



# Downtown Revitalization Initiative

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## APPLICATION

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Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at [www.ny.gov/dri](http://www.ny.gov/dri).

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### BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Southern Tier

Municipality Name: City of Hornell

Downtown Name: Hornell Downtown District

County Name: Steuben

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The City of Hornell would like to build upon the immense progress that is happening with the growth in employment and private development throughout the city. The Hornell vision for downtown is to elevate this resurgence with an appropriate mix of business and residential improvements including an education center in partnership with Alfred State College.

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### JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

For a description of where Hornell is and what is all about, watch the promotional video at this link:

<https://www.youtube.com/watch?v=HrmfeP6QOqY&feature=youtu.be>

Like many rural cities, small downtown businesses tend to come and go for various reasons. In general, Hornell has been able to keep the storefronts full with a nice mix of businesses to serve the community needs. There are rarely any vacant storefronts and if one does become vacant, it is quickly filled. The condition of these storefronts varies from building to building but could be rated on average as "good".

Businesses that currently occupy the storefronts in the target area include: restaurants, utility services, insurance, dentistry, civic, real estate, medical supplies, furniture, discount retail, clothing retail, grocery, spa,

beauty salons, shoe sales and repair, furniture rental, accounting, high-end retail, liquor sales, antique co-op, framing services, banking, legal services, movie theater, video rental, pet shop, video productions, dance instruction, community organizations, clothing consignment, floral, and medical services.

The only "chain" or "franchise" stores in the center of the downtown area are Peebles Department Store, Dollar General, Burger King, and Taco Bell (estimated opening June 2018). All of the other businesses downtown are unique small businesses that look to self-employed, local people for their funding and improvements.

While there are many food service choices in Hornell we would like to see more diversity in restaurant availability and places where outdoor dining (seasonally) could be an option. There are renderings of a cafe in the attachments to this application, which show an existing alley being used as an outdoor cafe.

Current land uses in the target area are zoned as B-1 or "Local Business District", B-2 or "General Business District" and R-2 "Residential Family" by the City of Hornell and is fairly bike/pedestrian friendly. The City of Hornell operates its own bus system with a regular inter-city loop, as well as 5 additional public routes that include Alfred, Almond, Bath, Canaseraga, Canisteo, Cohocton, Dansville, and Wayland.

Approximately 52% of the commercial buildings in the target area are owner-occupied. Approximately two buildings in the immediate downtown area have vacant commercial space on the street level. The infrastructure of the target area is good complete with Victorian style lighting and wide, accessible sidewalks, and plenty of free municipal parking.

Buildings in the target area that are on the State Historic Register include the Hornell Armory, the Hornell Public Library, St. Ann's Federation Building, Temple Beth-El, (former) US Post Office Building, and City Hall. Historic Hornell Inc. hired Bero Associates Architects to write a "Reconnaissance Level Survey of Historic Resources" for the City of Hornell. Buildings considered "significant" are, "Extremely high architectural and/or historic significance." Buildings considered, "contributing" are, "Above-average architectural and/or historical significance. That survey identified thirteen buildings considered "significant" and 24 considered "contributing" within the target area of this application.

Based on the 2010 Census report, 11.9% of Hornell's housing units remain vacant (483 units). According to the City Assessor's Office, the average age of residential properties is between 85-90 years old. Because of the properties' age, and an alarming trend of deferred maintenance, the need for decent, modern, market rate units is high, regardless of the City's high vacancy rate. In 2000, The City's Common Council enacted a stricter zoning code. The Codes Office, no longer considers many housing units that were deemed livable in the past, safe or habitable. As these structures have yet to be upgraded to meet City Codes by landlords or other property owners, they remain vacant. The City is doing the best that it can with the resources it has to help building owners improve the downtown area. However, the overwhelming state of disrepair to the target area buildings is beyond the resources of both the owners and the City. The City of Hornell has some program income money available to loan to building owners at a 0-3% interest rate. Unfortunately, without another source of financial assistance, this loan program will not be enough to cover the vast needs of the aging buildings, and the owners will not utilize the loan opportunity.

The entire proposed area is located in census tracts that are considered "distressed" and Hornell has been recently selected as a Federal Opportunity Zone based on the recommendation of several State agencies, including your Regional Economic Development Council. The DRI and the opportunity zone designation would work together seamlessly, given they both have similar goals.

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## DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

- 1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

The following streets will be included in our proposed project area: Main Street, Seneca Street, Broadway, Hakes Avenue, Center Street, Elm Street, Erie Avenue, Adsit Street, Horton Street, Church Street, NYS Route 36, Transit Drive, Canisteo Street, Bostwick Place, and Preston Avenue. See attached map for a more detailed rendering of the project area boundaries.

- 2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

The City of Hornell is not very big in a geographical sense, being that it is only 1.8 square miles in size. The downtown is accessible to all areas of the city with the exception of the retail plaza area in the northern quadrant. It's accessible via car or bus, but it is not convenient for pedestrians and bikers. In order to connect these two commercial corridors, a walkway and bike lane could be created to provide a safe space along NYS Route 36. In addition, a footbridge connecting the back of the shopping plaza over the Canisteo River to the neighborhood located behind the plaza would make an excellent solution to traffic flow problem in and out of the plaza.

A raised sidewalk in the existing west shoulder area of the bridge located on Route 36 between Adsit Street and the shopping plaza would be ideal. A 7 foot wide sidewalk would be provided within and along the backside of the existing 12 foot shoulder along the southbound travel lanes. Some widening of the existing embankment on the southbound acceleration lane (northern end) will be included. Appropriate adjustments to the guide rails, drainage, and curbing would all be made to ultimately create a safer pedestrian route from Adsit Street to the shopping plaza.

In the immediate downtown area, the pedestrian circulation corridors at the rear facades of the buildings (specifically on Main and Broadway) also have potential of becoming multi-story circulation corridors. With the provision of a common elevator and exit stair lobbies, the corridors would provide affordable accessibility to the upper floors of the existing buildings and help bring the structures into conformance with building code requirements. The new common lobbies would facilitate economical renovation of the upper floors, most of which are currently unused or under-utilized. The addition of the upper level corridors, would link together all the upper level floors of a contiguous block, and as demand increases,

would also encourage the addition of new commercial or residential space. As the downtown continues to develop, usage increases, and markets expand along with prosperity. The increasing demands for quality space could provide the economic impetus for the closure of the multi-story circulation corridors, the enclosed pedestrian bridge over Broadway, and create a multi-level climate controlled "mall" within the historic downtown without compromising the historic primary facades. Enclosed pedestrian circulation could also be accomplished by obtaining easements from the current building owners and creating a fire rated corridor within the space at the rear of the existing buildings. New fire exit stairs, elevators, and lobbies would be incorporated into the plans, possibly with the rehabilitation of some of the existing shafts and stairs.

With Alfred State College, Alfred University, New York State College of Ceramics, Empire State College, and Corning Community College represented in the area, this complex might make an excellent regional educational center.

The Hornell Industrial Development Agency owns the former Tuttle-Rockwell department store on Main Street that currently houses an antique co-op. The IDA would be willing to offer up this building to be used as a downtown education center. Alfred State College has expressed interest in working with the City of Hornell to make a greater presence in the community. Alfred State College is already engaged in planning for workforce development programs as part of the North American Hub Workforce Training and they envision the initial study phase as an excellent project for their Architectural students as well as having the Building Trades students involved in the rehabilitation of the facility. Ultimately the building would include classroom and associated spaces for Alfred State programming and service providers needed for the North American Hub Workforce training. According to Dr. Skip Sullivan, President of Alfred State College, the proposed learning center could provide "an opportunity for the non-traditional student, evening, weekend and online students that builds on our delivery in Alfred." as well as "a way to extend activities for Empire State College". Alstom and other corporations could work with this location as they have their employees continue their education for management training. We envision space for small business education as well so new businesses could be potentially incubated, and current businesses could be retained/successful. A commitment letter from Alfred detailing this partnership is attached to this application. Other institutions of higher learning would be welcome to set up at this facility and will certainly be included in the planning/development phases. The total facility (several buildings together) is of a significant size ( 51,377 total square footage) and having it 100% in use again since 1989 would make an unparalleled impact on the City of Hornell's downtown.

As the population increases with Alstom bringing in new employees a demand for more housing has been anticipated. Three new residential complexes are in various stages of design or construction with one being in walking distance of the downtown area. A brochure for Fairlawn Hills, (one of the new complexes) is attached to this application, as well as a support letter from its developer, Riedman Companies, who is in the process of now purchasing the former Steuben County courthouse in downtown Hornell with the purpose of renovating it into apartments. While the needs of both the low income, and market rate housing are being met or are in the process of being met, the affordable housing market needs significant attention.

Plans for demolition and construction on Preston Avenue and Bostwick Place are part of the residential piece of Hornell's downtown initiative. Bostwick Place is a one-way street that is accessible from Main

Street. It loops back to Main Street via Adsit Place, which is full of maintained single-family homes. Unfortunately, the structures on Bostwick Place are in a state of serious disrepair. On the north side of Bostwick Place there is a footbridge that allows pedestrians to cross the Canisteo River and ends on Preston Avenue. Preston Avenue is another street that has an aging housing stock problem, but has potential for development as it flows nicely into the downtown area. This area would be perfect for the development of affordable single family homes.

**3) Past Investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

In 1990, Arbor Housing and Development purchased and redeveloped Seneca Street Station located at Seneca Street. This investment resulted in the rehab of 6 blighted buildings in the heart of Hornell's downtown into 26 residential and 6 commercial units. Currently Arbor Development is using a \$2.6 million grant from NYS Homes and Community Renewal's Preservation Initiative Program (PIP) to update these facilities and ensure the property's health for another 25 to 30 years, as well as provide safe and decent affordable housing options in downtown Hornell. (See application attachments for a support letter written by Arbor Housing and Development.)

The City of Hornell has taken great strides to combat blight, code violations, and deterioration of older residential structures through the Community Development Office. Between 1985 and 1999, the City used \$2.8 million to successfully rehabilitate 281 residential structures or 377 housing units. In addition, nearly \$360,000 in program income funds generated under these programs has been reinvested to rehabilitate 70 additional houses (95 housing units). As the proportion of rental housing is relatively high (over 40 percent), City sponsored housing rehabilitation programs have provided assistance to owner-occupants as well as to owners of rental properties. Community Development focused on home ownership programs for several years and then returned to housing rehab in 2004. In order to determine the need, and interest in a housing rehab program, The City invited owner-occupants in housing in need of rehab to submit applications and income documentation so that their eligibility for assistance could be determined. In response to the outreach efforts conducted in February and March 2004, low and moderate-income homeowners submitted a total of 167 completed applications. Based on this pool of applicants, the City developed and received approval for a 2004 Small Cities Program as a non-targeted housing rehab program. As part of the 2006 program, 57 applicants were determined to be interested and eligible for consideration. Of the 24 participants in Hornell's first-time homebuyers program, 18 people purchased their first home, and three built a new home within the city limits. The City of Hornell will continue to identify, and streamline resources dedicated to residential improvements, and assist residents and tenants in improving their homes and neighborhoods. However, there is still a great deal of work to be done in Hornell to provide adequate housing opportunities to meet the current demand.

The City of Hornell received approval for a CDBG grant in the amount of \$350,000 to implement a non-targeted housing rehabilitation program for 2008. 18 Houses have been completed. Two applicants have withdrawn their applications.

The City of Hornell received approval for a CDBG grant in the amount of \$350,000 to implement a non-targeted housing rehabilitation program for 2009. 15 Houses have been completed. Two applicants have withdrawn their applications.

The City of Hornell received approval for a CDBG grant in the amount of \$350,000 to implement a non-targeted housing rehabilitation program for 2011. 19 Houses have been completed. One applicant withdrew their application.

The City of Hornell received approval for a CDBG grant in the amount of \$400,000 to implement a non-targeted housing rehabilitation program for 2013. Priority has been given to very-low and low income owner occupants residing in houses with the greatest need for rehabilitation. 44 applicants were determined eligible, Nineteen Homeowners were contacted and asked to provide updated income documentation, two applicants were found over income. 16 Houses have been completed. Two applicants have withdrawn their applications. There are 25 homeowners remaining on the waiting list. A total of \$317,122 in CDBG assistance has been expended for sixteen projects. This total includes \$11,500 in program income funds that has been applied to the rehabilitation costs to reduce the draw requirements.

Every year, the Building Trades program at the Wildwood BOCES Campus in Hornell builds a new home and then sells it to an individual at the end of the school year when the project is complete. These homes were always placed on sites outside the city by the homeowners. In the meantime, the City of Hornell was fighting an ongoing battle with aging housing stock, substandard housing units, and limited availability of adequately sized lots for new construction.

In 2007, the administrators and teachers from BOCES sat down with City of Hornell officials and created a partnership that has proved to be an excellent tool for neighborhood revitalization.

The City of Hornell has tried to combat residential blight by removing the very worst homes by acquiring them through tax sales, making them unavailable to unscrupulous landlords who would normally rent these homes out without making any major improvements to them. One of these homes, located on Washington Street was obtained by the City of Hornell and torn down.

The City then commissioned a new home to be built by the Building Trades students and placed on the empty lot. The new home cost approximately \$85,000 to build, as there were no labor costs involved. Once the home was complete, the City sold the home for \$96,000 with the owners agreeing to be the only occupants of the residence for at least 5 years. A home with the exact same plans located just outside of the city limits sold later that year for \$140,000 with no city amenities. The City uses the profits to invest in the same kind of project for the following fiscal year, and the BOCES program uses some of the profits to buy tools for their program and fund an annual field trip to a home show in Providence R.I.

A total of eight houses have been constructed through this program since its inception adding over \$1,000,000 to the tax rolls. The City of Hornell would like to create space for more of these single-family homes by demolishing substandard housing located on Bostwick Place and Preston Avenue. These homes would meet the current need for housing in the affordable market.

In 2007, the restaurant Ponderosa closed its doors at the Broadway, Hornell location. The City of Hornell took ownership of this building, which was built in 1988. While many organizations and businesses have looked at the building, no one has been interested in occupying the space. This building remained vacant for many years

until 2011, when the City of Hornell utilized a NY Main Street grant and turned the building into a vibrant community arts facility.

Every spring a class from Alfred University uses this facility for a course where they consider the community that they are in when creating their art (see attached support letter from Alfred University for detailed information on the class). The professor of this class, Brett Hunter is also the co-founder of Broadway Union, which is located down the street from the Arts Center. Broadway Union is a live/work/gallery space for artists in which they have affordable living space as well as 6 art studios to use while they are in residence.

With the Community Arts Center, the Broadway Union, the Hornell YMCA, the Spotlight Movie Theater, and the restored theater inside of the Federation Building this area of the city is a natural location for a cultural center. The City of Hornell would like to nurture this cultural center concept into a larger footprint to include Hakes Avenue (see attached project map for precise locations of each building.)

Hakes Avenue is a one-way street that is connected to Main Street, directly across from the Spotlight Movie Theater. It is a strange mix of residential properties where some are historically significant and others are in a serious disrepair and should likely be demolished. The street beautifully frames the Hornell Public Library located on Genesee Street at the northern end. The Hornell Public Library has been on the National Register of Historic Places since 1975. This gorgeous Beaux-Arts building was designed by the esteemed architect Edward Tilton and was financed in part by a donation from Andrew Carnegie.

Many successful artists and art professors live in the City of Hornell and have quietly been gentrifying buildings both residential and commercial throughout the city including two artist-in-resident live/work/gallery buildings on Seneca Street. The talent is here in Hornell to support a thriving arts and cultural center and we've seen that in the success of the Annual Hornell Art Walk. This is a partnership between the city, local artists, Alfred University staff and students, Hornell Partners for Growth (local business improvement district), and Broadway Union that creates a city wide art event. The Art Walk is typically 15+ locations, 50-60 artists, and several hundred viewers. The arts have become a popular economic tool in other cities throughout the country as planners are beginning to recognize the value of creative individuals as active members in the community.

Hornell's self-funded façade program has currently covered over \$414,000 in improvements in the target area, and has been very popular. The 2008 Main Street program assisted nine buildings in renovations and façade improvements. The 2010 Main Street program assisted an additional 5 buildings including the creation of the community arts center.

In 2011 the Hornell YMCA built a brand new 8 million dollar facilities with the assistance of new market tax credits, and membership donations. Located downtown on Center Street, this modern facility offers athletic leagues, as well as classes in fitness, childcare, CPR, art, and music.

In 2015 Home Leasing LLC was awarded a \$1.75 million grant by New York State Homes and Community Renewal Office to remodel the vacant Lincoln School building into Lincoln Gardens, an affordable senior living complex and required a \$9.3 million investment by Home Leasing LLC. The official opening for this new complex was held on June 9, 2017.

Peebles Department Store, located at 33 Broadway is a rare instance in which a retailer owns the property that it operates from rather than having a lease agreement. This situation shows the commitment of Peebles to the Hornell community. In 2013 Peebles expanded their store with a total \$2 million investment.

In 2015 the Krog Corporation completed a mixed-use rehab of the St. Ann's Federation building on Broadway. This historic building has 9 apartments including market rate and luxury rate units, ground floor retail space, and a two-story restored common area/theater. The project was funded in part by the NY Main Street program and Restore NY. The Federation Building is located directly next door to the Hornell Community Arts Center and the two buildings plan to hold cross-promoted events as the Federation Building has the historic theater space that would make an excellent resource for the Arts Center when larger events may not fit 100% inside their own building.

Justin Recktenwald, the owner of Wild Brute Winery has been leasing space at 99 Main Street and renovated that space into "The Brute" which "focuses on locally and regionally crafted food and beverage, and also supports community arts, performing arts, and has been involved with significant fundraising endeavors." Justin would like to be able to purchase the building and expand his business at this prime Main Street location. See attachments to this application for a commitment letter from Justin.

After being closed for several years, the movie theater in Hornell reopened in 2014 after it was purchased by the Treutlein family. Major renovations needed to be made including plumbing upgrades, floor replacements, and equipment overhauls. The City of Hornell assisted in the purchase of the building by working with the bank that was holding the foreclosure and by giving the Trutleins financial assistance through the Economic Development Loan Program through the Community Development Office. Two years later the Spotlight Theater is continuing to be a thriving business right on the corner of Main Street and Center Street. (See attached map for detailed location.)

A vacant building located at 101 Opera House Lane (an alleyway off of Broadway, see attached map for detailed location) that formerly housed a nightclub was purchased by a pair of young entrepreneurs that started their clothing business, Pant Saggin DeZign in Hornell. This company has become wildly popular and the owners have recently added a professional athlete as an investment partner. They intend to turn the former nightclub into an event space that can be rented for conferences, weddings, and other large gatherings. The renovation for this new space began earlier this year, and a conceptual drawing of the final project is included in the attachments of this application. This investment is just a small example of what is happening as far as local enthusiasm for making Hornell an exciting place to live and work.

At the end of 2015 Alstom Transportation was awarded \$30 million by the Upstate Revitalization Initiative to create a Rail Manufacturing Center for Excellence. They will use the initial money to develop a training center in Hornell for transit and also an incubator for encouraging WBE and MBE (Minority/Women owned) businesses.

The Hornell Housing Authority is working in conjunction with Edgemere Development to reconstruct 148 units including 24 buildings and 9 scattered site single-family structures at a cost of \$20 million. This project has just been completed and will serve as affordable living units. Edgemere has expressed interest in continuing their presence in Hornell, creating more affordable living units in the downtown area (see attachments for commitment letter from Edgemere).

In 2016 St. James Mercy Hospital was awarded \$55 million for the purpose of building a new facility. They have received their certification from the Department of Health, and broke ground on the new hospital in 2018. After they move their operations to the new location, many of their existing building will become vacant. One of those buildings is located on the corner of Elm Street and Center Street (see attached map for detailed location). This location would make an excellent transportation center as it is in the center of the city and accessible



directly off of NYS Route 36. The City of Hornell could relocate the Hornell Area Transit offices to this location and make it a one stop transit facility.

Also in 2016, the City of Hornell annexed in an additional 22.5 acres in the northern point of the City, located next to the plaza on State Route 36. The existing plaza holds various retail businesses as well as restaurant outparcels. Indus Hospitality Group has drawn up plans for the annexed portion and the new space will hold 10 additional retail spaces as well as a hotel. A commitment letter from Indus is attached to this application.

An additional 5.2 acres has been annexed into the City near the Hornell airport. The Basset Group is finishing the construction phase of a residential development for that property. This development will include three buildings with 21 units in each building, and eleven garages on the end of each. This proposed construction is only phase 1 of a larger development plan.

On Adsit Street, there is a 15 acre parcel with potential for commercial development. The owner is in the process of working with the Department of Environmental Conservation to have that space dedicated as a brownfield and has plans for remediation once that designation is set. Once the property has been cleared of any contamination, it would be ready for commercial development. It is located in a high traffic area and would be suited for some type of plaza or large retailer. (See attached map for detailed location.)

David Riedman, a developer from the Rochester area has visited the City of Hornell to discuss building and housing projects as he has already seen Alstom employees in his other projects who are commuting to Hornell from that region. As a result of that conversation, the beginning of a residential project that will ultimately include 60 townhouse style units was built and the first units are going to be available for rent soon. Riedman will be investing an estimated 8 million in these market-rate units that will be built on Fairlawn Avenue. This development is highlighted on the map attached to this application, and a brochure for the Fairlawn Hills apartments is also included with the support letters.

The Hornell Industrial Development Agency owns the former Tuttle-Rockwell department store on Main Street that currently houses an antique co-op. The IDA would be willing to offer up this building to be used as a downtown education center. Alfred State College has expressed interest in working with the City of Hornell to make a greater presence in the community. Alfred State College is already engaged in planning for workforce development programs as part of the North American Hub Workforce Training and they envision the initial study phase as an excellent project for their Architectural students as well as having the Building Trades students involved in the rehabilitation of the facility. Ultimately the building would include classroom and associated spaces for Alfred State programming and service providers needed for the North American Hub Workforce training. According to Dr. Skip Sullivan, President of Alfred State College, the proposed learning center could provide "an opportunity for the non-traditional student, evening, weekend and online students that builds on our delivery in Alfred." as well as "a way to extend activities for Empire State College". Alstom and other corporations could work with this location as they have their employees continue their education for management training. We envision space for small business education as well so new businesses could be potentially incubated, and current businesses could be retained/successful. A commitment letter from Alfred detailing this partnership is attached to this application. Other institutions of higher learning would be welcome to set up at this facility and will certainly be included in the planning/development phases. The total facility (several buildings together) is of a significant size ( 51,377 total square footage) and having it 100% in use again since 1989 would make an unparalleled impact on the City of Hornell's downtown.

Park Grove Realty has agreed to purchase the old Marion Rohr building from the Hornell IDA. The plan is to construct 19 market rate apartments with a Historic preservation designation to the century plus old factory. Filing for historic status will bring much needed tax breaks to get the project up and running. The total cost of the project will be over \$5 million. These apartment are ideal for people who want to live in a city environment. The building already has a direct connection to Main Street which would allow residents to walk to all of the services and amenities downtown. A support letter from Park Grove Realty is attached to this application.

In 2015, David Jiusto purchased 17 Seneca Street and invested a significant amount of time and money restoring this property that now has Hornell Family Dental and Garcia's Barbershop on the first floor. He has architectural plans to include the layout of six apartment on the second floor.

The entire proposed area is located in census tracts that are considered "distressed" and Hornell has been recently selected as a Federal Opportunity Zone based on the recommendation of several State agencies, including your Regional Economic Development Council. The DRI and the opportunity zone designation would work together seamlessly, given they both have similar goals.

**4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

According to the New York State Department of Labor website, the April 2018 unemployment rate for Steuben County was 5.8%, which is the same as the 2017 yearly average (5.8%), with the rates being 6.1% in 2016 and the 2015 average 6.4%.

Startup New York has helped three buildings in Hornell including a large facility on Bank Street (see attached map for detailed location) that will certainly help the business community and increase the number of employment opportunities available to residents.

In 2016, Alstom Transportation was awarded a \$2.5 billion contract to build the next generation of high speed rail trains for Amtrak. Alstom anticipates that this work will create 400 new jobs in Hornell at their Hornell facilities, and an additional 350 jobs to subcontractors in the Hornell area. The City of Hornell has already seen an increasing demand for market rate housing and single-family homes in the ramping up stage of this pending contract.

In order to be prepared for the implementation of this contract, Alstom will be renovating and expanding two buildings, and extending its test track at a cost of a 100 million investment. The first car shells will be arriving to start in November of this year.

Suppliers and subcontractors are also in the area looking for industrial and business locations. Alstom specified in their Amtrak proposal that they would only work with local companies so there will certainly be an increase in business and jobs in Hornell as a result.

**5) Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Business services available to residents in the target area and immediate surrounding areas (within walking distance) include banking, postal services, accounting, architecture, beauty services including hair, nails, and spa, laundry services, fitness, automotive, dance instruction, theater, community service organizations, parks and recreation, local and regional transportation services, medical supplies, both discount and high-end retail, library, floral, computer services, same-day medical care, lab services, several churches, pharmacy, groceries, legal services, restaurants, dentistry, child-care, utility services including phone, cell, internet, and cable, insurance, real estate services, counseling, schools, and employment services.

In 2015 The City of Hornell was awarded a grant to create a hiking trail that connects Shawmut Park (see attached map for exact location) to the Finger Lakes Trail north of the city.

While the infrastructure on Main Street is attractive, it has aged significantly. At the time of this application, the Hornell Public Works Department is resurfacing Main Street with the assistance of a \$1 million grant from the New York State Department of Transportation. The City intends to include a dedicated bike lane in the redevelopment of Main Street, and pedestrian traffic will also be a priority. The City of Hornell intends to apply for a "Transportation Alternatives Program" grant through the New York State Department of Transportation in order to expand this wildly successful trail further north towards Arkport, NY where the Hornell Industrial Development already owns the right of way.

When you combine the Shawmut Trail project with the Main Street resurfacing you can continue to walk/bike all the way to Ice House Road in the Southern end of Hornell and eventually hit an existing trail that will take you all the way to the Village of Canisteo . There is a full size map of this bike/pedestrian route attached to this application.

**6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The City of Hornell works with Steuben County to obtain vacant properties that would otherwise go up for tax sale. While it does not participate in a formal land bank, this relationship operates in a similar manner.

The Hornell Common Council adopted an updated and stricter zoning code in 2000. Along with the written code, a new map was designed by the Planning Board including a business and residential "overlay" district. This overlay operates similar to a historic district and requires any building permit applications submitted for projects in these areas to be reviewed by the Planning Board before a Code Enforcement Office can issue a building

permit. It is the wish of the Planning Board as well as the business owners in the Business Improvement District (Hornell Partners for Growth) to formalize these overlay districts into a legally established historic district. (See application attachments for support letter from HPG).

Ultimately, the vision would be to create a downtown with an international feel which would help recruit and retain Alstom's engineers and employees. Hornell hopes to diversify the types of restaurants and businesses to enhance what already exists.

The City of Hornell has a working comprehensive plan that outlines and supports the proposals in this grant application, and can be viewed on the City's website <http://www.cityofhornell.com>

The Hornell Area Transit bus system serves the eastern communities of Allegheny County, and all of Steuben County west of Corning, as well as a regular inter-city route.

An Affirmative Action policy, and Fair Housing policy, is part of Hornell's legal structure and the City will continue to champion equal rights for all of its residents.

**7) Public Support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

Every year the students from Alfred University share their work from the spring class "Space and Place" with the community through a public presentation at the Hornell Arts Center. This work must be community related and is often the inspiration for future projects in the city.

Alfred State College has a similar annual program where the senior architecture students model proposed designs that could improve the City of Hornell. These proposals are presented to the public for comment and review. The designs are displayed in several locations throughout the city and receive quite a bit of press. One of those designs is included in this DRI application.

The business community is engaged in all of our plans. During the Comprehensive Plan process, and review the business community as well as residents were solicited for ideas and comment at every chapter.

In anticipation of this application, the City of Hornell held a public hearing (5/21/18) to gather initial public input on what our community needs to thrive, and how the DRI could best be used to achieve our goals. Residents were most interested in hearing about housing, and upgrades to property maintenance in the downtown area. A copy of the public notice announcing this public hearing is attached to this application.

In the attachments to this application there are support letters from other public agencies including the Hornell Area Chamber of Commerce, City of Hornell IDA, City of Hornell Housing Agency, and Hornell Partners for Growth (local Business Improvement District)

**8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

The Amtrak contract that Alstom is just starting is creating jobs both within its own company and with subcontractors. Alstom employees are already moving into Hornell or finding that they have to commute in until they find housing. There are three housing developments mentioned in this application (see section 3) that are already breaking ground, or about to. People are moving into Hornell and they have jobs. The DRI would help the City of Hornell fill in the rest to make the downtown a model of excellence.

According to the Hornell Industrial Development Agency, "Our major employer Alstom and their entire supply chain have brought in over 200 new employees from all over the world to Hornell. We have failed to keep up with their housing needs to date and it is anticipated another 125-150 will come here for employment in the next 6-12 months. These people are having to find rooms or housing units as far as 60 miles away. Our existing motels are almost at 100% capacity due to long term rentals."

In response to this demand for housing, the City of Hornell would like to partner with many different agencies to provide new, modern housing units.

Labella Associates PC conducted a Housing Market Analysis for the City of Hornell in 2016 and determined that there is a significant need for market rate and high-end rentals, as well as housing for smaller family units.

The BOCES/City of Hornell partnership to replace housing that has grossly deteriorated with new homes already exists. This process normally goes one house at a time, but the City of Hornell is not in the real estate business. If there are homes that are in the Steuben County tax sale that make sense for the city to purchase, then the Mayor authorizes that purchase. Unfortunately, demolition costs can be pricey, especially if there is asbestos remediation involved. Hornell needs to secure new lots for this program and vacant lots are practically unheard of. The DRI would help the City acquire and demolish some of the dilapidated properties on Bostwick Place and Preston Avenue. New homes on these two streets would open up opportunities for those who are looking for single-family, affordable properties in the downtown area.

Other potential locations for housing include the upper floors of buildings on Main Street, Seneca Street, and Broadway. The owner of the Landman building, located at 83-93 Main Street has approached Mayor Hogan with stamped/engineered plans to transform the vacant 2<sup>nd</sup> story of their building into market rate apartments. The first floor is occupied retail space and the building is as close to being the "center" of downtown as you could be. The City of Hornell would love to be able to assist these building owners create these living units right in the heart of downtown.

The owner of the Burdett Building, located at 17 Seneca Street has renovated the first floor of the building and now has a dental office and barber shop as tenants in the central downtown business district. He would like to continue his renovations into the 2<sup>nd</sup> story of the building, and has architectural plans for 6-8 residential units

to be built. Unfortunately he has funded all of the renovations with his own capital and would not be able to enter into phase II of the project (completely the second floor) without some type of assistance. The DRI would be an excellent way to assist this building owner create those units and finish his project.

The Hakes Avenue area is already in a art corridor of its own with the newer YMCA offering art and music courses, the historic Hornell Public Library, the Community Arts Center, the Broadway Union, and the reopened Spotlight Movie Theater all in its vicinity. With the events being held at all these locations, other ancillary businesses naturally develop like restaurants and coffee shops. With the help of the DRI grant, the City of Hornell could demolish buildings that are beyond repair, and assist businesses and homeowners to invest in the existing Hakes Avenue properties. Hornell already offers a low interest loan program for new businesses, but the DRI could help Hornell create a grant portion to these projects and give potential new small businesses the capital that they need to get off the ground.

St. James Mercy Hospital has broken ground on their new buildings. Once that facility is complete, some of the older buildings will be vacant and available for redevelopment including the building located at the corner of Elm Street and Center Street (see attached map for detailed location). This location would be perfect for a transportation center as it is in the center of the city and accessible directly off of NYS Route 36. The DRI could help the City of Hornell relocate the Hornell Area Transit offices to this location and make it a one stop transit facility.

The Tuttle Rockwell building has been one of the most difficult spaces to renovate. It is three separate buildings that are connected, but disconnected at the same time. In order to make it a workable space for any kind of reasonable use, it would need a common elevator, upper level pedestrian corridors, and a common lobby. The Hornell Industrial Development Agency currently owns these structures so gaining control of the property would not be an issue. The City of Hornell could use funding from the DRI to build the elevator banks and upper floor pedestrian access to create an accessible flow to all three buildings. It is the intent of the City of Hornell to then make these buildings into a state of the art Education Center. This massive structure could provide space for night classes, alternative education, and administrative offices as well. With Alfred State College, Alfred University, New York State College of Ceramics, Empire State College, and Corning Community College represented in this area, there are tremendous opportunities to make this center a regional education complex. Plans for renovating these buildings into a project that flows together as one center are included in the attachments of this application.

The entire proposed area is located in census tracts that are considered "distressed" and Hornell has been recently selected as a Federal Opportunity Zone based on the recommendation of several State agencies, including your Regional Economic Development Council. The DRI and the opportunity zone designation would work together seamlessly, given they both have similar goals.

**9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

Hornell Partners for Growth is the local Business Improvement District, and is populated by membership of all downtown businesses. It is also tasked with promoting Hornell events and the area in general. They have a

strong social media presence and reach thousands of people. This organization will be responsible for the outreach and marketing part of the DRI.

The City of Hornell has an experienced staff to administer this program. The Director of the Planning Office has 20 years of experience in writing and administrating grants as well as managing capital projects. She will be responsible for managing the DRI and ensuring that all requirements are being met. The Superintendent of Public Works has 24+ years of supervising capital projects and managing contracts. He will be responsible for supervising the public facilities involved in Hornell's proposal as well as any outside contractors that may be participating. Hornell's Community Development consultant has over 25 years of administrating housing programs and grants. She will be responsible for overseeing the housing portion of the DRI. Hornell's Code Enforcement Office will be ensuring that all construction, demolition is being conducted safely. All buildings receiving grant funding must comply with the design guidelines outlined in the City of Hornell building code. The Planning Office and the Code Enforcement Officer are available to consult with building owners on design and to assist with compliance with the guidelines. All structures involved will be required to obtain building permits and receive a certificate of occupancy after close monitoring by the Code Enforcement Office. The City of Hornell Planning Board will require site plans for review on all projects to ensure that the character of downtown is not compromised.

The City of Hornell sees this program as an opportunity for the Alfred State College architecture students to be involved in a "real world" process. We would like to set up a learning lab for these students in the Tuttle-Rockwell building. The renovations of this building are part of the DRI application and from this studio the students would be able to get hands on experience working with City of Hornell staff.

**10) Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

Click here to enter text.

\*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

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## EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region	<a href="mailto:NYS-CapitalDist@esd.ny.gov">NYS-CapitalDist@esd.ny.gov</a>
Central New York	<a href="mailto:NYS-CentralNY@esd.ny.gov">NYS-CentralNY@esd.ny.gov</a>
Finger Lakes	<a href="mailto:NYS-FingerLakes@esd.ny.gov">NYS-FingerLakes@esd.ny.gov</a>
Long Island	<a href="mailto:LIREDC@esd.ny.gov">LIREDC@esd.ny.gov</a>
Mid-Hudson	<a href="mailto:NYS-MidHudson@esd.ny.gov">NYS-MidHudson@esd.ny.gov</a>

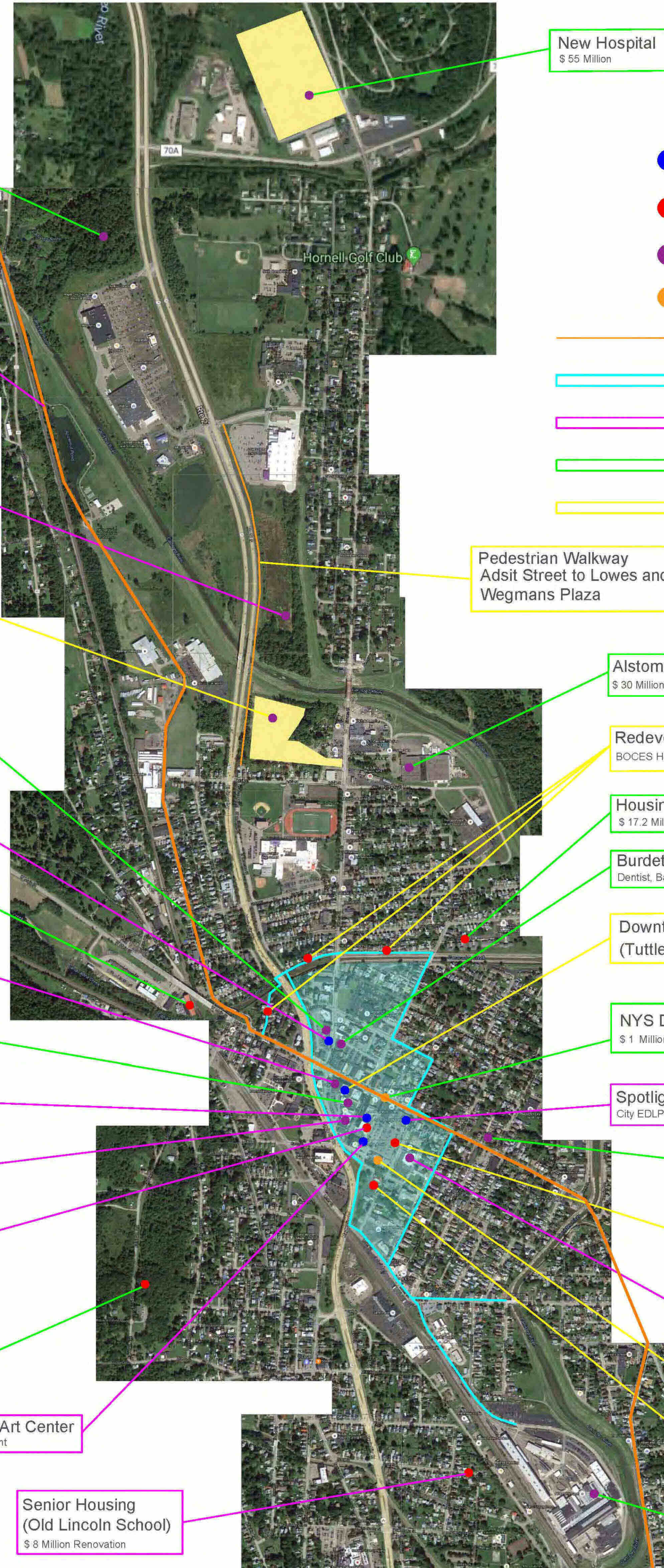
Mohawk Valley [NYS-MohawkVal@esd.ny.gov](mailto:NYS-MohawkVal@esd.ny.gov)  
New York City [NYC-DRI@esd.ny.gov](mailto:NYC-DRI@esd.ny.gov)  
North Country [NYS-NorthCountry@esd.ny.gov](mailto:NYS-NorthCountry@esd.ny.gov)  
Southern Tier [NYS-SouthernTier@esd.ny.gov](mailto:NYS-SouthernTier@esd.ny.gov)  
Western New York [NYS-WNY-REDC@esd.ny.gov](mailto:NYS-WNY-REDC@esd.ny.gov)

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# Hornell Downtown Revitalization Initiative

- Arts
- Housing
- Retail
- Transportation
- Trail/Walkway
- Focus Area
- Recently Finished
- In Progress
- Wishlist



Plaza Expansion  
Hotel / Retail

Shawmut Bike Trail  
\$ 300,000 Grant from FWHA

Reforested Area

Brownfield Site  
16 acres, Awaiting DEC Review, Retail

22 Housing Units  
Arbor Development - 2.6 mil

Prof. Peer Bode  
Art Studio / Retail Space

Marion Rohr Bldg  
Start Up NY

The Brute  
Wild Brute Winery

The Warehouse  
Entertainment / Meeting / Convention

Brett Hunter  
Art Space

Peebles Dept. Store  
\$ 2 Million Investment

Federation Lofts  
\$ 3 Million Historic Renovation  
Market Rate Apartments, Retail  
and Public Theater

60 Upscale Apartments  
Reidman Corporation

Hornell Art Center  
Main St Grant

Senior Housing  
(Old Lincoln School)  
\$ 8 Million Renovation

New Hospital  
\$ 55 Million

Pedestrian Walkway  
Adsit Street to Lowes and  
Wegmans Plaza

Alstom Center for Excellence  
\$ 30 Million Start Up NY, URI

Redevelop New Housing Mix  
BOCES House Program

Housing Authority Rehabilitation  
\$ 17.2 Million

Burdett Building - Mixed Use  
Dentist, Barber & 6-8 Apartments

Downtown Learning Center  
(Tuttle & Rockwell Building)

NYS DOT Repaving Main St  
\$ 1 Million

Spotlight of Hornell Movie Theater  
City EDLP

The Inn  
The Main Place B&B

Apartments and  
Retail (Center St)

YMCA,  
\$ 8 Million, new building

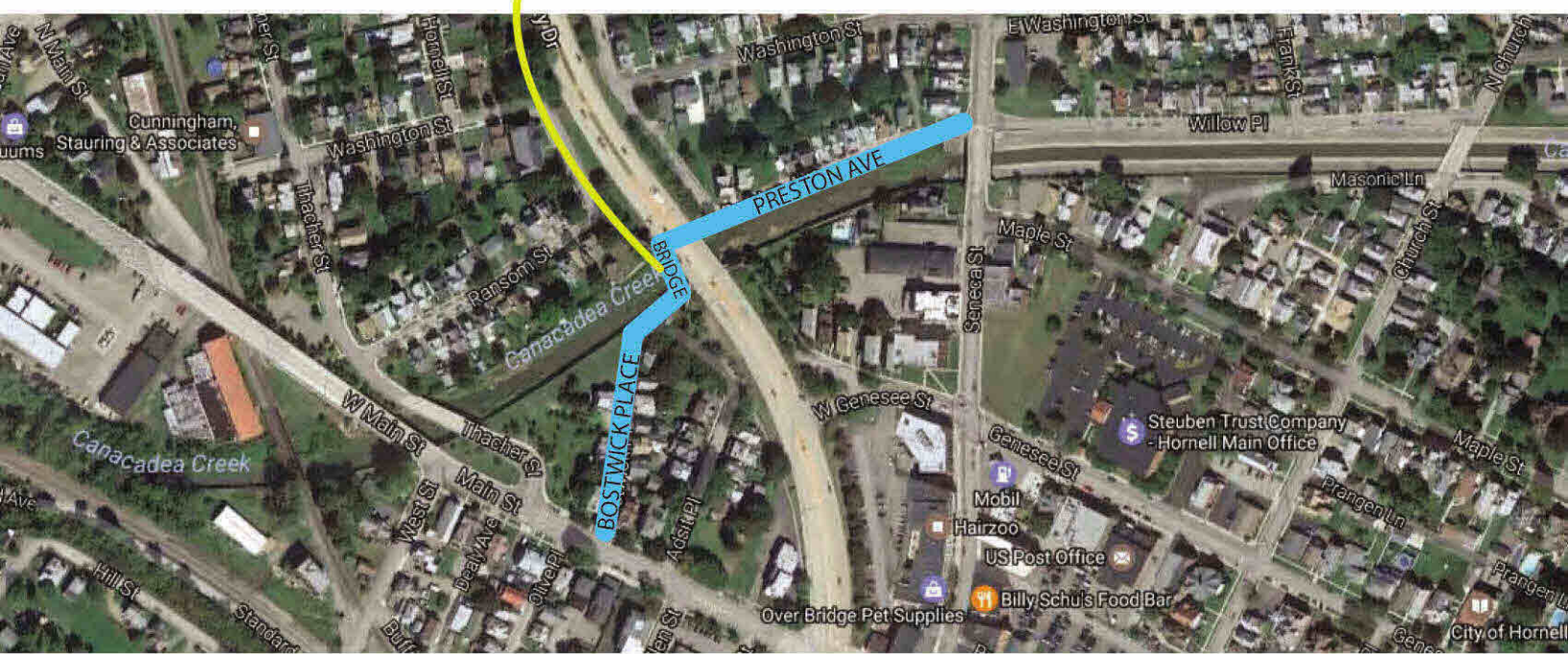
Transportation  
Center

Affordable  
Housing

Alstom  
400 New Jobs



Old, run down homes on Bostwick Place and Preston Avenue



BOCES Program homes to replace the current ones





Alleyway Cafe

PROPOSED ALLEY DEVELOPMENT, BIKE LANE & STREET IMPROVEMENTS





PUBLIC ELEVATOR/STAIR CORRIDOR





Mixed Use Storefronts  
Elevator corridor would  
allow development of  
second and third floors

Two storey corridor above public alley that  
would provide ADA access by elevator and  
provide fire stair exits to 12 buildings

Mixed Use Storefronts  
Elevator corridor would  
allow development of  
second and third floors



SUNY College of Technology  
10 Upper College Drive  
Alfred, New York 14802

Office of the President  
Ph: (607) 587-4010  
Fax: (607) 587-4209

May 17, 2018

Shawn D. Hogan  
Hornell Industrial Development Agency  
40 Main Street  
Hornell NY 14843

Dear Shawn,

Alfred State College is currently engaged with planning for workforce development programs as part of the North American Hub Workforce Training needs working with the various training providers in the Hornell area. The College knows that a downtown leaning center would greatly enhance these efforts. Such a center that would include classroom and associated spaces for Alfred State programming and other service providers, needed for the North American Hub Workforce training and other educational opportunities, would enhance workforce development in the Hornell area. Alfred State sees this opportunity to open a Learning Center in downtown Hornell consistent with our Strategic Plan to assist the region in workforce development and driving economic development in the region.

The center would also be an opportunity for the non-traditional student, evening, weekend and on-line students that builds on our delivery in Alfred. Lastly, the center would be a way to extend activities for Empire State College, located on the Alfred campus, for students wanting a more flexible program of study.

We would envision working with the North American Workforce Training Committee and the Hornell community to develop what is needed in the new center. After we develop a clear vision for the needs, we will develop a full plan for the needed rehabilitation of the North American Hub Workforce Training Meeting. The initial study phase is a perfect project for our Architectural students. Some of the rehabilitation work could also be done by our Building Trades students. In this way, the project would be student-centered with community input from start to finish.

This is a great opportunity for the college and the community. We look forward to working with you on this project.

Sincerely,



Dr. Skip Sullivan  
President



May 22, 2018

David W. Justo  
JDKB Properties LLC  
17 Seneca Street  
Hornell, NY 14843

Dear Mayor Buckley,

We hereby make written application to be considered for the upcoming 2018 Downtown Revitalization Initiative program. We hereby state our continued commitment and our intent to complete such a project.

On December 31, 2015 we purchased a vacant, historic, two story masonry building known as the "Burdett Building" located at 17 Seneca Street in the City of Hornell, NY for \$85,000. JDKB Properties LLC was created for the building. We hired a local architect, JHL Tecture, for \$12,960 to provide us with comprehensive remodeling plans and a code review for our 9,400 +/- square foot building. We commenced an extensive seven days per week remodeling project and on May 23, 2016, Hornell Family Dental signed two five year consecutive leases and opened their new practice. With two thirds of the first floor occupied by the dental office, we commenced remodeling the remainder first floor area and Garcia's Barbershop moved in on December 1, 2017. So far we have invested \$140,000 for remodeling to support two such commercial businesses. Our architectural plans also include the layout of six apartments on the second floor and a completed code review which supports the proposed project. The second floor has been vacant for more than 30 years and was once dental offices but never housing. Estimates have been received for some of the things needed to accomplish this project. A mandatory sprinkler system is required for the apartments at \$20,000, six air conditioning systems at \$52,000, and approximately \$25,000 per apartment which will be used for a complete kitchen with appliances, a full bathroom, new flooring throughout, hot water baseboard heaters, new electric panels, wiring, lighting, insulation, drywall, and paint.

In closing, the purchase price of the building and the remodeling costs have been paid for from our savings and a commercial loan. Being part of such a program would greatly facilitate us to move forward and complete the aforementioned project.

Sincerely,



David W. Justo



# Park Grove Realty

Development & Management

May 18, 2018

Mayor John Buckley  
City of Hornell  
82 Main Street  
Hornell, NY 14843

Re: Hornell DRI Request

Dear Mayor Buckley:

Park Grove is pleased to be working with the City to redevelop the Marion-Rohr Building at 18 N. Main Street. The rehabilitation of the building into 19 high-end loft style apartments will assist your effort in revitalizing the downtown. The former silk manufacturing facility which has been vacant for over 20 years is ideally located as it is just a short walk to the center of downtown. This will bring 19 households with disposable income into the downtown core. The building is only a few blocks walk to the new YMCA, restaurants and shops in downtown Hornell. The prospective residents will utilize the convenient amenities in the downtown area.

The City of Hornell recently received a RESTORE NY Award to help revitalize this project. A DRI Award would further leverage the improvements made in Hornell in recent years, including the Marion-Rohr rehabilitation. Park Grove Realty strongly supports Hornell's efforts to improve its downtown and its effort to secure the DRI funds projects necessary to make this happen. Should you require any additional information, please let me know.

Sincerely,

Andrew V. Bodewes  
Partner



## The Krog Group

May 18, 2018

Honorable Mayor John Buckley  
City of Hornell  
82 Main Street  
Hornell, NY 14843

Dear Mayor Buckley,

It was a pleasure working with the Mayor's Office for the transformation of the Federation Building. Mayor Hogan's vision to bring this abandoned building back to be a contributor once again to the city spurred our interest in joining the team to make this possible. The city's efforts and guidance to obtain the necessary assistance from the state, mainly the Main Street Program and Restore NY Grants brought the required additional resources to make this type of project possible. Although much effort and time are required on these types of restoration projects, our joint efforts resulted in a successful project for both the city and The Krog Group. We currently and immediately upon completion have rented out all 9 residential units and continually have requests checking on availability.

We would be very interested in any future projects such as the Federation Lofts Restoration that may come up in the City if we can experience a similar joining of forces between the City, The State and our firm.

Very truly yours,  
The Krog Group, LLC

John P. Schleyer  
Sr. Project Manager



5/21/2018

To the Downtown Revitalization Initiative Team:

Last year I started *The Brute: A Finger Lakes Focused Wine Bar*, and in doing so I have been privy to the expanding potential of Hornell. Hornell is constructing the “next generation of New Yorkers” and the downtown is becoming vibrant and full of life once again. It IS a city that I wish to live, and I believe that Hornell is worthy of DRI funds.

Culturally, my businesses and similar new businesses in Hornell have been enhancing the quality of downtown. *The Brute* focuses on locally and regionally crafted food and beverage, and also supports community arts, performing arts, and has been involved with significant fundraising endeavors. On top of offering niche products and great entertainment, we also have made some placemaking efforts—such as outdoor eating and gathering areas, moveable beautification items like wooden flower baskets, five course farm to table dinners on Main St under the stars... to name a few. And most importantly, we have been fervent advocates for business collaboration, having collaborated with almost 30 local businesses in the past year—including, but not limited to: Brandy’s Cup of Joe (coffee shop), Lion’s Will (music store), the YMCA, Railhead Brewing (craft brewery), the City of Hornell, Marino’s Restaurant, Functional Performance (gym).

With DRI funding, Hornell could take this cultural shift to the next level. We could have that vibrant downtown district that we are pushing towards, and deserve. Hornell has the potential to support a touristic/agritouristic area with the onset of quality beverage producers in the area (like my business). Gradually, Hornell has been shifting this route, and a little help could skyrocket the effort. Personally, if Hornell were awarded DRI funding, I would hope to utilize it to help buy the building that *The Brute* is currently occupying (99 Main St.). The beautiful architecture, retail history, and perfect location make the building a vital part of downtown. I would love to renovate and sustain this building, ultimately expanding my business and encouraging other vibrant businesses to occupy the rest of the building.

With DRI funds, Hornell could live up to its potential of being the beautiful and growing city that it is and be THE place where “New Yorkers want to live, work, and raise families.”

Best,  
Justin Recktenwald  
Owner/Winemaker  
Wild Brute Winery  
The Brute: A Finger Lakes Focused Wine Bar  
99 Main St.  
Hornell, NY 14843  
607-382-5746

The New York State  
College of Ceramics at  
Alfred University

School of Art & Design  
2 Pine Street  
Alfred, NY 14802-1296  
607-871-2441  
Fax: 607-871-2490

A Statutory College of  
the State University of  
New York

# Alfred University

5/20/18

Dear Mayor Buckley,

I am writing in support of the City of Hornell's application for the New York State Downtown Revitalization Initiative. I write today from several perspectives, as a teacher, an artist, a resident of Hornell, and as the director of the Hornell Community Arts Center. Each of these roles provides me with a different view of the progress, challenges, and possibilities for the City of Hornell as a vibrant place to live and work.

As an Associate Professor of Art at Alfred University, I am a teacher dedicated to bringing my students out of the classroom and into the world, to base their learning in lived experience. Over the past eight years the City of Hornell has made this a possibility a reality. From, 2011-2016, each spring I brought my *Space and Place* class to Hornell for the semester to research, work, meet local residents, create local events and consider how our creative work relates to and impacts the city. This experience has been extraordinarily empowering for the students, it has shown them that they have a role to play in this community (and by extension any other community they end up being a part of) and allowed them to begin to understand their responsibility as artists and citizens of a place. This is especially important in a rural community, a community where even those of us that live here can have a pessimistic view of what is possible. For students to work in a small community that they might otherwise dismiss is key to their education, and I would argue key to the health of places like the City of Hornell. The enthusiasm that city officials and local residents have shown for having student artist working in the city, has been key to this partnership. Last year, we have started a new partnership between the City of Hornell and the Sculpture/ Dimensional Studies Division of the School of Art and Design that provided student artists the opportunity to create durable outdoor public works in Hornell. Students and faculty worked in conjunction with residents and city officials to site, design, create, and install sculpture in public places around the city. This new initiative created further connections between students and the community, while at the same time providing another element in the visual vibrancy of our community. Continuing to expand partnerships between the City of Hornell and Alfred University can be a tremendous asset to both, as a generator of educational experiences for students and a connection to the cultural programing, research, and energy that a university can bring to the community.

Related to my educational interests, as an artist, I believe that the arts have an important role to play in the development of engaging and sustainable places to live. As a resident of Hornell for the past nine years, I am one of an increasing number of artists and creative individuals that are active in creating programing and infrastructure for the arts in Hornell. As the co-founder (with Angie To) of Broadway Union, a non-profit art studio building and project production organization, I am dedicated to providing a space for artists in Hornell and supporting the production of artworks that engage residents in public spaces. Given Hornell's distinction as an affordable place to live, we were able to purchase the building at 12-14 Broadway, in the heart of downtown, seven years ago and with the support of the City of Hornell through a Main Street Development Grant we were able to make much need repairs and upgrades to the building. This support has allowed us to make the Broadway Union building an excellent and affordable place to work, saved a solid building from neglect, and created infrastructure and space for further arts programing downtown. With the Broadway Union building as a base of operation, we have been able to generate grant funding and support several ambitious projects in the last couple of years:

- Jung A Woo's *LOFT Shadow Theater* which involved the creation of the 90-foot-long inflatable structure and projection screen that was installed for public interaction at two locations downtown.
- Jonas Sebura's *Listening to Here* which built a mobile radio station that traveled around town broadcasting stories and interviews created by students from the Hornell Public Schools.
- Working with Andrew Oesch on a project that partnered with the Erie Depot Museum, public schools, and the Hornell Community Arts Center. This project includes exhibitions and workshops that combine the history of Hornell with imaginative investigation of possible futures for the city designed by multiple constituencies.

The spaces and history of the city, the support of the city administration, and enthusiasm of teachers and staff in the schools has made much of our work possible. We have laid the groundwork for activity and programming in downtown Hornell and would be ready to act on the possibilities offered by an influx of DRI funding. Given the past investments in infrastructure and current support and enthusiasm, we are ready to fly.

My current position as the volunteer director of the Hornell Community Arts Center (HCAC) has provided a nexus of my roles as resident, teacher, and artist. The HCAC is yet another representation of the city's potential to be a vibrant place to live. The newly (2012) remodeled space is truly a place of possibility. Between its location in the midst of downtown and its open flexible space (including a commercial kitchen, stage, exhibition, and working space), the HCAC has the potential to be a hub of activity in Hornell. In the past several years we have hosted exhibitions, workshops, classes, community groups, and each month we receive more inquiries and interest in the space and its programming. For the past three years (and upcoming again in 2018) we have run a summer arts program which is open to area residents of all ages. A partnership with the city Parks and Recreation Department, this program is indicative of the potential of the HCAC, free for participants and open to all ages, this program brought together a wide variety of area residents and particularly provided a creative outlet and meeting place for area youth. In 2018 we successfully applied for two grants that have allowed us to offer additional programming, including a local music series, additional workshops, and a mobile "art tent" that is set up at the weekly farmers market in the summer and other community events. With the support of the city and grant funding from the regional arts council we have been able to do a lot with few resources and have developed infrastructure and systems for further programming. If given access to DRI funding the HCAC has the ability to offer programming on a constant basis, to expand its audience to encompass the diverse population of Hornell and add immeasurably to the cultural life of the city.

Looking at the physical layout of downtown the possibilities are exciting, within a two-block radius we have the HCAC, Broadway Union, the YMCA, the Spotlight Movie theater, and the newly renovated Federation Building theater. With the renovation of more living space downtown we truly have the potential to be not just a desirable place to live, but also a regional cultural center. Hints of this potential can be seen in the Annual Hornell Art Walk that I have organized for five years. This partnership between the City of Hornell, Alfred University students and faculty, local artists, Hornell Partners For Growth, Broadway Union, and the HCAC, created a city wide art event (typically on the first Saturday in May) which on average included 15+ locations, 50-60 artists and several hundred viewers. This event consistently gained audience and reach, representing the possible vibrancy of downtown we achieve working together. While every city would of course benefit from the large influx of capital that the DRI represents, Hornell has been working for years to lay the groundwork for making the most out of this opportunity. The dedication of the city administration to the cultural life of the city and its residents makes Hornell an increasingly desirable place to live and provides innumerable possibilities for the future. I very much support your application for the DRI program and know that Hornell could truly make the most out of this opportunity.

Sincerely,

Brett Hunter  
 Associate Professor  
 Sculpture/ Dimensional Studies Division Head

**EDGEEMERE DEVELOPMENT, INC.**  
REAL ESTATE • DEVELOPEMENT • CONSULTING

Medical Arts Building  
277 Alexander Street, Suite 400  
Rochester, NY 14607  
www.edgemere.com

TEL: 585-325-1450  
FAX: 585-325-1477

May 19, 2018

Honorable John Buckley, Mayor  
City of Hornell  
82 Main St.  
PO Box 627  
Hornell, NY 14843

Re: NYS Downtown Revitalization Initiative -

Dear Mayor Buckley:

I am writing on behalf of Edgemere to indicate our unqualified support for the City's application under the Downtown Revitalization Initiative to the Southern Tier Regional Economic Development Council. We understand that the City is seeking funding under the DRI, whose purpose is the transformation of downtowns into vibrant communities of working families. The City of Hornell is experienced in proactively developing economic development partnerships and implementing successful funding programs.

Hornell is uniquely positioned to be an outstanding example of the DRI funding intent - recent, current and pending projects all support the City's vision and plan to improve quality of life and foster economic development. New York State's investment of \$30M in 2016 for Alstom to expand its facility and operations in Hornell, will add over 200 new jobs to Steuben County and retain over 1,000.

An expanding workforce means a greater housing need, which is documented in local, county, regional and State planning documents. The Southern Tier Soaring 2017 Progress Report lists limited housing stock as a significant challenge to improving the economic position of the community. Hornell City Council has approved a housing resolution and supported projects to address this need. The City, Edgemere and Home Leasing celebrated the completion of Lincoln Gardens in 2017 a \$9 million dollar adaptive reuse creating 25 apartments for seniors including space for a small self-storage business. Additionally, Edgemere and the City of Hornell Housing Authority (CHHA) recently completed CHHA's 148-unit portfolio rehabilitation totaling over \$20 million dollars. Hornell has limited housing stock at an affordable price.

The City has a strong track record of partnership with many organizations/funders on economic and community development efforts. With the expansion of Alstom, the Hornell IDA presented a proposal for the development of the North American Hub for Advanced Transit Manufacturing to provide a state-of-the-art training facility to support transportation manufacturing and innovation. Partners include local educational institutions, global transportation industry manufacturers and innovators. This proposal addresses the challenge of aligning human capital with career opportunities and if supported, could result in sustained regional growth.

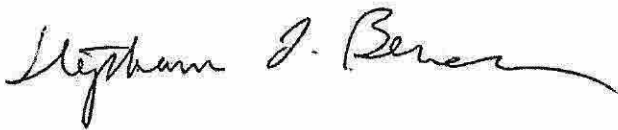
The Bassett Group is developing the Residence of Hornell, 63 new luxury apartments with attached garages located near the Hornell airport. Reidman Corporation has begun work on Fairlawn Avenue

where they are developing 60 two & three-bedroom townhomes with attached garages for lease. Both projects expect to take applications from tenants starting this year. Additionally, St. James Mercy Hospital has been repositioning themselves; now partners with the University of Rochester Medical Center. St. James Mercy Hospital was awarded over \$60 million dollars to construct the new hospital new electronic health record system, and New Medical Office Building.

Hornell's DRI proposal includes addressing two block of blighting housing structures. We are pleased to support Hornell's innovative approach to meeting local needs, creating housing and employment opportunities while stabilizing a distressed community. The City's community revitalization projects create great synergy with the DRI program under which additional downtown properties would be redeveloped.

Good things are happening in Hornell. There are strong partners in Hornell. With the expansion of Alstom, the demand for housing and downtown revitalization has increased. This DRI project dovetails with the City's focus on neighborhood revitalization. Edgemere is pleased to explore other opportunities with thin the City if they receive a DRI award. We are committed to the community and look forward to working with your Downtown Revitalization Initiative. Please let us know if we can help in any way.

Sincerely,

A handwritten signature in cursive script, reading "Stephanie F. Benson". The signature is written in black ink and is positioned above the typed name.

Stephanie F. Benson, COO & Partner



Phone 607 - 324-0310

# Hornell Area Chamber of Commerce

40 Main Street

Hornell, New York 14843

• ARKPORT  
ALMOND • • HORNELL  
ALFRED • • CANISTEO

May 8, 2018

Honorable John Buckley, Mayor  
City of Hornell  
82 Main Street  
Hornell, NY 14843

Dear Mayor Buckley,

The Hornell Area Chamber of Commerce strongly endorses your efforts to apply for NYS funding through the Downtown Revitalization Initiative (DRI).

Our Chamber receives inquiries almost daily for suggestion on where to find suitable housing for the many new members of our labor force.

We contract all of the real estate brokers in our area and receive basically the same response, "There are very few available and when they come on the market they are spoken for immediately".

Our Chamber would work with you, developers or individuals who could provide housing units. Our downtown is one of the best in providing retail and service needs, however, these same buildings and owners need assistance to turn the second and third floors into living quarters.

We are proud of what the City has been able to do in providing a vibrant downtown but we now need to do the same for living units.

Our Chamber and its 300+ members wish to express our support and gratitude to you in your efforts to address this critical need.

Sincerely,



James W. Griffin, CEcD  
President

May 8, 2018

John Buckley, Mayor  
City of Hornell  
82 Main Street  
P.O. Box 627  
Hornell, NY 14843

Dear Mayor Buckley,

I am pleased to be able to write this letter of support for the City of Hornell's Downtown Revitalization Initiative (DRI) application. Arbor Housing and Development has enjoyed a long-term relationship with the City, partnering on a variety of downtown revitalization and homeownership projects, which have resulted in millions of dollars of investment within the City.

Arbor has recently completed a substantial rehabilitation of Seneca Street Station, the 26 residential and 6 commercial unit development on Seneca Street. The \$2.6 million project was funded through NYS Homes and Community Renewal's Preservation Initiative Program (PIP). The investment of those funds ensures the property's health for another 25 to 30 years, as well as providing safe, decent, affordable housing options in downtown Hornell. Arbor is also actively working with multiple families in the area to prevent foreclosure and maintain their homeownership. These projects help to ensure the City's revitalization efforts continue.

As we have discussed many times, Arbor continues to be very interested in maintaining our partnership with the City in expanding both affordable and market rate housing options, as well as contributing to redevelopment of downtown Hornell.

We look forward to working with you and the City on this project.

Sincerely,



Judy Celelli  
COO



May 7, 2018

John Buckley, Mayor  
City of Hornell  
82 Main Street  
Hornell, NY 14843

Dear Mayor Buckley,

The City of Hornell Industrial Development Agency pledges to assist you in any way in your efforts to obtain funding through the Downtown Revitalization Initiative (DRI).

As we are all aware housing needs here in Hornell have become critical. Our major employer Alstom and their entire supply chain have brought in over 200 new employees from all over the world to Hornell. We have failed to keep up with the housing needs to date and it is anticipated another 125-150 will come here for employment in the next 6-12 months.

These people are having to find rooms or housing units as far as 60 miles away. Our existing motels are almost at 100% capacity due to long term rentals.

The Krog Corporation showed what could be done in working with the City and our IDA in renovating the Federation building, and providing nine luxury apartments on the second and third floor, all of which were rented immediately, and have a waiting list.

There are many vacant second and third floor spaces in downtown which could also be transformed to living units immediately, if we can provide assistance through this program.

Our IDA stands as a partner with you and the City in undertaking this vital need. Without adequate housing our efforts to attract companies and suppliers are "Dead in the Water".

Thank you for your efforts and enthusiasm to solve this desperate need.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Griffin".

James W. Griffin, CECD  
Executive Director

40 Main Street  
Hornell, NY 14843  
P 607.324.0310  
F 607.324.3776  
hornellny.com

**BETTER BUSINESS  
STARTS HERE.**

**CITY OF HORNELL HOUSING AUTHORITY**  
87 EAST WASHINGTON STREET  
HORNELL, NEW YORK 14843

**JASON T. SACKETT**  
EXECUTIVE DIRECTOR

PHONE: 607-324-7912  
FAX: 607-324-7913

May 7, 2018

Honorable John Buckley, Mayor  
City of Hornell  
82 Main St.  
PO Box 627  
Hornell, NY 14843

RE: NYS Downtown Revitalization Initiative

Dear Mayor Buckley:

I support your application on behalf of The City of Hornell for the Downtown Revitalization Initiative (DRI) to the Southern Tier Regional Economic Council. The development of downtown affordable housing in the Willow Street and Preston Avenue areas of the city would show a strong investment in affordable housing for working families of the area. The expansion of local manufacturing and other employment opportunities will create an increased need for housing at different levels of affordability and type.

Housing need is documented in local, county, regional, and State planning documents. The Hornell City Common Council has approved a housing resolution in support of similar projects. This DRI project dovetails with the City's focus on neighborhood preservation. The Hornell Housing Authority Agency Plan specifically identifies the need for new housing to replace existing.

The Hornell Housing Authority addresses critical housing needs of Hornell residents every day. We serve 300 vulnerable populations including seniors, individuals with disabilities, and families annually. I strongly encourage the funding of this project which will create affordable housing options in a prime location in Hornell.

Sincerely,



Jason T. Sackett, PHM  
Executive Director

## **HORNELL PARTNERS FOR GROWTH**



To Whom It May Concern:

The Hornell Partners for Growth (HPG) is a nonprofit business improvement district (BID)—one of the largest in New York State—and we are in full support of the City of Hornell's efforts to obtain Downtown Revitalization Initiative (DRI) Funds.

Existing solely for the purpose of improving our district and providing tools for BID businesses to grow and flourish, HPG works tirelessly to achieve success for Hornell and its blooming businesses. Over the past few years, we have seen substantial business growth, boasting 40+ new businesses within our downtown area—many that have greatly contributed to the cultural improvements of the district. HPG promotes these businesses in many ways—including but limited to—social media, traditional media (print, radio, television), and also provides workshops, seminars, and conferences to help better inform and educate our businesses. Community events and placemaking initiatives are also a large part of HPG's mission to improve the district.

Hornell is in the unique position to re-image itself and become a sustainable, vibrant downtown. We have an increasing job market with international companies such, as Alstom, investing in the area and a plethora of small businesses opening and sustaining a great local clientele. With DRI funds, Hornell could substantially change the image of its downtown to the touristic/agritouristic image that is gradually evolving. With the onset of a growing agriculturally driven food and beverage scene to support the international and local workforce, as well as an increase in boutique, visual and interactive downtown storefronts, Hornell could be a destination for the Southern Tier in future years.

The assistance of DRI funds would not only propel Hornell forward to where it deserves to be, it will also provide the opportunity for Hornell to enrich it's surrounding areas by making downtown a place to be again. With efforts from the City, the IDA, the Chamber, Hornell Partners for Growth, and both the large and small businesses of this community, we are already seeing a positive change, proving Hornell has been—and will be for the foreseeable future—a major place of importance in the Southern Tier. I hope that you will consider assisting this great City in its efforts to continually better itself and sustain great businesses.

Best,  
Justin Recktenwald

Executive Director  
Hornell Partners for Growth  
40 Main Street,  
Hornell, NY 14843  
607-324-9786

# RIEDMAN COMPANIES

May 11, 2018

Mayor John Buckley

City of Hornell

82 Main Street

Hornell, New York 14843

Dear Mayor Buckley,

Last year, Riedman Companies commenced construction of the Fairlawn Hills Apartment Community which will total sixty rental units. The units being constructed will range from one bedroom apartments to three bedroom townhomes, all having private entrances and attached garage. Our investment in this community will be approximately \$10,000,000.

I am happy to report that our first building was completed last week and we have five tenants occupying that building. We hope to finish a building per month and will have the project completed by February. We have had quite a bit of interest and we anticipate we will be full or close to full by this time next year.

We have an interest in furthering our investment in the Hornell community. We have toured the former Steuben County courthouse in downtown Hornell and are in the process of delivering a purchase offer for that building for renovation and conversion into apartments. With the level of interest we have had at Fairlawn Hills, in addition to the courthouse, we would be interested in pursuing other potential investments in the downtown area. Please let me know if any other investment opportunities arise.

Sincerely,



---

Jerold D. Watkins



May 9, 2018

Mayor John Buckley  
City of Hornell  
82 Main Street  
Hornell, NY 14843

RE: New York State DRI Program

Dear Mayor Buckley:

I am writing in support of the City of Hornell's efforts to obtain the DRI designation for the 3rd round of funding.

The City of Hornell is a wonderful place to do business, and we should know, as we have previously developed a Ponderosa Steakhouse, a Dunkin' Donuts franchise and currently have a new Taco Bell restaurant under construction on Main Street in Hornell. These three developments equate to an investment of over \$5,000,000 dollars by our company, Indus Hospitality Group.

We have enjoyed the support and cooperation of the City of Hornell and will continue to invest in the community as opportunities arise. In fact, we are currently investigating the strong possibility of another investment, this being a new construction hotel property, which we feel would greatly benefit the community and the region. We are moving forward with our due diligence and conducting studies in our efforts to make this project a reality. We know the market, the support of the City, the Hornell Industrial Development Agency and we see the growth that is occurring in the City of Hornell, with two new housing projects, a new hospital and medical village.

Individuals, corporations and businesses are investing in Hornell as they have noted the success of Alstom and its sub-suppliers meeting the transit and transportation needs of our state and nation in the years to come.

We are proud to be investors and business owners in Hornell, and we support their efforts to obtain this Downtown Revitalization grant. We are certainly interested in further development opportunities in the community.

Obviously, please feel free to contact me via e-mail at [jmehta@indushg.com](mailto:jmehta@indushg.com), or by phone at (585) 248-2440, if I can provide you with any further information or be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "J Mehta", with a long horizontal flourish extending to the right.

Jett Mehta  
President & CEO  
Indus Hospitality Group



*Dear Heather Kaszynski,*

*We would like to inform you that Fairlawn Hills is here to help your current and new employees with their relocation needs. This brand new community provides the finest apartment living in the Hornell-Southern Tier area. We have elegant, single or multi-level apartments and townhomes with attached garages. Our one, two, and three bedrooms range from 938 to 1,788 square feet!*

*We know that "home" is much more than just an address, and that how you live is as important as where you live. Our apartment homes are tailored to meet their lifestyle, and offer what no other community can. Innovative designs, precision attention to detail, second to none customer service, and an emphasis on building relationships are just some of the things we are proud to offer.*

*Here at Fairlawn Hills, we have a Corporate Furnished Apartment Program to offer as well. This program provides your employees with convenient, pleasant and affordable possibilities with flexible lease options. With our corporate apartments, we handle everything – utilities, furniture, kitchen supplies and more – freeing up valuable time and resources for our valued tenants.*

*From the moment they see its spectacular scenic setting, Fairlawn Hills will captivate them. These luxury homes are welcoming and serene, and offer a centralized location that is close to everything, including downtown Hornell.*

*Enclosed, please find a packet of information for our community. If you would like, we can also send this information electronically. If we can assist you in anyway, please do not hesitate to contact us. We can be reached at 607-385-3247.*

*Regards,*

*Jason Wooten  
Leasing Consultant  
Fairlawn Hills Apartments*



Welcome  
To A New Way  
Of Life

FAIRLAWN  
HILLS

# Prepare To Be Spoiled.

No other apartment community has what we do.

## Luxurious features and finishes...

- Elegant, single or multi-level apartments and townhomes with attached garages
- Spacious, open, well-designed floor plans with plenty of storage – ranging from 930 to 1,788 square feet
- Bright, airy kitchens featuring rich maple cabinets with quartz countertops
- Luxurious baths with walk-in showers
- Covered porches or patios
- Laundry rooms and central air



# FAIRLAWN HILLS



## 1 BEDROOM APARTMENT HOME

First floor location with spacious open floor plan, private entrance, and plenty of closet space.

938 Square Feet

RENTS starting at \$1,163\*

## 1 BEDROOM APARTMENT HOME with WALKOUT BASEMENT

First floor location with spacious open floor plan, private entrance, and plenty of closet space.

1,013 Square Feet

RENTS starting at \$1,255\*

## 1 BEDROOM APARTMENT HOME with DEN

First floor location with spacious open floor plan, private entrance, and plenty of closet space.

1,517 Square Feet

RENTS starting at \$1,289\*

## 2 BEDROOM – 2 BATHROOM APARTMENT HOME

Second floor location with spacious open floor plan, private entrance, and plenty of closet space.

1,292 Square Feet

RENTS starting at \$1,383\*

## 2 BEDROOM – 2 BATHROOM APARTMENT HOME

First floor location offering a spacious open floor plan, private entrance, and plenty of closet space.

1,258 Square Feet

RENTS starting at \$1,537\*

## 3 BEDROOM – 2.5 BATHROOM TOWNHOME

Two-Story Townhouse offering a spacious open floor plan, with a walkout basement.

1,788 Square Feet

RENTS starting at \$1,675\*

## ADDITIONAL AMENITIES

**Garages:** Each home will have an attached garage with an electric door opener.

**Pet Friendly:** Dogs & Cats accepted - \$40 per month per pet plus a \$295 non-refundable pet deposit per pet.

\*\*\*Certain Restrictions Apply\*\*\*

---

**Utilities:** (Gas, Electric, Phone and Cable) are **NOT** included.  
The following are included: Fiber Optic Internet with speeds up to 1GIG including Wi-Fi access, water and trash pickup.

**Washer / Dryer:** Each home will have washer/dryer hookups.  
\*\*\* Please note that **all** floorplan styles will require washer / dryers to be stackable. \*\*\*

**Security Deposit:** Equal to one-month rent plus any additional rents (if applicable).

**Lease Term:** Typically the standard lease term is one year, however, leases signed between the months of November and February may vary. We require 60 days' notice to vacate.

\*Prices are subject to change.



## Corporate Furnished Apartment Program

*Your Home Away From Home*

### RENTAL RATES

1 Bedroom: From \$2,150.00 per month

2 Bedroom: From \$2,500.00 per month

3 Bedroom: From \$2,700.00 per month

**\*Non-Refundable Furnished Fee of \$350 Required\***  
Additional or upgraded items such as a computer desk, crib,  
king size bed, etc. can be supplied at an additional cost.

## Furnished Apartment Homes Amenities

These furnished apartment homes have spacious contemporary designs and private entrances with all the amenities of worry free living. We provide a basic cable package, free movie library, 24 Hour Emergency Maintenance, rubbish & recycling service, lawn & snow care. Gas, electric and water is also included in our furnished program.

### Clubhouse – (24 Hour Access)

- Business Center with Fax/copier/computer/High speed internet
- Men's/Ladies Restrooms
- Kitchenette area

### Fitness Center – (24 Hour Accessibility)

- A treadmills, 2 elliptical, a recumbent bike, and a universal weight station

### Kitchen

- Microwave
- Dishwasher
- Self-cleaning range
- Frost-free refrigerator
- Variety of pots and pans
- Utensils/can opener/salt & pepper shaker
- Complete set of silverware
- Toaster
- Coffee maker
- Oven pads
- Waste paper basket
- Dish rack w/ drip pan

### Dining Room

- Dining Table
- Full set of chairs (4)

### Laundry Room

- Washer and dryer
- Iron with ironing board
- Vacuum cleaner
- Broom/Dust pan/Mop

### Living Room

- 27" Color TV
- DVD
- Couch & love seat
- 2 end tables
- Coffee table

### Bedrooms

- Queen size bed
- Dresser
- 2 Nightstands
- Radio alarm clock
- Full set of linens plus extra set
- Hangers

### Bathrooms

- 4 sets of towels and washcloths
- Area rug
- Waste paper basket
- Shower curtain
- Wall mirror



We are proud to offer our residents a beautiful home that is professionally prepared and cared for. Your pet(s) can enjoy their home based on the following rules and regulations:

1. For the welfare and safety of all of our residents, the following dogs will not be permitted at Fairlawn Hills Homes:

German Shepherds	Doberman Pinchers	Pit Bull Mix
Rottweiler's	Pit Bulls	Staffordshire Terriers
Basset Hounds	Beagles	Akitas
Presa Canarios	Chow Chows	Cane Corsos
Wolf-Hybrids	Mastiffs	Siberian Huskies
Great Danes	Alaskan Malamutes	Dogo Argentino
Irish Wolf Hound	American Bulldog	
English Bull Terrier		

2. Dogs may not exceed 70 pounds fully matured.
3. Only two pets of any kind are allowed per apartment.
4. All pets must have current documentation of shots provided by your veterinarian and approved by management on an annual basis. Pets must be neutered or spayed.
5. An additional \$40.00 will be added per pet. It is your obligation to advise us if you have a pet. Failure to report a pet, whether owned by the resident or others, will result in a \$500.00 violation fee.
6. The \$295.00 pet deposit (per pet) is NON-REFUNDABLE and will not be applied to any charges that may be placed on your account upon move out, regardless, if the charges are in direct result of the pet or for any other reason.
7. Charges that are often taken out of the security deposit regarding pets but are not limited to the following: urine stains, litter box stains, fleas, ripped carpet seams, and missing areas in the carpet.



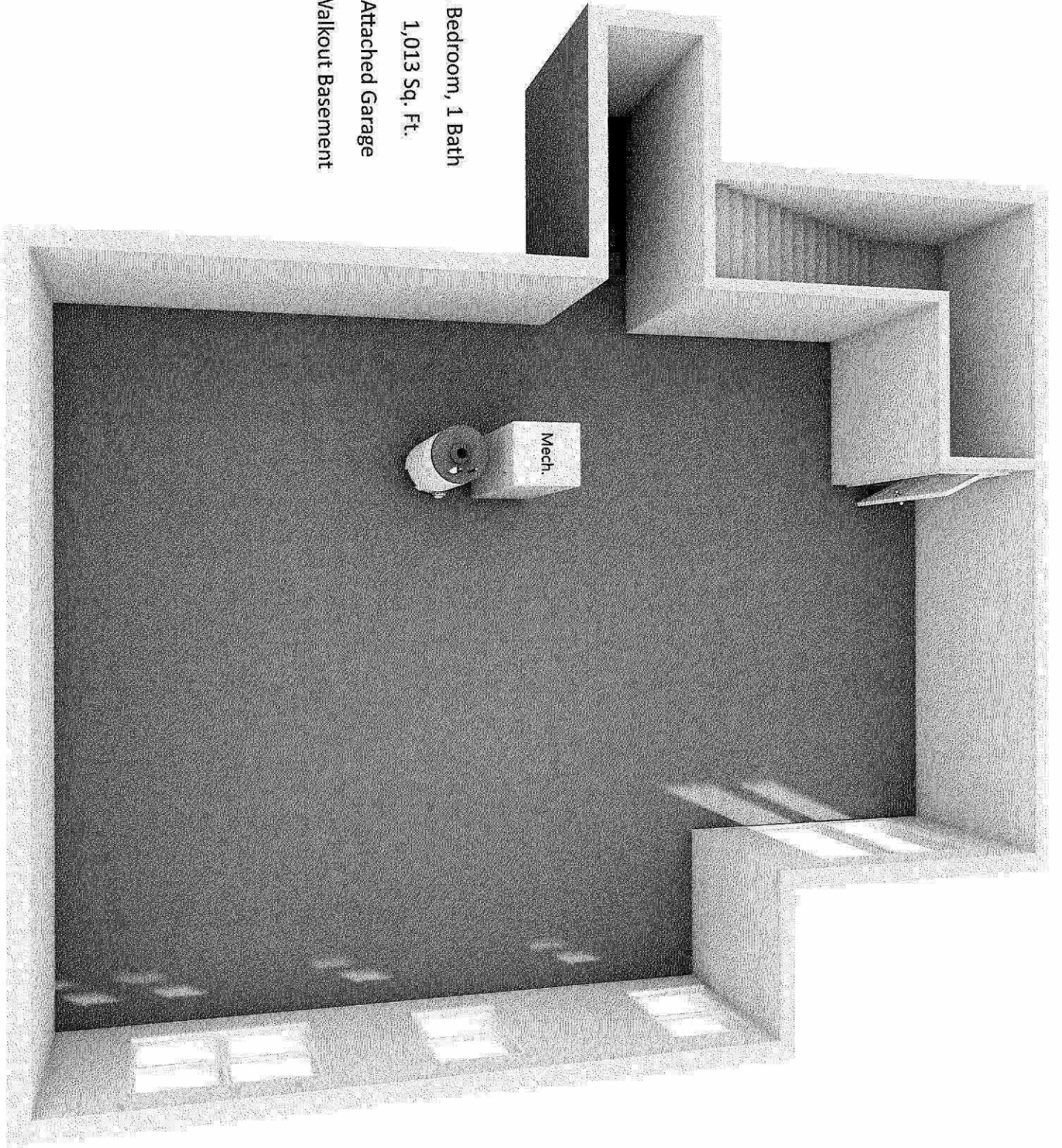
1 Bedroom, 1 Bath  
938 Sq. Ft.  
Attached Garage  
Lower Unit





1 Bedroom, 1 Bath  
1,013 Sq. Ft.  
Attached Garage  
Walkout Basement

1 Bedroom, 1 Bath  
1,013 Sq. Ft.  
Attached Garage  
Walkout Basement





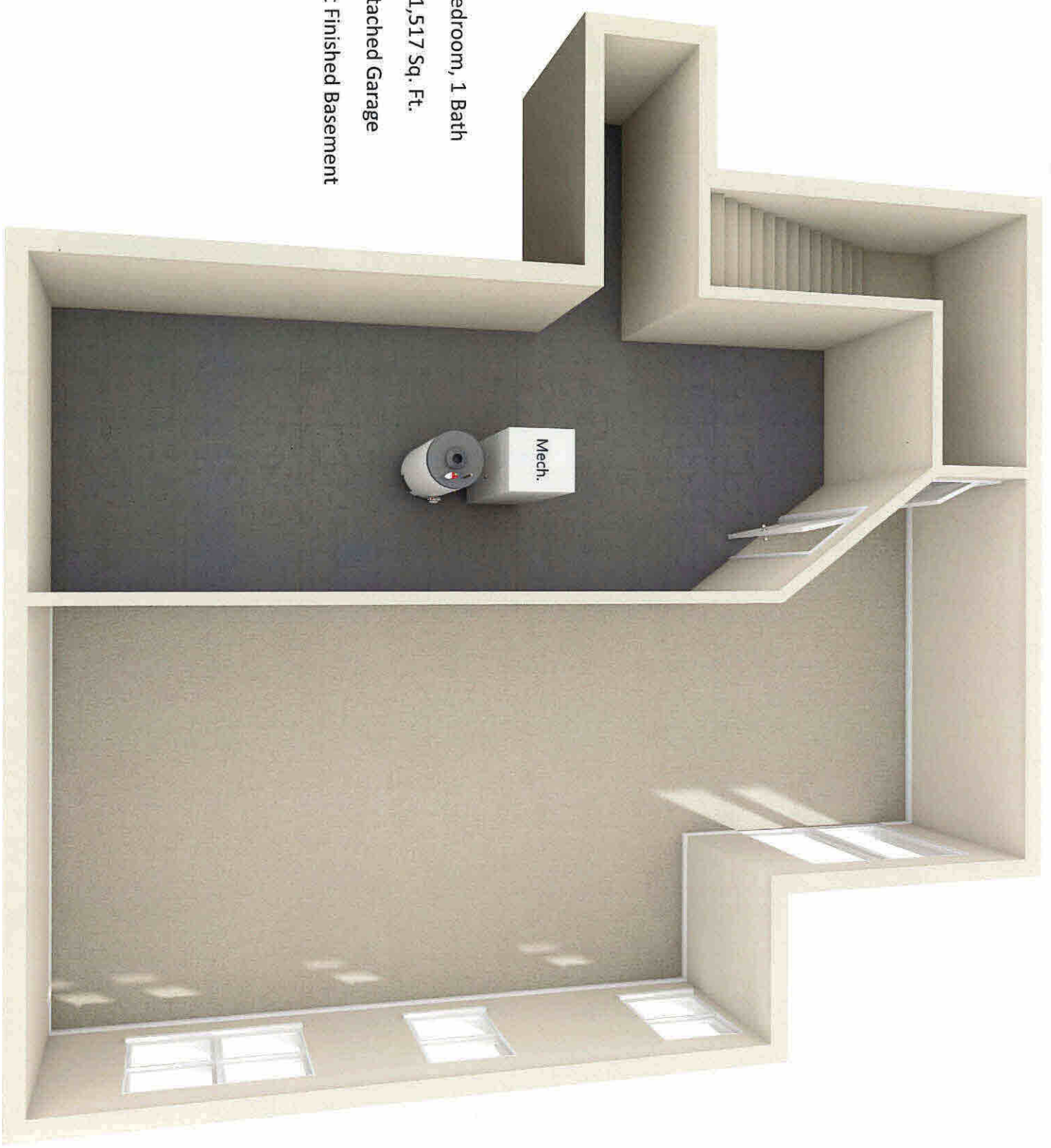
1 Bedroom, 1 Bath

1,517 Sq. Ft.

Attached Garage

Walkout Finished Basement

1 Bedroom, 1 Bath  
1,517 Sq. Ft.  
Attached Garage  
Walkout Finished Basement



2 Bedroom, 2 Bath

1,258 Sq. Ft.

Attached Garage

Lower Unit





2 Bedroom, 2 Bath  
Attached Garage  
1,292 Sq. Ft.  
Upper Unit

3 Bedroom, 2.5 Bath Townhome

1,788 Sq. Ft.

Attached Garage

Walkout Finished Basement



3 Bedroom, 2.5 Bath Townhome

1,788 Sq. Ft.

Attached Garage

Walkout Finished Basement





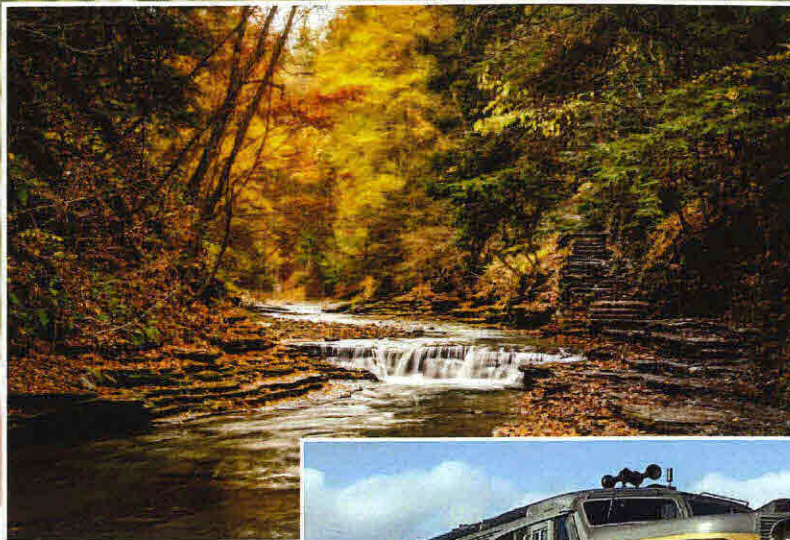


3 Bedroom, 2.5 Bath Townhome

1,788 Sq. Ft.

Attached Garage

Walkout Finished Basement



## A great location...

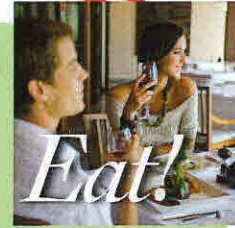
- Benefit from a location that's just around the corner from local shopping, restaurants and a variety of inns, golf courses and wineries
- Enjoy being minutes from:
  - Wegmans
  - Railhead Brewing Company
  - Cider Creek Hard Cider
  - Hornell Golf Club
- Enjoy such attractions as:
  - Stony Brook State Park
  - Canisteo River
  - Hornell Erie Depot Museum
  - Michael Fucci Memorial Park
  - Veterans Memorial Park
- A short drive to the Finger Lakes

# Why Would You Want To Live Anywhere Else?



## Shop!

- Wegmans
- Walmart
- Lowe's Home Improvement
- Aldi (Grocery Store)
- United States Postal Service
- Bennett's Greenhouse
- Rite Aid



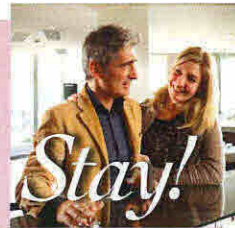
## Eat!

- Paddy's Pub & Grill
- Giovanni's
- Dunkin' Donuts
- Italian Villa Restaurant
- Little Italy
- Club 57
- Applebee's Grill & Bar
- T&J's Country Kitchen
- JC's Cafe
- Brandy's Cup of Joe
- Brute Wine Bar



## Play!

- Hornell Area Family YMCA
- Maple City Bowl
- Hornell Erie Depot Museum
- Railhead Brewing Company
- Veterans Memorial Park
- Hornell Golf Club
- Michael Fucci Memorial Park at Shawmut
- Cider Creek Hard Cider
- Stony Brook State Park
- Spotlight Theater
- Twin Hickory Golf Club



## Stay!

- Best Western Maple City Inn
- Days Inn
- Econo Lodge
- Sunshine Motel

135 Fairlawn Avenue, Hornell, NY 14843 • 607-385-3247

Leasing@FairlawnHills.com

FairlawnHills.Riedman.com



**RIEDMAN**  
COMPANIES

**FAIRLAWN**  
**HILLS**

**Announcements****PUBLIC INVITED TO  
INFORMATIONAL MEETING**

**There will be a public informational meeting on  
Monday, May 21st at 6:00pm  
in the courtroom of City Hall to  
discuss the City's Downtown  
Revitalization Initiative  
application. This program will  
invest \$100 million into 10 downtown  
neighborhoods across the state.  
Public comments and suggestions  
will be welcomed.**

B6

The Spectator

# Classifieds

607-324-1425 x231  
OR [classifieds@eveningtribune.com](mailto:classifieds@eveningtribune.com)  
Legal - [legal@eveningtribune.com](mailto:legal@eveningtribune.com)

Page B6 - SUNDAY MAY 20, 2018



**COPIES TO GO**  
 We have a limited number of copies of our newspaper available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00.

**ANNOUNCEMENTS**  
 We have a limited number of copies of our newspaper available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00.

**TRAVEL & TOURS**  
 We have a limited number of copies of our newspaper available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00.

**RENTALS**  
 We have a limited number of copies of our newspaper available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00.

**HELP WANTED**  
 We have a limited number of copies of our newspaper available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00. We have a limited number of copies available for purchase. Each copy is \$1.00.

**In Memoriam**  
 In Loving Memory of  
 Dr. Joseph P. McConne  
 -1924-2018-

**WANTED**  
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 WANTED

**RENTALS**  
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**HELP WANTED**  
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**RENTALS**  
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**Public Invited to Informational Meeting**  
 There will be a public informational meeting on Monday, May 21st at 6:00pm in the conference room of the City Hall to discuss the City's Development Review Board's application. This program will invest \$400 million into 10 downtown neighborhoods across the state. Public comments and suggestions will be welcomed.

**RENTALS**  
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**HELP WANTED**  
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# The Tribune

Sunday, 05/20/2018

- A: Main
- B: Sports
- C: Lifestyles
- D: Sunday Comics
- P: Parade

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