in coordination with James Hannahs, the Downtown Gloversville Development Specialist, a public-private partnership position between FCCRG and the City of Gloversville. Hannahs has extensive experience providing technical assistance with federal and state funding programs across the Mohawk Valley. He has relevant experience in broad public participation and engagement processes and development of projects identified as priorities by the City of Gloversville and FCCRG.

Mayor Vincent DeSantis will participate in implementation of the DRI. He has a long professional history in public life as Assistant District Attorney for nine years and as City Court Judge for 20 years. Since 2016, he has served on the city council and then as mayor since January 2019. He is the author of a self-published book, "Micropolis: Re-Establishing the Small City" (Troy Book Makers).

The City of Gloversville Finance Office will oversee direct fiscal management and accounting controls. Tammie Weiterschan, Commissioner of Finance, leads this department with the support of six accounting staff to handle all municipal accounting and financial management functions. The Finance office has broad



experience in dealing with State and Federal grant programs. These include processing and accounting for disbursements under FEMA, HUD, USDOJ, EPA, and many other federal agencies, as well as numerous NYS agencies such as OPRHP, HCR, DOT, DEC, ESD, DOS, and others. The Finance office has a system of accounting and internal controls that is well equipped to handle the transactions involved with a DRI grant.

In addition, Orion Management Company will assist the City as a grants consultant. President Nick Zabawsky has been working with the City of Gloversville for 32 years, and has overseen more than \$30 million in successfully administered State and Federal grants for the City of Gloversville. He will be advising the Finance office on regulatory requirements, voucher processing, and will review all disbursements to ensure compliance with state requirements.

Additional administrative support will be provided through FCCRG. FCCRG is the economic development organization for Fulton County. In 2017, FCCRG refocused much of its efforts towards downtown revitalization throughout Fulton County's communities. Most notably, the City of Gloversville, FCCRG, and various private contributors partnered together to create the Downtown Development Specialist, a position solely focused on building and expanding revitalization efforts in Downtown Gloversville. FCCRG is currently managing the Gloversville Loan Fund, the HCR-funded Microenterprise grant, a RestoreNY grant, a comprehensive neighborhood improvement project, and is providing technical assistance to Gloversville's LWRP, BOA, and EPA Citywide Site Assessment grants. FCCRG has a full-time staff of 4.5 and will be expanding to 5.5 in the first quarter of 2022. The experience of existing staff managing the current programs, including Hannahs, along with the addition of a full-time employee ensures FCCRG has the ability to successfully administer this exciting program to support the businesses and property owners of the City of Gloversville.

“

As the Downtown Development Specialist the partnership between CRG, the City and the Residents is unparalleled.

- James Hannahs, Downtown Gloversville Development Specialist – Fulton County Center for Regional Growth

”





APPENDICES

- Opportunities for EV Charging Stations
- Public and Private Letters of Commitment
- Letters of Support
- Public Engagement
- Newspaper Articles





OPPORTUNITIES FOR ELECTRIC VEHICLE CHARGING STATIONS

Gloversville is interested in having charging stations installed with the proposed DRI boundary, and has identified the following locations for two types of chargers. Currently, Electric Vehicle (EV) charging stations are located at one location in the city with a second location proposed. With investments and incentives for charging stations at the federal and state level, Gloversville is interested in promoting this technology and providing a safe and interesting place for travelers and local EV owners to charge downtown.

Upper-bound

Five parking spaces dedicated to fast charging (e.g. become EV-only), with 32' x 16' additional space for supporting power somewhere in lots that can be either in parking spots or on grassy areas within the property lines. The proposed location for 5 fast-charging stations would be in the parking area for the proposed St. Thomas Square.

Lower-bound

Three parking spaces to be dedicated to charging, with 22' x 16' additional space for supporting power somewhere in lots that can be either in parking spots or on grassy areas within the property lines. The proposed location for 3 charging stations would be also be in the proposed St. Thomas Square parking areas.

**The Eccentric Club
109 N Main St
Gloversville, NY 12078**

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of the Eccentric Club, I am writing this letter to outline the scope of our project that will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The Eccentric Club has been a staple of Downtown's social and architectural framework since the turn of the 20th century, and we would not be in existence without prioritizing the integral needs of our building. We see the club taking an expansionary leap within the next five years, and we are requesting DRI support to secure its viability.

Due to issues with code compliant egress routes, the club's third floor is underutilized and has been for decades. The club would like to renovate the vacant third floor in order to retain and attract large-scale venues making the club competitive with local and regional venues.

The feasibility of the third floor's project is dependent on a roof replacement within the next two years. This improvement is imperative to not only the third floor project, but also continued operations and maintenance of our historic structure.

Renovations of the third floor social space and egress are possible only under the following conditions:

- Secured financing to supplement remainder funding of the third floor and roof improvements
- The City of Gloversville is chosen as an awardee of the DRI's Round V award
- DRI resources for this project are allocated to the installation of a new roof

We see our project as catalytic in Downtown Gloversville's revitalization and seek DRI funding for \$200,000 to secure its feasibility.

Sincerely,

Geoffrey Peck

Geoffrey Peck
President of the Board of Directors
Eccentric Club



57 Route 6, Suite 207
Baldwin Place, New York, 10505
Phone: 845-306-7705
Fax: 845-306-7707

September 15, 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of Kearney Development Group, I am writing this letter to outline the scope of our project located at 52 Church St., which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

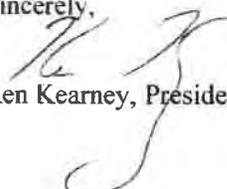
Glove City Lofts is a new construction housing project tailored to artist residencies combined with general mixed income tenants. The 75-unit structure aims to be the mecca for live-work residences for the creative class as tenants will enjoy loft-styled apartments, various performance spaces and studios, and its proximity to established arts organizations such as The Glove Theatre. This project will attract a creative and inspired demographic that will assist in the area's redevelopment through their work, long after construction is complete.

Kearney Development Group is committed to executing the project under the following contingencies:

- Secured low-income housing tax credits needed for the project's construction
- Secured private financing to offset project construction costs
- Securing a NYSERDA grant to help fund carbon neutral components
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$1,000,000 to secure its feasibility.

Sincerely,


Ken Kearney, President

City of Gloversville
Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese,

On behalf of the City of Gloversville, I am writing this letter to outline the scope of our project entitled St. Thomas Square, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

St. Thomas Square aims to be a public-space binding agent while launching major beautification efforts to its surroundings. Along with lighting improvements and commissioned murals, Castiglione Park's green footprint will be expanded over a gravel parking lot at the western edge of the space, seamlessly transitioning to the Farmers Market Pavilion. The Square itself will replace a flat concrete patio with decorative pavers, sculptures, and scattered greenspaces. A memorial wall dedicated to the workers of the St. Thomas Factory will be commissioned in the center of the square as well.

The Square will continue its expansion north on Elm Street, where grass promenades will be constructed alongside new sidewalks and freshly planted trees. These improvements, combined with new wayfinding signage, will direct park-goers to Wandel Park to the north without disconnecting from greenspace.

With the help of a committed private donor combined with the City's financial contribution, the City is able to strengthen the connectivity of its shared spaces and the downtown commercial district. This project will greatly increase the quality of life for downtown residents and businesses alike.

The City of Gloversville to the completion of this project under the following conditions:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$250,000 to secure its feasibility.

Sincerely,

Vincent DeSantis
Mayor
City of Gloversville
518-725-7700



FULTON COUNTY CENTER FOR REGIONAL GROWTH

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of Fulton County Center for Regional Growth, I am writing this letter to outline the scope of our involvement with the project located at 58 North Main St, a project included in the City of Gloversville's DRI Round V application.

This Burton Block, located at 58 North Main Street is one of the most visible buildings in Downtown Gloversville. The building is three stories tall, covers approximately 20,600 sq. ft., is registered on the New York State Register of Historic Places, and is an ideal candidate for mixed-use development.

FCCRG intends on assisting with the donation of 58 North Main Street from the current owner and facilitating the transfer to an identified developer. It is our understanding that this developer intends on completing the 'Restoring the Burton Block' project included in the city's DRI project sheet.

Our involvement outlined above is contingent on the following:

- The execution of the purchase option agreement between the end-user and FCCRG
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see this project as catalytic in Downtown Gloversville's revitalization and are committed to assisting all organizations involved.

Sincerely,

Ron Peters
President/CEO
Fulton County Center for Regional Growth
518-725-7700
ronp@fccrg.org

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of 518Properties, I am writing this letter to outline the scope of our project located at 58 North Main St., which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The Burton Block, located at 58 North Main St., is perfectly poised for mixed-use development with ground-level commercial space, upper story middle-income apartments, and third floor social and fitness amenities for the residents. A popular and growing microbrewery located outside the city limits has expressed interest in opening a downtown location with us as the project developer. Our plans include using part of the ground floor commercial space for the microbrewery's expansion, bringing additional jobs and sales tax revenue to downtown. Both ground floor and upper story developments will be executed using a mixture of equity, financing, and leverage provided by DRI resources.

518Renovations is committed to executing the Burton Block project under the following contingencies:

- Executed purchase option with the Fulton County Center for Regional Growth
- Secured bank financing
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$800,000, or 40% total project cost, to secure its feasibility.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Akey', with a long horizontal flourish extending to the right.

Wayne Akey
President
518Properties

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of the Capano Enterprises LLC, I am writing this letter to outline the scope of our project located at 44 North Main St., which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

We have an effective reputation for planning and developing projects that fit the community's need. In 2019, we answered the community's call for a retail hardware store when we opened up a True Value franchise, and have seen much success. We also own and operate one of Gloversville's longest standing restaurants adjacent to True Value. Both businesses have benefitted greatly from consumer demand and are at the point of expansion.

Renovations on the ground floor at the Former City Hall will provide a larger footprint for the restaurant to increase customer capacity, create higher efficiency for operations, and add sidewalk dining as an additional service. We also plan to build a bakery in the rear of the building to expand our product offerings even further.

Capano Enterprises, LLC is committed to executing this project under the following conditions:

- Secured bank financing for approximately 25% of total project cost
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$250,000 to secure its feasibility.

Sincerely,



Matthew Capano
President
Capano Enterprises, LLC
518-774-7910

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of the Capano Enterprises LLC, I am writing this letter to outline the scope of our project located at 39 North Main St, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The former Carriage House Showroom shell will be converted back into a mixed use facility, with the microbrewery and restaurant occupying the first floor, and a portion of the upper floors will be converted to market rate housing. In addition to commercial and residential uses, we aim to incorporate a small black-box styled theatre capable of small, intimate performances on the second floor which feeds into the arts and culture focus of Downtown.

This project achieves multiple objectives outlined in the City's 2018 Downtown Revitalization Strategy which called for additional restaurant establishments, increased levels of upper story housing, and access to artistic platforms.

Capano Enterprises, LLC is committed to executing this project under the following conditions:

- Secured bank financing for approximately 25% of total project cost
- Securing a future ESD CFA for 20% project cost
- Securing National Grid Main St. Revitalization Grant
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$1,000,000 to secure its feasibility.

Sincerely,



Matthew Capano
President
Capano Enterprises, LLC
518-774-7910



September 15, 2021

Michael Reese, Regional Director
Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese:

On behalf of the Glove Theatre, I write to outline the scope of The Glove Theatre's projects that will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

Continued restoration efforts at The Glove Theatre are shifting back towards the fundamentals, as many of the attractive initiatives require major investment.

Requested DRI resources will fund the purchase and installment of a HVAC system, sprinkler system upgrades and expansion, replacement of second and third floor furnaces, restoration of the theatre's interior walls and installment of acoustic paneling, lighting and sound upgrades, and modernizing the fly loft system.

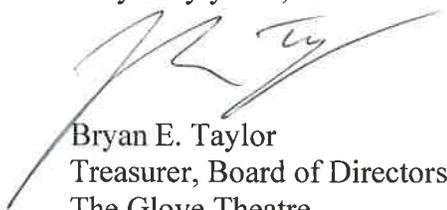
The Glove Theatre is committed to expanding its capital campaign to supplement equity towards the above capital improvements under the following contingency:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award.

We see The Glove Theatre's projects as catalytic in Downtown Gloversville's revitalization and seek DRI funding for \$900,000 to secure its feasibility.

Thank you.

Very truly yours,



Bryan E. Taylor
Treasurer, Board of Directors
The Glove Theatre
theglovetheatre@gmail.com



**Schine Memorial Hall, LLC.
26-40 North Main Street
Gloversville, New York**

September 15, 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of Schine Memorial Hall LLC, I am writing this letter to outline the scope of our project located at 30 North Main St., which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The DRI project is seeking funding to supplement the proposed redevelopment and assist with Phase III. Phase III would consist of an arts incubator on the third floor, and accessibility improvements to the third floor through construction of a staircase from the second floor as one does not currently exist. In addition, Phase III would include necessary elevator system updates and repairs.

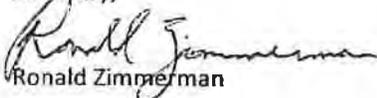
The incubator space calls for the renovation of two 3rd floor suites as well as the purchase and implementation of high-quality technology items such as computers, copiers, fax machines, and other resources. The incubator space is meant to be accessible to the public arts community as well as providing valuable resources. The installation of the arts incubator is another recommendation supplied from the 2018 plan.

Schine Memorial Hall, LLC is committed to executing this project under the following conditions:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

The LLC has already contributed roughly \$600,000 and is seeking DRI funding to supplement the installation of the 3rd floor staircase, elevator repair, and renovations and technology purchase for the incubator space, amount in \$400,000, or 40% of total project cost. We see this project as catalytic for Downtown Gloversville's revitalization process.

Sincerely,


Ronald Zimmerman

Manager

Schine Memorial Hall, LLC

518-775-3830

Ronschine1@gmail.com

Schineongloversville.com

City of Gloversville

Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese,

On behalf of the City of Gloversville, I am writing this letter to outline the scope of our project entitled Complete Streets, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The project's first phase includes an expansion of Trail Station Park into the city-owned parking lot to the east. The city plans on excavating the parking lot to make way for a splash pad and youth recreation area decorated with additional greenspace and new horticulture, complete with pathway extension from the Rail Trail to Frontage Road. This project will respond to the very real need for additional youth activities in the city, which Virtual Open House comments commonly reinforced.

The second phase is to continue the trail's extension to the downtown commercial district via Church and Elm Streets. In order to accommodate pedestrians, cyclists, scooters and other modes, the city would install protected bike lanes and crosswalks throughout the pathway's footprint. Preliminary plans show a series of planned streetscape improvements, including tree plantings along Church St, new streetlights, and the installation of prominent wayfinding signs.

To date, the city has secured a \$365,000 OPRHP grant to fund 75% of the construction cost of the spray park. The city will match this grant with DPW staff in-kind labor.

The City is committed to executing the completion of this project under the following contingency:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$720,000 to secure its feasibility.

Sincerely,

Vincent DeSantis
Mayor
City of Gloversville
518-725-7700

City of Gloversville

Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of the City of Gloversville and the Gloversville Enlarged School District, we are writing this letter to outline the scope of our project located at 33 Bleecker Street, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The project will transform 33 Bleecker Street into a youth recreation center, aimed at providing a gathering space for students before and after school. Planned programming includes tutoring assistance, intramurals in the former gymnasium, and social functions.

GESD is committed to paying certified teachers to provide tutoring assistance, to install a new HVAC system, and to donate IT infrastructure and staff to ensure the technology is aligned with the needs of its students. The city supports allocating resources needed for staffing the administration of the program with the Center of Hope.

Roughly two-thirds of proposed DRI allocations would help pay for the creation of a downtown skatepark, a concept the city sees as an opportunity to increase community engagement. Preliminary plans seek to convert the existing greenspace behind the building for its development. The remainder of the proposed allocation would provide exterior improvements to enhance the center's curb appeal including façade painting, signage, sidewalk benches, and the incorporation of a public art mural.

Both the City and GESD are fully committed to the project based on the following contingency:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see this project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$550,000 to secure its feasibility.

Sincerely,

Vincent DeSantis
Mayor
City of Gloversville
518-725-7700

David Halloran
Superintendent
Gloversville Enlarged School District
518-775-5700



MICROPOLIS DEVELOPMENT GROUP, LLC

965 State Highway 29A, Gloversville, NY 12078

518-535-9132

www.MicropolisDevelopment.com

September 15th, 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese,

On behalf of Micropolis Development Group, We are writing this letter to outline the scope of our project that will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

Restoration plans of 13 North Main Street include the development of upper story office space, where our organization will establish its headquartered location. The Community Foundation of the Adirondack Foothills, a NYS 501(c)(3) Non-Profit, will also occupy space on the second floor. Lastly, the first floor will be converted into a comprehensive social and educational space with the establishment of the Happy Mug Café and adjacent co-working and community-training center.

Completed work to date has been focused on the structural integrity of the building itself ensuring its long-term viability to house the above projects. Micropolis Development Group allocated a large portion of its equity commitment to shore up the building's foundation, with the installation of new support beams and flooring, as well as the removal of 133 tons of debris and trash left from the previous owners and the immediate resurfacing of the roof to prevent any further ongoing damage from the long term exposure to water and weather.

Micropolis Development Group is committed to providing the remainder of its \$150,000 equity commitment towards this project contingent on the following conditions:

- Securing debt financing in the amount of \$750,000 (see attached interest letter)
- Securing the National Grid Shovel Ready Program in the amount of \$100,000
- Securing a NYS CFA in the amount of \$500,000 (application in progress)
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek DRI funding in the amount of \$1,000,000, or 40% of total project cost, to secure its feasibility.

Sincerely,


Tanyalynette Grimes

President/CEO and Managing Member
Micropolis Development Group, LLC
trgrimes@Micropolisdevelopment.com


Bradly Teetz

Vice-President/COO and Managing Member
Micropolis Development Group, LLC
BTteetz@Micropolisdevelopment.com

City of Gloversville
Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese,

On behalf of the City of Gloversville, I am writing this letter to outline the scope of our project entitled Littauer Piazza, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The city committed converting the lot to public gathering space after demolition of the former Littauer Building was completed. Immediate needs of the public space consult the condition of the surrounding building walls. Contractors have stabilized the outer masonry layer, but the walls need aesthetic improvements. Grass seed will be planted as a component of site preparation, but the long-term vision is to pave the lot with a series of decorative pavers complimented by scattered greenspaces and horticulture.

Proposed amenities include moveable park furniture, murals, and outdoor movie screening capabilities on the north wall. The architecture of the northwest corner of the lot is built concavely, lending itself as the ideal acoustic backdrop for a public performance space. The end-use of this otherwise vacant parcel align with the city's dedication to community engagement through versatile and animated shared spaces.

The City is fully committed to this project both financially and with its talented in-house DPW staff that will be able to provide services, but its full completion is contingent in the following:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$400,000 to secure its feasibility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vincent DeSantis", is written over a light blue circular stamp or watermark.

Vincent DeSantis
Mayor
City of Gloversville
518-725-7700

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

I am writing this letter to outline the scope of my project, located at 52 South Main Street, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

Restoration plans of 52 South Main Street, AKA the Knox Building, would address the dire need of veteran housing accommodations and respective workforce development in Gloversville. The upper stories of the Knox Building will convert vacant space to permanent housing units by veterans and for veterans. We will prioritize hiring veteran-employed contractors as well as linking veterans to train alongside the construction process in order to learn useful trade skills. We will collaborate heavily with the Fulton County Veterans Services Agency to help develop the operations of this project as well as working directly with veterans.

I am committed to providing \$1,500,000 in equity to this project under the following contingencies:

- Securing debt financing in the amount of \$1,500,000
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek DRI funding in the amount of \$2,000,000, or 40% of total project cost, to secure its feasibility.

Sincerely,



Susan Casey
Owner
52 South Main Street
518-548-5283
pisecorealty@yahoo.com

September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY
13501

Dear Mr. Reese,

On behalf of Glove City Brewing, I am writing this letter to outline the scope of our project that will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

This project will construct a microbrewery, bar, and small kitchen at a former mechanic garage located at 64 South Main Street. In addition to creating a new and locally sourced microbrew, Glove City Brewing will also build an outdoor entertainment space where patrons can socialize and enjoy live music. We estimate the project to cost approximately \$500,000.

Glove City Brewing is committed to providing \$50,000 in equity towards this project contingent on the following conditions:

- Securing debt financing in the amount of \$175,000 (see attached interest letter)
- Securing the National Grid Shovel Ready Program in the amount of \$50,000
- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

In addition to the committed equity contribution and contingent financing, we are also eligible for up to \$25,000 in Microenterprise funding through the Fulton County Center for Regional Growth. This will be included in the overall funding package for the project.

We see our project as catalytic in Downtown Gloversville's revitalization and seek DRI funding in the amount of \$200,000, or 40% of total project cost, to secure its feasibility.

Sincerely,



Edward Sturgess JR
Owner
Glove City Brewing
518-772-8778
edsturgessjr@gmail.com

City of Gloversville

Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese,

On behalf of the City of Gloversville, I am writing this letter to outline the scope of our Downtown Business Fund project, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

The Downtown Business Fund would provide access to DRI funds for small businesses that may not otherwise be considered for funding. The City would assess an administrative fee for a consultant to manage the fund of up to 10%, and the fund administrator would determine the match.

The anticipated benefits of this fund are that in the short-term, it would make DRI funds available to a wide array of small businesses. Later on, streetscape improvements, preservation projects and increased business and economic activity may result from this project. In the long term, small business investments that this fund helps to leverage would increase property values and the local tax base, bring jobs to downtown Gloversville, attract new businesses and residents, and support the vibrancy of downtown.

By supporting the expansion and improvement of small businesses, the City anticipates that the project would generate additional jobs in downtown Gloversville. The project would also support small businesses that have felt the impact of closures and constraints related to the pandemic.

The City is committed to supply \$600,000 in funds to create and support the administration of this fund based on the following contingency:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$400,000 to secure its feasibility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vincent DeSantis", is written over a horizontal line.

Vincent DeSantis
Mayor
City of Gloversville
518-725-7700

City of Gloversville

Office of the Mayor
3 Frontage Road
Gloversville, New York 12078-2897
518-773-4551 (phone) 518-773-2593 (fax)



September 15th 2021

Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, NY 13501

Dear Mr. Reese,

On behalf of the City of Gloversville, I am writing this letter to outline the scope of our Public Arts Fund project, which will be included in the City of Gloversville's application for the fifth round of the Downtown Revitalization Initiative.

To accomplish the project, the City will utilize DRI funding to kickstart a public arts program, partnering with the Glove Cities Arts Alliance to commission public art through a formal, participatory process, to install public sculptures similar to the popular horse installation in Saratoga Springs, and to provide art grants. The installation of public art throughout downtown Gloversville is an investment in place-making that will benefit all residents and visitors, growing the local reputation as an arts and culture destination. It will also complement proposed improvement such as Littauer Piazza and St. Thomas Square.

Project costs were developed by the city and its consultants with input from members of the arts community.

The City is committed to supporting the creation and administration of this fund based on the following contingency:

- The City of Gloversville is chosen as an awardee of the DRI's Round V award for the Mohawk Valley

We see our project as catalytic in Downtown Gloversville's revitalization and seek a DRI funding allocation of \$200,000 to secure its feasibility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vincent DeSantis".

Vincent DeSantis
Mayor
City of Gloversville
518-725-7700

ELISE M. STEFANIK
21ST DISTRICT, NEW YORK

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

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

**HOUSE ARMED SERVICES
COMMITTEE**
SUBCOMMITTEE ON INTELLIGENCE, EMERGING
THREATS AND CAPABILITIES, RANKING MEMBER
SUBCOMMITTEE ON READINESS

**HOUSE COMMITTEE ON EDUCATION
AND LABOR**
SUBCOMMITTEE ON HIGHER
EDUCATION AND WORKFORCE INVESTMENT
SUBCOMMITTEE ON CIVIL RIGHTS
AND HUMAN SERVICES

**HOUSE PERMANENT SELECT
COMMITTEE ON INTELLIGENCE**

September 14, 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078-2803

Dear Mayor DeSantis,

I am writing to express my strong support for the City of Gloversville's application for the Downtown Revitalization Initiative (DRI). It is my understanding that the DRI's \$10 million award is expected to not only benefit the transformative projects presented in your application but will also foster additional public and private investment in the future.

The continued effort of community members will be the catalyst for redevelopment in Gloversville. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify its candidacy as the Mohawk Valley's next DRI community.

It is for that reason that I believe that these DRI funds will result in long-term revitalization and economic benefits that will span beyond Gloversville. Please do not hesitate to contact Jonathan Carman in my Plattsburgh office at 518-561-2324 with any questions or concerns.

Sincerely,



ELISE M. STEFANIK
Member of Congress

ES/jc

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



ROBERT J. SMULLEN
Assemblyman 118th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Environmental Conservation Committee

COMMITTEES
Banks
Economic Development, Job Creation,
Commerce and Industry
Higher Education
Social Services

September 15th, 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis,

I am writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative. I believe the DRI's \$10 million award will not only benefit the transformative projects presented in your application but will also foster additional public and private investment in the future.

I feel strongly that the DRI award in combination with the continued effort of our community members, will be the transformative linchpin of Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason.

Sincerely,

Robert J. Smullen
Member of Assembly



Board of Supervisors

*Telephone (518) 736-5540
Fax (518) 762-0224*

15 September 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

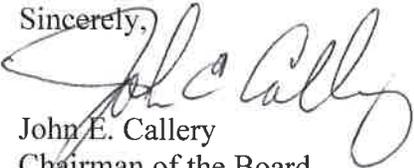
Dear Mayor DeSantis:

I am writing on behalf of the Fulton County Board of Supervisors to endorse the City of Gloversville's submission for the fifth round of the NYS Downtown Revitalization Initiative. The City has assembled a very good plan and the \$10 million award will create important regional impacts for years to come.

Gloversville's DRI proposal builds upon much work that has already been done. Progress has been made to improve planning initiatives, expand public spaces and enjoin business owners in advancing downtown goals. A good deal of the progress has resulted from initiatives undertaken during conjunction with previous rounds of the DRI program.

State officials can be a part of this success story by awarding DRI funds to Gloversville. It will create jobs, increase sales tax revenue, and enhance the overall quality of life in Gloversville and the County. The City should be the next awardee in the Mohawk Valley.

Sincerely,



John E. Callery
Chairman of the Board

cc: All Supervisors



County of Fulton
FORT JOHNSTOWN BUILDING
1 EAST MONTGOMERY STREET
JOHNSTOWN, NEW YORK 12095

Telephone (518) 736-5660
Fax (518) 762-4597

PLANNING DEPARTMENT

SCOTT D. HENZE, Director

September 15, 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis,

On behalf of Fulton County, I am writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative (DRI). The DRI's \$10 million award will not only benefit the transformative projects presented in your application, but will also foster additional public and private investment in the future.

Fulton County feels strongly that the DRI award in combination with the continued effort of our community members, will be the transformative linchpin of Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the leverage of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout the City of Gloversville and in turn, Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the many great things happening in Gloversville.

Sincerely,

Scott D. Henze, Director
Fulton County Planning Department

SDH/cme

**FULTON COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

**Fort Johnstown Building
1 East Montgomery Street
Johnstown, New York 12095
Telephone (518) 736-5660
Fax (518) 762-4597**

**JOSEPH SEMIONE, CHAIRMAN
MIKE FITZGERALD, TREASURER
TODD RULISON**

**JANE KELLEY, VICE CHAIRMAN
JOSEPH GILLIS, SECRETARY
DAVID D'AMORE**

JAMES E. MRAZ, EXECUTIVE DIRECTOR

FITZGERALD, MORRIS, BAKER, FIRTH, P.C., COUNSEL

September 15th, 2020

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis,

On behalf of the Fulton County Industrial Development Agency (IDA), I am writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative (DRI). We believe the DRI's \$10 million award will not only benefit the transformative projects presented in your application, but will also foster additional public and private investment into the City.

The IDA believes that the DRI award, in combination with the continued effort of our community members, will be the transformative spark to Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The City's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

The IDA strongly supports the application submitted by the City of Gloversville and are pleased with all of the positive things happening in Gloversville.

Sincerely,



Joseph Semione
Chairman

JS/cme



FULTON COUNTY CENTER FOR REGIONAL GROWTH

September 15th, 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis,

On behalf of the Fulton County Center for Regional Growth (FCCRG), I am writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative. We believe the DRI's \$10 million award will not only benefit the transformative projects presented in your application, but will also foster additional public and private investment in the future.

FCCRG feels strongly that the DRI award in combination with the continued effort of our community members, will be the transformative linchpin of Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the many great things happening in Gloversville.

Sincerely,

Ronald Peters, President and CEO
Fulton County Center for Regional Growth
518-725-7700 / ronp@fccrg.org



57 Route 6, Suite 207
Baldwin Place, New York, 10505
Phone: 845-306-7705
Fax: 845-306-7707

September 15, 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis,

On behalf of Kearney Realty & Development Group, I am writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative. We believe the DRI's \$10 million award will not only benefit the transformative projects presented in your application, but will also foster additional public and private investment in the future.

Kearney Realty & Development Group feels strongly that the DRI award in combination with the continued effort of our community members, will be the transformative linchpin of Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the many great things happening in Gloversville.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Kearney". The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

Ken Kearney, President



September 15th, 2020

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis,

On behalf of Glove Cities Arts Alliance, I am writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative. We believe the DRI's \$10 million award will not only benefit the transformative projects presented in your application, but will also foster additional public and private investment in the future.

Glove Cities Arts Alliance feels strongly that the DRI award in combination with the continued effort of our community members, will be the transformative linchpin of Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract large scale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the many great things happening in Gloversville.

Sincerely,

A handwritten signature in black ink that reads "Janelle Krause". The signature is written in a cursive style with a large, prominent "J" and "K".

Janelle Krause, President
Glove Cities Arts Alliance
glovecitiesarts@gmail.com
319-830-3508



September 15, 2021

Mayor Vincent DeSantis
City of Gloversville
3 Frontage Road
Gloversville, NY 12078

Re: Downtown Revitalization Initiative Round V

Dear Mayor DeSantis:

On behalf of the Glove Theatre, we are writing this letter in support of Gloversville's submission to the fifth round of the Downtown Revitalization Initiative (DRI). We believe the DRI's \$10 million award will not only benefit the transformative projects presented in your application, but will also foster additional public and private investment in the future.

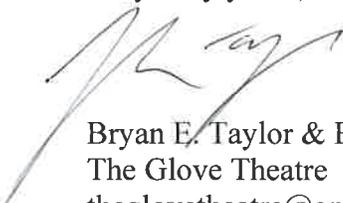
The Glove Theatre feels strongly that the DRI award in combination with the continued effort of our community members will be the transformative linchpin of Gloversville's redevelopment. Community organizers are building momentum downtown, increasing overall engagement levels through access to public art, small business resources, and consistent public programming. The city's ongoing planning initiatives, public space improvement projects, and ability to attract largescale private investments attest to their readiness for this award.

With the help of DRI resources, proposed implementations will create jobs, increase sales tax revenue, and enhance the overall quality of life throughout Gloversville and Fulton County. Gloversville's readiness, momentum, and investment commitments undoubtedly solidify their candidacy as the Mohawk Valley's next DRI community.

Once again, we are pleased to express our strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact us for any reason. We are happy to provide additional information on the many great things happening in Gloversville.

Thank you.

Very truly yours,



Bryan E. Taylor & Board of Directors
The Glove Theatre
theglovetheatre@gmail.com

Gloversville DRI Virtual Open House 2021

August 26 – September 2, 2021

288 Total respondents

Q1: How do you like the Vision?

Answered: 71 Skipped: 217



Responses: 71 people responded to the vision question (217 skipped it).

66 liked the vision. Of these, 24 left a further comment about it.

5 responded without indicating if they liked or disliked the vision. No one said they disliked it.

Yes like it (no comment)	32
Yes, love it	6
Yes, good direction (2) / but a little much (1)	3
Yes AND ...	
... its nicely holistic	4
... optimistic / for a comeback	6
... Its important / needed	7
... glad to see progress	2
...left a suggestion or comment	4
<i>...need more for youth</i>	
<i>...more emphasis on historic</i>	
<i>...capitalize on ADK proximity, update logo & slogan</i>	
<i>...invest in community to bring in revenue</i>	
Yes, BUT	4
...ways to go	
... should be flexible	
... prefer larger DRI area (2)	
Yes, but not yet true (i.e. confusion on what a vision is)	2
Comment only (did not indicate liked or disliked)	5
<i>Skeptical its possible to achieve (2)</i>	
<i>need attractions for visitors in the plan (1)</i>	
<i>"pool park" (1)</i>	
<i>Businesses for all ages is key (1)</i>	

Q2: How do you like Project 1?

Answered: 264 Skipped: 24





Project #1

Eccentric Club

One of the longest consecutive running operations in Downtown Groversville is the Eccentric Club, located on the corner of Spring St. and N Main. Originally founded in part by the city's patriarchal philanthropist, Lucius Littauer, the Eccentric Club has been a staple of Downtown's social and architectural framework since the turn of the 20th century.

This project will breathe new life into the club while incorporating engagement from the general public. The club's third floor has been underutilized for decades given its hurdles with egress. The Club will utilize DRI funding to renovate the third floor as a public space to be state-of-the-art event and conference space, creating an organized destination in the heart of downtown.



	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	14.77%	4.17%	4.55%	2.65%	26.89%	6.44%	7.95%	10.61%	3.03%	18.94%		264	5.63
	39	11	12	7	71	17	21	28	8	50			

Comments: 55 people commented (21% of respondents to this question). Most of the people who **commented** felt this was an exclusive club that could fund with their own money. They felt the club was elitist / not community-minded and the project would not really benefit the community. Several others who had been inside saw the potential and need for this event space. Others had conditions for their support - like accessibility, and 'true' public access.

Q4: How do you like Project 2?

Answered: 265 Skipped: 23



■ Not at all |
 ■ 2 |
 ■ 3 |
 ■ 4 |
 ■ Neutral |
 ■ 5 |
 ■ 6 |
 ■ 7 |
 ■ 8 |
 ■ 9 |
 ■ Very much |
 10

Project #2

Glove City Lofts



Construct a 75-unit artist-oriented brownstone styled apartment complex in the heart of Downtown Groversville. The project will support tenants within 60%-100% AMI, which will accommodate mixed income households and, more specifically, low-income artists. Along with the 75 loft-styled apartments, common areas, performance spaces, and artist studios will be constructed within the complex's spanning grounds. Beyond providing high quality apartments, the Glove City Lofts project aims to strengthen the accessibility of local art exhibits and platforms for expression.



	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	9.43%	4.91%	4.15%	3.02%	14.34%	9.81%	9.81%	10.94%	4.91%	28.68%		265	6.52
	25	13	11	8	38	26	26	29	13	76			

Comments: 54 people commented (20% of respondents to this question). The most common response supported the project as a catalyst for revitalization. However, many questioned if this scale and type of housing was the best fit

Q6: How do you like Project 3?

Answered: 263 Skipped: 25



Project #3 St. Thomas Square



This public project synergistically aligns with the Complete Streets project and the Blecker Square Church project. St. Thomas Square will be situated just east of the farmers market pavilion structure and will run due north along Elm St. The Square will feature decorative pavers with seating, public art displays, lawn areas, promenade space along Elm St., and a dedication wall to the St. Thomas workers. Along with this specific space, improvements to Castiglione Park will be made in order to seamlessly transition to the Square, where an enhanced horticulture program will be established as well as vertical gardens, commissioned murals, and improved seating.



Perspective sketch with farmers market in background

	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.42%	1.90%	2.66%	1.52%	17.49%	8.37%	11.03%	14.07%	9.89%	29.66%	29.66%	263	7.31
	9	5	7	4	46	22	29	37	26	78			

Comments: 48 people commented (18% of respondents to this question). Of these, the most common response was concern that the park would be abused. The next was support for beautification of the area.

Q8: How do you like Project 4?

Answered: 261 Skipped: 27

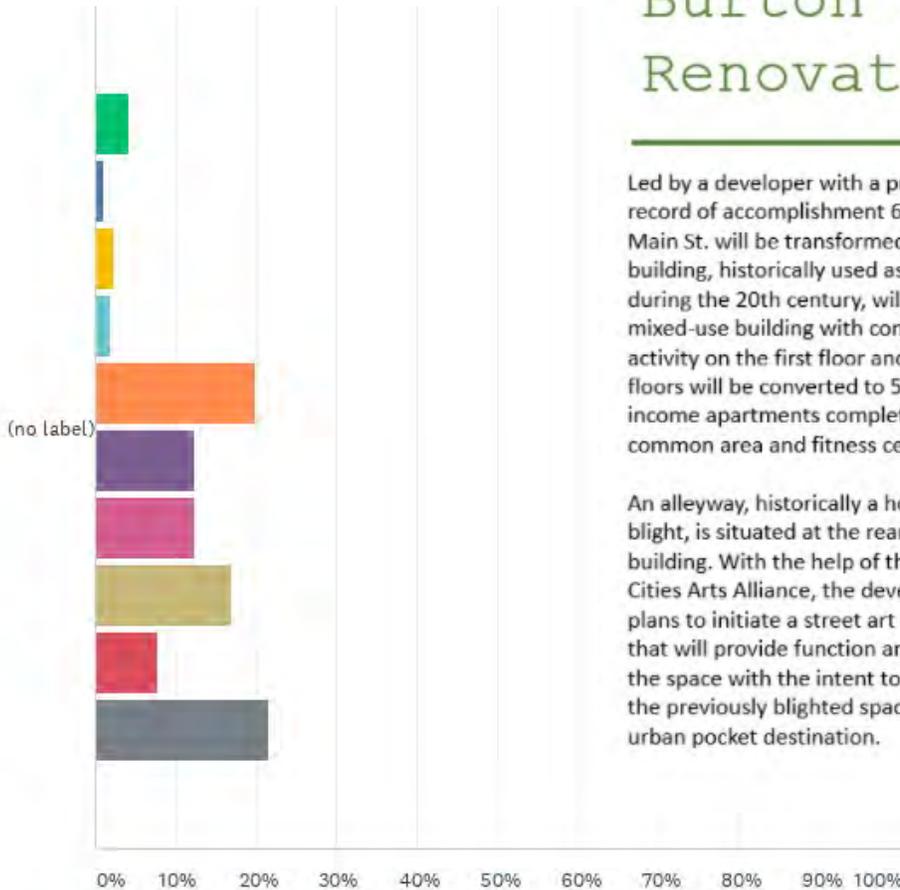
Project #4 Burton Block Renovations



Led by a developer with a proven record of accomplishment 64 North Main St. will be transformed. The building, historically used as a YMCA during the 20th century, will be a mixed-use building with commercial activity on the first floor and upper floors will be converted to 5 middle income apartments complete with a common area and fitness center.



An alleyway, historically a hotspot for blight, is situated at the rear of the building. With the help of the Glove Cities Arts Alliance, the developer plans to initiate a street art exhibit that will provide function and use to the space with the intent to convert the previously blighted space to an urban pocket destination.



■ Not at all ■ 2 ■ 3 ■ 4 ■ Neutral 5 ■ 6 ■ 7 ■ 8 ■ 9 ■ Very much 10

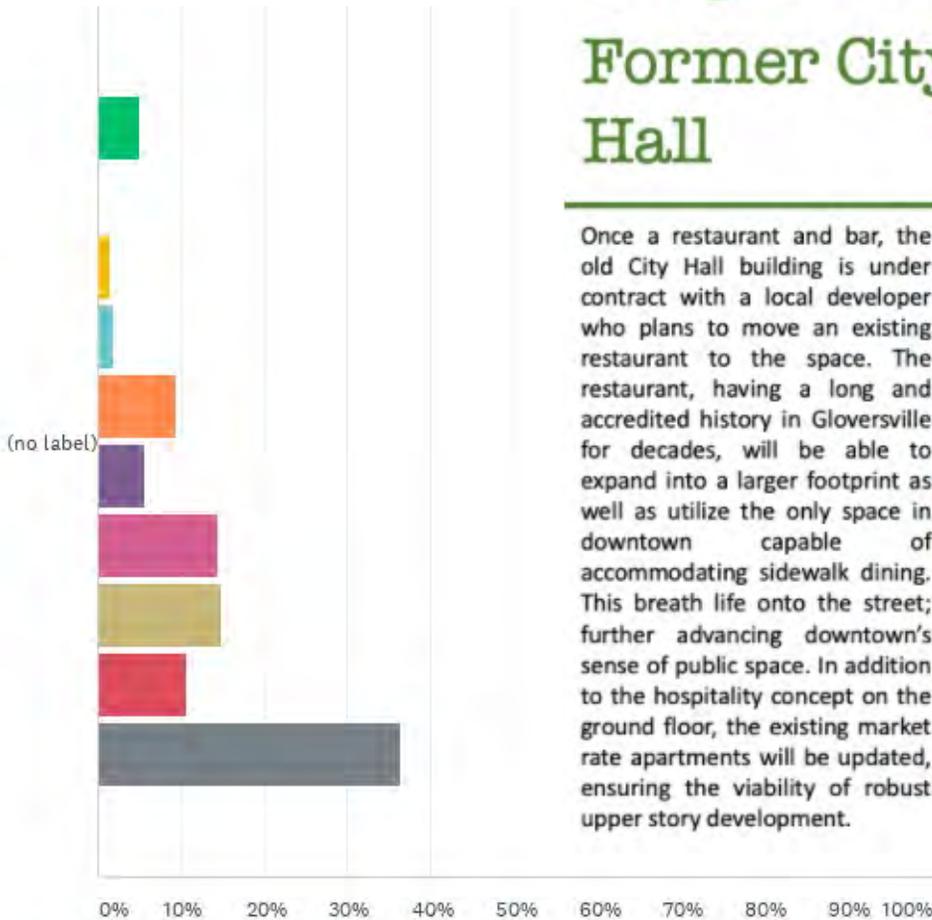
	NOT AT ALL	2	3	4	NEUTRAL 5	6	7	8	9	VERY MUCH 10	TOTAL	WEIGHTED AVERAGE
(no label)	4.21%	1.15%	2.30%	1.92%	19.92%	12.26%	12.26%	16.86%	7.66%	21.46%	261	6.94
	11	3	6	5	52	32	32	44	20	56		

Comments: Most of the 33 comments (13% of respondents to this question) voice support for rehabbing this central building for mixed-use. A few wonder if it will be sustainable.

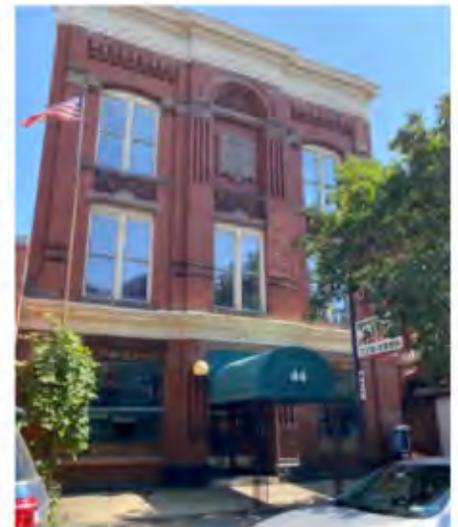
Q10: How do you like Project 5?

Answered: 263 Skipped: 25

Project #5 Former City Hall



Once a restaurant and bar, the old City Hall building is under contract with a local developer who plans to move an existing restaurant to the space. The restaurant, having a long and accredited history in Groversville for decades, will be able to expand into a larger footprint as well as utilize the only space in downtown capable of accommodating sidewalk dining. This breath life onto the street; further advancing downtown's sense of public space. In addition to the hospitality concept on the ground floor, the existing market rate apartments will be updated, ensuring the viability of robust upper story development.



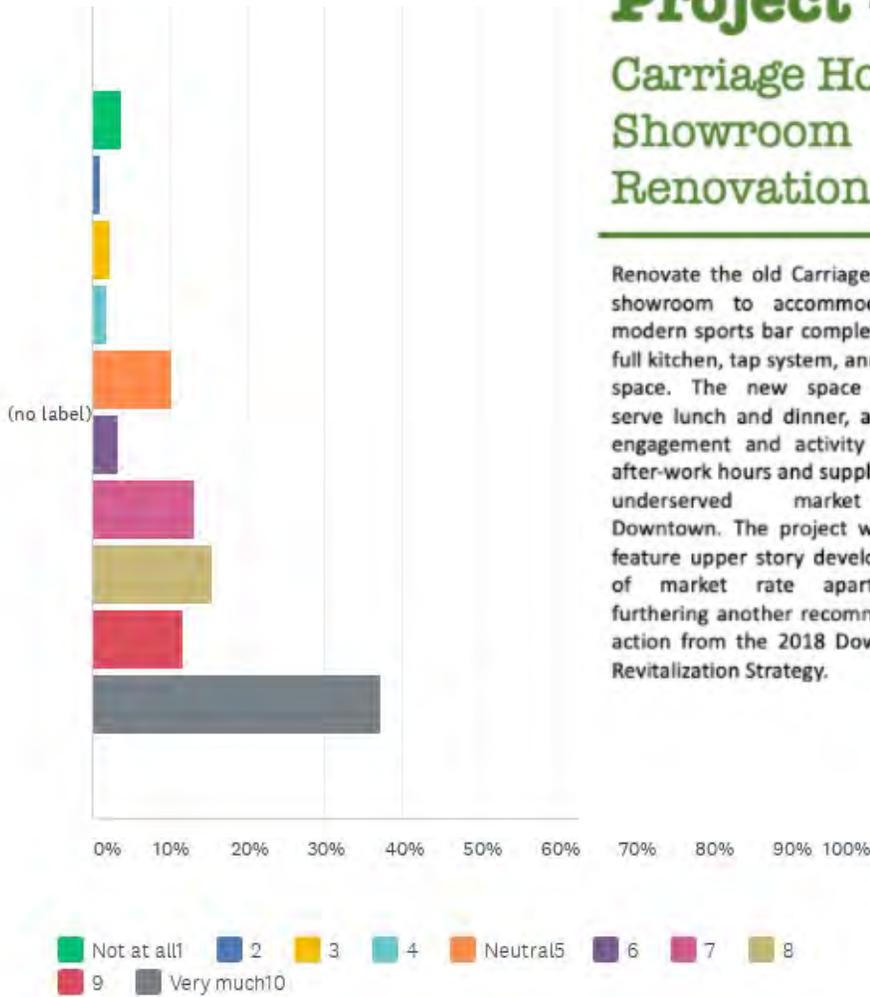
■ Not at all 1 ■ 2 ■ 3 ■ 4 ■ Neutral 5 ■ 6 ■ 7 ■ 8
■ 9 ■ Very much 10

	NOT AT ALL 1	2	3	4	NEUTRAL 5	6	7	8	9	VERY MUCH 10	TOTAL	WEIGHTED AVERAGE
(no label)	4.94%	0.00%	1.52%	1.90%	9.51%	5.70%	14.45%	14.83%	10.65%	36.50%	263	7.75
	13	0	4	5	25	15	38	39	28	96		

Comments: 39 people left a comment (15% of respondents to this question). Of those, 75% of the commented to support a restaurant downtown. Others A few worried about this location's track record. Others repeated their general concerns with downtown and/or the DRI.

Q12: How do you like Project 6?

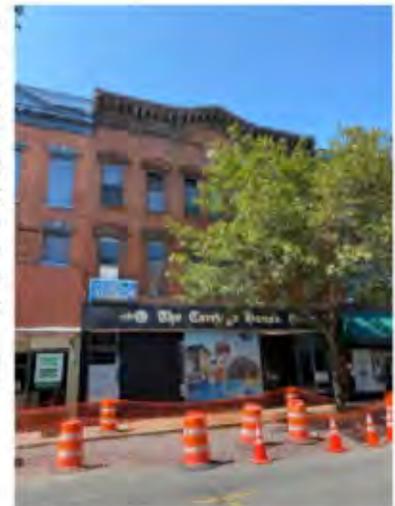
Answered: 266 Skipped: 22



Project #6 Carriage House Showroom Renovation



Renovate the old Carriage House showroom to accommodate a modern sports bar complete with full kitchen, tap system, and event space. The new space would serve lunch and dinner, allowing engagement and activity during after-work hours and supplying an underserved market in Downtown. The project will also feature upper story development of market rate apartments, furthering another recommended action from the 2018 Downtown Revitalization Strategy.



Carriage House building with pedestrian improvement construction in foreground.

	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.76%	1.13%	2.26%	1.88%	10.15%	3.38%	13.16%	15.41%	11.65%	37.22%	37.22%	266	7.80
	10	3	6	5	27	9	35	41	31	99			

Comments: 39 people left a comment (15% of respondents to this question). Over half support the project and especially the restaurant aspect. Several are unsure more housing can be supported. A few voiced concern about the bar/alcohol aspect.

Q14: How do you like Project 7?

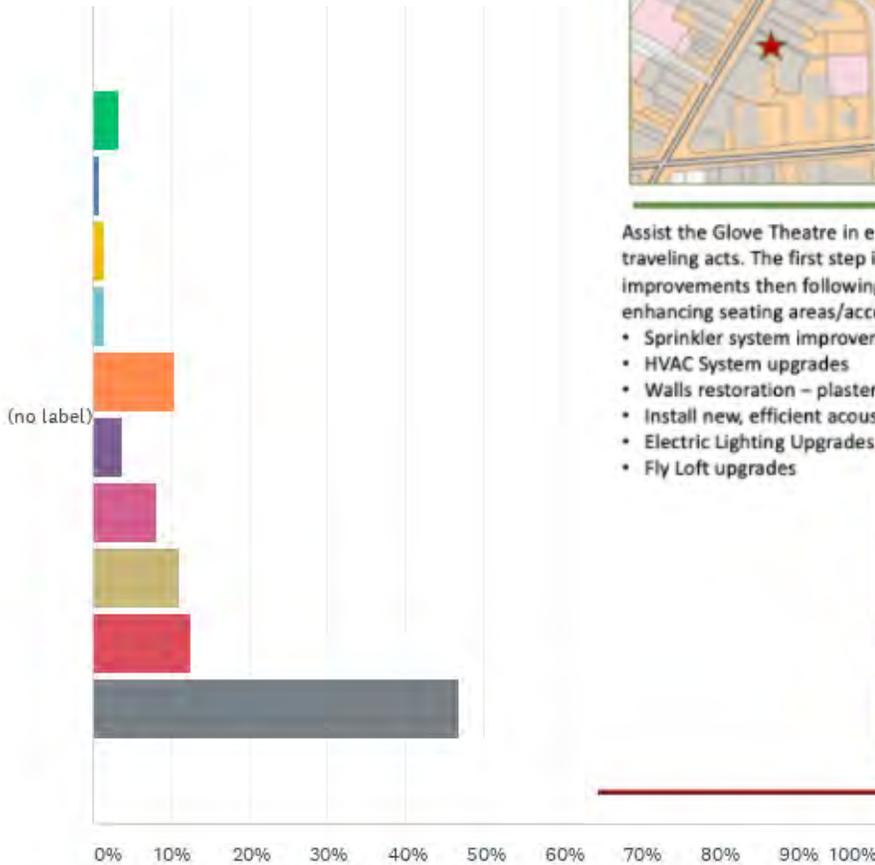
Answered: 269 Skipped: 19



Project #7 Glove Theatre Restoration

Assist the Glove Theatre in enhancing their accommodations offerings for traveling acts. The first step is to complete basic yet very necessary improvements then following these items with some artistic renovations and enhancing seating areas/accommodations. This project includes:

- Sprinkler system improvements
- HVAC System upgrades
- Walls restoration – plaster replacement, original 1914 mural restoration
- Install new, efficient acoustics
- Electric Lighting Upgrades
- Fly Loft upgrades



■ Not at all ■ 2 ■ 3 ■ 4 ■ Neutral ■ 5 ■ 6 ■ 7 ■ 8
■ 9 ■ Very much

	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.35%	0.74%	1.49%	1.49%	10.41%	3.72%	8.18%	11.15%	12.64%	46.84%		269	8.15
	9	2	4	4	28	10	22	30	34	126			

Comments: 53 people left a comment (20% of respondents to this question). Those who commented showed strong support for renovating this local landmark and ‘treasure’ downtown. A few recalled prior unfinished efforts and questioned the feasibility (though not necessarily the value).

Q16: How do you like Project 8?

Answered: 262 Skipped: 26

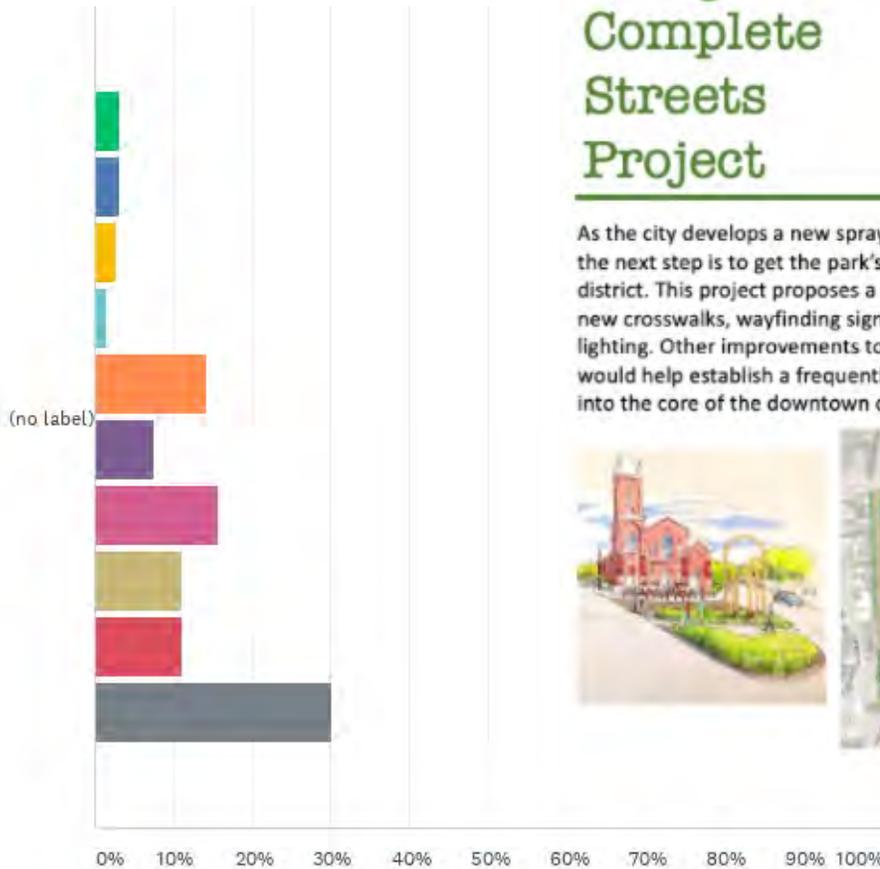
Project #8 Complete Streets Project



As the city develops a new spray park and enhancements to Castiglione Park, the next step is to get the park's visitors safely and easily to the downtown district. This project proposes a paved corridor with protected bike lanes, new crosswalks, wayfinding signs, dismount parklets, and improved street lighting. Other improvements around Trail Station Park and splash pad, would help establish a frequently-visited starting point welcoming easy travel into the core of the downtown district.



*conceptual drawings



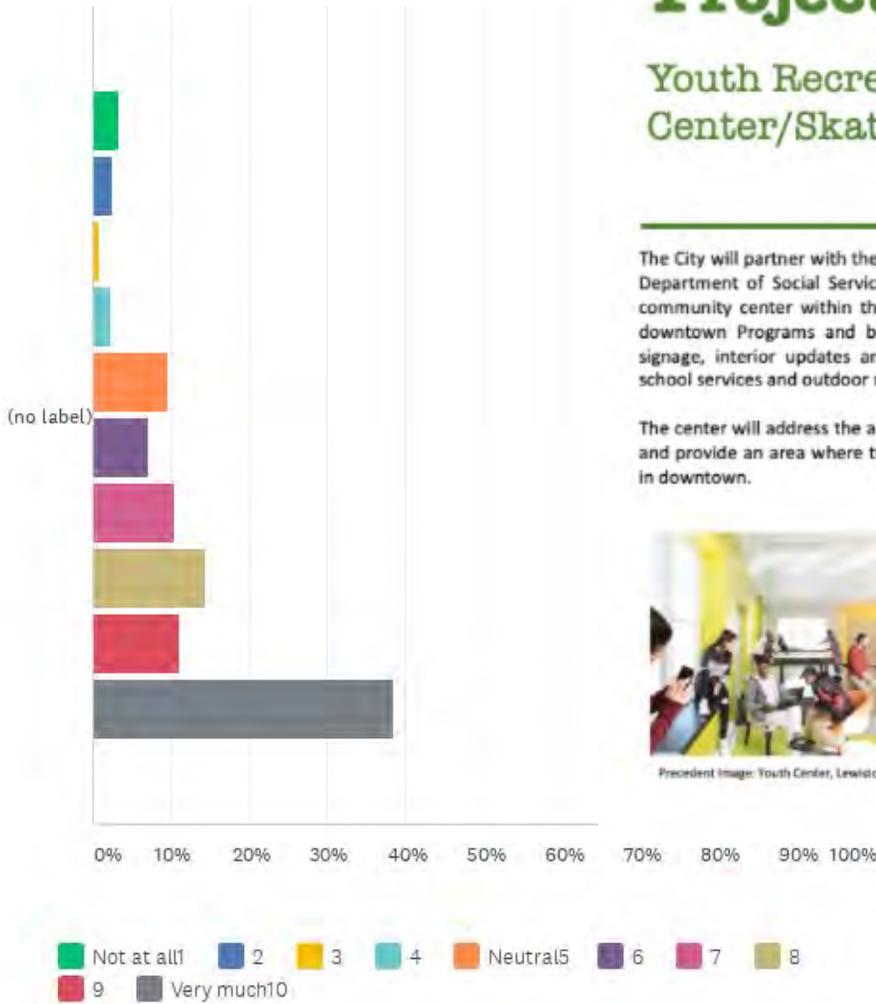
■ Not at all 1 ■ 2 ■ 3 ■ 4 ■ Neutral 5 ■ 6 ■ 7 ■ 8 ■ 9 ■ Very much 10

	NOT AT ALL 1	2	3	4	NEUTRAL 5	6	7	8	9	VERY MUCH 10	TOTAL	WEIGHTED AVERAGE
(no label)	3.05%	3.05%	2.67%	1.53%	14.12%	7.63%	15.65%	11.07%	11.07%	30.15%	262	7.36
	8	8	7	4	37	20	41	29	29	79		

Comments: 34 people left a comment (13% of respondents to this question). Comments see the value of this project - for beautification, recreation, green space, family space.

Q18: How do you like Project 9?

Answered: 270 Skipped: 18



Project #9

Youth Recreation Center/Skate Park



The City will partner with the with GESD, the United Methodist Church, Fulton County Department of Social Services, and the Rob Constantine Center to build a holistic community center within the old YWCA building on Bleeker Street in the heart of downtown. Programs and building improvements will include façade renovations, signage, interior updates and improvements, youth program for before and after school services and outdoor recreation such as skate park, playground, etc.

The center will address the a long standing need to serve the youth in the community and provide an area where they can interact with the daily city life that is happening in downtown.



Precedent Image: Youth Center, Lewiston, ME



	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.33%	2.59%	0.74%	2.22%	9.63%	7.04%	10.37%	14.44%	11.11%	38.52%		270	7.80
	9	7	2	6	26	19	28	39	30	104			

Comments: 46 people left a comment (17% of respondents to this question). The vast majority of commenters saw a real need for this project, in face of other closures and lack of youth amenities. Several saw this as the “#1 project.”

Q20: How do you like Project 10?

Answered: 260 Skipped: 28



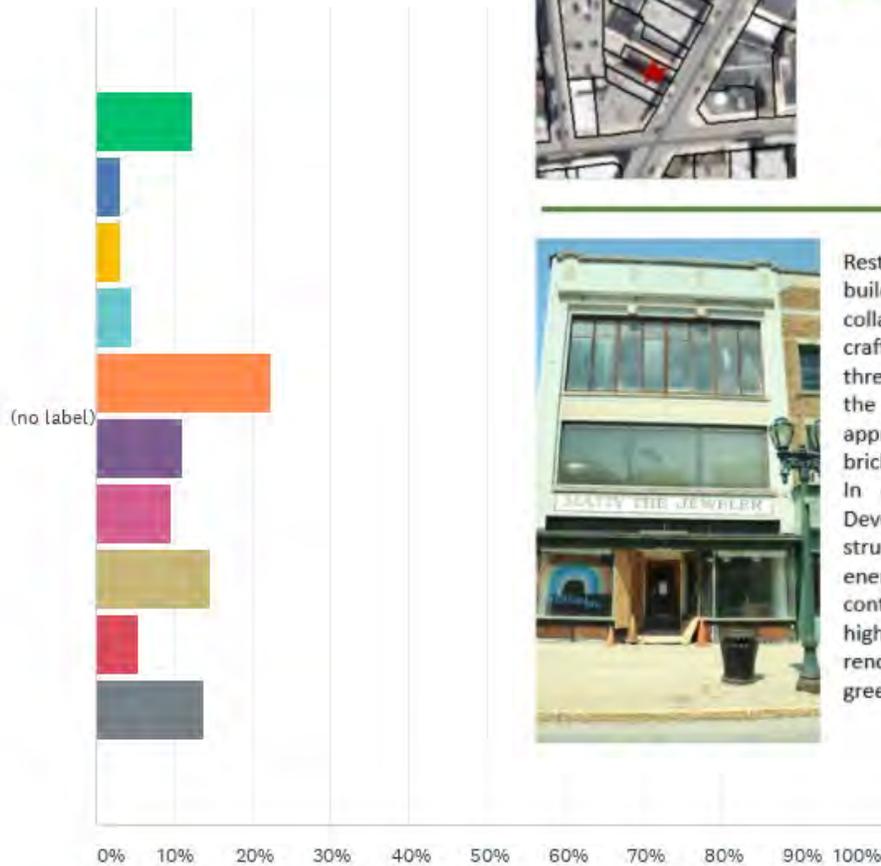
Project #10

Matty the Jeweler

(13 North Main)



Restoration plans for the old "Matty" building prioritize the need for a collaborative community space for artists, crafters, and local businesses alike. The three-story structure has been stripped to the bare studs and bricks, exposing era-appropriate features including tin ceilings, brick murals, and red spruce timber beams. In doing so, the team at Micropolis Development will continue to restore the structure with preservation and renewable energy as major priorities. DRI contributions will be allocated towards high-ticket historic and sustainable renovations, such as energy efficient greenhouse panels



■ Not at all 1 ■ 2 ■ 3 ■ 4 ■ Neutral 5 ■ 6 ■ 7 ■ 8
■ 9 ■ Very much 10

	NOT AT ALL 1	2	3	4	NEUTRAL 5	6	7	8	9	VERY MUCH 10	TOTAL	WEIGHTED AVERAGE
(no label)	12.31% 32	3.08% 8	3.08% 8	4.62% 12	22.31% 58	11.15% 29	9.62% 25	14.62% 38	5.38% 14	13.85% 36	260	5.83

Comments: 35 people left a comment (13% of respondents to this question). 13 supported the project – to help finish the rehab, and/or create a makerspace. But most of the comments (~7% respondents) were skeptical – about the need for another art space, its ability to generate income, investing public money in this, and/or the feasibility.

Q22: How do you like Project 11?

Answered: 261 Skipped: 27



Project #11 City National



Develop the old City National Commons to house a series of professional executive office suites, complete with state-of-the-art meeting space, fiber optic capabilities, and more. The anchor space, 12-22 N Main St., will host a committed full-time tenant, adding additional business and financial resources to the City's tax base.

Hazardous abatement work has been completed, renovation scope has been approved by State Historic Preservation Office, and construction is set to commence on Sep. 1, 2021

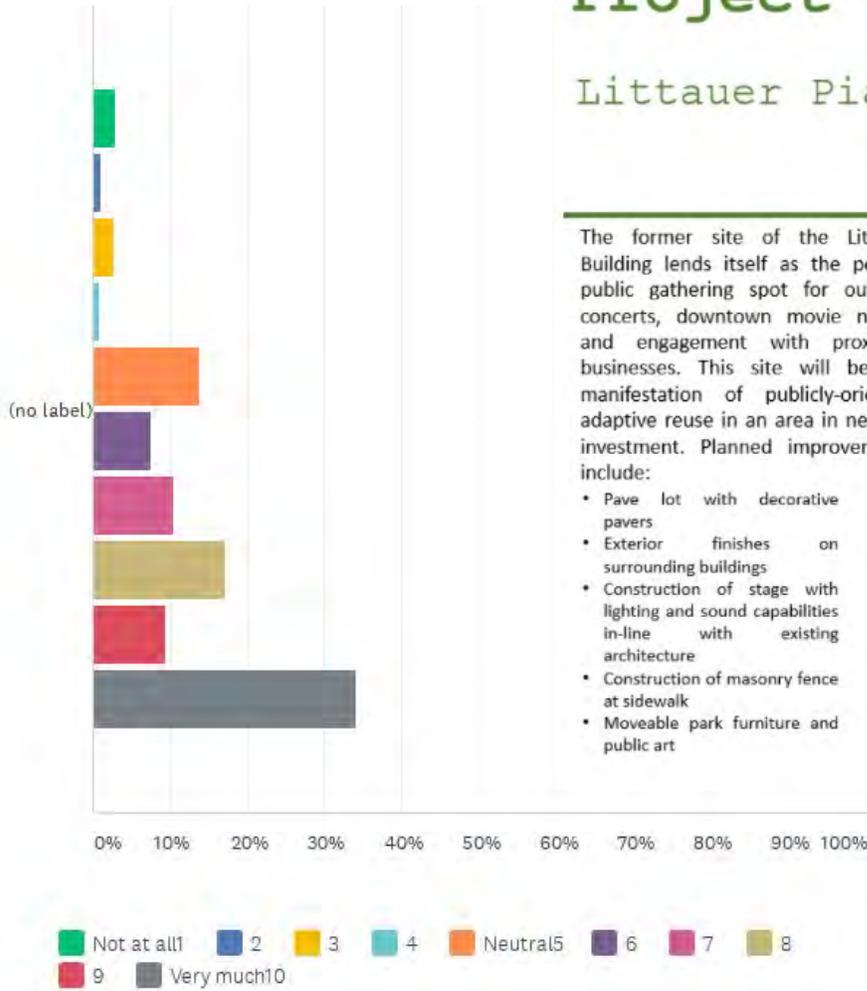


	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	8.05%	1.92%	2.30%	1.92%	21.46%	11.11%	9.96%	17.24%	8.05%	18.01%	18.01%	261	6.52
	21	5	6	5	56	29	26	45	21	47			

Comments: 29 people left a comment (11% of respondents to this question). Most supported this project as a way to better utilize a beautiful, central downtown building and add office space, jobs. A few asked questions about the project.

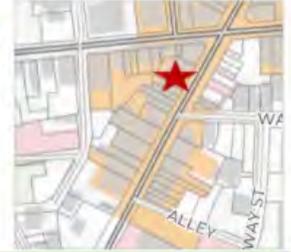
Q24: How do you like Project 12?

Answered: 267 Skipped: 21



Project #12

Littauer Piazza



The former site of the Littauer Building lends itself as the perfect public gathering spot for outdoor concerts, downtown movie nights, and engagement with proximity businesses. This site will be the manifestation of publicly-oriented adaptive reuse in an area in need of investment. Planned improvements include:

- Pave lot with decorative pavers
- Exterior finishes on surrounding buildings
- Construction of stage with lighting and sound capabilities in-line with existing architecture
- Construction of masonry fence at sidewalk
- Moveable park furniture and public art



Cleared Site



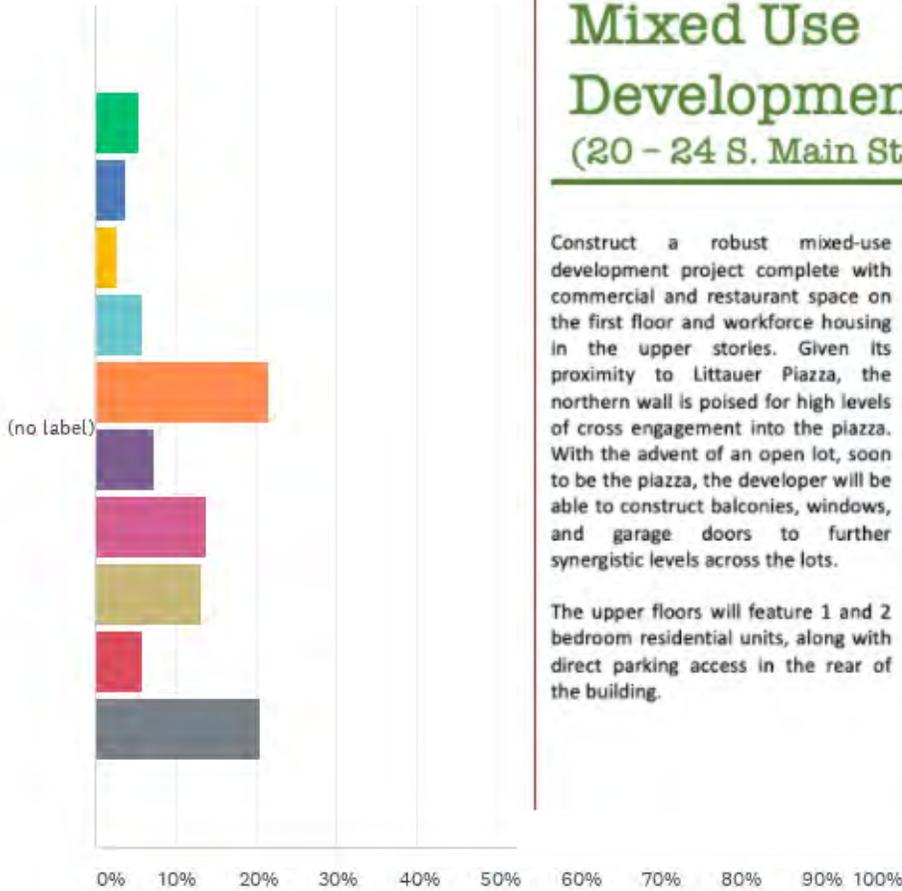
Precedent Image: Jackson Square, Batavia, NY. Source: TheBatavian.com

	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.00%	1.12%	2.62%	0.75%	13.86%	7.49%	10.49%	17.23%	9.36%	34.08%		267	7.64
	8	3	7	2	37	20	28	46	25	91			

Comments: 33 people left a comment (12% of respondents to this question). Most supported this project as a fun, creative way to add an entertainment and nightlife space downtown. A few repeated their prior ideas.

Q26: How do you like Project 13?

Answered: 259 Skipped: 29



■ Not at all ■ 2 ■ 3 ■ 4 ■ Neutral ■ 5 ■ 6 ■ 7 ■ 8
■ 9 ■ Very much 10

Project #13

Mixed Use Development (20 - 24 S. Main St.)



Construct a robust mixed-use development project complete with commercial and restaurant space on the first floor and workforce housing in the upper stories. Given its proximity to Littauer Piazza, the northern wall is poised for high levels of cross engagement into the piazza. With the advent of an open lot, soon to be the piazza, the developer will be able to construct balconies, windows, and garage doors to further synergistic levels across the lots.

The upper floors will feature 1 and 2 bedroom residential units, along with direct parking access in the rear of the building.



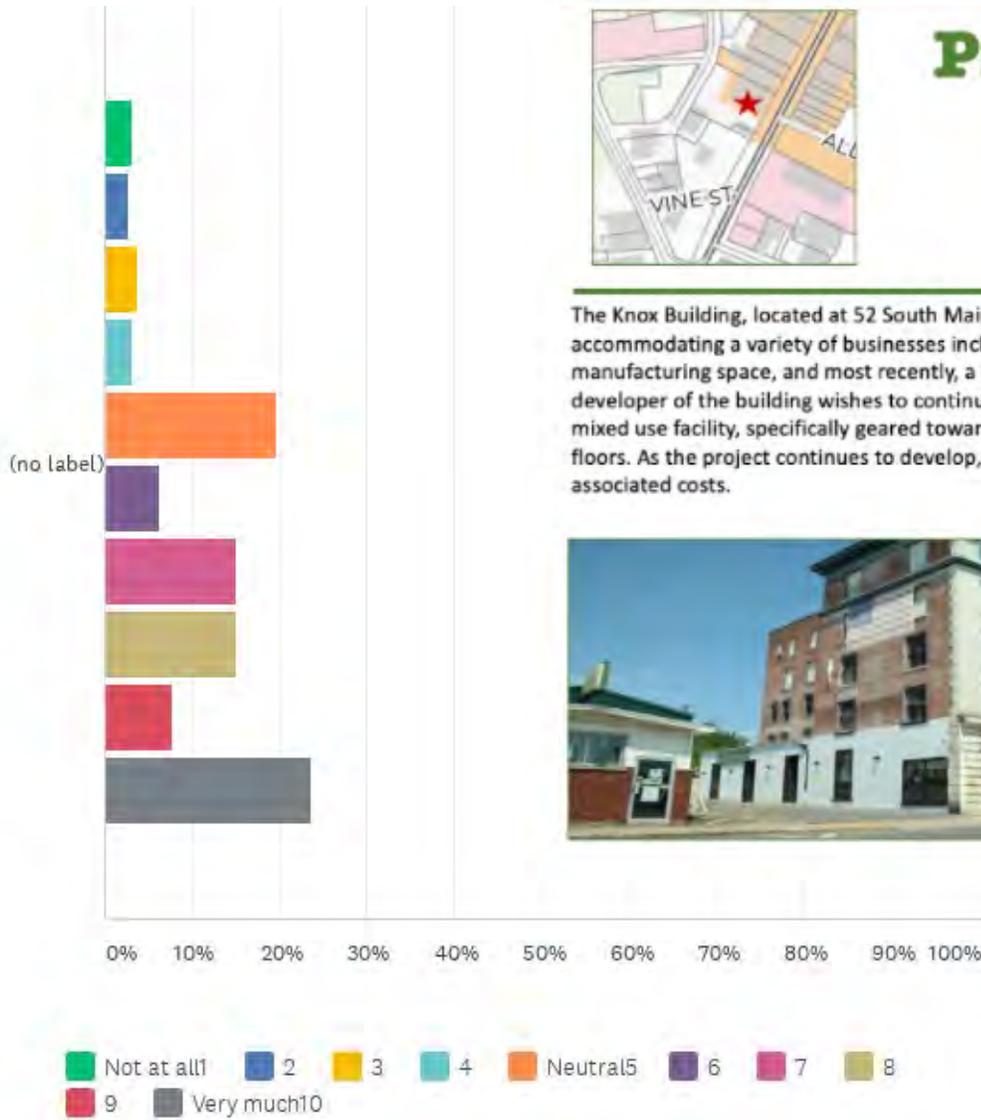
20-24 S. Main with Littauer Piazza on north side

	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	5.41%	3.86%	2.70%	5.79%	21.62%	7.34%	13.90%	13.13%	5.79%	20.46%	53	259	6.50
	14	10	7	15	56	19	36	34	15	53			

Comments: 21 people left a comment (12% of respondents to this question). Comments were split between support for rehabbing this building while linking to other projects, and repeat concerns about the market's ability to absorb the new units.

Q28: How do you like Project 14?

Answered: 259 Skipped: 29



Project #14

Knox Building

The Knox Building, located at 52 South Main Street, has a rich history in accommodating a variety of businesses including professional offices, manufacturing space, and most recently, a laundromat. The owner and developer of the building wishes to continue renovation to accommodate a mixed use facility, specifically geared towards veteran housing on the upper floors. As the project continues to develop, the DRI can help augment associated costs.



	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.09%	2.70%	3.86%	3.09%	19.69%	6.18%	15.06%	15.06%	7.72%	23.55%		259	6.96
	8	7	10	8	51	16	39	39	20	61			

Comments: 28 people commented, (11% of respondents to this question) mostly to support the project and especially the veterans housing.

Q30: How do you like Project 15

Answered: 280 Skipped: 8



Project #15 Glove City Brewing HQ (64 South Main)

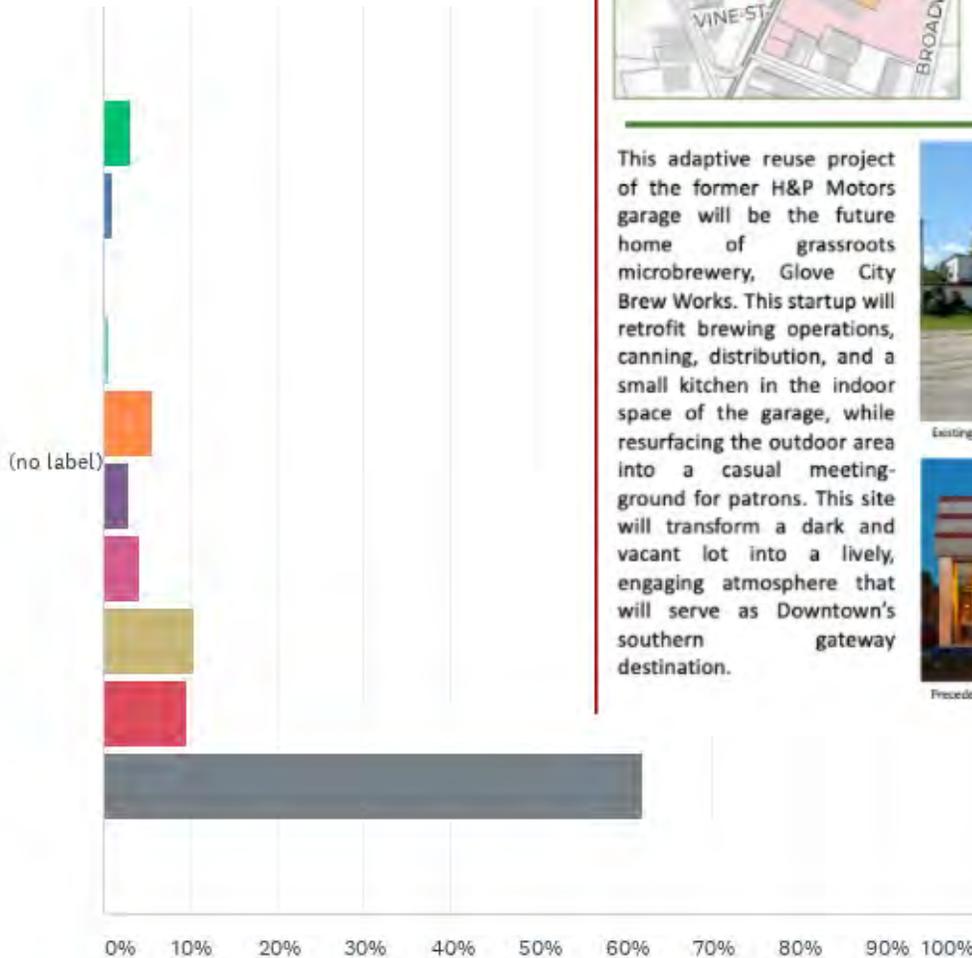
This adaptive reuse project of the former H&P Motors garage will be the future home of grassroots microbrewery, Glove City Brew Works. This startup will retrofit brewing operations, canning, distribution, and a small kitchen in the indoor space of the garage, while resurfacing the outdoor area into a casual meeting-ground for patrons. This site will transform a dark and vacant lot into a lively, engaging atmosphere that will serve as Downtown's southern gateway destination.



Existing Building



Precedent image Kansas City, MO.



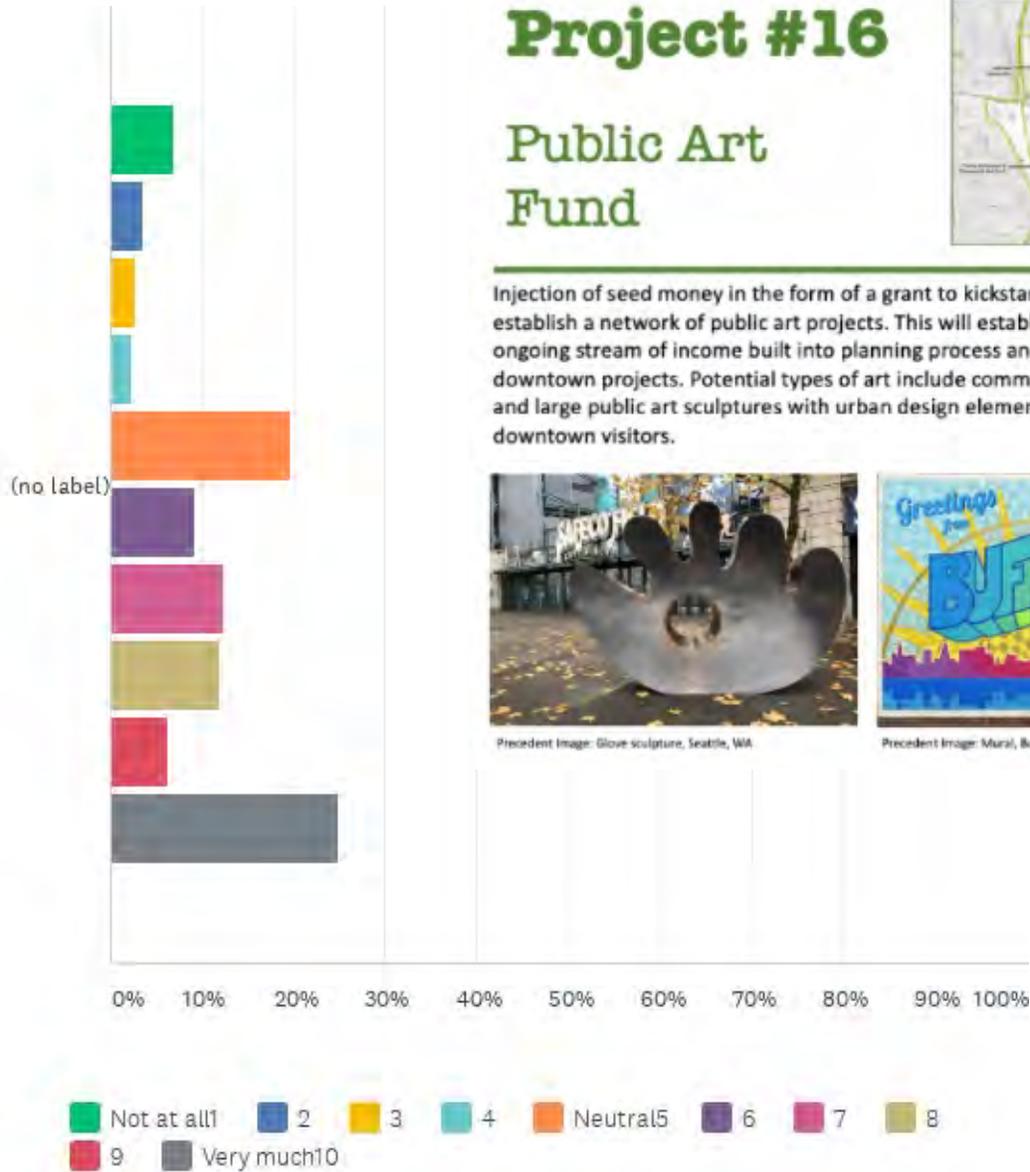
■ Not at all ■ 1 ■ 2 ■ 3 ■ Neutral ■ 4 ■ 5 ■ 6 ■ 7 ■ 8 ■ 9 ■ Very much ■ 10

	NOT AT ALL	1	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	3.21%	1.07%	0.00%	0.71%	5.71%	2.86%	4.29%	10.36%	9.64%	62.14%	9.64%	62.14%	280	8.72
	9	3	0	2	16	8	12	29	27	174	27	174	280	8.72

Comments: 52 people commented, (11% of respondents to this question). Most support the project, see value of having a brewery downtown, have been successful elsewhere, nice gathering place. A few repeat bar/alcohol concerns.

Q32: How do you like Project 16?

Answered: 258 Skipped: 30



Project #16

Public Art Fund



Injection of seed money in the form of a grant to kickstart program and establish a network of public art projects. This will establish validity for an ongoing stream of income built into planning process and 1% add-on to downtown projects. Potential types of art include commissioning of murals and large public art sculptures with urban design elements for the comfort of downtown visitors.



Precedent Image: Glove sculpture, Seattle, WA



Precedent Image: Mural, Buffalo, NY

	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	6.98%	3.49%	2.71%	2.33%	19.77%	9.30%	12.40%	12.02%	6.20%	24.81%	24.81%	258	6.66
	18	9	7	6	51	24	32	31	16	64	64		

Comments: 30 people commented, (12% of respondents to this question). Over half support the project, see similar successful ones elsewhere, see how could tie into City history, personality, and give a facelift. Some like, but consider less of a priority.

Q34: How do you like Project 17?

Answered: 260 Skipped: 28



Project #17 Downtown Business Fund

Build a locally managed funding pool that would supply needed capital requirements to businesses within the DRI Boundary. Funding would be available for façade renovation and to incentivize upper story housing in buildings that have no means of access to the upper floors. The revolving loan program would adhere to conditions, similar to the Microenterprise Grant Program and Groversville Loan Fund, and would receive applications before being reviewed. This project aims to make capital more accessible to existing and new businesses in Downtown as well as incentivizing them to invest in their future in Groversville. The City of Groversville is willing to provide \$400,000 on top of the DRI amount of \$600,000 making this a very attractive and well funded revolving loan program.

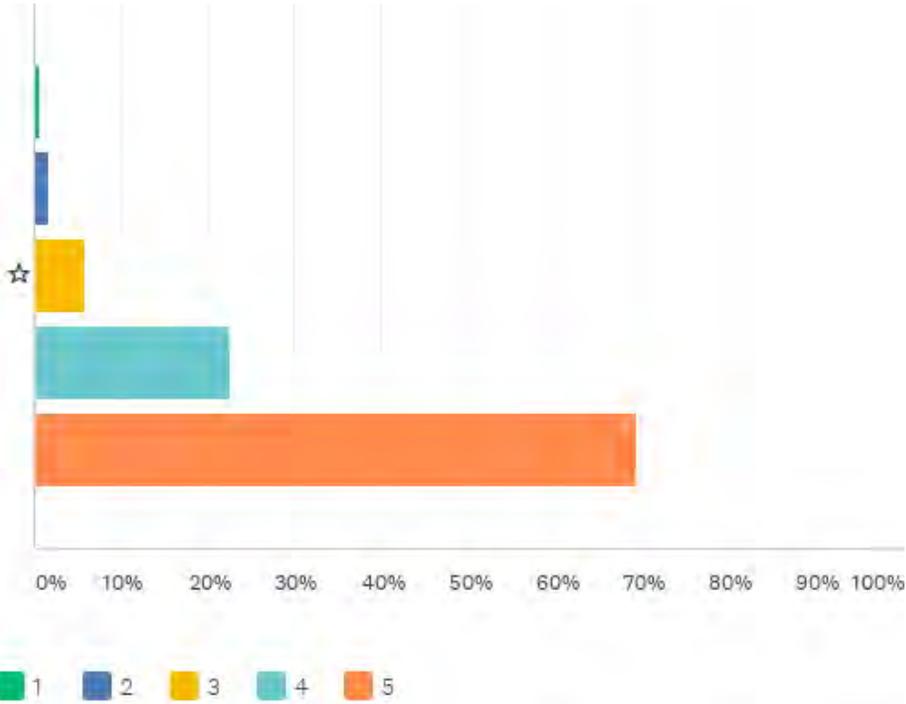


	NOT AT ALL	2	3	4	NEUTRAL	5	6	7	8	9	VERY MUCH	TOTAL	WEIGHTED AVERAGE
(no label)	4.62%	1.92%	1.54%	1.92%	20.00%	10.38%	11.92%	13.08%	8.85%	25.77%	25.77%	260	7.04
	12	5	4	5	52	27	31	34	23	67			

Comments: 28 people commented, (12% of respondents to this question). Most support this project. Some had questions on the application and selection process.

Q37: How did you like this virtual open house?

Answered: 190 Skipped: 98



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	0.53%	1.58%	5.79%	22.63%	69.47%	190	4.59
	1	3	11	43	132		

Repeat Comments

Some respondents voiced similar overarching ideas or concerns throughout their comments on the projects. These included:

Multiple respondents (5 or more) (+) (+/-):

- See need to bring people downtown, and at different hours, for revitalization
- Excited to see places and buildings rehabbed
- Enjoy creative thinking and vision with arts and culture projects
- Support more entertainment, recreation, outdoor spaces for all ages
- Can see the connections between the projects and how they would support each other
- Hopeful about movement, these efforts. Appreciated the open house.
- Had questions about current status of project and/or need for DRI funds
- Support more green space
- Support projects for youth

Multiple respondents (5 or more) (-):

- Feel unattractive places and characters and drugs downtown will undermine any revitalization initiative because people will not want to live / work / develop / visit there
- Are concerned about the sustainability of the projects, whether they will be maintained and/or 'respected' by people.
- Are low on hope for Gloversville and doubt if revitalization, or some of these projects (esp more creative ones) will succeed.
- Private sector should not be awarded public money. Some distrust funds will be used responsibly.
- Question if Gloversville can support / absorb the new project, esp. the amount of housing proposed
- See an over-emphasis on artists / "artsy" projects, serving a small group in Gloversville. Question viability / transformative ability of these projects in Gloversville (which is "not Saratoga").

One or two respondents

- Handicap accessibility in projects
 - Feel jobs and businesses should be priority over housing, restaurants
 - Feel discouraged by past projects / local developers that have failed
 - Disapprove of projects that support new residents / out-of-towners
 - 'neighborhood safety'
 - Missed the idea of the DRI as a package of projects, and chose a couple priority projects.
 - More parking
 - Want to see improvements outside of downtown too
-

**Attachment:
Survey view of Gloversville DRI
Virtual Open House 2021**



Gloversville DRI Virtual Open House 2021

Welcome!

to our

Virtual Open House for the City of Gloversville's 2021 application to the NYS Downtown Revitalization Initiative (DRI).

The aim of the Open House is to collect community feedback on "Transformative Downtown Projects" to include in the DRI application. Each potential project is listed below following some introductory boards about the DRI. Please tell us how you like each project and share your comments and ideas throughout. All responses are anonymous.

Before exiting, please be sure to click "Done" so your answers are recorded. Thank you!

I. INTRODUCTION TO THE DRI

An informational board with a green header and white body, mounted on a wall. The header reads "What is the Downtown Revitalization Initiative?". The board contains text about the NYS Downtown Revitalization Initiative (DRI), its objectives, and the ultimate goal. It also features the New York State logo and the "Downtown Revitalization Initiative" logo.

What is the Downtown Revitalization Initiative?

The NYS Downtown Revitalization Initiative (DRI) provides \$10 million in state funding to New York communities to foster the development of vibrant downtowns across the state.

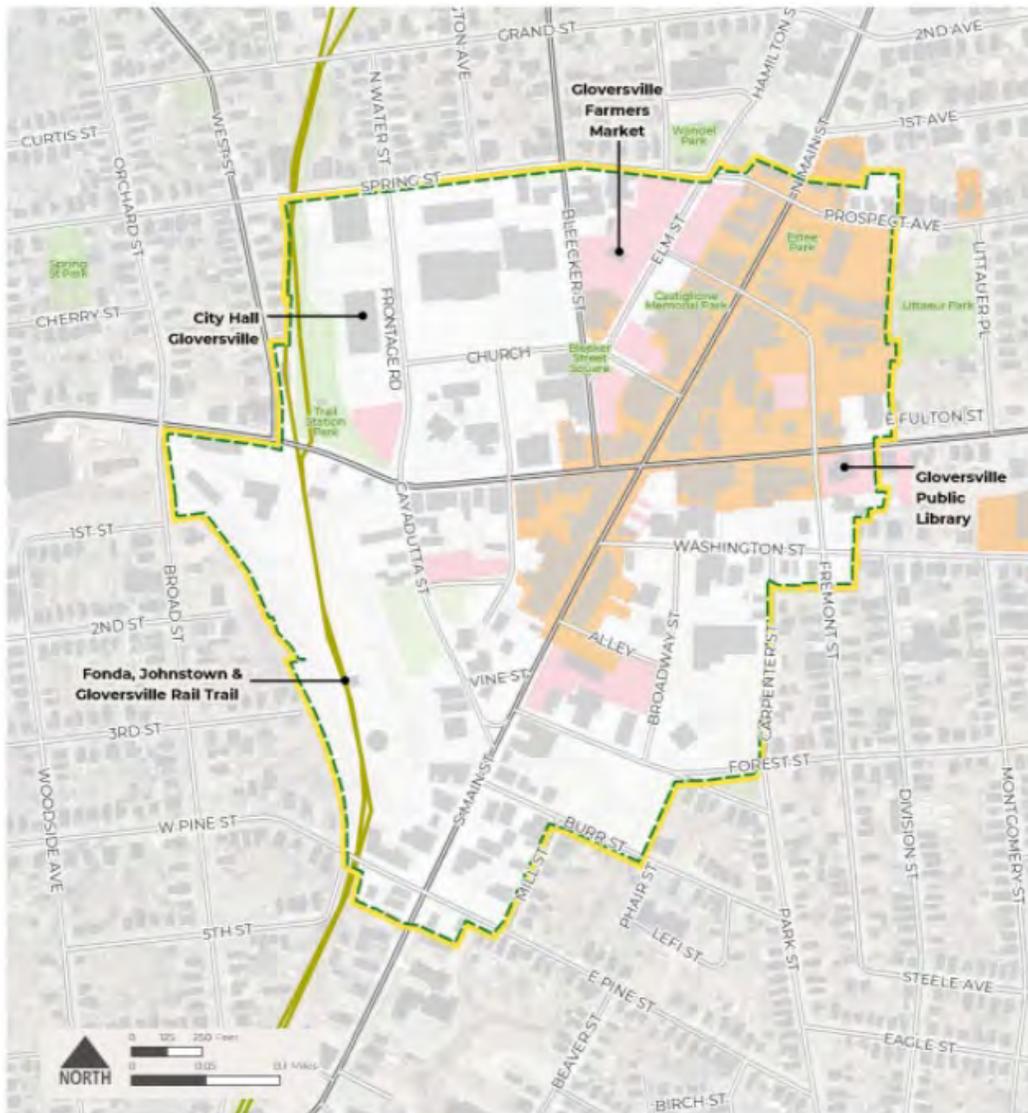
The ultimate goal of the DRI is to fund projects within a designated downtown area that will help transform downtown neighborhoods into vibrant communities where New Yorkers want to live, work, and raise families.

NYS DRI Program Objectives:

- ✓ Create an active desirable downtown with a strong sense of place
- ✓ Attract new businesses, high-paying jobs, & skilled workers
- ✓ Enhance public spaces for arts & cultural events
- ✓ Build a diverse population with residents & workers supported by different housing and employment opportunities
- ✓ Grow the local property tax base
- ✓ Provide amenities to support & enhance downtown living & quality of life

 **Downtown Revitalization Initiative**

Proposed DRI Boundary



- DRI Boundary
- City Owned Land
- National Register Site

**Groversville Downtown
Revitalization Initiative**

Proposed boundary for the DRI area. Orange shading depicts a site on the National Register of Historic Places. Pink shading depicts city-owned land. A few landmarks are labeled to orient the reader.

What is a DRI Project?

DRI Projects are typically capital projects that support community and/or economic development, though certain non-capital projects may also be considered. They should transform the physical environment and contribute to a holistic revitalization of downtown for current and future generations.

Eligible Project Types:

- ✓ Public Improvements
- ✓ New Development
- ✓ Redevelopment and Rehabilitation of Existing Structures
- ✓ Business Loan Programs
- ✓ Branding and Marketing

Ineligible Project Types:

- × Pre-Award Costs
- × Planning activities
- × Property Acquisition
- × Operations and Maintenance
- × Training and other Program Expenses
- × Expenses Related to Existing Programs



Vision for Downtown Gloversville

Over the last 3 years Downtown Gloversville has launched itself down the path of radical, innovative transformation, making it a premier place to start a business, invest, and work while enjoying a high quality of life.

Downtown Gloversville possesses all the great qualities of a successful city center. With its historic buildings, a network of sidewalks, decorative lights, benches and shade trees, it is a highly walkable downtown for residents and visitors. Whether it is visiting Gloversville's museums, art galleries, restaurants, shops, or unique parks, there are a wide variety of activities to choose from when visiting downtown. As a regional economic engine,

Downtown Gloversville is ideally situated as the southern gateway to NY State's Adirondack Mountains. The comfortable, safe, and attractive setting combined with inviting public spaces and recreational opportunities will attract people and businesses to be part of the downtown's renewal.

Gloversville prides itself as being considered a community of inclusiveness and diversity that fosters arts, culture, and entertainment. This 'community-led' development approach fosters pride and acts as a means to promote Downtown Gloversville as a premier destination for residents and visitors.



1. Do you like the vision? Please share your comments and ideas below: (* denotes required question)

II. TRANSFORMATIVE DRI PROJECTS

Transformative Public and Private Investments





Project #1

Eccentric Club

One of the longest consecutive running operations in Downtown Groversville is the Eccentric Club, located on the corner of Spring St. and N Main. Originally founded in part by the city's patriarchal philanthropist, Lucius Littauer, the Eccentric Club has been a staple of Downtown's social and architectural framework since the turn of the 20th century.

This project will breathe new life into the club while incorporating engagement from the general public. The club's third floor has been underutilized for decades given its hurdles with egress. The Club will utilize DRI funding to renovate the third floor as a public space to be state-of-the-art event and conference space, creating an organized destination in the heart of downtown.



2. How do you like Project 1?

Not at all 1 2 3 4 Neutral 5 6 7 8 9 Very much 10

3. Please share any comments here:

... This format of descriptive image followed by 1-10 scale and comment box was used for all of the projects ...

36. FINAL THOUGHTS

Thank you for participating in our Virtual Open House! Do you have anything else to add?

37. How did you like this virtual open house?

Done

Gloversville Hopeful 5th Time is the charm for DRI

Jason Subik, Daily Gazette, 8/25/21

GLOVERSVILLE — The Gloversville Common Council has approved hiring Saratoga Springs-based Elan Planning & Design LLC to help the city apply for this year's New York state \$10 million Downtown Revitalization Initiative grant.

Gloversville applied for and lost the Mohawk Valley Region's education of the annual economic development contest for each of its first four years, but officials are hopeful the addition of the proposed \$20 million "Glove City Lofts" 75-unit "artist housing" project, to be built at 52 Church St., will prove to be the anchor project the city needs to finally win the contest.

Gloversville Downtown Development Specialist James Hannahs, who works for the city and the Fulton County Center for Regional Growth, said the city was preparing for its fifth application for the grant money in 2020 when New York state suspended the contest, along with most of the rest of its economic development initiatives amid a state budget crunch made worse by the COVID-19 pandemic.

"This is the fifth round, we had started an application last year, but because of the pandemic we had to sort of drop our pencils, and put it aside because of the uncertainty of what was happening," he said. "In the moment, it was disappointing because we've always believed we were in a good position to apply. We have some good projects, and we're working with developers and ongoing stuff. We now think this was a blessing in disguise because it gave us another year to start establishing some more feasible projects, and throughout this past year we've had some pretty decently large developments take hold and be announced."

Hannahs explained that the economic development theory behind the \$10 million DRI contest is that the state funding for projects will serve as a catalyst for additional private sector investment, hopefully leading to as

much as \$30 million total being invested in the urban core of the city. “This is meant to help catapult momentum that’s already been built,” he said.

In 2019 Gloversville competed with the cities of Utica, Cooperstown and Sharon Springs for the Mohawk Valley Region’s edition of the \$10 million DRI, ultimately losing to Utica. In the first three rounds of the contest the cities of Amsterdam, Rome and Oneonta won the \$10 million DRI for the Mohawk Valley Region.

Gloversville’s 2019 plan had included a proposed \$5 million Glove Theatre restoration project, a \$1 million Schine Building renovation, \$1.4 million project to connect downtown to the Rail Trail and Cayadutta Creek — and Gloversville’s plan included a unique aspect for a fiscally stressed city, the willingness to put up \$1.1 million of the city’s approximately \$6 million fund balance of unspent tax revenues.

Hannahs said the 2021 plan will be better, because it will include something tied to the \$20 million “Glove City Lofts” project. He said the Glove City Lofts developer the Kearney Realty Group does not need any DRI funding to build its apartment building, but the group has had a strong track record of building projects in downtowns that would later win the state’s DRI contest.

“They’ve had projects associated with DRI winners in two of the last four rounds,” Hannahs said.

Hannahs said the city will unveil more details about its 2021 \$10 million DRI application on Wednesday during a live streamed video on the city’s Facebook page. He said the time has not been set yet, but it will be between 1 p.m. and 5 p.m., and the CRG will issue a news release with more details soon.

City snags CFA grants

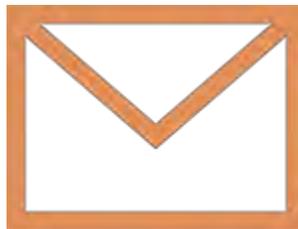
[LOCAL NEWS](#)

DEC 20, 2019

ASHLEY ONYON

News Reporter

asonryon@leaderherald.com



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The city of Gloversville was awarded a \$500,000 Main Street Anchor Project grant for properties located at 20-24 S. Main St. on Thursday through the state Regional Economic Development Council competition. The buildings shown today were purchased by NVP Development LLC of New Jersey in October for a proposed renovation project estimated at \$1 million. The project will be carried out by the private developers, not by the city. (The Leader-Herald/Ashley Onyon)

GLOVERSVILLE — State grant awards announced on Thursday revealed the city as the recipient of \$1.07 million for three projects aimed at spurring economic development.

Among 81 grants awarded to projects in the Mohawk Valley announced by Gov. Andrew Cuomo Thursday as part of the Regional Economic Development Council competition, were three awards to the city totalling \$225,000 for the preparation of a Brownfield Opportunity Area Nomination Study, \$345,000 for the installation of a splash pad and other related improvements at Trail Station Park and \$500,000 for a Main Street Anchor Project at 20-24 S. Main St.

“Our city’s goal is to achieve growth, growth in business activity, growth in population, growth in job opportunities and this really gives us a good jump on achieving growth,” Mayor Vincent DeSantis said while discussing the awards **at Thursday’s Common Council meeting.**

The BOA Nomination Study grant award will be used to inventory and identify sites for assessment, assess sites for hazardous substances, complete cleanup and reuse plans and conduct community outreach activities.

The area of the study will cover approximately 197 acres along the Cayadutta Creek Corridor. While preparing the Consolidated Funding Application seeking the grant, the city identified two potential BOAs covering broad swaths of the city.

The first area extends along South Main Street to include the entire Burr Street area, reaching south to include the former Continental Mills site on Beaver Street and the old Independent Leather Manufacturing Corporation site on South Main Street.

The second area extends to the north on South Main Street, beginning at West Pine Street to include several former glove factories on South Main Street including the former site of Zimmer & Son Gloves, extending up to the Cayadutta Creek to encompass Lincoln Street and the former Decca Records plant on Lincoln Street and ending at North Street.

Grant funds can be used to develop long-term plans for the areas surrounding identified Brownfield sites, including the preparation of site assessments, revitalization plans and implementation strategies. Completed plans must be submitted to the state for approval, which once secured, can open additional grant funding opportunities for projects and allows a 6 percent income tax credit to be applied to projects in the BOA.

According to the award announcement, ***“anticipated community benefits resulting from this project include the creation of jobs, private and public sector reinvestment, increased tax revenue and increased property values.”***

The \$345,000 grant awarded to the city will cover 75 percent of the project cost for the proposed construction of a 4,050 square foot splash pad at Trail Station Park featuring a nonskid, sloped floor with jets of varying sizes to spray water out of the ground and other related improvements at the park including the installation of public restrooms.

The water feature would be located behind the circular pavilion and next to the rectangular pavilion at Trail Station Park in an area of about 7,200 square feet. DeSantis expressed optimism that much of the 25 percent matching contribution required from the city for the project can be completed through in-kind services by the Department of Public Works including landscaping and the installation of additional public amenities such as grills and picnic tables.

“There are a lot of people that will be there,” DeSantis said. ***“People could spend the evening there in the summer.”***

The successful funding application will support plans from City Clerk Jennifer Mazur to launch a youth summer recreation program in 2020 that would utilize the spray park among the activities provided to city kids aged five through 12 weekdays at Trail Station Park from July 13 through Aug. 21. The city is eyeing July 4 for the opening of the splash pad.

The final award to the city of \$500,000 for a Main Street Anchor Project at 20-24 S. Main St. was secured through a city sponsored application for a private sector project that the city will have no additional involvement in implementing.

The project will be completed by NVP Development LLC of New Jersey which acquired the three interconnected properties and a neighboring property at 26 S. Main St. from the Fulton County Center for Regional Growth in October for a total of \$25,000.

The four properties were acquired by the city in late 2017 and mid-2018 as part of an agreement reached with former owner David Eager of Two Great Guys Corp. out of Saratoga Springs in

November 2017. The buildings were later sold to the CRG for \$1 in July for the purposes of marketing the buildings for sale to developers.

DeSantis said the award will cover 50 percent of the \$1 million renovation project that will prepare the buildings at 20-24 S. Main St. for commercial purposes on the ground floor and residential uses on the upper stories.

“They have an IT tech security company that does cyber security for major corporations nationwide,” DeSantis said. *“It’s a tech firm that will be on the first floor and then the upper floors will be residential ... some of those apartments will be occupied by the workers that they intend to move up here.”*

“That’s going to be a huge change on South Main Street,” he added. *“New people, new businesses, new activity in the downtown, very good for our community.”*

The project funding will come in the form of a reimbursement grant that will be paid out by the state when the project is substantially completed.

DeSantis delivers Gloversville's state of the city address

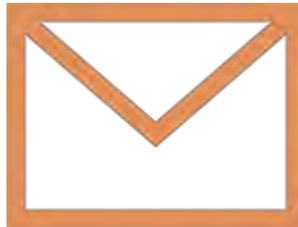
[LOCAL NEWS](#)

JAN 7, 2021

ASHLEY ONYON

News Reporter

aonyon@leaderherald.com



GLOVERSVILLE — Progress continued in the city throughout 2020 despite the impacts of the coronavirus, according to Mayor Vincent DeSantis, who points to plans to strengthen the city in 2021 and beyond as the next steps towards a bright future.

Delivering the annual state of the city address during the organizational meeting of the Common Council on Friday, DeSantis recounted the optimism he felt delivering the address a year earlier and outlining plans for 2020.

“We started the year 2020 really hitting the ground running and then COVID hit and of course it seemed like the whole world shutdown. But I’m here to tell you today that far from shutting down, we have moved forward on these projects and also have added new initiatives,” said DeSantis.

Sitting alone in the council chambers at City Hall during the meeting that was conducted remotely via Zoom and livestreamed online due to the coronavirus, DeSantis highlighted

achievements from the past year and recent developments that are expected to come to fruition in the new year.

Throughout 2020 the city completed planning work related to three previously awarded grants that are expected to open additional funding opportunities and incentives for public and private redevelopment projects as early as this year following the submission of final plans to the associate state or federal agency.

The city in 2018 and 2019 was awarded a \$78,000 Local Waterfront Revitalization Program grant through the state Department of State, a \$225,000 Brownfield Opportunity Area **Nomination Study grant through the state Department of Environmental Conservation's** Environmental Restoration Program and a \$300,000 Brownfields Assessment Grant through the U.S. Environmental Protection Agency.

Each grant was issued for the completion of studies, assessments and development of plans related to certain land uses. The BOA Nomination Study and EPA Brownfield Assessment grants each relate to the assessment of former industrial sites and planning for the cleanup and redevelopment. The LWRP is focused on land use plans for properties surrounding the Cayadutta Creek, which was designated an inland waterway by the state.

“Those three together will be powerful monetary incentives for new development not only for cleanup of the old industrial sites and demolition, but for the redevelopment of new projects,” said DeSantis.

Already the city is experiencing new private development with the Family Counseling Center having broken ground over the summer on a major expansion project that will triple the size of the existing building on Broadway, creating new jobs and allowing the facility to offer new services.

The former City National building at 12-24 N. Main St. is also currently undergoing renovations and will reportedly soon house a community bank after the building was sold in August to Downtown Development LLC, a holding company for Bowers Development of Syracuse. The property was previously awarded a \$750,000 Restore NY grant in March 2018 to cover up to 75 percent of the cost of renovating the space. The grant was transferred to the new property owners as part of the building sale.

Partnerships between the city and the Fulton County Center for Regional Growth are also setting the stage for two troubled properties to be remedied. The former Littauer Building at 12-18 S. Main St. is expected to be demolished sometime early this year with the city and CRG to share the cost through the Gloversville Loan Fund.

The partially collapsed building was turned over to the CRG by the city after its acquisition from the former property owners Two Great Guys. Following demolition, the property will be converted into a parking lot that will serve a mixed-use renovation project comprised of first-floor commercial spaces and upper floor apartments currently underway at 20-24 S. Main St. by NVP Development LLC of New Jersey.

DeSantis additionally announced the recent acquisition by the CRG of the title to the former call center building across the street from City Hall at 52 Church St. DeSantis pointed to the long vacant property as an eyesore with a parking lot frequently used for the long term parking of RVs. The city worked with the CRG to complete the property acquisition.

“Now that property which is a potential benefit can be marketed for development and we’re hoping that will pan out in the very near future,” said DeSantis.

The city itself is also preparing for a likely property acquisition as part of its efforts to secure a new Department of Public Works facility to replace the aging and undersized existing facility at 73 Lincoln St. After more than a year of weighing options, DeSantis announced the city has reached an agreement to potentially purchase the former Wood & Hyde Leather Co. building at 68 Wood St.

“We haven’t signed the contracts yet, but we’ve agreed in principle on a transfer of that. It’s a six-acre site, it provides plenty of room for us and it could potentially save us as much as \$2 million on redevelopment of a new facility,” said DeSantis.

Residential development as part of a state affordable housing pilot program is also expected to take shape in the city in the spring. The program developed by the state Division of Homes and Community Renewal is geared towards the construction of new single-family homes for purchase by income qualified first-time home buyers.

The state is working on the program with Project Etopia, a British company focused on building affordable homes with energy efficient technologies. The company will construct the first home under the program in the spring at 54 Forest St. at its own expense as a proof of concept targeting final construction costs of roughly \$100,000 to \$120,000 to meet the affordable housing goal.

HCR officials identified the city as the ideal location to pilot the program and the city is currently working on a \$400,000 grant application that would provide up to \$40,000 to income qualified homeowners towards the down payment on homes constructed under the program. If the pilot project is successful, the program could eventually be extended within the city and throughout the state.

HCR is additionally expected to support the city in currently developing plans for a possible Mohawk Valley Economic Development District developers conference tentatively slated for the early summer that would potentially include drive-thru tours of the city.

DeSantis highlighted that each of these projects and developments have come as the city grappled with the financial uncertainty related to the coronavirus that led to an unanticipated \$460,000 reduction in state aid to the city at the end of 2020 that is expected to reoccur this year and losses in sales tax revenue. Although the mayor pointed to each item as an accomplishment, DeSantis signaled the need for the city to push harder to achieve the level of growth that will ultimately expand the tax roll to spread out the tax burden to keep pace with inflation to maintain existing city services without increasing property taxes and possibly even reduce taxes.

“My long term goal is nothing short of transformation of the city. We have to achieve sustained growth in Gloversville. Growth in commercial activity, growth in population, growth in good paying jobs and improvement in the value and quality of our neighborhoods,” said DeSantis. ***“We have been building a strong foundation up until now for that growth and in the future, we’ll be building a better city on that foundation.”***

Family Counseling Center opens new building

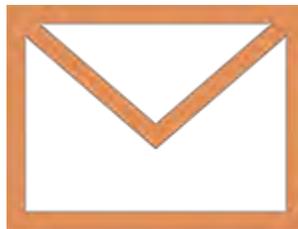
[LOCAL NEWS](#)

MAR 17, 2021

PATRICIA OLDER

Managing Editor

polder@leaderherald.com



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Shown is the new Family Counseling Center building. (The Leader-Herald/Briana O'Hara)

GLOVERSVILLE — The Family Counseling Center has opened its doors to the Phase I 18,500-square-foot addition to its 11-21 Broadway location with staff and client services moving into the new space this week.

“The major renovation — Phase I of adding [more than] 18,000-square-feet with all of our clinical therapists and staff under one roof is [a becoming reality,]” said Director of Marketing and Fund Development Jennifer Jennings.

Jennings said Phase II construction, the renovation of the organization’s existing 9,000-square-foot building, started this week.

“Interior demolition has started and should be completed in a cohesive and aesthetically pleasing [style] by September, October,” Jennings said.

The full project will triple the size of the facility, allowing for agency staff and administration to provide expanded mental health services, crisis services, addiction services, and primary care services under one roof at the Broadway location.

“We are excited to be transitioning from the building of the Phase I new construction to the Phase II renovations of our existing building, allowing us to have a seamless flow of staff and services in one facility,” the Family Counseling Center’s Executive Director Michael Countryman said. ***“We are overwhelmed with the support we have received from the community, making this healthcare facility a reality. It is a beautiful building to work in and receive services in. We are also happy to continue to call the city of Gloversville home.”***

Jennings said staff began moving into the new facility Friday and sessions — most which are still telemedical due to COVID-19 — will be starting this week as well.

Jennings said the site will still have the appearance of a construction site due to the renovation of the Broadway building.

“It will still look like a construction site until the existing building renovations are complete,” said Jennings on Tuesday.

The expansion project is part of Family Counseling Center’s **Building a Healthy Community campaign in partnership with Capital District Physicians’ Health Plan and others.** The expansion of both space and services will provide additional support to more than 6,500 clients residing in Fulton, Montgomery, Hamilton, northern Schoharie, Herkimer, Schenectady, and western Saratoga counties. Family Counseling Center also provides assistance to patients throughout New York state through its telemedicine program.

The construction, which began March of 2020, included the demolition of an existing building off of Carpenter Street, which backs up to the Broadway location, took a year.

“It has been a wonderful almost one year to the day since construction started,” said Jennings.

The Family Counseling Center of Fulton County has been serving the community since 1976 and ensures a broad range of quality, evidence-based, behavioral support and social services to the community. The Center is licensed by the New York State Office of Mental Health, providing services to children as young as five years old. For more information about the Family Counseling Center, its services, or how to become a volunteer, go to www.thefamilycounselingcenter.com.

\$20M housing project for artists proposed

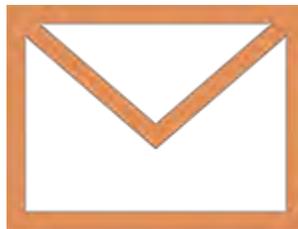
[LOCAL NEWS](#)

MAY 26, 2021

MIKE ANICH

Reporter

manich@leaderherald.com



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Gloversville Mayor Vincent DeSantis, left, and Ken Kearney of the Kearney Group on Tuesday show off an artists' housing unit similar to a \$20 million project they hope to bring to Church Street in Gloversville. (The Leader-Herald/Michael Anich)

GLOVERSVILLE — The city, the Fulton County Center for Regional Growth and a private developer on Tuesday announced a proposed \$20 million project to bring a *“Glove City Lofts”* apartment complex — primarily for artists — to Church Street.

Mayor Gloversville Mayor Vincent DeSantis and CRG President and CEO Ronald Peters were joined by Kearney Group real estate owner Ken Kearney to make the announcement under sunny skies.

The backdrop for the announcement was the vacant, former Great American Supermarket/former Frontier Call Center building across from City Hall. That structure will be torn down as part of the project.

Created on the opposite side of the Church Street parking lot will be the 75-unit, 85,000-square-foot L-shaped *“Glove City Lofts,”* which would be rented out mainly to artists for their living and studio needs.

“I’m very confident this is beginning of the new Gloversville,” said DeSantis in a press conference before local officials.

The project is due to go before the Gloversville Planning Board next month.

Kearney detailed much of the project, noting his company — Kearney Realty & Development — has had much success bringing such artist housing to various cities in New York state. He said the infusion of the artists into the community eventually picks up the economy and heightens the quality of life.

Officials used the word *“transformative”* in announcing the effort.

Peters said the hope is that the area in question for *“Glove City Lofts”* will be developed as a *“productive, viable asset again”* downtown.

Kearney said he has created similar successful housing in locations such as Peekskill, Beacon, and Poughkeepsie.

“The response has been incredible,” he said.

He added that *“Gloversville looks like Beacon 30 years ago.”*

Kearney said his company decided to *“come upstate”* and thought it could weave similar development magic in Gloversville. After doing a project in Oneonta, he said the Kearney Group set its sights two years ago on Gloversville, with DeSantis and Peters taking him on tour.

He said Glove City Lofts would be done in two phases, with middle-income housing primarily for artists. He said about half the artists would come from the immediate area and half from outside the area. He said the Kearney Group has already rented out to about 250 artists already. Each loft would have 10- to 12-foot high ceilings.

“There will be various rooms here for the artists,” Kearney said.

His firm, he said, would manage the Gloversville housing and be in charge of its day-to-day operation.

“We look forward to working with some of the artist organizations here,” Kearney said.

He said the hope is to submit for state grant application funding this fall, such as a Downtown Revitalization Initiative application

“We hope this is a centerpiece of a successful DRI application,” Kearney said.

DeSantis said there is a great arts community in this part of Fulton County already.

“This project is not a step forward, it is the step forward in the development of our city,” the mayor said.

DeSantis thanked the CRG and Kearney and added, *“I’m confident we’ll get grant funding.”*

Artist Robert Tomlinson of Catskill, who co-founded the Glove Cities Arts Alliance, was in attendance Tuesday. He said he hopes to someday be a tenant of the new lofts complex. He plans to move to Gloversville.

“Once an artists comes into a community, everything else follow,” Tomlinson said.

In a news release issued Monday by the CRG, Peters stated: *“Our partnership with the city of Gloversville has taken many tangible forms, such as the creation of the downtown*

development specialist's position. Through that partnership, we have been able to market downtown Gloversville as an attractive opportunity for private and public investment. Tuesday's announcement will be an additional example of our partnership manifesting itself into a tangible project."

The site including the former Frontier Call Center site underwent development during the age of urban renewal, replacing roughly two blocks of residential neighborhoods. Currently, the structure on the three-acre parcel sits vacant directly across from City Hall. It is situated within the target area of several redevelopment plans the city has been creating, including the Local Waterfront Revitalization Area, Downtown Revitalization Initiative, and a Brownfield Opportunity Area.

In the release, DeSantis stated: ***"The project being announced on Tuesday will be a testament to the city's work to redevelop unproductive sites throughout the city. Our existing assets, such as historic architecture, walkability, access to greenspace, and development incentives are what has been attracting developers to Gloversville. We see this project not only as a major step forward in the city's rebirth, but also as a catalyst for future developments."***

Gloversville to receive cleanup grant for brownfield

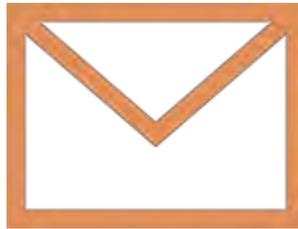
[LOCAL NEWS](#)

APR 26, 2019

ASHLEY ONYON

News Reporter

aonyon@leaderherald.com



GLOVERSVILLE — The city will receive a \$192,000 state grant to clean up the former Pan American Tannery brownfield site on West Fulton Street, Gov. Andrew Cuomo announced in a press release on Wednesday.

The city is one of four municipalities, including Syracuse, Clay and Cortland, receiving a total of **\$4.8 million in grants through the state Department of Environmental Conservation's** Environmental Restoration Program to clean up contaminated sites targeted for redevelopment.

“New York continues to be a leader in making strategic investments that not only protect the environment but also revitalize communities and create jobs at the same time,” Cuomo said in a prepared statement. *“With these grants, we can help municipalities clean up decades-old contamination and ultimately move forward on redeveloping sites, bolstering local economies and contributing to the area’s revitalization.”*

The Environmental Restoration Program was created in 1996 to provide grants to reimburse the cost of cleaning municipally owned brownfield properties to promote redevelopment, but the

funding program was exhausted by 2009. Cuomo has since reestablished funding for the program to provide up to \$10 million a year to investigate and clean up brownfield sites across the state.

The grant awards announced on Wednesday are the first recipients of the reestablished funding that covers 90 percent of project costs with municipalities responsible for a 10 percent share.

The Pan American Tannery site at 312 W. Fulton St. was acquired by the city through tax foreclosure and entered into the Environmental Restoration Program in 2002 to investigate whether the operation of the former tannery from 1912 until the mid-1990s had contaminated the abandoned 4.8 acre site.

The DEC and state Department of Health conducted a remedial investigation of the site and selected a plan in a record of decision issued in March 2013. The \$192,000 grant awarded to the city will be used to implement the remedial plan to protect public health and the environment by addressing soil and groundwater found to be contaminated by polycyclic aromatic hydrocarbons, volatile organic compounds and metals such as arsenic and copper.

Remedial work will include the installation of a soil cover and the implementation of a site management plan to monitor the site and institutional controls limiting future land use to commercial or industrial purposes through an environmental easement. The DEC estimated the time needed to implement the remediation plan at two months.

Soil covers currently exist on portions of the site in the form of paved access roads and existing building foundations on-site. These existing covers will be maintained and additional covers will be applied to all remaining exposed surface soil.

Mayor Vincent DeSantis said the city applied for the grant funds and was informed the Pan American site was selected as a recipient in 2018, but was pleasantly surprised on Wednesday to learn the funds are now being released by the state.

“Now the funds will be disbursed,” DeSantis said Wednesday. ***“I’m really pleased to see it was included in the budget.”***

DeSantis indicated that the brownfield site was selected by the state to receive the grant funds due in part to the amount of remediation work already completed by the city Department of Public Works since it was acquired by the city in 2002, including the replacement of soil on-site.

DeSantis said remediation will likely continue to be performed by the city department, but further discussion among city officials will be needed to make a final decision and to set a timeline. The city currently uses the former tannery site to store materials used by the DPW and while no future plans for the city owned property have yet been made, DeSantis said he is looking forward to completing the clean-up of the site located in a residential neighborhood.

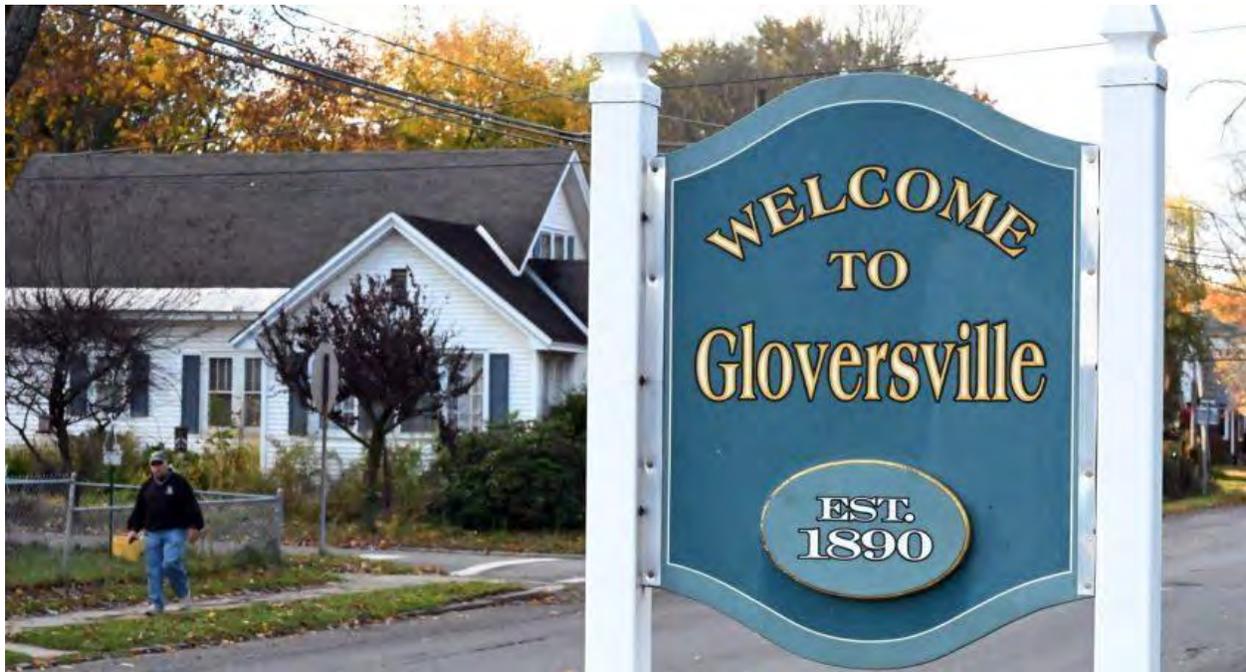
“It’s nice to be able to accomplish these things, it really makes a difference to people in these neighborhoods. One of the things about these old industrial cities is so many of them are in residential neighborhoods,” DeSantis said noting that in the past neighborhoods sprang up around factories to accommodate workers.

“To remediate these things is a tremendous improvement to the quality of these neighborhoods, they really stand in the way of establishing and building a new and more sustainable and more attractive community,” he said. ***“I think it’s fantastic.”***

GLOVERSVILLE

Gloversville receives \$250K gift for new park

By [Jason Subik](#) | June 13, 2021



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The Common Council voted unanimously Tuesday night to accept a \$250,000 private donation from the William H. St. Thomas Family Foundation to help “establish and beautify St. Thomas Square” a proposed North Main Street and Elm Street green space area to be built adjacent to the north of the current Farmer’s Market Pavilion near Wandel Park.

Mayor Vince DeSantis told the council Nancy St. Thomas, the granddaughter of William St. Thomas, decided to donate the money after reconnecting with her 1967 Gloversville High School classmate 1st Ward Councilwoman Marcia Weiss in 2017 during their 50th class reunion.

“We stayed in touch the whole time after the reunion — I’ve known her since kindergarten — and then, all of a sudden she called up and said that she wanted to do something with her grandfather’s foundation,” Weiss said.

“She had about \$250,000, and because he was so prominent in our city, she felt that it was something that she wanted to do with his name on it.”

William St. Thomas owned a successful leather-goods manufacturing business in Gloversville for decades called St. Thomas Inc., which also owned the St. Thomas Factory Store at 35 W 8th Ave., now closed.

DeSantis read a letter from Nancy St. Thomas to the council explaining her intentions with the grant and praising the city administration under DeSantis and the council for their revitalization strategy.

“My grandfather was instrumental in employing over 300 people in the St. Thomas factory at any given time in the past, and he helped make Gloversville a destination for leather goods in New York State,” DeSantis read from Nancy St. Thomas’ letter. “To honor his efforts, and the efforts of all the leather workers in Fulton County, I would like to propose a green space to be created along Elm Street, connecting the farmer’s market and Wandel Park. The purpose of the green space would be to allow people to benefit from an open-air, tree-lined promenade, while at the same time making the city more aesthetically pleasing.”

According to the letter from Nancy St. Thomas, part of the foundation’s motivation in granting the gift is to take advantage of planned improvements at the location of the family’s former factory.

“This proposed space is very close to the St. Thomas Factory. It is my understanding that the new owners are preparing to revitalize the space in the factory for mixed use purposes,” DeSantis read from the letter.

The \$250,000 gift is meant to be used as matching funds for a New York State Consolidated Funding Application (CFA) grant the city is pursuing that would help pay for the creation of the green space. The resolution passed by the council states the city can use the William H. St. Thomas Family Foundation to help create St. Thomas Square even if the state does not approve the CFA grant.

DeSantis said the officers of the William H. St. Thomas Family Foundation will need to approve of the design plan for St. Thomas Square before releasing the funds.

Tuesday night the council also voted unanimously to approve a resolution to pay \$20,000 for a design plan proposal from Saratoga Springs-based company Elan Planning, Design & Landscape Architecture for St. Thomas Square.

According to the resolution, some of the design features of the park will include:

- An enhanced entrance that will honor the St. Thomas family
- A configured walkway through Castiglione Park
- An outdoor performance venue with structured seating for approximately 70
- Landscaped green space that transforms the parking lot at Elm Street into a “Village Green”
- New lighting aimed at aesthetic balancing, as well as new electrical service outlets for lighting and stage performances
- Benches, tables and new handicap accessibility features

Part of the design proposal approved by the council includes Elan providing the city assistance in the bidding process to find “qualified site contractors.”

According to Elan’s plan the construction drawing and technical specifications for the new park are due to be completed by June 24. The city will then bid out the construction phase and award contracts by July 22 and St. Thomas Square is scheduled to be completed by Sept. 3.

The plan makes no mention of the role of the potential state CFA grant, which are typically awarded in December.

Parking issues tops list of merchants' concerns

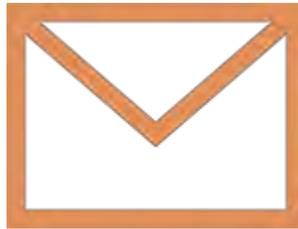
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ASHLEY ONYON

News Reporter

aonyon@leaderherald.com



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Fulton County Center for Regional Growth President and CEO Ronald Peters, center, opens the floor of the Twin City Town Hall to the merchants of Gloversville and Johnstown who were invited to discuss the policies, legislation and developments impacting their businesses with city, county and state leaders at the Johnstown Holiday Inn on Wednesday. (The Leader-Herald/Ashley Onyon)

JOHNSTOWN — Merchants from Gloversville and Johnstown were brought together with city, county and state officials this week for a socially distanced event aimed at identifying the common needs and challenges facing business owners in the Twin Cities.

The Twin City Town Hall organized by the Fulton County Center for Regional Growth was held at the Holiday Inn on Wednesday as a continuation of a business symposium hosted in downtown Gloversville earlier this year that sought to identify the needs of business owners to identify areas where the CRG could support merchants.

“That was so successful we’re looking for opportunities now to have both cities work together because we all have the same common problems,” said CRG President and CEO Ronald Peters welcoming guests on Wednesday. *“This is your meeting; we want to see what your needs are.”*

The event invited the merchants of Gloversville and Johnstown to discuss the policies, legislation and developments impacting their businesses with city, county and state leaders.

Attendance at the event was capped at a maximum of 50 in compliance with state restrictions related to the coronavirus and participants were required to wear face masks unless seated at spaced out tables or speaking.



While the need for working capital due in part to the impacts of the coronavirus was a widely expressed need at the Gloversville business symposium, merchants at the Twin City Town Hall largely focused discussion on efforts that could create synergy among businesses for the benefit of all and alleviating issues surrounding parking downtown that sometimes deter shoppers.

Business owners from Gloversville expressed interest in possibly forming a merchants association after hearing from Jessica Henry-McClements about the sales boost enjoyed by her vintage and vintage-inspired clothing shop, **McLemon's**, and other businesses during events hosted by the Downtown Johnstown Business & Professional Association.

“This place flourishes when the merchants are working together and are active in our community,” said Henry-McClements. ***“When I partner with another business for an event, I see an increase in sales ... When many businesses participate in community events, we see an increase in foot-traffic and often times, sales. Working together has one of the biggest impacts on our business and actual sales.”***

Henry-McClements noted that the DJBPA is not a registered not-for-profit or a formal organization, rather the organization is a group of people working together to market downtown Johnstown. The association in normal years, hosts events aimed at driving locals and area residents downtown for special activities.

Annual events including **Harry Potter's birthday and Harvest Festival** direct visitors to businesses and organizations they may not have had contact with before for themed activities that often lead to new business that day or later on.

Events specifically geared toward shopping like Small Business Saturday hosted on the weekend after Thanksgiving to kick off the holiday shopping season have become an annual boon for **downtown business owners and the biggest sales day of the year for McLemon's**, said Henry-McClements.

Gloversville business owners expressed interest in forming a merchants association and potentially working with the DJPBA on dual events. Gloversville Mayor Vincent DeSantis pointed to the formation of a merchants association as having more potential to directly support the needs of business owners than the former Downtown Business Improvement District.

"The BID disbanded because it was a taxing district so there was an extra 15 percent tax on all real estate within the BID. The building owners were paying the 15 percent tax so there was a constant sort of struggle between the owners of the businesses and the owners of the buildings," recalled DeSantis.

A merchants association by contrast would allow business owners to become involved in the organization at their discretion on a voluntary basis and to direct the activities that they most want to see.

"I really think there's a place for a downtown merchants association," said DeSantis. *"It's the merchants, the business owners together that make up the merchants association, not necessarily the real estate interests who have a different interest."*

Henry-McClements suggested that Gloversville downtown business owners start small by first bringing together interested individuals and brainstorming ideas for mutually beneficial activities.

Merchants from both Gloversville and Johnstown also expressed interest in bringing the cities together for communal events as Vincent McCallum of Toying Around pointed out that the cities hosting separate events unnecessarily creates competition, lessening the impact that combining forces could generate.

McCallum pointed to the separate holiday parades that force parade-goers and participants to choose which event to partake in and suggested joining the parades together for a single event spanning both cities.

"It's one day where businesses aren't competing against each other or parades aren't competing against each other, it's a good way to kind of collab together and it doesn't cost any money whatsoever. It's just something we've already been doing," said McCallum.

Fulton County Board of Supervisors Chairman Warren Greene of Gloversville's 6th Ward as a lifelong city resident voiced support for bringing the Twin Cities more closely together and expressed confusion over the way the cities have been pitted against one another over the years.

"I've never understood the big animosity there was between Gloversville and Johnstown, competitiveness, yes, animosity, no. And I think because of need more than anything else for survival's sake we've kind of come out of that and I think that's a good thing," said Greene.

Merchants from both cities also expressed a need to resolve downtown parking issues, pointing to the need for better signage to lead visitors to public parking lots, better snow removal to allow easy access to businesses and in Johnstown enforcement of parking limits on main streets to ensure spaces are available to customers.

The problem in Johnstown in part, according to business owners, is the lack of signs indicating parking time limits on main streets that allow residents to monopolize spaces in front of businesses. But the poor condition of nearby parking lots similarly deter residents from parking elsewhere. Johnstown Mayor Vern Jackson committed to resolving the sign issue and noted that the city is purchasing equipment to repave the public parking lots.

In Gloversville, DeSantis and new Department of Public Works Director Christopher Perry noted that the city has developed new plans for plowing this winter with an overnight shift to be deployed to clean streets. If roads are not sufficiently cleared, Perry urged business owners to give him a call.

The opening of lines of a communication was a common theme of the Twin Cities Town Hall as business owners and local officials encouraged one another to reach out for any needed support.

No. of vacant buildings reduced

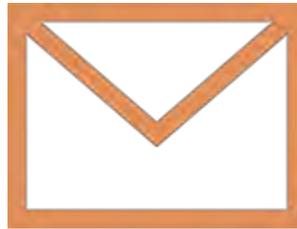
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MIKE ANICH

Reporter

manich@leaderherald.com



GLOVERSVILLE — The city has reduced its number of vacant buildings from 360 to 134 in about five years, city officials heard recently.

During departmental reports to the Common Council at City Hall, Fire Chief Thomas Groff reported the figure. He said the city will begin inspections in June of multiple dwellings. Two-family homes will begin to be inspected in July, the chief said.

Mayor Vincent DeSantis said the 134 vacant buildings in Gloversville represents a huge reduction from what used to be about 360 in 2016.

He said he was encouraged that some buildings were being *“followed up on”* as a codes and quality of life issue for the city.

DeSantis said Monday that the Common Council in 2016 passed a vacancy ordinance that mandated that notices go out to all vacant property owners and the appropriate financial institutions. The ordinance mandated that the vacant properties be registered with the fire chief

and a plan be mandated. The plan had to deal with renovation, demolition or continued vacancy, and fines could be meted out after 365 **days if plans weren't followed.**

The mayor said the ordinance got property owners and banks to take notice of their situations.

In a related buildings issue, DeSantis said he recently conferred with Fulton County Department of Solid Waste Director David Rhodes **on the city's demolition "portfolio"** in Groversville. He said there are 17 on the Fulton County Demolition Team list to take down.

"He wants to chop away at that, and do at least four in Groversville this year," DeSantis said.

The council discussed some of the issue in a closed-door, executive session.

Department of Public Works Director Chris Perry reported that garbage carts from private firm Twin Bridges have been delivered to city residents. That service was starting in earnest this week in the city, which assumes trash collection from the city.

"It's going relatively smoothly," Perry said of the cart process.

DeSantis discussed a **"catch pond"** being done near Nathan Littauer Hospital, hopefully in the next month to help remediate an East State Street stormwater runoff.

Perry also reported on the proposed spray park project at Trail Station Park, which went out to bid in May. It had an original anticipated date of completion of July 4.

"It's going to be tough to get it done by the end of the summer," the DPW director said.

The city in January accepted a \$345,000 state grant award announced in late 2019 for the installation of the spray park. The grant was through the state Office of Parks, Recreation and Historic Preservation covering 75 percent of the cost of constructing the park.

The city originally eyed spring 2020 for construction of the project before officials early last year became aware of stringent grant requirements that would delay plans. That process also involved the revision of the original plans for the water feature. The city in 2019 was awarded a \$78,000 Local Waterfront Revitalization Program grant through the state Department of State to study and develop a land use plan for the area surrounding the Cayadutta Creek.

EPA Awards Gloversville Brownfield Grant
WAMC Northeast Public Radio | By [Jim Levulis](#)

Published June 6, 2019 at 12:18 PM EDT

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The U.S. Environmental Protection Agency has announced funding to study Brownfield sites in Gloversville, New York, in hopes of remediating the areas.

EPA Region 2 Administrator Pete Lopez was in the Fulton County city Wednesday to tour an abandoned tannery with agency staff and local officials.

“Gloversville was a leather-working community,” Lopez said in a phone interview with WAMC Wednesday. “They had some 200 glove manufacturers between Gloversville and nearby Johnstown. The leather-working industry was an important part of the history of the region. The challenge is that it left, irrespective of the wealth and the benefits it brought, it also brought contamination and abandoned facilities.”

The city of about 15,000 was one of 149 communities selected nationwide to receive funding in this round of grants. Lopez says degreasers, acids and asbestos could be among the contaminants at the abandoned sites. He says the city's \$300,000 award will help officials understand what is present and determine what might need to be mitigated in hopes of revitalizing the areas.

"The use of the property will depend on two things, one; what is the nature of the contamination and how can it be mitigated that'll in part dictate the potential use or reuse of the property and then secondly, what is the community's vision and what resources are made available to advance the adaptive reuse," Lopez said. "In some cases it may be recreational, commercial, maybe there could be an additional manufacturing."

Calling the EPA funding a watershed for the city, Gloversville Mayor Vincent DeSantis says about a dozen sites will be looked at.

"One of the most insurmountable obstacles to redevelopment has been, always for decades, what do we do with these abandoned industrial sites?" DeSantis said. "It takes so much money and so much time to remediate and then you can't even start the remediation until you know all the facts about the site. So this an absolute light at the end of the tunnel for us."

DeSantis says many of the sites are in residential areas and that converting them to more residential spaces, recreational areas or a combination of both would fit with the community's goals.

"The Cayadutta Creek runs all the way through the city, we have a recreational trail, it's a linear park that goes through the entire city and out both sides, and there are times when you can almost envision what it looked like before the factories were built, what beauty there was here," the mayor said. "You get that vision of what it could be in the future. Something that contributes to an extremely high quality of life. We are so fortunate to be right on the fringes of the Adirondack Park, in the foothills of the Adirondacks and you can see the natural beauty here just beneath the surface, so when you get rid of and remediate those industrial sites there is a number of tremendous projects that could be begun and successfully concluded in those places."

The EPA's Lopez says he expects paperwork that will allow Gloversville to move forward in the process will be completed by the fall.

[The EPA also awarded](#) Brownfield grants to the Greater Syracuse Property Development Corporation, as well as the city of Springfield and the Franklin Regional Council of Governments in Massachusetts. Six grants were awarded for projects in Vermont, while the Connecticut Brownfield Land Bank and the town of Stafford were each awarded \$300,000 for assessment work.